

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

AGENDA OF:	November 2, 2018	AGENDA ITEM:	4
DATE SUBMITTED:	October 30, 2018	DEPARTMENT:	Planning & Development
PREPARED BY:	Sharon Valiante Director of Public Works	PRESENTER:	Sharon Valiante Dir. of Public Works Brant Gary, Exec. Dir. of Planning & Development
SUBJECT:	General (Conceptual) Plan – Fulbrook on Fulshear Creek Updated		
ATTACHMENTS:	<ol style="list-style-type: none"> 1. General Plan June 2015, Adopted and Approved 2. Excerpt Section 3.02 of Development Agreement 3. Proposed Plan 4. Engineering Letter to FBCDD and City Engineer – Update to Master Drainage Plan 5. Engineering Letter to Planning and Zoning Commission – Summary of Updates to Master Drainage Plan 		
EXPENDITURE REQUIRED:	\$0		
AMOUNT BUDGETED:	\$0		
ACCOUNT:	Development Services		
ADDITIONAL APPROPRIATION REQUIRED:	\$0		
ACCOUNT NO:			

EXECUTIVE SUMMARY

The Development Agreement (DA) allows for some flexibility as the property develops. The General Plan as submitted, is conceptual and that changes and/or revisions can be made within Section 2.02 General Plan and Amendments. Any amendments that are contradictory or a variance from the Agreement, must be submitted and approved by the City. There has been a prior update to the previously adopted General Plan (updated 06/09/2015 – City Council approval). There are no amendments or variances being requested that differ from the allowances in the adopted Development Agreement. There are, however, changes in number of single family lots. The previously approved plan proposed 984 lots. The proposed plan being presented proposes 1, 171 lots. The increased number of lots is attributable to the market adjustment for reducing the size of the width of some of the 62’ and 70’ wide lots to 50’ wide x 125’ (6,250 SF).

In addition, the design engineering firm has submitted an update to the previously approved drainage analysis for development with the Fulshear Municipal Utility District No. 1. The report indicates the percent imperviousness for the different land use types decreases from 53.6% to

45.7%. With this decrease, the report indicates there is no requirement indicating updates are necessary to the drainage analysis previously approved by Fort Bend County Drainage District.

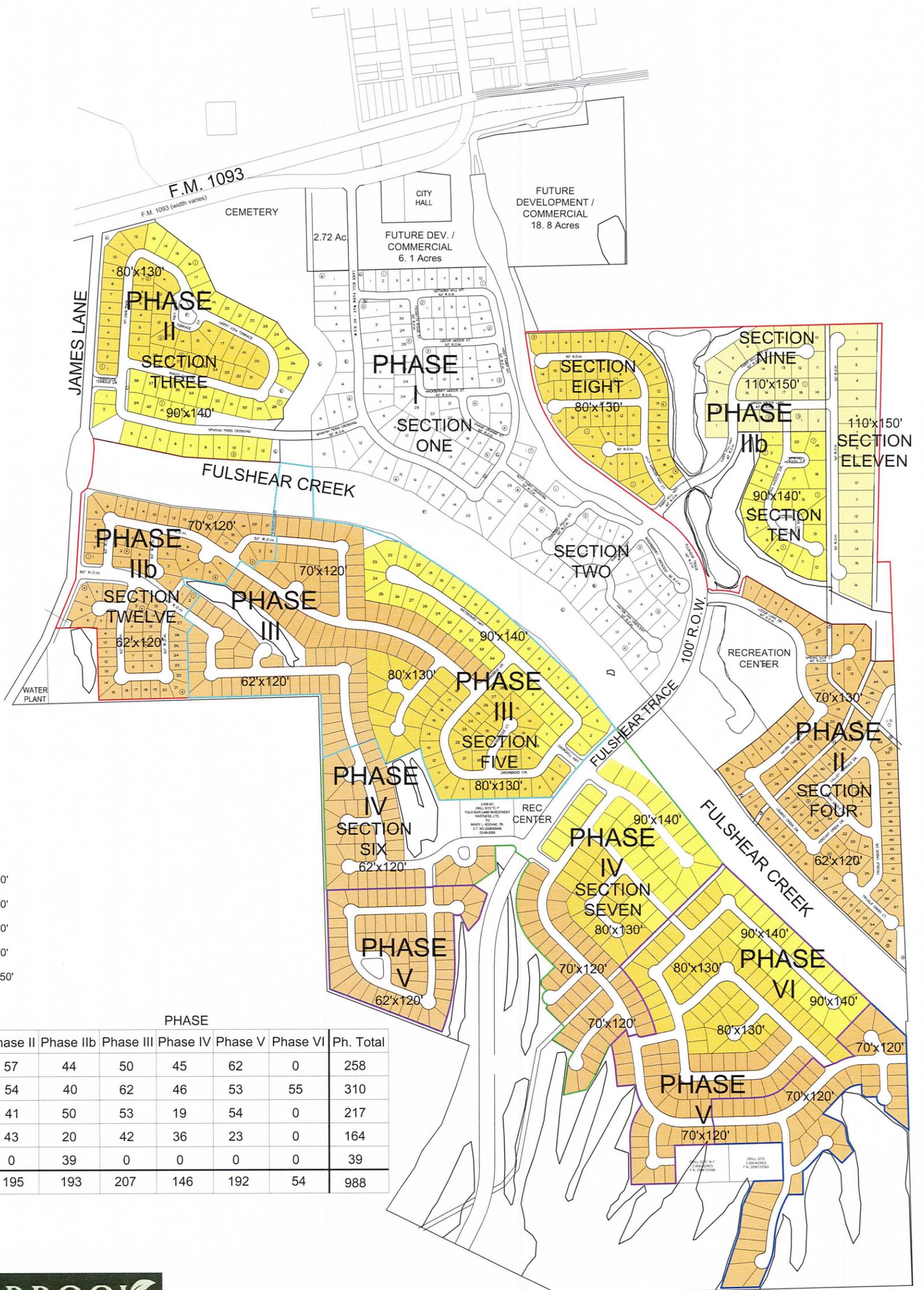
In general, Section 3.02 – Density of the Development Agreement allows for:

1. Residential Housing – 1,000 units; minimum lot size = 6,000 SF
2. Multifamily – 400 units limited to Commercial area
3. Market flexibility to increase up to 20% of allowed units – requires written prior notice to the City
4. Any added property, that is subject to DA, allows for increase in density by proportionate ratio

Proposed General Plan:

1. Residential Housing – 1,171 units; minimum lot size = 6,000 SF (
2. Multifamily – 400 units limited to commercial area allowed
3. % increase in market flexibility for allowed units = 17%
4. No added property proposed

Although no action is required by Planning and Zoning, the Planning and Zoning Commission may choose to take action on and/or provide comments/summary report to City Council regarding the Conceptual Plan and proposed development for the property owned by.

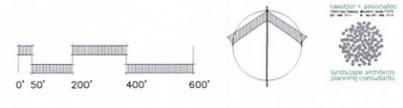


- 62'x120'
- 70'x120'
- 80'x130'
- 90'x140'
- 110'x150'

LOT SIZE	PHASE						Ph. Total
	Phase II	Phase IIb	Phase III	Phase IV	Phase V	Phase VI	
62' x 120'	57	44	50	45	62	0	258
70' x 120'	54	40	62	46	53	55	310
80' x 130'	41	50	53	19	54	0	217
90' x 140'	43	20	42	36	23	0	164
110' x 150'	0	39	0	0	0	0	39
Total	195	193	207	146	192	54	988



GENERAL LAND USE PLAN REVISED 6-19-15



Section 3.02 Density. The Developer agrees that development of the Property shall be in accordance with the General Plan and the requirements of this Agreement. The number of single-family residential housing units within the Property shall not exceed 9000 units and the number of multi-family units shall not exceed 1500 units; provided, however, to allow the Developer a certain amount of flexibility to respond to market conditions, any quantity of this Section 3.02 may be increased to a different quantity than specified, subject to prior written notice by the Developer: to the City, so long as such variance does not exceed the quantity set forth herein by more than 20%. The Developer may develop commercial property without any limitation on the amount of commercial acreage. In the event that the Developer acquires additional property which the Developer, at its option, agrees to make subject to this Agreement, the density requirements set forth in this paragraph shall be increased proportionately based on the ratio that the amount of such additional property bears to the Property.

Prepared by City Staff – October 30, 2018

Sharon Valiante

Director of Public Works



PLATTED LOTS	
Section	Lots
1	91
2	32
3	84
4	111
5	97
8	50
12	84
13	61
TOTAL	610

PROPOSED LOTS	
SIZE	Lots
80'+	16
80'x130'	56
70'x120'	180
62'x125'	129
50'x125'	180
TOTAL	561

TOTAL DEVELOPMENT 1171 LOTS

GENERAL LAND USE PLAN



REVISED
7-19-18

June 9, 2014

Mr. Mark Vogler, P.E., CFM
Chief Engineer
Fort Bend County Drainage District
1004 Blume Road
Rosenberg, Texas 77471

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

**RE: Fulbrook on Fulshear Creek South – Master Drainage Plan Update
Fulshear Municipal District No. 1
CI Job Number: 2014121-001**

Dear Mr. Vogler and Mr. Leyendecker:

We are providing you this letter to update the previously approved Master Drainage Plan (MDP) entitled “*Fulbrook on Fulshear Creek North, Master Drainage Plan,*” by Costello, Inc., dated September 2013 approved by the Fort Bend County Drainage District (FBCDD) on October 21, 2013. The study encompasses additional residential development within Fulshear Municipal Utility District 1 (FMUD 1) generally south of Fulshear Creek and east of James Lane Road as shown on **Exhibit 1**. The analysis quantifies the changes to the proposed condition flow rates and water surface elevations from the development area including a new bridge at Fulshear Trace over Fulshear Creek. This analysis utilizes the methodologies and existing conditions presented in the previous MDP. All elevations are referenced to the NAVD 1988, 2001 adjustment to be consistent with the MDP and the effective Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

1. Background Information

The proposed tract has natural ground elevations ranging from 106 to 99 and generally fall from north to south. Portions of the tract are within the Brazos River 100-year floodplain with a Base Flood Elevation (BFE) of 102 as shown on the effective FIRM panel 48157C0095L dated April 2, 2014. The effective floodplain map with the south tract boundary has been provided on **Exhibit 2**.

The southern portion of the tract contains areas of wetlands that will generally remain undisturbed in the developed condition. The wetland areas naturally drain to the south to shallow swales that eventually outfall into Fulshear Creek or to the Brazos River. Wetland areas will be included as 100% impervious in the hydrologic computations.

2. Revised Existing Condition

The existing conditions analysis for Fulshear Creek presented in the previous MDP was expanded upon for this study. The drainage area delineations and hydrologic parameters from the existing HEC-HMS model were not modified from the MDP as shown on **Exhibit 3**. Additional channel cross sections were developed within the vicinity of the proposed Fulshear



Trace bridge crossing and were added to the revised-existing condition HEC-RAS model as shown on **Exhibit 4**. The channel cross sections were created utilizing the project LiDAR data and HEC-GeoRAS as described in section 2.3.1 of the MDP. The resultant 100-year water surface elevations are depicted in the attached **Table 1** and compared to the MDP existing condition analysis. A review of the results show a maximum increase of 0.02-ft in the revised-existing condition as compared to the MDP existing condition due to the additional cross sections. The 100-year flows are contained within the high banks of Fulshear Creek through the project limits.

3. Proposed Condition

The proposed conditions include the development south of Fulshear Creek within FMUD 1 and the proposed bridge crossing for Fulshear Trace. The MDP proposed condition analysis was updated to reflect the south tract development and compared to the MDP existing condition analysis to determine impacts associated with the south tract.

Hydrologic Analysis

In the proposed conditions, the developed storm runoff flows will be directed to the north to outfall into Fulshear Creek. The south tract is within the subareas FC-3E, FC-4, and FC-5. Minor adjustments were made to the boundary between FC-3E and FC-4 to account for internal development storm sewer drainage divides. The tract area within FC-5 was redirected to the north and added to drainage area FC-4 as shown on **Exhibit 5**. The tract was modeled with imperviousness values of 50% for areas of residential development, 80% for major roadways, and 100% for wetland/water areas. The sub-unit hydrograph watershed parameters for subareas FC-3E, FC-4, and FC-5 were updated to reflect the proposed development conditions as shown in **Table 3-1** below.

**Table 3-1
 Proposed Condition Subarea Unit Hydrograph Parameters**

Drainage Area	FC-3E	FC-4	FC-5
Drainage Area (sq mi)	0.8019	0.6065	0.6813
Longest Watercourse "L" (mi)	1.49	1.13	2.65
Weighted Roughness "N"	0.049	0.055	0.080
Channel Slope "S" (ft/mi)	6.41	2.64	1.50
Overland Slope "So" (ft/mi)	8.1	2.6	3.0
Percent Development "D" (%)	38.2	90.09	0.65
Average Impervious "C" (%)	34	1	40
Impervious Ratio "RTIMP"	13.06	53.62	0.26
Tc+R	4.97	2.66	23.22
TC (hr)	1.718	0.426	4.209
R (hr)	3.251	2.235	19.007



The proposed condition hydrologic parameters were input into the Fulshear Creek HEC-HMS model and the resultant 100-year peak flows were computed. A review of the results show that the additional development does not increase the peak flow of Fulshear Creek as shown in **Table 3-2** below. This is due to the location of the tract within the overall Fulshear Creek watershed. The tracts proposed hydrograph peaks approximately 28 hours before the peak of the upstream hydrographs as shown in **Figure 3-1** below. The runoff flows from FC-4 have already been conveyed downstream when the upstream Fulshear Creek hydrograph reaches the same location and since the upstream flow rate is higher than the peak from the local runoff, the upstream peak flow rate controls for 100-year water surface elevation computations.

Table 3-2
Fulshear Creek 100-YR Flow Comparisons

HMS Node	Area (sq. mi)	1% Existing Flows (cfs)	1% Proposed Flows (cfs)	Delta
J_001000	112.209	9661.4	9645	-16.4
J_004000	111.682	9650.9	9634.5	-16.4
J_017065	109.718	9599.1	9587.6	-11.5
J_017065U	107.864	9587.2	9587.1	-0.1
J_021954	107.657	9589.4	9589.4	0
J_021954U	105.439	9547.6	9547.6	0
J_031000	104.705	9552.5	9552.5	0
J_035000	104.705	9555.8	9555.8	0
J_038901	103.955	9572.6	9572.6	0
J_044105	100.275	9541.7	9541.7	0
J_048052	97.53	9592.2	9592.2	0

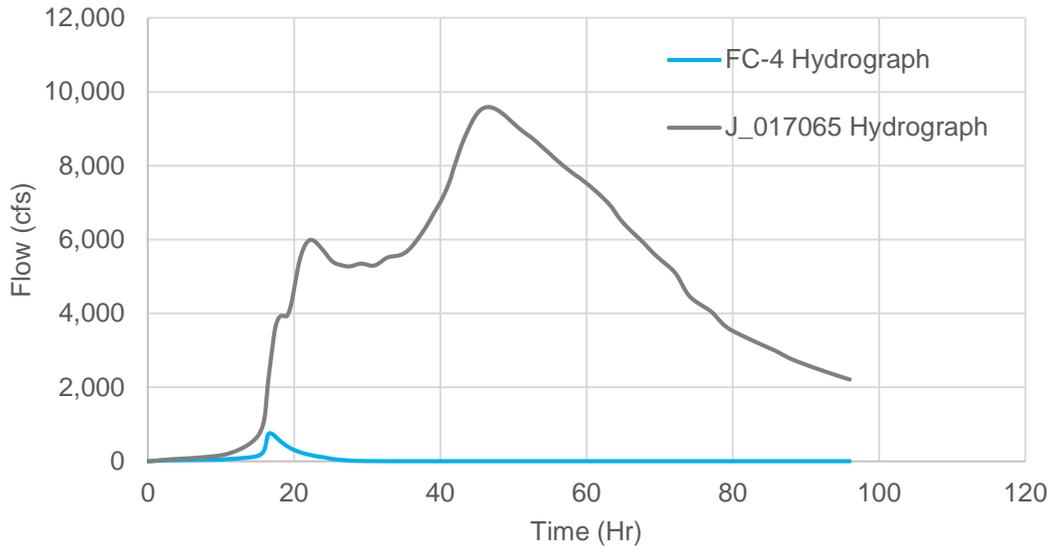


Figure 3-1
Hydrographs on Fulshear Creek at South Tract Outfall

Hydraulic Analysis

The only improvements proposed to Fulshear Creek include a proposed bridge crossing for Fulshear Trace at cross section 19239. This bridge will include two rows of 3-foot diameter concrete piers located outside the ordinary high water mark with a low chord beam a minimum 1-foot above the 100-year water surface elevation. A preliminary schematic of the bridge has been attached for reference. The cross sections required for a bridge analysis were developed and input into the revised-existing HEC-RAS model with the natural cross sections. The manning's n-values of the channel were modified for the cross 19392 and 19187 from 0.055 to 0.045 to account for underbrush clearing in the vicinity of the bridge. The manning's n-values for the areas within the bridge were modified to 0.035 to account for the clearing of vegetation and placement of rip-rap and slope paving in the vicinity of the abutments.

Since the tract development does not affect the existing condition flow rates along Fulshear Creek, the flows were not changed in the proposed condition hydraulic model. The proposed 100-year water surface elevations were tabulated in **Table 1** and compared to the revised-existing conditions. A review of the resultant water surface elevations indicate no increase along Fulshear Creek occur due to the proposed Fulshear Trace bridge crossing.

For development within the south tract, the higher of either the Fulshear Creek 100-year water surface elevations or the Brazos River 100-year BFE of 102 will dictate the minimum development elevations within the south tract. **Table 1** indicates that the proposed Fulshear Trace bridge is the break point between the Fulshear Trace 100-year water surface elevations and the Brazos River 102 BFE.



4. Conclusions & Recommendations

A summary of the conclusions and recommendations is provided below:

- The development of the south tract does not adversely affect the peak flow rates along Fulshear Creek. Detention is not recommended for the south tract since no peak flow reduction is required to mitigate the proposed condition flows.
- The bridge crossing improvements for Fulshear Trace do not cause any adverse impacts to the 100-year water surface elevations along Fulshear Creek.
- The minimum development elevations will be established by either the higher of Fulshear Creek or the Brazos River BFE of 102 with Fulshear Creek controlling upstream of Fulshear Trace bridge and the Brazos BFE controlling downstream of the bridge.

If you have any questions or require any additional information, please feel free to contact me at 713-783-7788 or by email at swilcox@coseng.com.

Sincerely,
Costello, Inc.
TBPE Firm No. 280

A blue ink signature of J. Stephen Wilcox, written in a cursive style.

J. Stephen Wilcox, P.E., CFM
Project Engineer – Hydrology & Hydraulics

Attachments:

CD with electronic copy of Fulbrook North Master Drainage Plan

CC:

Mr. Ralph Wissel, Fulshear MUD 1, District Engineer

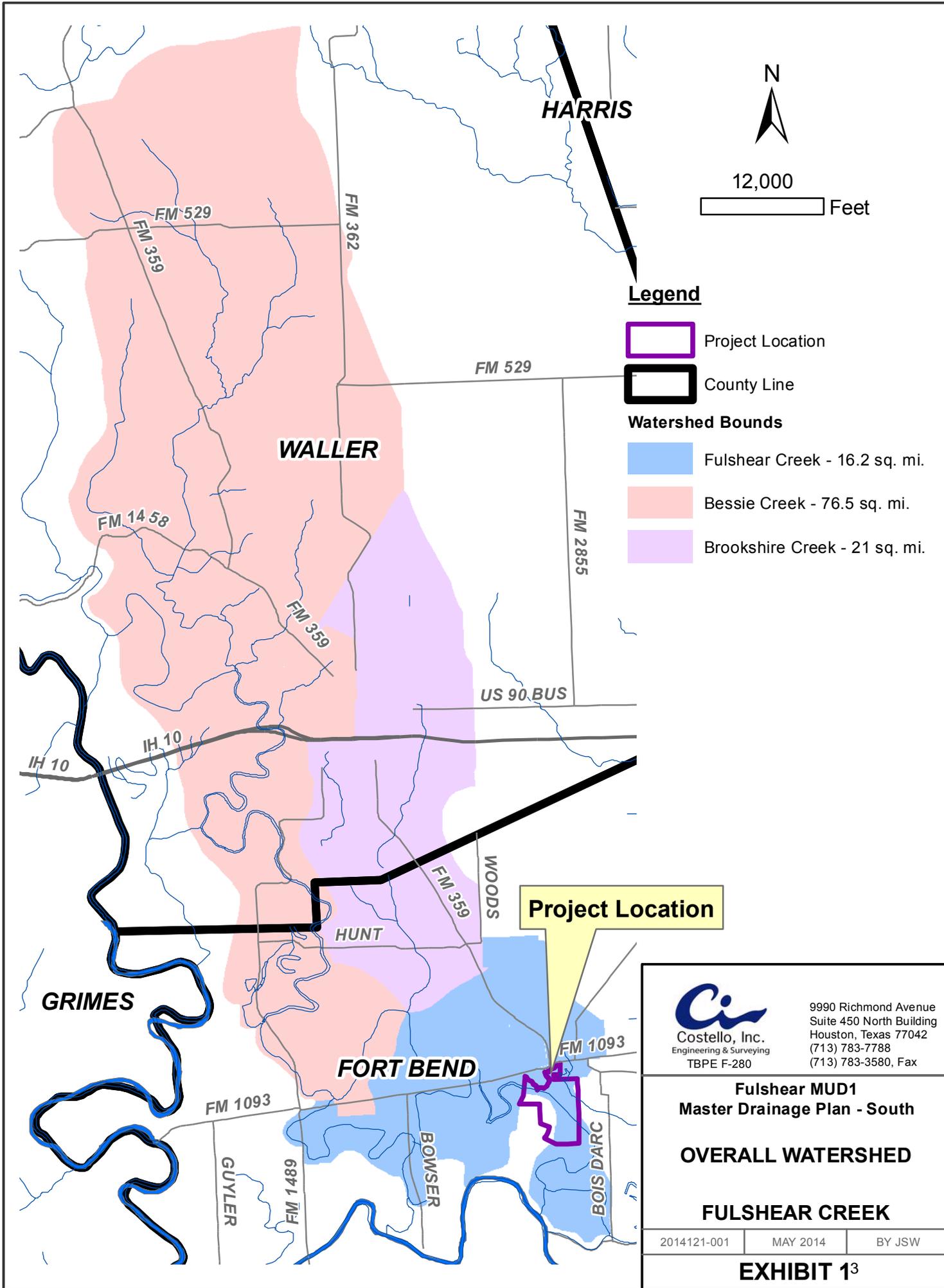
V:\FulshearMUD1\MDP-South(2014121-001)\Report\2014-06-02 Fulbrook MDP South Update.docx

Table 1
Fulshear Creek 100-YR Water Surface Comparisons

RAS Station	Existing Condition A	Revised Existing B	Delta B-A	Proposed C	Delta C-B
48052	110.68	110.68	0	110.68	0
47000	110.63	110.63	0	110.63	0
46000	110.59	110.59	0	110.59	0
45080	110.51	110.51	0	110.51	0
44105	110.45	110.44	-0.01	110.44	0
43034	110.26	110.26	0	110.26	0
42000	110.04	110.04	0	110.04	0
41000	109.65	109.65	0	109.65	0
40000	109	108.99	-0.01	108.99	0
38901	108.2	108.2	0	108.19	-0.01
37819	107.81	107.81	0	107.8	-0.01
37000	107.5	107.51	0.01	107.49	-0.02
36000	107.02	107.02	0	107.01	-0.01
35388	106.79	106.8	0.01	106.78	-0.02
35000	106.66	106.66	0	106.64	-0.02
34000	106.27	106.27	0	106.25	-0.02
33000	105.92	105.92	0	105.9	-0.02
32000	105.53	105.53	0	105.51	-0.02
31000	105.33	105.33	0	105.31	-0.02
30000	105.03	105.04	0.01	105.01	-0.03
29000	104.73	104.74	0.01	104.71	-0.03
28000	104.35	104.36	0.01	104.33	-0.03
27000	103.96	103.97	0.01	103.94	-0.03
26000	103.69	103.7	0.01	103.66	-0.04
25077	103.45	103.47	0.02	103.43	-0.04
24000	103.2	103.21	0.01	103.17	-0.04
23000	102.97	102.98	0.01	102.94	-0.04
21954	102.64	102.65	0.01	102.61	-0.04
21000	102.32	102.33	0.01	102.28	-0.05
20048	102.04	102.06	0.02	102.01	-0.05
19392	-	101.89		101.87	-0.02
19292	-	101.86		101.86	0
19239	<i>Fulshear Trace Bridge</i>				0
19187	-	101.82		101.82	0
19000	101.79	101.79	0	101.79	0
18002	101.55	101.55	0	101.55	0
17065	101.3	101.3	0	101.3	0
16000	101.02	101.02	0	101.02	0
15000	100.74	100.74	0	100.74	0

Table 1
Fulshear Creek 100-YR Water Surface Comparisons

RAS Station	Existing Condition A	Revised Existing B	Delta B-A	Proposed C	Delta C-B
14000	100.46	100.46	0	100.46	0
13000	100.19	100.19	0	100.19	0
12000	99.86	99.86	0	99.86	0
11000	99.56	99.56	0	99.56	0
10000	99.33	99.33	0	99.33	0
9000	99.14	99.14	0	99.14	0
8000	98.94	98.94	0	98.94	0
7000	98.74	98.74	0	98.74	0
6000	98.57	98.57	0	98.57	0
5000	98.4	98.4	0	98.4	0
4000	98.28	98.28	0	98.28	0
3000	98.09	98.09	0	98.09	0
2171	97.99	97.99	0	97.99	0
1000	97.7	97.7	0	97.7	0



Project Location

 Costello, Inc. Engineering & Surveying TBPE F-280	9990 Richmond Avenue Suite 450 North Building Houston, Texas 77042 (713) 783-7788 (713) 783-3580, Fax	
	Fulshear MUD1 Master Drainage Plan - South	
OVERALL WATERSHED		
FULSHEAR CREEK		
2014121-001	MAY 2014	BY JSW
EXHIBIT 13		

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and floodplain management.

Coastal **Base Flood Elevations** shown on this map apply only landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Texas State Plane south central zone (FIPSZONE 4204). The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

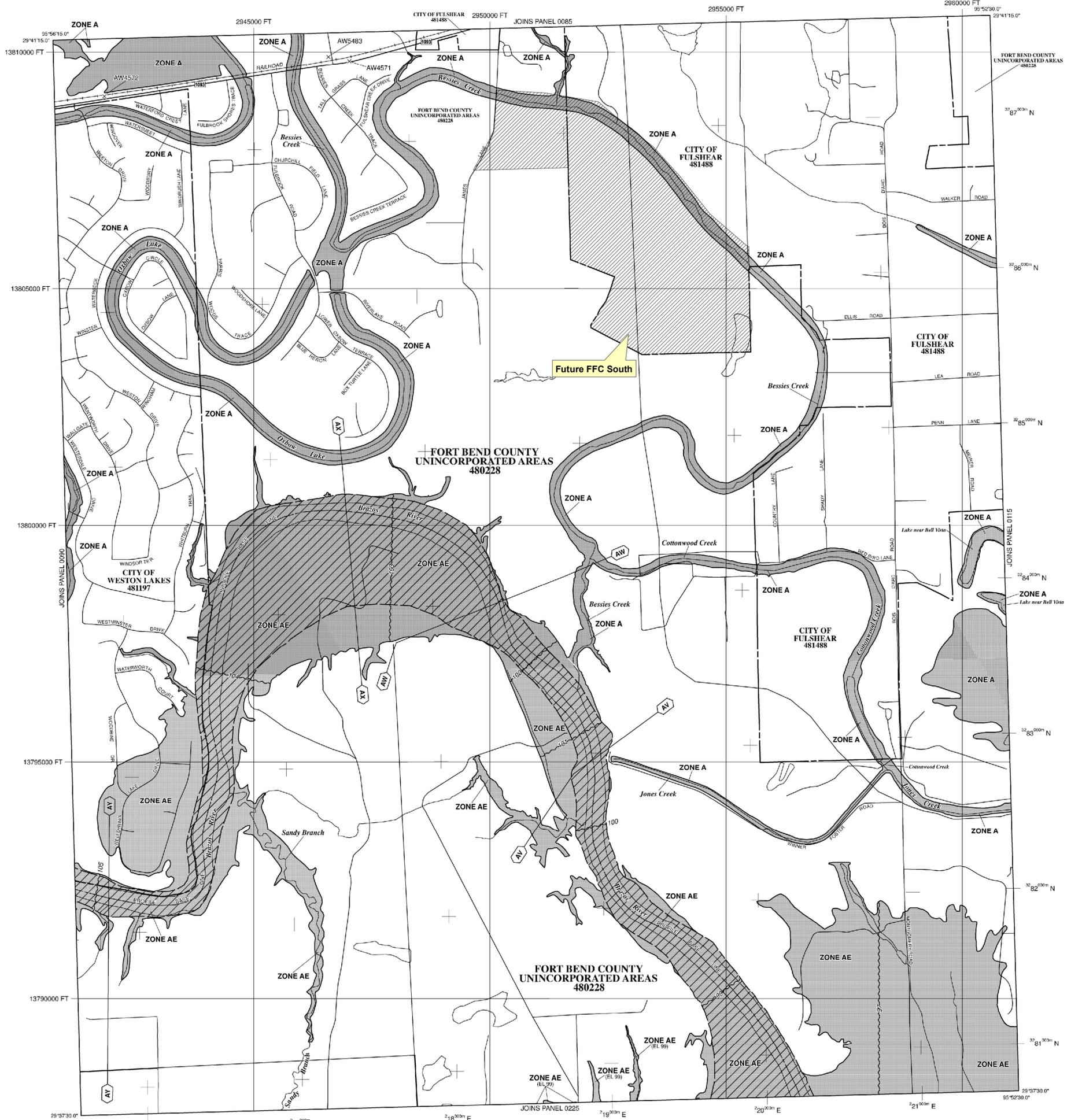
To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

Base map information was obtained from the Texas Natural Resources Information System, Fort Bend County Department of Engineering, the National Geodetic Survey, U.S. Geological Survey, Houston-Galveston Area Council, FEMA, and from local communities and districts. This map may reflect more detailed or up to date stream channel configurations than those shown on the previous FIRM. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations and improved topographic data. The profile baselines depicted on this map represent the hydraulic modeling baselines that match the flood profiles and Floodway Data Tables if applicable, in the FIS report. As a result, the profile baselines may deviate significantly from the new base map channel representation and may appear outside of the floodplain.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the **FEMA Map Service Center** website at <http://mfc.fema.gov/>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the **FEMA Map Service Center** website or by calling the FEMA Map Information eXchange.



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**
- The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AD, AO, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently deteriorated. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet* (EL 99.7)
- * Referenced to the North American Vertical Datum of 1988 (NAVD 88)
- Cross section line
- Transsect line
- 97° 47' 30", 32° 22' 30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 42° 75' 00" N 1000-meter Universal Transverse Mercator grid ticks, zone 15
- 6000000 FT 5000-foot grid values; Texas State Plane coordinate system, south central zone (FIPSZONE 4204), Lambert Conformal Conic.
- DXSS 10 Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile
- MAP REPOSITORIES**
Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**
September 30, 1992
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
January 3, 1997
April 2, 2014 - to update corporate limits, to change Base Flood Elevations, to change Special Flood Hazard Areas, to add roads and road names, to incorporate previously issued Letters of Map Revision, and to reflect updated topographic information.
- For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
- To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6623.

NFIP PANEL 0095L

FIRM FLOOD INSURANCE RATE MAP

FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 95 OF 575
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

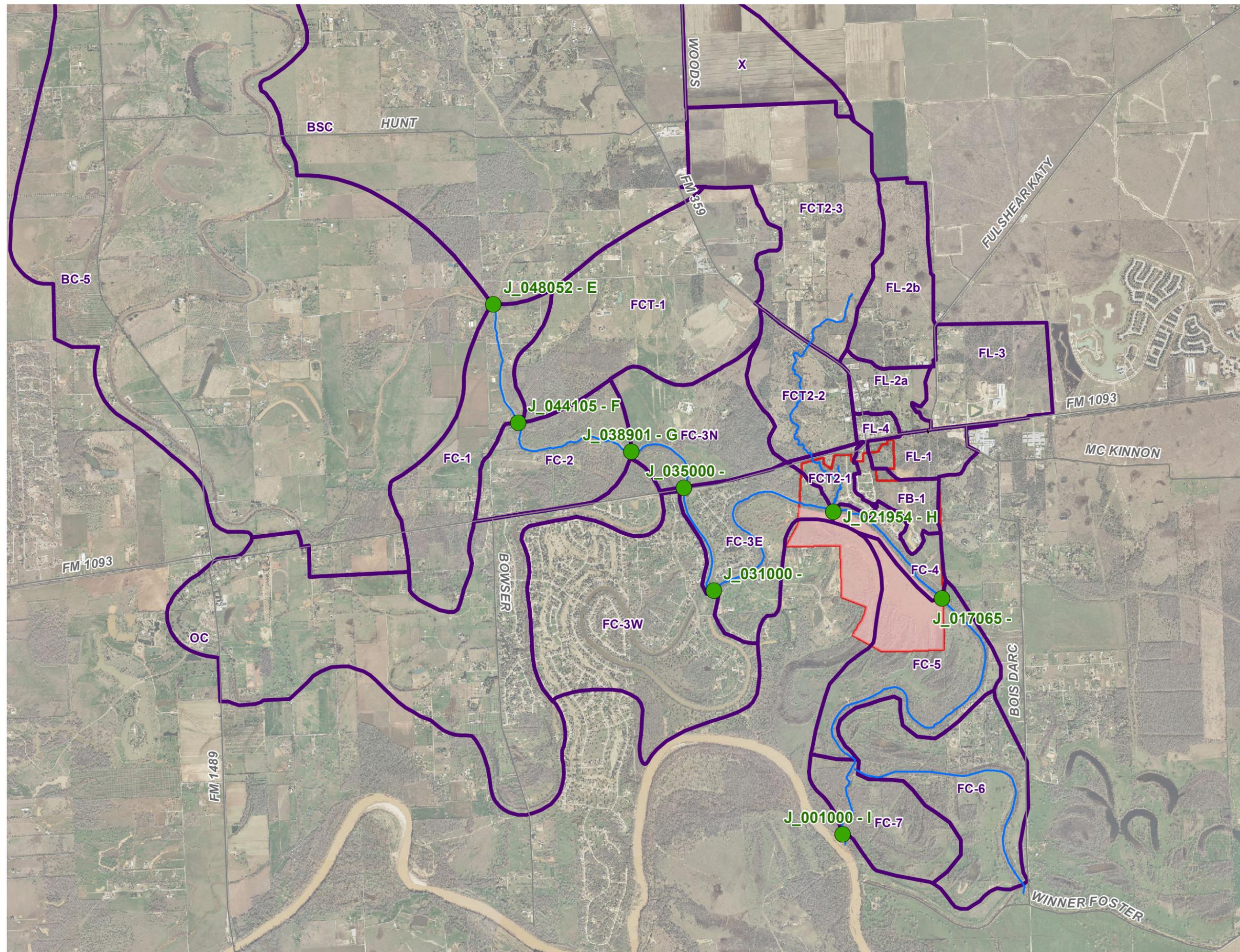
COMMUNITY	NUMBER	PANEL	SUFFIX
FORT BEND COUNTY	48028	0095	L
FULSHEAR, CITY OF	48148	0095	L
WESTON LAKES, CITY OF	48119	0095	L

Note to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 48157C0095L
MAP REVISED APRIL 2, 2014

Federal Emergency Management Agency

EXHIBIT 2 - FFCS FLOODPLAIN



3,500 Feet

Legend

- FC HMS Nodes
- Stream Centerline
- Existing Drainage Areas
- Project Location
- FFC South Boundary



9990 Richmond Avenue
Suite 450 North Building
Houston, Texas 77042
(713) 783-7788
(713) 783-3580, Fax

**Fulshear MUD1
Master Drainage Plan - South**

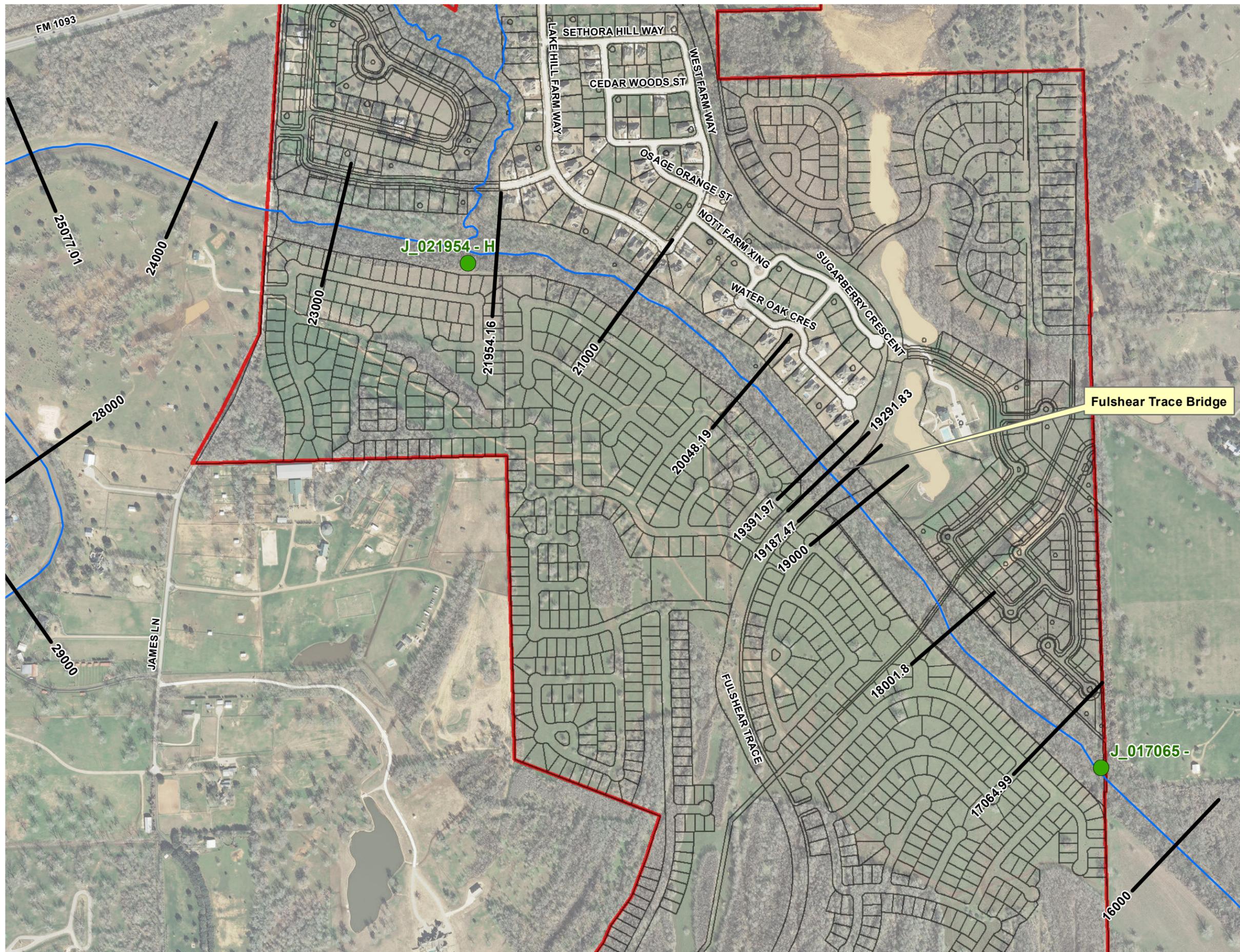
**DRAINAGE AREA MAP
EXISTING CONDITIONS**

FULSHEAR CREEK

2014121-001	MAY 2014	BY JSW
-------------	----------	--------

EXHIBIT 3

Date Saved: 6/3/2014 10:35:56 AM V:\FulshearMUD1\WDP-South(2014121-001)\GIS\EX4-FC-Cross Section Layout Map.mxd



600

Feet

Legend

- HMS Nodes
(2013 Name, 87 Name)
- Stream Centerline
- Bridge
- FC Cross Sections
- Project Location

Fulshear Trace Bridge



9990 Richmond Avenue
Suite 450 North Building
Houston, Texas 77042
(713) 783-7788
(713) 783-3580, Fax

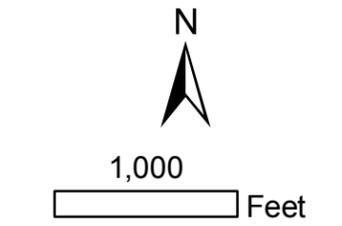
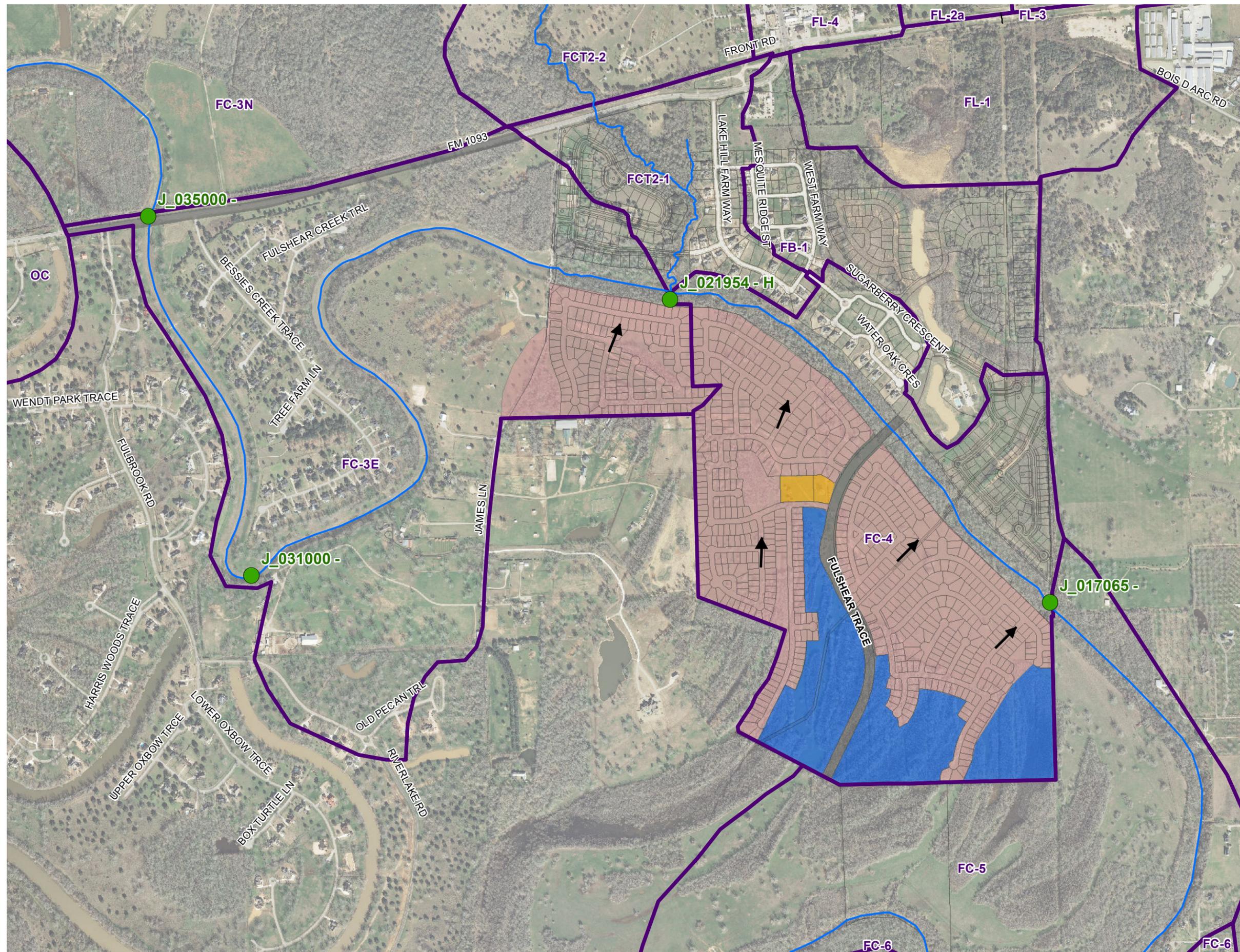
**Fulshear MUD1
Master Drainage Plan - South**

CROSS SECTION LAYOUT

FULSHEAR CREEK

2014121-001	MAY 2014	BY JSW
-------------	----------	--------

EXHIBIT 4



- Legend**
- FC HMS Nodes
 - Stream Centerline
 - Flow Arrows
 - Proposed Drainage Areas
- Land Use**
- Water/Wetlands
 - Transportation
 - Rec Center
 - Residential 50%



9990 Richmond Avenue
Suite 450 North Building
Houston, Texas 77042
(713) 783-7788
(713) 783-3580, Fax

**Fulshear MUD1
Master Drainage Plan - South
DRAINAGE AREA MAP
PROPOSED CONDITION**

FULSHEAR CREEK

2014121-001	MAY 2014	BY JSW
-------------	----------	--------

EXHIBIT 5



October 29, 2018

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

Re: Update to Fulbrook on Fulshear Creek Master Drainage Plan
Fulshear Municipal Utility District No. 1
CI Job No. 2012101-095

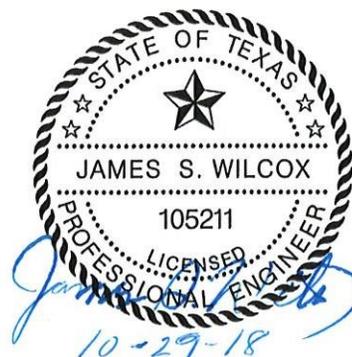
Dear Commissioners:

This letter is to update the previously approved drainage analysis for development within Fulshear Municipal Utility District No. 1 (FMUD1) and request for a change in lot size assumptions used in the approved drainage analysis. Two separate drainage analyses have been prepared for FMUD1. The drainage analysis entitled *“Fulbrook on Fulshear Creek North, Master Drainage Plan,”* dated September 20, 2013 and prepared by Costello, Inc. established the 100-year baseline condition model for Fulshear Creek and analyzed development drainage infrastructure needs for Fulshear Creek Tributary No. 2 and the Fulshear Lake systems. That report concentrated on development needs north of Fulshear Creek. A second report entitled *“332 acre Fulbrook on Fulshear Creek South – Master Drainage Plan Update,”* dated July 22, 2014 and prepared by Costello, Inc. established the conditions for development south of Fulshear Creek. Both reports were reviewed and approved by Fort Bend County Drainage District.

In the 2014 MDP Update analysis, the size of the lot is represented by a hydrologic parameter measuring the increase in percent imperviousness for different landuse types. At the time of the MDP-Update, the final lot sizes were not known and a conservative estimate of 50% average impervious cover was utilized for all single-family residential development areas, as shown on the attached **Exhibit 5** from the MDP update. This resulted in a final overall % impervious of **53.6%** for drainage area FC-4 which encompasses the areas in question. A review of the proposed lot sizes was performed to compute the final percent imperviousness. These calculations resulted in an overall percent impervious of **45.7%** for FC-4, as shown on the attached **Table 1**. The proposed percent impervious is below what was originally assumed in the hydrologic analysis indicating no updates are required to the drainage analysis as previously approved.

If you have any questions or need additional information, please feel free to contact me at 713-783-7788 or by email at swilcox@costelloinc.com.

Sincerely,
Costello, Inc.
Texas Board of Professional Engineers No. 280



J. Stephen Wilcox, P.E., CFM
Partner/Project Manager
Hydrology & Hydraulics

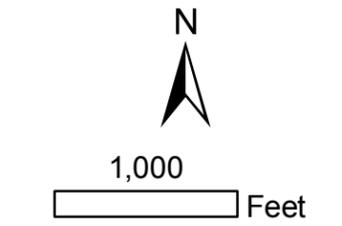
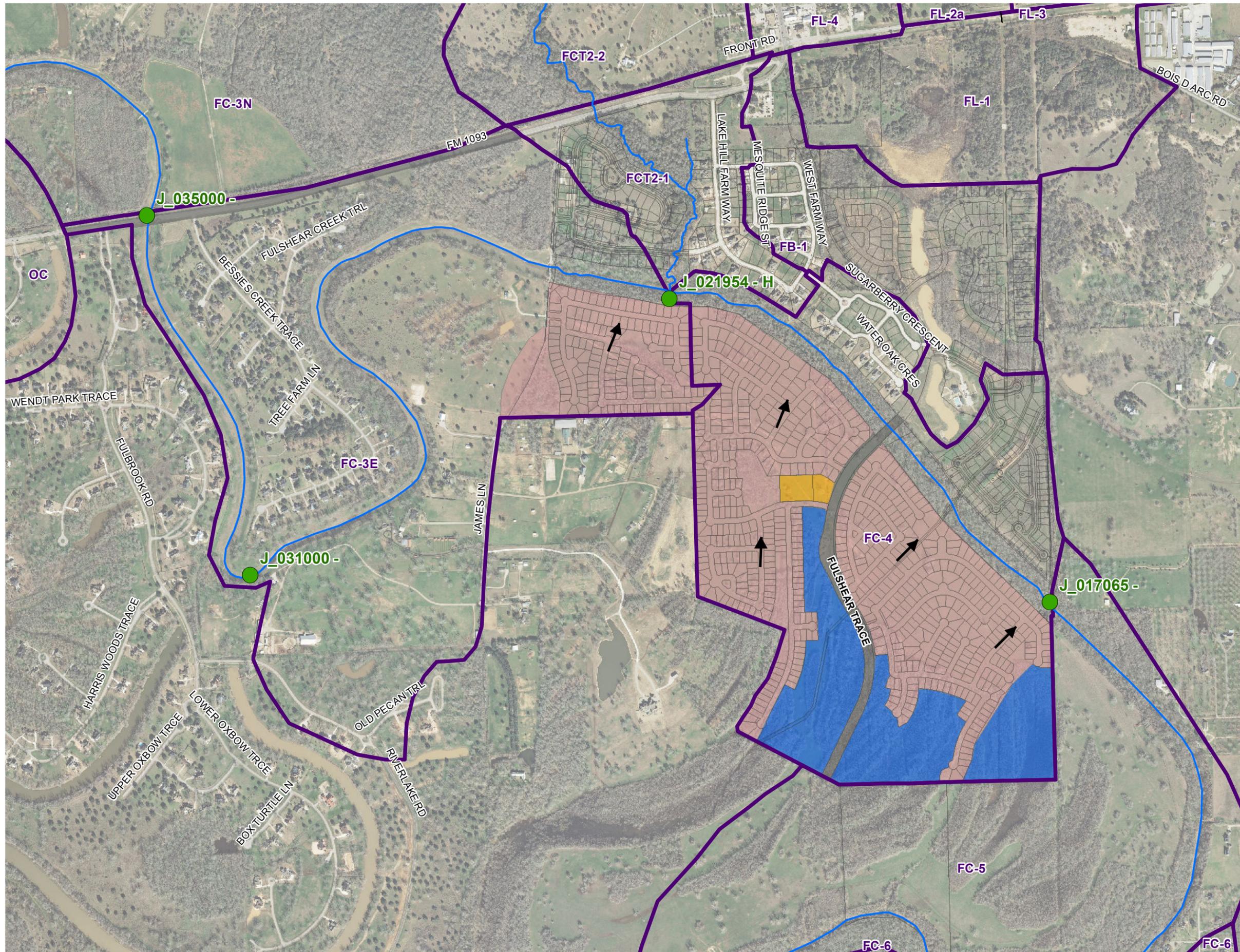
V:\FulshearMUD1\District Services\2018 Lot Size Hydrologic Impact\2018-10-29 MDP South Update.docx

Table 1
FC-4 Landuse Calculations (2014 MDP Update)

Type	LU Code	Area (ac)	%Imp		%Dev		C-Val	
Commercial	C	3.56	85	302.82	100	356.26	0.85	3.03
Res 1/2 ac	RES2	22.43	25	560.75	100	2243.01	0.35	7.85
Res 1/4 ac	RES4	41.43	38	1574.35	100	4143.03	0.45	18.64
Res 1/5 ac	RES5	89.31	50	4465.34	100	8930.67	0.5	44.65
Res 1/5 ac	RES5	101.44	50	5071.88	100	10143.75	0.5	50.72
Transportation	T	11.96	80	957.07	100	1196.34	0.9	10.77
Transportation	T	3.86	80	308.78	100	385.97	0.9	3.47
Undeveloped	U	0.65	0	0.00	0	0.00	0.2	0.13
Undeveloped	U	19.84	0	0.00	0	0.00	0.2	3.97
Undeveloped	U	17.97	0	0.00	0	0.00	0.2	3.59
Water	W	31.83	100	3182.52	100	3182.52	0.95	30.23
Water	W	24.60	100	2459.53	100	2459.53	0.95	23.37
Water	W	19.28	100	1927.54	100	1927.54	0.95	18.31
Total		388.14		53.62		90.09		0.56

FC-4 Landuse Calculations (Current Land Plan)

Type	LU Code	Area (ac)	%Imp		%Dev		C-Val	
Commercial	C	4.04	85	343.06	100	403.60	0.85	3.43
Res 1/2 ac	RES2	22.43	25	560.75	100	2243.00	0.35	7.85
Res 1/3 ac	RES3	111.09	30	3332.70	100	11109.00	0.4	44.44
Res 1/4 ac	RES4	87.92	38	3340.96	100	8792.00	0.45	39.56
Res 1/5 ac	RES5	16.82	50	841.00	100	1682.00	0.5	8.41
Undeveloped	U	43.89	0	0.00	0	0.00	0.2	8.78
Transportation	T	14.33	80	1146.40	100	1433.00	0.9	12.90
Water	W	81.87	100	8187.00	100	8187.00	0.95	77.78
Undeveloped	U	5.76	0	0.00	0	0.00	0.2	1.15
Total		388.14		45.74		87.21		0.53



- Legend**
- FC HMS Nodes
 - Stream Centerline
 - Flow Arrows
 - Proposed Drainage Areas
- Land Use**
- Water/Wetlands
 - Transportation
 - Rec Center
 - Residential 50%



9990 Richmond Avenue
Suite 450 North Building
Houston, Texas 77042
(713) 783-7788
(713) 783-3580, Fax

**Fulshear MUD1
Master Drainage Plan - South
DRAINAGE AREA MAP
PROPOSED CONDITION**

FULSHEAR CREEK

2014121-001	MAY 2014	BY JSW
-------------	----------	--------

EXHIBIT 5



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 OCTOBER 5, 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, October 5, 2018 at City Hall, 30603 FM 1093, Fulshear, Texas 77441.

2. Quorum

A quorum was present.

Members Present

Amy Pearce, Chairman

Joan Berger

Dar Hakimzadeh

Gregory Ehman

John Dowdall

Jason Cherubini

Kayleen Nelson (ex-officio)

Members Absent

Austin Weant

City Staff

*Kimberly Kopecky, City Secretary
Brant Gary, Assistant City Manager
Sharon Valiante, Public Works Director
David Leyendecker, City Engineer*

Others Present

*Gerald Grissom
Trey Devillier
Bryan Thomas
Eric Johnson
John Herzog
Kaye Kahlich
And about 7 others that did not sign in*

3. Citizen's Comments

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

There were no citizen comments.

4. Consideration and possible action designating member(s) to serve on the City's Ordinance Advisory Committee (OAC) relative to the City's Coordinated Development Ordinance (CDO) project

A motion to appoint Amy Pearce and Joan Berger was made by Planning and Zoning member Ehman. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning member Weant

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meetings held on September 7, 2018

A motion to approve the minutes from Planning and Zoning Commission meeting held on September 7, 2018 was made by Planning and Zoning member Hakimzadeh. It was seconded by Planning and Zoning member Berger. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning member Weant

6. Consideration and possible action to approve a Sign Variance for Walgreens located at 4010 FM 1463, Fulshear, Texas

A motion was made by Planning and Zoning member Hakimzadeh to approve a Sign Variance for Walgreens located at 4010 FM 1463. It was seconded by Planning and Zoning member Dowdall. The motion was carried by the following vote:

Ayes: Planning and Zoning members Berger, Cherubini, Dowdall, Ehman, and Hakimzadeh

Nays: Planning and Zoning member Pearce

Absent: Planning and Zoning member Weant

7. Consideration and possible action to approve Jordan Ranch Street Dedication No. 4 & Reserves/Final Plat

Per David Leyendecker, LJA made all changes for all Jordan Ranch plats.

A motion was made by Planning and Zoning member Ehman to approve Jordan Ranch Street Dedication No. 4 & Reserves/Final Plat. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning member Weant

8. Consideration and possible action to approve Jordan Ranch Section 6/Final Plat

9. Consideration and possible action to approve Jordan Ranch Section 7/Final Plat

10. Consideration and possible action to approve Jordan Ranch Section 13/Final Plat

11. Consideration and possible action to approve Jordan Ranch Section 15/Final Plat

12. Consideration and possible action to approve Jordan Ranch Section 16/Final Plat

Chairman Pearce asked the Commission to take items 8-12 together. There were no objections. Per David Leyendecker, all corrections have been made. A motion was made by Planning and Zoning member Hakimzadeh to approve Jordan Ranch Section 6/Final Plat, Jordan Ranch Section 7/Final Plat, Jordan Ranch Section 13/Final Plat, Jordan Ranch Section 15/Final Plat, and Jordan Ranch Section 16/Final Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning member Weant

13. Consideration and possible action to approve Tamarron Section 31/Final Plat

A motion was made by Planning and Zoning member Hakimzadeh to approve Tamarron Section 31/Final Plat. It was seconded by Planning and Zoning member Dowdall. The motion was carried by the following vote:

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

Nays: None

Absent: Planning and Zoning member Weant

14. Consideration and possible action to approve Marcel Town Center/Final Plat

A motion was made by Planning and Zoning member Hakimzadeh to approve Marcel Town Center/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, Cherubini, Dowdall, Ehman, Hakimzadeh, and Pearce

Nays: None

Absent: Planning and Zoning member Weant

15. Consideration and possible action to approve Childrens Lighthouse at Jordan Ranch/Preliminary Plat

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

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

Nays: None

Absent: Planning and Zoning member Weant

16. Adjournment

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

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

Nays: None

Absent: Planning and Zoning member Weant

Chairman Pearce adjourned the meeting at 9:12 a.m.

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

AGENDA OF:	November 2, 2018	Items: 6-10
DATE SUBMITTED:	October 30, 2018	DEPARTMENT: Planning and Development
PREPARED BY:	Sharon Valiante, Public Works Director, John Brown, Interim Building Official, Brant Gary, Executive Director of Planning and Development	PRESENTER: David Leyendecker, City Engineer
SUBJECT:	Plat Summaries for Planning and Zoning Commission	
ATTACHMENTS:	1. City Engineer’s Engineering Reviews: Final Plats: Polo Ranch Section 11, Argonne Drive Street Dedication, Shoppes at Creek Crossing, Creek Cove at Cross Creek Ranch Section 16 (2nd Review), Tamarron Section 57	

EXECUTIVE SUMMARY

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

- 1. Final Plat - Polo Ranch Section 11**
- 2. Final Plat – Argonne Drive Street Dedication,**
- 3. Final Plat – Shoppes at Creek Crossing**
- 4. Final Plat – Creek Cove at Cross Creek Ranch Section 16**
- 5. Final Plat – Tamarron Section 57**

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 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 2nd 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 Final Plats, pending all comments have been addressed: **Polo Ranch Section 11, Argonne Drive Street Dedication, Shoppes at Creek Crossing, Creek Cove at Cross Creek Ranch Section 16 (2nd Review), Tamarron Section 57**

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Polo Ranch Section 11 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 10-30-18

City Secretary

Processed
 Returned for additional data

BY: K. Koyf DATE: 10-11-2018

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

**RECEIVED
 CITY OF FULSHEAR**

OCT 09 2018

CITY SECRETARY OFFICE

Subdivision/Development Platting Application

Date: 10/9/2018 Date Received by the City of Fulshear: _____
 Subdivision: POLO RANCH II Development: POLO RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 15.509 ACRES IN THE CHURCHILL FULSHEAR LEAGUE, A-29

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

Total Acreage: 15.509
 Number of Streets: 5
 Number of Lots: 65
 Number and Types of Reserves: 1 - OPEN SPACE
 Total Acres in Reserve: 1.843

Owner: CENTURY LAND HOLDINGS OF TX
 Address: 525 N. SAM HOUSTON PKWY, #600
 City/State: HOUSTON, TX
 Telephone: 832-648-1831
 Email Address: _____

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$ 1,212.73</u>
Park Fees (due at Final Plat Application)	_____

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

[Signature] JASON A. PRICE 10/09/2018
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

October 30, 2018

Engineering Review

Final Plat
Polo Ranch Section 11
City of Fulshear, Texas

For Information only:

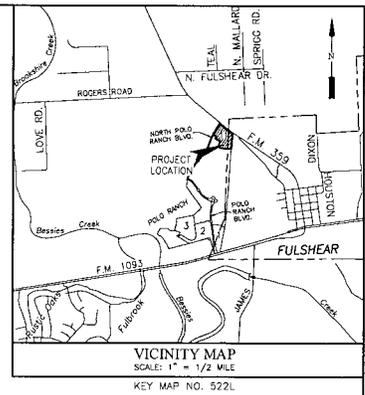
1. This plat will create 65 Lots in one (1) Block with one (1) Reserve that cover a total acreage of 15.509 acres.
2. The typical lot in this section is has a width of 45-foot and a depth of 120-foot and a 20-foot Front Building Line.
3. Access to this section will be from FM 359 on the North side of this Section.

Recommendations:

I recommend that this Final Plat of Polo Ranch Section 11 be approved with the following additions/corrections:

- A) The name "Fulshear" is misspelled in the preamble of the Metes and Bounds description.
- B) The City Limits Line of the City of Fulshear needs to be corrected on the Vicinity Map.





BEING 15,509 ACRES OF LAND LOCATED IN THE C. FULSHEAR LEAGUE, ABSTRACT NUMBER 219, FORT BEND COUNTY, TEXAS, OUT OF THAT CERTAIN 242,127 ACRES TRACT DESCRIBED IN THE DEED TO CENTURY LAND HOLDINGS OF TEXAS, L.P. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2015021889, O.P.R./B.C. IN THE SOUTHWEST CORNER OF SAID 15,509 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY NOTES AND REFERENCES FOLLOWING: ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2011 ADJUSTMENT.

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 219,227 ACRES TRACT, COMMON TO THE NORTHWEST CORNER OF THAT CERTAIN 14.4 ACRES TRACT DESCRIBED IN DEED TO TEXAS CENTER BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2015021889, O.P.R./B.C. IN THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET (F.M.) 359 COLLOID 100-FEET WIDE AS SHOWN ON (ADOT RIGHT-OF-WAY MAPS);

THENCE, SOUTH 04° 28' 50" WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE EAST LINE OF SAID 208,527 ACRES TRACT, COMMON TO THE WEST LINE OF SAID 14.4 ACRES TRACT, 718.88 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "L.A. SURVEY SET FOR CORNER";

THENCE, NORTH 87° 01' 08" WEST, BEARING SAID COMMON LINE, 209.24 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "L.A. SURVEY SET FOR CORNER";

THENCE, NORTH 85° 58' 50" WEST, 50.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "L.A. SURVEY SET FOR CORNER";

THENCE, NORTH 85° 23' 01" WEST, 48.17 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "L.A. SURVEY SET FOR CORNER";

THENCE, NORTH 83° 20' 34" WEST, 48.92 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "L.A. SURVEY SET FOR CORNER";

THENCE, NORTH 81° 12' 01" WEST, 48.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "L.A. SURVEY SET FOR CORNER";

THENCE, NORTH 78° 11' 24" WEST, 48.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "L.A. SURVEY SET FOR CORNER";

THENCE, NORTH 70° 02' 15" WEST, 146.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "L.A. SURVEY SET FOR CORNER";

THENCE, NORTH 12° 29' 04" EAST, 311.29 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "L.A. SURVEY SET FOR CORNER";

THENCE, NORTH 34° 37' 01" WEST, 84.18 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "L.A. SURVEY SET FOR CORNER";

THENCE, NORTH 82° 23' 02" WEST, 235.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "L.A. SURVEY SET FOR CORNER";

THENCE, NORTH 28° 33' 46" EAST, 132.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "L.A. SURVEY SET FOR CORNER";

THENCE, NORTH 62° 28' 27" WEST, 97.82 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "L.A. SURVEY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 38.68 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91° 37' 13", AND A CHORD WHICH BEARS SOUTH 73° 31' 51" WEST, 107.48 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "L.A. SURVEY SET FOR CORNER";

THENCE, NORTH 62° 16' 40" WEST, 30.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "L.A. SURVEY SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 288.92 FEET ALONG SAID WEST LINE AND THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 11° 07' 02", AND A CHORD WHICH BEARS NORTH 33° 16' 51" EAST, 287.48 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "L.A. SURVEY SET FOR CORNER";

THENCE, NORTH 38° 50' 21" EAST, CONTINUING ALONG SAID WEST LINE, 239.40 FEET TO THE NORTHEAST CORNER OF SAID 219,227 ACRES TRACT IN THE ADJACENT SOUTH RIGHT-OF-WAY LINE OF F.M. 359, FROM WHICH A YOUNG COTTON SPRINKLER BEARS NORTH 38° 50' 21" EAST, 0.81 FEET;

THENCE, SOUTH 81° 08' 00" EAST, ALONG THE NORTH LINE OF SAID 219,227 ACRES TRACT, COMMON TO SAID SOUTH RIGHT-OF-WAY LINE, PASSING AT 40.41 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 1335 4026" FOUND IN SAID COMMON LINE, CONTINUING ALONG SAID COMMON LINE FOR A TOTAL DISTANCE OF 723.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,509 ACRES OF LAND.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, CENTURY LAND HOLDINGS OF TEXAS, L.P., A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, ACTING BY AND THROUGH CHRIS CHEW, DIVISION PRESIDENT AND MARC TINNALL, VICE PRESIDENT OF LAND, OF CENTURY LAND HOLDINGS OF TEXAS, L.P., A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, OWNERS OF THE 15,509 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR SECTION 11, DO HEREBY DECLARE, RESTRICTIONS AND RESERVATIONS ON SAID PLAT AND HEREBY AGREE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, CANALS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED.

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

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL INTERESTS UNOBTSTRUCTED ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF POLO RANCH SECTION 11, AND WE DO HEREBY ESTABLISH STRIPES LINES OF PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MARK AND ESTABLISH ALL BOUNDING SURFACE LINES TO THE USE OF THE PUBLIC ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT AERIAL.

IN TESTIMONY WHEREOF, CENTURY LAND HOLDINGS OF TEXAS, L.P., A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS CHEW, ITS DIVISION PRESIDENT, THEREAFTER AUTHORIZED, BY HIS VICE PRESIDENT OF LAND, MARC TINNALL, THIS _____ DAY OF _____, 2018.

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

BY: CHRIS CHEW, DIVISION PRESIDENT

ATTEST: MARC TINNALL, VICE PRESIDENT OF LAND

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS CHEW, DIVISION PRESIDENT, OF CENTURY LAND HOLDINGS OF TEXAS, L.P., A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC TINNALL, VICE PRESIDENT OF LAND, OF CENTURY LAND HOLDINGS OF TEXAS, L.P., A COLORADO LIMITED LIABILITY COMPANY, D.B.A. GRAND VIEW BUILDERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

THIS PLAT OF POLO RANCH SECTION 11 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS.

THIS _____ DAY OF _____, 2018.

AMY PEARCE, CHAIR

AUSTIN WENT, VICE-CHAIR

THIS PLAT OF POLO RANCH SECTION 11 WAS APPROVED ON _____, 2018 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2018, IN MY OFFICE ON _____, 2018. HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AMON GROSS, MAYOR

KIMBERLY WOODCROFT, CITY SECRETARY

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2018 AT _____ O'CLOCK _____ M. IN PORT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT OF POLO RANCH SECTION 11

A SUBDIVISION OF 15,509 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

65 LOTS 1 RESERVE (1,843 ACRES) 1 BLOCK

OCTOBER 9, 2018 JOB NO. 2457-1111P-310

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

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

SURVEYOR: _____ ENGINEER: _____

LJA Surveying, Inc.
2023 Sharpshire Drive
Suite 175
Houston, Texas 77042
Phone: 713.953.2200
Fax: 713.953.5026
T.B.P.L.S. Firm No. 10194382

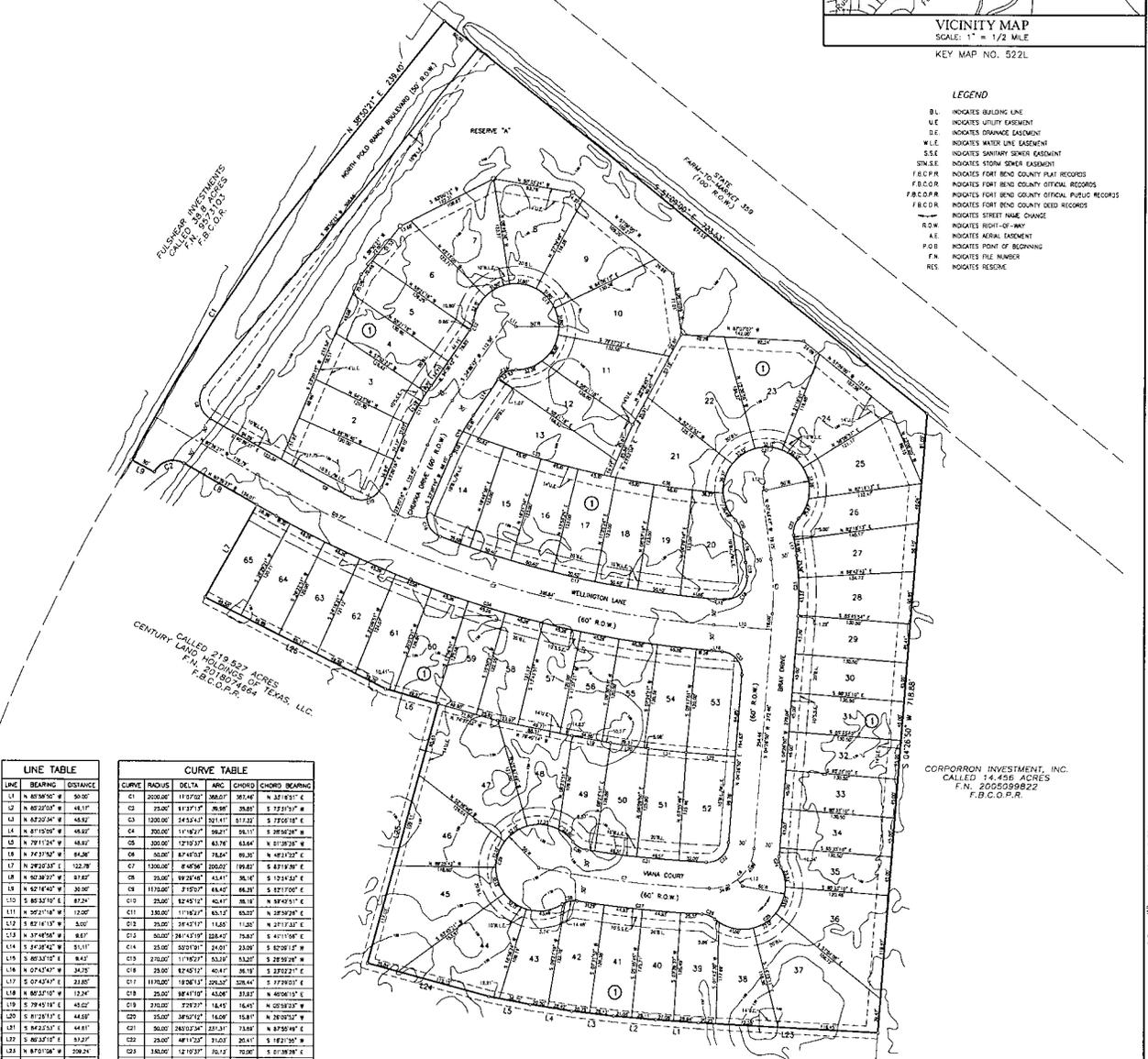
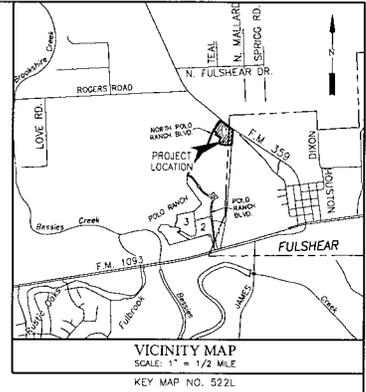
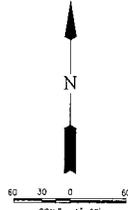
LJA Engineering, Inc.
2923 Sharpshire Drive
Suite 600
Houston, Texas 77042
Phone: 713.953.2200
Fax: 713.953.5026
FRN: F-1366

SHHEET 1 OF 2

PLAT NUMBER: 477698 (VARIABLE PLAT) VICE PRESIDENT OF LAND, MARC TINNALL, THIS _____ DAY OF _____, 2018.

RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	1.843	80,283	RESTRICTED TO OPEN SPACE
TOTAL	1.843	80,283	

SECTION	45' LOTS	50' LOTS	60' LOTS
1			37
2	71	42	
3			
TOTAL	71	42	37



LEGEND

- BL INDICATES BUILDING LINE
- UE INDICATES UTILITY EASEMENT
- DE INDICATES DRAINAGE EASEMENT
- WLE INDICATES WATER LINE EASEMENT
- SSE INDICATES SANITARY SEWER EASEMENT
- STAKE INDICATES STAKE EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.F.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- R.O.W. INDICATES RIGHT-OF-WAY
- AE INDICATES AREA EASEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- FN INDICATES FILE NUMBER
- RES INDICATES RESERVE

LINE TABLE		CURVE TABLE					
LINE	BEARING	CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
L1	N 80°58'50" W	C1	200.00	119.702	388.07	281.47	N 32°18'31" E
L2	N 80°22'57" W	C2	25.00	13.977	36.38	28.87	S 73°21'57" W
L3	N 82°52'54" W	C3	300.00	143.512	581.11	572.2	S 75°02'18" E
L4	N 81°13'50" W	C4	300.00	111.821	362.1	51.11	S 28°34'28" W
L5	N 79°11'24" W	C5	300.00	121.937	43.78	43.64	S 1°38'38" W
L6	N 74°37'52" W	C6	50.00	8.74513	78.84	86.37	N 48°21'52" E
L7	N 29°22'31" W	C7	150.00	24.936	200.02	198.27	S 83°19'39" E
L8	N 82°38'37" W	C8	30.00	16.235	43.81	38.47	S 12°51'52" E
L9	N 82°18'42" W	C9	119.00	3.9252	68.42	68.29	S 82°17'00" E
L10	S 85°34'10" E	C10	25.00	62.4512	40.47	38.18	N 8°49'51" E
L11	N 92°21'18" W	C11	330.00	111.821	63.57	63.27	N 28°38'28" E
L12	S 82°18'18" W	C12	25.00	38.4512	1.28	1.28	N 2°17'33" E
L13	N 37°48'58" W	C13	30.00	281.4319	228.42	28.87	S 41°11'06" E
L14	N 34°35'42" W	C14	35.00	50.9101	24.21	23.89	S 62°38'12" W
L15	S 80°34'10" E	C15	210.00	111.821	53.59	53.27	S 28°38'28" W
L16	N 07°47'47" W	C16	25.00	8.74513	40.47	38.17	S 23°22'21" E
L17	S 02°43'17" E	C17	110.00	12.8812	208.27	208.44	S 77°39'51" E
L18	N 80°37'10" W	C18	25.00	88.4119	43.68	43.62	N 46°56'10" E
L19	S 79°45'18" E	C19	210.00	3.9252	14.45	14.45	N 05°38'33" E
L20	S 81°28'13" E	C20	35.00	28.9112	16.09	15.87	N 28°02'32" W
L21	N 84°23'51" E	C21	50.00	280.0234	231.21	23.87	N 87°35'49" E
L22	S 80°32'10" E	C22	25.00	88.4119	37.27	37.41	N 18°17'29" W
L23	N 87°01'58" W	C23	330.00	121.937	26.12	26.00	S 1°38'38" W
L24	N 75°07'15" W	C24	25.00	30.9510	13.12	12.89	S 12°35'45" E
L25	N 19°22'08" E	C25	30.00	128.3817	128.82	81.78	S 52°11'18" W
L26	N 82°37'52" W	C26	25.00	37.2518	16.37	16.47	N 88°42'37" W
C27	130.00	81.74	184.32	188.87	86.47	86.47	N 86°19'08" W
C28	25.00	41.4438	18.21	13.81	3.78	3.78	S 78°02'42" W
C29	60.00	289.381	231.42	23.82	1.89	1.89	S 0°53'23" E
C30	25.00	43.9638	18.22	18.27	5.18	5.18	S 1°18'59" E
C31	1210.00	81.751	159.59	163.27	8.41	8.41	N 1°17'46" E
C32	25.00	88.4119	38.41	38.41	48.28	48.28	E
C33	35.00	80.9701	38.21	26.28	42.33	42.33	S 1°18'18" W
C34	120.00	245.143	384.41	380.23	8.72	8.72	N 1°18'18" W
C35	104.00	84.27	178.81	178.29	8.72	8.72	S 1°18'18" W
C36	104.00	71.93	158.67	158.78	8.72	8.72	S 1°18'18" W

- NOTES**
- BENCHMARK: NGS MONUMENT HOOK 66; TOP OF A STAINLESS STEEL ROD THAT IS EMBEDDED IN A 6 INCH PVC PIPE WITH A LOOP CAP STAMPED HOOK 66. THE POINT IS LOCATED 7/2 - 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND 1/2 - 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL TRAILS BLVD. KATH, TX. ELEV = 126.21 FEET NAVD83
 - FEW INDICATES NEARBY BENCHMARK TBM 11; TOP OF 5/8 INCH IRON ROD WITH ALUMINUM CHM SET IN CONCRETE 1/2 - 20 FEET NORTH OF THE CENTERLINE OF KATY FULSHEAR ROAD. THE POINT IS LOCATED 1/2 - 310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION MAY FULSHEAR ROAD AND FM 1463. ELEV = 139.15 FEET NAVD83
 - TO ADJUST TO FORT BEND CO. UGAR DATUM ADD 0.38 FEET.
 - ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD83.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1:00011591068.
 - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER SITE COMPANY, ORDER NO. 2018-0306, DATED OCTOBER 3, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDIARY DISTRICT, FORT BEND COUNTY (SHARON GUNTER), LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
 - THIS SUBDIVISION LIES WITHIN ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. D0818 AND 48131C 0095L, REVISED APRIL 2, 2014. DESIGNATED AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
 - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
 - THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - 12 INCH (3/4") INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LIA ENG" ARE SET ON ALL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

FINAL PLAT OF POLO RANCH SECTION 11

A SUBDIVISION OF 15,509 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

65 LOTS 1 RESERVE (1.843 ACRES) 1 BLOCK

OCTOBER 9, 2018 JOB NO. 2457-11119-310

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

SURVEYOR: LJA Surveying, Inc.
2923 Shepherd Drive
Suite 175
Houston Texas 77042
Phone 713.831.5200
Fax 713.831.5205
F.B.P.L.S. P.M. No. 10194382

ENGINEER: LJA Engineering, Inc.
2923 Shepherd Drive
Suite 600
Houston, Texas 77042
Phone 832.698.5200
Fax 713.831.5208
FRN: P-1388

DATE PLOTTED: 09/08/2018 11:27 AM

Charter Title Company

609 Main Street, Suite 4325, Houston, Texas 77002
(713) 222-6060 FAX (713) 222-7213

CITY PLANNING SEARCH REPORT

October 3, 2018

City of Houston Planning Commission
611 Walker Street, 6th Floor
Houston, Tx 77002

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records FORT BEND County, Texas, as of September 26, 2018 insofar as they pertain to:

POLO RANCH SEC 11

Being 15.509 acres of land located in the C. Fulcher League, Abstract Number 29, Fort Bend County, Texas, out of that certain called 219.527 acre tract described in the deed to Century Land Holdings of Texas, LLC by an instrument of record in File Number 2018074664 of the Official Public Records of said Fort Bend County, Texas (O.P.R.F.B.C.) said 15.509 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto: (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

CENTURY LAND HOLDINGS OF TEXAS, LLC, a Colorado limited liability company,

EASEMENTS AND OTHER ENCUMBRANCES:

1/2 non-participating royalty interest in and to all oil, gas, sulphur and other minerals in, on and under said undivided interest in subject land, as set forth in instruments recorded in Volume 580, Page 522 and Volume 581, Page 557 of the Deed Records of Fort Bend County, Texas.

1/16th non-participating royalty interest in and to all oil, gas and other minerals, on, in, under, that may be produced from the subject property is excepted herefrom as set forth in instrument recorded in Volume 275, Page 1 of the Deed Records of Fort Bend County, Texas.

1/16th non-participating royalty interest in and to all oil, gas and other miner in, under, that may be produced from the subject property is excepted herefrom as set forth in instrument recorded in Volume 277, Page 521 of the Deed Records of Fort Bend County, Texas.

Non-participating royalty interest as set forth in instrument recorded in Volume 253, Page 166 of the Deed Records of Fort Bend County, Texas.

Non-participating mineral royalty interest as set forth in instrument recorded in Volume 257, Page 278 of the Deed Records of Fort Bend County, Texas.

Non-participating mineral royalty interest as set forth in instrument recorded in Volume 253, Page 392 of the Deed Records of Fort Bend County, Texas.

Non-participating mineral royalty interest as set forth in instrument recorded in Volume 253, Page 592 of the Deed Records of Fort Bend County, Texas.

Terms, conditions and provisions of that certain oil, gas and mineral lease(s) recorded in Volume 918, Page 744 of the Deed Records of Fort Bend County, Texas.

Terms, conditions and stipulations contained in that certain Settlement Agreement dated June 2, 1989, between John F. Taylor, Trustee and Sandra Crutcher and William Carey Crutcher, which is a part of Bankruptcy proceedings, a copy of which is set out and recorded under Fort Bend County Clerk's File No. 8928281.

Terms, conditions and stipulations contained in that certain Reciprocal Easement Agreement by and between Louis A. Waters, Fulshear Investments, Inc., Fulshear Equine, LLC and Century Land Holdings of Texas, LLC, as recorded under Fort Bend County Clerk's File No. 2018074666.

RESTRICTIONS:

None of Record.

LIENS:

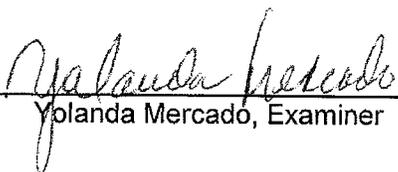
None of Record.

No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

This certificate is issued for the use of and shall inure to the benefit of City of Houston; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

Prepared by:
Charter Title Company

BY: 
Yolanda Mercado, Examiner

October 3, 2018

DESCRIPTION OF
POLO RANCH SEC 11

Being 15.509 acres of land located in the C. Fulcher League, Abstract Number 29, Fort Bend County, Texas, out of that certain called 219.527 acre tract described in the deed to Century Land Holdings of Texas, LLC by an instrument of record in File Number 2018074664 of the Official Public Records of said Fort Bend County, Texas (O.P.R.F.B.C.) said 15.509 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Beginning at a 5/8-inch iron rod found for the northeast corner of said 219.527 acre tract, common to the northwest corner of that certain called 14.44 acre tract described in deed to Texana Center by an instrument of record in File Number 2015031589, O.P.R.F.B.C., in the south right-of-way line of Farm To Market (F.M.) 359 (called 100-foot wide as shown on TxDOT right-of-way maps);

Thence, South 04° 26' 50" West, departing said south right-of-way line, along the east line of said 219.527 acre tract, common to the west line of said 14.44 acre tract, 718.88 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 87° 01' 08" West, departing said common line, 209.24 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 85° 58' 50" West, 50.00 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 85° 22' 03" West, 49.17 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North 83° 20' 34" West, 48.92 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

15.509 Acres

August 28, 2018
Job No. LJAS001-2457-1111

Thence, North $81^{\circ} 15' 59''$ West, 48.92 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North $79^{\circ} 11' 24''$ West, 48.92 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North $75^{\circ} 02' 15''$ West, 146.69 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North $15^{\circ} 22' 08''$ East, 311.59 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North $74^{\circ} 37' 52''$ West, 64.38 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North $63^{\circ} 23' 02''$ West, 235.52 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North $29^{\circ} 20' 33''$ East, 122.78 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North $60^{\circ} 39' 27''$ West, 97.62 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a tangent curve;

Thence, 39.98 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of $91^{\circ} 37' 13''$, and a chord which bears South $73^{\circ} 31' 57''$ West, 35.85 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North $62^{\circ} 16' 40''$ West, 30.00 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner in the west line of the aforementioned 219.527 acre tract, the beginning of a non-tangent curve;

15.509 Acres

August 28, 2018
Job No. LJAS001-2457-1111

Thence, 388.07 feet along said west line and the arc of a non-tangent curve to the right, having a radius of 2,000.00 feet, a central angle of $11^{\circ} 07' 02''$, and a chord which bears North $33^{\circ} 16' 51''$ East, 387.46 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;

Thence, North $38^{\circ} 50' 21''$ East, continuing along said west line, 239.40 feet to the northwest corner of said 219.527 acre tract in the aforementioned south right-of-way line of F.M. 359, from which a found cotton spindle bears North $38^{\circ} 50' 21''$ East, 0.81 feet;

Thence, South $51^{\circ} 09' 00''$ East, along the north line of said 219.527 acre tract, common to said south right-of-way line, passing at 40.41 feet a 5/8-inch iron rod with cap stamped "RPLS 1535 4035" found in said common line, continuing along said common line for a total distance of 723.53 feet to the POINT OF BEGINNING and containing 15.509 acres of land.

LJA Surveying, Inc.

MEMORANDUM



Innovative approaches
Practical results
Outstanding service

10497 Town and Country Way, Suite 600 • Houston, Texas 77024 • 713-600-6800 • fax 713-600-6801 www.freese.com

TO: Juan M. Gutierrez-Barraza, P.E., Bob Bardin, P.E.
CC: Juling Bao, P.E., CFM; Mark Vogler, P.E.; Neil Goertz, P.E.
FROM: Hector Olmos, P.E., CFM
SUBJECT: Drainage Impact Analysis for 251-Acre Polo Ranch
DATE: June 27, 2018

Objective

The reference report dated June 27, 2018, by LJA Engineering has been reviewed pursuant to the FBCDD Drainage Criteria Manual. The goals of the review are to provide technical support to the Fort Bend County Drainage District, and to apply FBCDD policy and criteria where appropriate.

This review addresses issues regarding hydraulic and hydrologic drainage design criteria only. Design criteria regarding the site layout of the proposed development and drainage facilities will be reviewed upon submittal of site plans.

Project Summary

The proposed Polo Ranch development on Bessie's Creek is a 220-acre single family residential and 20-acre commercial development within the City of Fulshear. It is located south of FM 359 and north of FM 1093, approximately one mile west of the intersection of FM 359 and FM 1093; Crutcher Ranch Road forms part of the western boundary of the proposed development. The proposed drainage system consists of seven inter-connected channels draining into Bessie's Creek. Each channel will serve a drainage area consisting of single-family homes, roads, and channels.

A 120.2 acre-ft mitigation pond is being proposed to mitigate the impacts of the proposed development; The development will not outfall directly into the mitigation pond. The mitigation pond is connected to Bessie's Creek via triple 4'x4' Reinforced Concrete Boxes, and dual 42-inch Reinforced Concrete Pipes.

The analysis was based on the models from the Bessie's Creek Drainage and Detention Analysis for Vanbrooke Development by Jones and Carter Engineering in September 2017.

Report Findings

The report states, "Results from the drainage analysis presented in this report show that the construction of the proposed development and corresponding drainage improvements can occur without adversely impacting the pre-project water surface elevations and flows in Bessie's Creek for the 10-, 25-, and 100-yr storm events".

FNI Review

Freese and Nichols, Inc. offers the following:

The report includes statements that the project, along with identified mitigation, will cause no adverse impact to

the receiving waterways in storm events up to and including the 100-year event. The documentation within the report and supplemental modeling generally support the conclusions stated by the engineer. Based on the stated conclusions and technical review performed on the supporting information, Freese and Nichols interposes no objection to the referenced report.

This acceptance only applies to the proposed development and drainage concept identified within the referenced drainage study. Please note that any substantial departures from the proposed concept included within this submittal may affect the findings of the hydrologic and hydraulic assessment which was performed in support of this drainage submittal, and will require additional study and resubmittal.

If you should have any further questions regarding this assessment, please do not hesitate to contact us at 713.600.6856.

Sincerely,

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

Héctor Olmos, P.E., CFM
Freese and Nichols, Inc.

October 9, 2018

Ms. Crystal R. Shrader
Centerpoint Energy
P.O. Box 1700
Houston, Texas 77251

Re: Final Plat, Fulshear, Texas
Polo Ranch Section 11
LJA Job No. 2457-1111P-309(6.1)

Dear Ms. Shrader:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,



Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

October 9, 2018

Mr. Chris Grey
Utility Relocation Specialist
Comcast
7033 Airport Blvd.
Houston, Texas 77061

Re: Final Plat, Fulshear, Texas
Polo Ranch Section 11
LJA Job No. 2457-1111P-309(6.1)

Dear Mr. Grey:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,



Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

October 9, 2018

Mr. John Beaudoin
Fort Bend County Appraisal District
2801 B.F. Terry Boulevard
Rosenberg, Texas 77471-5600

Re: Final Plat, Fulshear, Texas
Polo Ranch Section 11
LJA Job No. 2457-1111P-309(6.1)

Dear Mr. Beaudoin:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,



Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

October 9, 2018

Mr. Lee Gregory
Alltel Communications
8306 Highway 90A
Sugar Land, Texas 77478

Re: Final Plat, Fulshear, Texas
Polo Ranch Section 11
LJA Job No. 2457-1111P-309(6.1)

Dear Mr. Gregory:

LJA Engineering, Inc., (LJA) has recently submitted a copy of the above referenced plat to the City of Fulshear for their review and approval. Pursuant to the subdivision and platting regulations of the City of Fulshear, LJA is hereby submitting a copy of the plat for your agency's review, approval, and/or release. Upon your review, please respond with your comments and/or a plat release letter.

If you have any questions or need any additional information pertaining to the enclosed plats, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,



Rene Rodriguez
Platting Manager

RR/pg

Enclosure(s)

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Argonne Drive Street Dedication / Final Plat
(Previously Sunset Drive)

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 10-30-18

City Secretary

Processed
 Returned for additional data

BY: K. Keyf DATE: 10-19-2018

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: 10/19/2018 Date Received by the City of Fulshear: _____
 Subdivision: ARGONNE DRIVE STREET DEDICATION Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: 1.445 ACRES OF LAND IN THE ENOCH LATHAM SURVEY A-50

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

Total Acreage: 1.445
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0

Owner: CCR TEAXS HOLDINGS, LP & CCR LOAN SUBSIDIARY 1, L.P.
 Address: 5005 RIVERWAY, SUITE 500
 City/State: HOUSTON, TX 77056
 Telephone: 713-960-9977
 Email Address: _____

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$536.13</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.

Trey DeVillier 10/19/2018
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

October 30, 2018

Engineering Review

Final Plat
Argonne Drive - Street Dedication
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 1050 Linear Foot of Right-of-Way (mostly 60-foot in width) for Argonne Drive.
2. The new street will begin on the South where it intersects F.M. 1093 and extends North to West Cross Creek Bend Lane.
3. From the General Plan of Cross Creek Ranch it appears that the East side of the street will be commercial and the West side will be Commercial along with Multi-Family residential.

Recommendations:

I recommend that this Final Plat of Argonne Drive Street Dedication be approved as submitted.





Stewart Title Company
10720 W Sam Houston Parkway N, Suite 200
Houston, TX 77064

stewart title

Real partners. Real possibilities.

File No.: 298427

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of 's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 15th day of October, 2018, the last Deed that we find of record reflects the record owner to be:

CRR TEXAS HOLDINGS LP, a Delaware limited partnership

Legal Description:
DESCRIPTION OF A 1.445 ACRE TRACT OF LAND SITUATED
IN THE ENOCH LATHAM JR. SURVEY, ABSTRACT NO. 50
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 1.445 acre (62,922 square foot) tract of land situated in the Enoch Latham Jr. Survey, Abstract No. 50, City of Fulshear of Fort Bend County, Texas and being a portion of a called 33.40 acre tract of land as described as Tract 3 in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038960, said 1.445 acre tract of land described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southeast corner of WEST CROSS CREEK BEND LANE, a subdivision per plat recorded under Plat No. 20090043 of the Fort Bend County Plat Records (F.B.C.P.R.) and the most Southerly Northwest corner of CROSS CREEK RANCH STREET DEDICATION, a subdivision per plat recorded under Plat No. 20070235 of the F.B.C.P.R., lying on the South right-of-way line of West Cross Creek Bend Lane (100 feet wide) as shown on said WEST CROSS CREEK BEND LANE and the beginning of a curve to the right from which its center bears N 04°39'37" E, 1,350.00 feet;

THENCE, in a Westerly direction, along and with said South right-of-way line and said curve to the right, a distance of 346.11 feet, having a radius of 1,350.00 feet, a central angle of 14°41'22" and a chord which bears N 77°59'42" W, 345.16 feet to the POINT OF BEGINNING and the Northeast corner of the herein described tract, same being the beginning of a reverse curve to the left;

THENCE, over and across said 33.40 acre tract, the following courses and distances:

In a Southwesterly direction, along said curve to the left, a distance of 38.90 feet, having a radius of 25.00 feet, a central angle of 89°08'36" and a chord which bears S 64°46'40" W, 35.09 feet to a point of compound curvature to the left;

In a Southerly direction, along said curve to the left, a distance of 140.52 feet, having a radius of 970.00 feet, a central angle of 08°18'00" and a chord which bears S 16°03'22" W, 140.40 feet to a point of tangency;

S 11°54'22" W, a distance of 124.74 feet to the beginning of a tangent curve to the right;

In a Southerly direction, along said curve to the right, a distance of 175.25 feet, having a radius of 1030.00 feet, a central angle of 09°44'55" and a chord which bears S 16°46'49" W, 175.04 feet to a point of tangency;

S 21°39'17" W, a distance of 206.27 feet to the beginning of a tangent curve to the left;

In a Southerly direction, along said curve to the left, a distance of 235.20 feet, having a radius of 470.00 feet, a central angle of 28°40'21" and a chord which bears S 07°19'06" W, 232.76 feet to a point of tangency;

S 07°01'04" E, a distance of 55.06 feet to the beginning of a tangent curve to the left;

In a Southeasterly direction, along said curve to the left, a distance of 78.54 feet, having a radius of 50.00 feet, a central angle of 90°00'00" and a chord which bears S 52°01'04" E, 70.71 feet to the Southeast corner of the herein described tract;

S 82°58'56" W, a distance of 160.00 feet to the Southwest corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears N 07°01'04" W, 50.00 feet;

In a Northeasterly direction, along said curve to the left, a distance of 78.54 feet, having a radius of 50.00 feet, a central angle of 90°00'00" and a chord which bears N 37°58'56" E, 70.71 feet to a point of tangency;

N 07°01'04" W, a distance of 55.06 feet to the beginning of a tangent curve to the right;

In a Northerly direction, along said curve to the right, a distance of 265.23 feet, having a radius of 530.00 feet, a central angle of 28°40'21" and a chord which bears N 07°19'06" E, 262.47 feet to a point of tangency;

N 21°39'17" E, a distance of 206.27 feet to the beginning of a tangent curve to the left;

In a Northerly direction, along said curve to the left, a distance of 165.04 feet, having a radius of 970.00 feet, a central angle of 09°44'55" and a chord which bears N 16°46'49" E, 164.84 feet to a point of tangency;

N 11°54'22" E, a distance of 124.74 feet to the beginning of a tangent curve to the right;

In a Northerly direction, along said curve to the right, a distance of 151.90 feet, having a radius of 1,030.00 feet, a central angle of 08°27'00" and a chord which bears N 16°07'52" E, 151.77 feet to a point of reverse curvature to the left;

In a Northwesterly direction, along said curve to the left, a distance of 37.71 feet, having a radius of 25.00 feet, a central angle of 86°25'13" and a chord which bears N 22°51'15" W, 34.23 feet to the Northwest corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears N 23°56'09" E, 1,350.00 feet, lying on the South right-of-way line of said West Cross Creek Bend Lane;

THENCE, in an Easterly direction, along and with said South right-of-way line and said curve to the left, a distance of 108.06 feet, having a radius of 1,350.00 feet, a central angle of 04°35'10" and a chord which bears S 68°21'26" E, 108.03 feet to the POINT OF BEGINNING and containing 1.445 acres (62,922 square feet) of land.

Subject to the following:

1. Restrictions, Easements and Other Exceptions:

Restrictive Covenants as set forth under Clerk's File No. [2005003096](#), [2013123613](#) and [2018077582](#) of the County Clerk Official Records of Fort Bend County, Texas. Provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted.

Sanitary Sewer Easement 15 feet wided as set forth in instrument recorded under County Clerk's File No. [2007083256](#), Official Public Records, Fort Bend County, Texas, as affective by that Abandon,ent Of Sanitary Sewer Easement recorded under Clerk's File No. [2016076746](#) of the Official Records of Fort Bend County, Texas.

Pipeline right-of-way easement in favor of Enterprise Crude Pipeline, LLC, a Texas limited partnership as set forth in instrument recorded in/under Clerk's File No. [2015004161](#) of the Official Records of Fort Bend County, Texas.

Sanitary Sewer Easement 20 feet wided as set forth in instrument recorded under County Clerk's File No. [2016023653](#), Official Public Records, Fort Bend County, Texas

Sanitary Sewer Easement 5 feet wided as set forth in instrument recorded under County Clerk's File No. [2016076744](#), Official Public Records, Fort Bend County, Texas

Access denied due to one foot (1') buffer reserves at the side or end of West Cross Creek Bend Lane where such street abuts adjacent acreage tracts as set forth on the plat of West Cross Creek Bend Lane, recorded in Plat No. [20090043](#) of the Plat Records of Fort Bend County, Texas. (Will be removed upon the recording of the dedication)

Memorandum of Development Agreement dated November 16, 2006, by and between the City of Fulshear, Texas, TMI, INC., and THE STODDARD GROUP, LTD, recorded under Clerk's File No. [2007001836](#) of the Official Records of Fort Bend County, Texas.

Memorandum of Preferential Purchase Right Agreement dated April 12, 2012 between CCR Texas holdings, LP and Trendmaker Homes, Inc., recorded under County Clerk's File No. [2012038961](#), Official Public Records, Fort Bend County, Texas.

Affidavit to the Public regarding Certification of On-site Sewage Facilities Requiring Maintenance recorded under County Clerk's File No. [2009075716](#), Official Public Records, Fort Bend County, Texas.

Rights of the Board of Water Engineers of the State of Texas to control the withdrawal of water from underground water reservoir beneath the subject property in accordance with that instrument recorded in Volume 1, Page 85 of the Water Permit Records of Fort Bend County, Texas.

Rights of Tenants, and assigns, as tenants only, under currently effective lease agreements. This exception may be deleted or limited to identified leases on the basis of an acceptable affidavit from the current owner.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

2. Liens/Misc:

PROPOSED PLAT

Vendors Lien retained in Deed, recorded in/under Clerk's File No. [2012038960](#) of the Official Records, securing the payment of one note in the principal amount of \$9,000,000.00, bearing interest and payable as therein provided to the order of CRR TEXAS LENDER, INC., and that certain promissory note in the principal amount of \$81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB-CRR, INC., and additionally secured by Construction Deed of Trust And Security Agreement And Assignment Of Rents And Fixture Filing of even date therewith executed by CCR TEXAS HOLDINGS LP and recorded in/under Clerk's File No. [2012038977](#) of the Official Records of Fort Bend County, Texas. (Covers other property also)

Said note and Deed of Trust securing same having been amended by a First Amendment To Construction Deed of Trust And Security Agreement And Assignment Of Rvents And Fixture Filing recorded under Clerk's File No. [2017097223](#) of the Official Records of Fort Bend County, Texas

We require a copy of the limited partnership agreement, and all amendments thereto, in order to determine who is authorized to execute documents in connection with the closing of this transaction. We require satisfactory evidence that said limited partnership is registered with the Secretary of State and is in good standing. The Company requires the joinder of all general partners and evidence of the consent of all of the limited partners to the closing of this transaction, where appropriate.

Subject property is located in the Fort Bend Municipal Utility District No. 170. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is \$1.3422 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$N/A on each \$100.00 of assessed valuation. The total amount of voter approved bonds is \$841,890,000.00 and the aggregate principal amount of all bonds issued for specific facilities is \$246,400,000.00. The amount of the standby fee is \$N/A. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

Subject property is located in the Fort Bend Municipal Utility District No. 171. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is \$1.295 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$N/A on each \$100.00 of assessed valuation. The total amount of voter approved bonds is \$122,808,000.00 and the aggregate principal amount of all bonds issued for specific facilities is \$841,890,000.00. The amount of the standby fee is \$N/A. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

NOTE: For Information Purposes Only, by virtue of Deed recorded in/under Clerk's File No. [2012038960](#) of the Official Records of Fort Bend County, Texas.

No examination has been made as to Abstracts of Judgment, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

This letter is issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty 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. Stewart Title Company assumes no liability whatsoever for the accuracy of this report nor for any omission or error with respect hereto. **You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,
Stewart Title Company

Albert Calderon

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR TEXAS HOLDINGS LP., a Delaware limited partnership, has platted that certain 1.445 acres of land out of the ENOCH LATHAM SURVEY, A-50, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc, and known as ARGONNE DRIVE STREET DEDICATION, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038960, 2012038977 and 2017097223 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of ARGONNE DRIVE STREET DEDICATION.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR TEXAS HOLDINGS LP., a Delaware limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of ARGONNE DRIVE STREET DEDICATION and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of ARGONNE DRIVE STREET DEDICATION and the dedications, terms, and provisions evidenced thereby.

The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.

EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.

EXECUTED this the _____ day of _____, 2018.

CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent

By: _____

Printed Name: _____

Title: _____

PROVINCE OF ONTARIO
COUNTRY OF CANADA

I, _____, a Notary Public in and for said Province, DO HEREBY CERTIFY, that _____, personally known to me to be the _____ of CCR TEXAS AGENT INC., an Ontario corporation, in its capacity as agent of CCR Texas Lender Inc. and PSPIB-CCR Inc., whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument thereto as such _____ of said corporation, as his free and voluntary act and as the free and voluntary act and deed of said corporation as agent on behalf of said entities, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2018

Notary Public
My commission expires: _____

AFTER RECORDING RETURN TO:
Trey DeVillier
BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042



August 23, 2018

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Sunset Drive Street Dedication

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 August 24, 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 Samantha Richards at 713.207.6362.

Sincerely,

A handwritten signature in blue ink that reads "Samantha Richards". The signature is written in a cursive style.

Samantha Richards, SR/WA
Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR18.463



August 24, 2018

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

Re: Sunset Drive Street Dedication

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 August 24, 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

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 Shoppes at Creek Crossing / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 10-30-18

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 10-19-2018

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: 10/19/2018 Date Received by the City of Fulshear: _____
 Subdivision: SHOPPES AT CREEK CROSSING Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ___ ETJ (Extraterritorial Jurisdiction)

Legal Description: 5.219 ACRES OF LAND IN THE T.W. SOUTHERLAND SURVEY A-421

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

Total Acreage: 5.219
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres in Reserve: 5.219

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$565.24 \$630.48
Park Fees (due at Final Plat Application)	(diff = \$65.24)

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

Trey DeVillier ~~8/23/2018~~ **10/19/2018**
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

October 30, 2018

Engineering Review

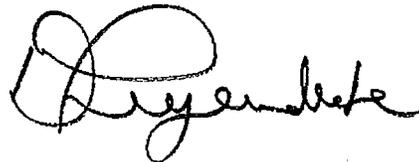
Final Plat
Shoppes at Creek Crossing
City of Fulshear, Texas

For Information only:

1. This will create two (2) Unrestricted Reserves that are 5.219 acres in size.
2. The new Reserves will have access to F.M. 1463 along their East boundary line thru the Texas Department of Transportation Permit Process.

Recommendations:

I recommend that this Final Plat of Shoppes at Creek Crossing be approved as submitted.



Charter Title Company

609 Main Street, Suite 4325, Houston, Texas 77002
(713) 222-6060 FAX (713) 222-7213

CITY PLANNING SEARCH REPORT

October 4, 2018

The City of Fulshear
30603 FM 1093 Road
Fulshear, TX 77441

We, Charter Title Company duly incorporated and doing business under the laws of the State of Texas, hereby certify that we have made a careful search of the Real Property Records FORT BEND County, Texas, as of September 27, 2018 insofar as they pertain to:

SHOPPES AT CREEK CROSSING

Being a 5.219 acre (227,355 square foot) tract of land situated in the T.W. Southerland Survey, Abstract No. 421, of Fort Bend County, Texas and being a portion of a called 41.78 acre tract of land as described in an instrument to Landmark Industries recorded under Fort Bend County Clerks' File No. (F.B.C.F. No.) 2013073162, said 5.219 acre tract of land being more particularly described by metes and bounds on exhibit "a" attached hereto:

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

LANDMARK INDUSTRIES, a Texas general partnership.

EASEMENTS AND OTHER ENCUMBRANCES:

Easement granted to CenterPoint Energy Houston Electric, LLC by instrument filed for record under Fort Bend County Clerk's File No. 2010090494.

Public Utility Easement seven (7) feet in width, the location of which is set forth and described in instrument filed for record under Fort Bend County Clerk's File No. 2010065222 and 20100648949.

Building and Parking setback lines thirty-five (35) feet wide along F.M. 1463, thirty (30) feet wide along the West property line, fifteen (15) feet wide along the north property line, and ten (10) feet wide alongside property line as set forth in instrument filed for record under Fort Bend

County Clerk's File No. 2006020011.

Terms, conditions and stipulations contained in that certain Declaration of Private Access Easement by Landmark Industries Development, Ltd., a Texas limited partnership, for the benefit of The Stoddard Group, Ltd., a Texas limited partnership as set forth in instrument filed for record under Fort Bend County Clerk's File No. 2007089114.

Terms, conditions and stipulations contained in that certain Declaration of Private Access Easement by Landmark Industries Development, Ltd., a Texas limited partnership for the benefit of S.G. Partners, LP, a Texas limited partnership and Trendmaker Homes, Inc., a Texas corporation, as set forth in instrument filed for record under Fort Bend County Clerk's File No. 2010020750.

3/4ths interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated August 13, 2002 recorded on August 16, 2002, under Fort Bend County Clerk's File No. 20022088346.

3/4ths interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument dated August 13, 2002 recorded on August 16, 2002, under Fort Bend County Clerk's File No. 2002116850.

Interest in and to all coal, lignite, oil, gas, and other minerals and all rights incident thereto, contained in instrument dated February 15, 2006, recorded on February 20, 2006 under Fort Bend County Clerk's File No. 2006020008.

Interest in and to all coal, lignite, oil, gas, and other minerals and all rights incident thereto, contained in instrument dated March 26, 1999, recorded on April 8, 1999 under Fort Bend County Clerk's File No. 1999028732.

1/16" interest in and to all coal, lignite, oil, gas, and other minerals, and all rights incident thereto, contained in instrument recorded in Volume 241, Page 396, and as corrected in Volume 287, Page 289, both of the Deed Records of Fort Bend County, Texas.

Waiver of Special Appraisal For The Benefit of Fort Bend County Municipal Utility District No. 173, as set forth in instrument filed for record under Fort Bend County Clerk's File No. 2011008315.

A twenty (20) feet wide pipeline access easement along the southerly line of the subject-property, as set forth in instrument filed for record under Fort Bend County Clerk's File No. 2006020007 and as further subject to the Relocation, Consent and Easement Agreement filed for record under Fort Bend County Clerk's File No. 2016051492.

Terms and conditions and stipulations contained in that certain Easement Agreement dated November 18, 2013, by and between Landmark Industries, a Texas general partnership, as successor to Landmark Industries Development, Ltd., a Texas limited partnership and Texas Petroleum Group, LLC, a Delaware limited liability company, as set forth in instrument filed for record under Fort Bend County Clerk's File No. 2013146105 and amended under Fort Bend County Clerk's File No. 2016116619.

Permanent Easement Agreement between Landmark Industries and Enterprise Crude Pipeline LLC, a Texas limited liability, as set forth and described and further located on sketches

attached and made a part of instrument filed for record under Fort Bend County Clerk's File No. 2014130423 and amended by instrument recorded under Fort Bend County Clerk's File No. 2017073503.

Public Water Line Easement along the East property lines as dedicated and further described by instrument filed for record under Fort Bend County Clerk's File No. 2015035321.

Public Water Line Easement along the East property lines as dedicated and further described by instrument filed for record under Fort Bend County Clerk's File No. 2015035325.

Terms, conditions and stipulations contained in that certain Easement Agreement set forth in instrument, executed by and between Landmark Industries, a Texas general partnership, as successor to Landmark Industries Development, Ltd., a Texas limited partnership, and Xaris Properties, LLC, a Texas limited liability company filed on July 20, 2016, under Fort Bend County Clerk's File No(s). 2016077884.

Sanitary Sewer and Storm Sewer Easement as recorded under fort Bend County Clerk's File No. 2016077885.

RESTRICTIONS:

The restrictive covenants filed for record under Fort Bend County Clerk's File No(s). 9526750, 2006020011 and 2016077789 of the Official Public Records of Fort Bend County, Texas.

LIENS:

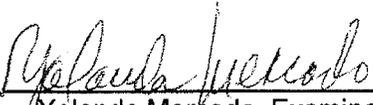
None of Record.

No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

This certificate is issued for the use of and shall inure to the benefit of City of Houston; and liability of Charter Title Company hereunder for mistakes and/or errors in this certificate is limited to the cost of said certificate.

This company does not undertake to give or express any opinion as to the validity of the title to the property above described, nor the validity or effect of the instruments listed, and this certificate is neither a guaranty nor warranty of title.

Prepared by:
Charter Title Company

BY: 
Yolanda Mercado, Examiner

October 4, 2018



August 28, 2018

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Shoppes at Creek Crossing

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 August 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 Rhonda Wimberly at 713.207.1628.

Sincerely,

A handwritten signature in blue ink that reads "Rhonda Wimberly". The signature is written in a cursive style.

Rhonda Wimberly
Associate Right of Way Agent

C: Trey DeVillier <TDeVillier@bgeinc.com>

PLR18.476



August 24, 2018

BGE, Inc.
Attn: Trey DeVillier
10777 Westheimer, Suite 400
Houston, Texas 77042

Dear Trey DeVillier,

AT&T is pleased to respond to your request for no objection letter of plans received for the SHOPPES AT CREEK CROSSING located on FM 1463 north of FM 1093. AT&T places facilities within easements and/or public right-of-way adjacent to property requiring service.

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

Sincerely,

Mike Broussard

Mike Broussard
Manager OSP Planning and Engineering Design



September 4, 2018

Trey DeVillier | Platting Coordinator
BGE, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042

Re: Shoppes at Creek Crossing

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 August, 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 Noyola".

Leslie Noyola
Construction Coord., Planning & Design

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Cove at Cross Creek Ranch Section 16/ Final Plat
(2nd Review)

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 10-30-18

City Secretary

Processed
 Returned for additional data

BY: X-Kg DATE: 10-19-2018

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: 10/19/2018 Date Received by the City of Fulshear: _____
 Subdivision: CREEK COVE AT CROSS CREEK RANCH Development: CROSS CREEK RANCH
SECTION SIXTEEN

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: 38.67 ACRES OF LAND IN THE A.G. SHARPLESS SURVEY A-322 & J.W. SCOTT SURVEY A-321 & M. AUTREY SURVEY A-100

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

Total Acreage: 38.67
 Number of Streets: 6
 Number of Lots: 109
 Number and Types of Reserves: 8
 Total Acres in Reserve: 6.976

Owner: CCR TEAXS HOLDINGS, LP
 Address: 5005 RIVERWAY, SUITE 500
 City/State: HOUSTON, TX 77056
 Telephone: 713-960-9977
 Email Address: _____

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

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

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


 SIGNATURE

Trey DeVillier
 TYPED OR PRINTED NAME/TITLE

10/19/2018
 DATE

October 30, 2018

Engineering Review

Revised Final Plat
Creek Cove at Cross Creek Ranch Section Sixteen
(2nd Review)
City of Fulshear, Texas

For Information only:

1. This will create 109 Lots in three (3) Blocks with eight (8) Reserves that covers a total acreage of 38.67 acres.
2. Access to the section will be from an extension of Jade Springs Lane from Creek Cove at Cross Creek Ranch Section Fifteen and from Haven Ridge Drive.
3. The typical lot in this section appears to be 60-foot by 125-foot with a 25-foot Front Building Line.

Recommendations:

I recommend that this Revised Final Plat of Creek Cove at Cross Creek Ranch Section Sixteen (2nd Review) be approved with the following additions/corrections:

- A) The Water Line and Sanitary Sewer Line Easement shown as 10-foot in width in Reserve "A" needs to be a minimum of 14-foot in width or combined into a Common Easement.





Nona Briscoe
Title Examiner

Stewart Title Company
10720 West Sam Houston Pkwy North
Suite 200
Houston, TX 77064
(713) 232-4496 Phone
(713) 629-2201 Fax
nona.briscoe@stewart.com

October 08, 2018

File No.: 1890099CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 27th day of September, 2018, the last Deed that we find, of record, reflects the record owner to be:

CCR TEXAS HOLDINGS, LP

by virtue of Deed recorded in/under Clerk's File No. 2012038964 of the Official Public Records of County, Texas.

Legal Description:

DESCRIPTION OF A 38.67 ACRE TRACT OF LAND SITUATED
IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322 AND THE
J.W. SCOTT SURVEY, ABSTRACT NO. 321 AND THE
M. AUTREY SURVEY, ABSTRACT NO. 100
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

BEING a 38.67 acre (1,684,605 square foot) tract of land situated in the A.G. Sharpless Survey, Abstract No. 322, the J.W. Scott Survey, Abstract No. 321 and the M. Autrey Survey, Abstract No. 100, Fort Bend County, City of Fulshear, Texas and being a portion of the remainder of a called 1,913.31 acre tract of land as described in an instrument to CCR Texas Holdings LP, recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038964, said 38.67 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Southwest corner of CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN, a subdivision per plat recorded under Plat No. 20170232 of the Fort Bend County Plat Records (F.B.C.P.R.) and the Northwest corner of the herein described tract, lying on the East line of a called 61.66 acre tract of land as described in an instrument to Fort Bend County Municipal Utility District No. 169 recorded under F.B.C.C.F. No. 2015105132;

THENCE, S 67°41'25" E, a distance of 1,614.95 feet along and with the South line of said CREEK COVE AT CROSS CREEK RANCH SECTION ELEVEN to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most Northerly Northeast corner of the herein described tract and the beginning of a tangent curve to the right;

THENCE, over and across said 1,913.31 acre tract, the following courses and distances:

In a Southeasterly direction, along said curve to the right, a distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 89°59'58" and a chord which bears S 22°41'26" E, 35.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most Southerly Northeast corner of the herein described tract;

S 22°18'35" W, a distance of 42.55 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for

the beginning of a tangent curve to the right;

In a Southwesterly direction, along said curve to the right, a distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears S 67°18'35" W, 35.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 22°18'35" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 67°41'25" W, a distance of 34.25 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 22°18'35" W, a distance of 229.58 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 27°31'53" W, a distance of 76.10 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 37°34'47" W, a distance of 100.22 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 47°37'40" W, a distance of 100.22 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 57°40'33" W, a distance of 100.22 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 67°43'27" W, a distance of 100.22 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 77°46'20" W, a distance of 40.11 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 79°39'56" W, a distance of 61.28 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 81°05'37" W, a distance of 69.80 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 79°09'10" W, a distance of 78.99 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 74°59'12" W, a distance of 157.97 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 69°25'55" W, a distance of 157.97 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 65°26'34" W, a distance of 79.38 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 64°52'35" W, a distance of 270.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 61°37'22" W, a distance of 75.04 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 35°14'17" W, a distance of 66.99 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 03°27'58" W, a distance of 75.32 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Southeast corner of the herein described tract;

S 76°37'32" W, a distance of 200.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 87°29'28" W, a distance of 44.85 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Southwest corner of the herein described tract, lying on the East line of said 61.66 acre tract;

THENCE, along and with the East line of said 61.66 acre tract, the following courses and distances:

N 02°30'32" W, a distance of 144.42 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

In a Northerly direction, along said curve to the right, a distance of 239.97 feet, having a radius of 1,000.00 feet, a central angle of 13°44'57" and a chord which bears N 04°21'57" E, 239.39 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 07°45'43" E, a distance of 121.35 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 04°17'00" E, a distance of 242.70 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

In a Northerly direction, along said curve to the right, a distance of 259.74 feet, having a radius of 1,000.00 feet, a central angle of 14°52'56" and a chord which bears N 11°43'28" E, 259.01 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 19°09'56" E, a distance of 179.10 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

In a Northerly direction, along said curve to the left, a distance of 242.16 feet, having a radius of 1,000.00 feet, a central angle of 13°52'29" and a chord which bears N 12°13'41" E, 241.57 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 05°17'27" E, a distance of 360.04 feet to the **POINT OF BEGINNING** and containing 38.67 acres (1,684,605 square feet) of land.

Subject to the following:

1. Restrictions:

None

2. Easements/Other Exceptions:

An Eighty (80) foot wide Houston Lighting and Power Company Easement located along the Northerly portion of the property as reflected by instrument recorded in [Volume 431, Page 365](#), [Volume 431, Page 366](#), [Volume 431, Page 367](#) of the Deed Records of Fort Bend County, Texas.

Consent To Encroachment into that easement area created in favor of CenterPoint energy Houston Electric, LLC, as set forth and described by instrument recorded under Clerk's File No. [2014025425](#) of the Official Records of Fort Bend County, Texas.

1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in [Volume 511, Page 344](#) of the Deed Records of Fort Bend County, Texas. Surface rights are not waived therein.

A 1/16th royalty interest in and to all the oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same are set forth in instrument recorded in [Volume](#)

[171, Page 43](#) of the Deed Records of Fort Bend County, Texas.

All of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom, as the same are set forth in an instrument recorded in [Volume 226, Page 571](#) of the Deed Records of Fort Bend County, Texas, together with rights of ingress and egress for removing the same therefrom. The surface rights have not been waived therein.

All of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom, as the same are set forth in an instrument recorded in [Volume 254, Page 211](#) of the Deed Records of Fort Bend County, Texas, together with rights of ingress and egress for removing the same therefrom. The surface rights have not been waived therein.

One-half (1/2) of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as the same are set forth in an instrument recorded in [Volume 297, Page 183](#) of the Deed Records of Fort Bend County, Texas. The surface rights have not been waived therein.

One-half (1/2) of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same as the same are set forth in an instrument recorded in [Volume 301, Page 78](#) of the Deed Records of Fort Bend County, Texas. The surface rights have not been waived therein.

All of the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom, as the same are set forth in an instrument recorded in [Volume 427, Page 614](#) of the Deed Records of Fort Bend County, Texas, together with rights of ingress and egress for the removing same therefrom. The surface rights have not been waived therein.

A 1/64th non-participating royalty interest in and to all of the oil, gas and other minerals in, on, under or that may be produced from the Property for a period of five (5) years or as long as there is production, as set forth in an instrument of record in [Volume 282, Page 240](#) of the Deed Records of Fort Bend County, Texas.

A 1/16th non-participating royalty interest in and to all of the oil, gas and other minerals in, on, under or that may be produced from the Property, as set forth in an instrument of record in [Volume 307, Page 347](#) of the Deed Records of Fort Bend County, Texas.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 171 recorded under Clerk's File No. [2009035249](#) of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 172 recorded under Clerk's File No. [2011008643](#) of the Official Records of Fort Bend County, Texas.

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 173 recorded under Clerk's File No. [2011008641](#) of the Official Records of Fort Bend County, Texas.

Rules and regulations by the Texas Commission on environmental Quality Rules for On-Site Sewage Facilities located on the subject property as reflected by that Affidavit To The Public Certification Of OSSF Requiring Maintenance recorded under Clerk's File Nos. [2007050326](#) and [2009075716](#) of the Official Records of Fort Bend County, Texas.

Rights of Board of Water Engineers of the State of Texas to control the withdrawal of water from underground water reservoir beneath the subject property in accordance with that instrument recorded in [Volume 1, Page 85](#) of the Water Permit Records of Fort Bend County, Texas.

3. Liens/Misc:

Vendors Lien retained in Deed dated April 12, 2012, recorded in/under Clerk's File No. [2012038964](#) of the

Official Public Records, securing the payment of one note in the principal amount of \$9,000,000.00, bearing interest and payable as therein provided to the order of CCR Texas Lender, Inc., and one note in the principal amount of \$81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB_CCR, Inc., and additionally secured by Deed of Trust of even date therewith executed by CCR Texas Holdings LP, and recorded in/under Clerk's File No. [2012038977](#) of the Official Public Records of Fort Bend County, Texas, for the benefit of CCR Texas Agent Inc., as Agent. Said lien additionally secured by a Collateral Assignment Of Notes And Liens recorded in/under Clerk's File No. [2012054544](#) of the Official Records of County, Texas. Said lien subject to the terms, conditions and provisions of that Amended And Restated Intercreditor Agreement recorded under Clerk's File No. [2014033471](#) of the Official Public Records of Fort Bend County, Texas. Said lien additionally secured by First Amendment to Construction Deed of Trust recorded in/under Clerk's File No. 2017097223 of the Official Public Records of County, Texas.(Cover other property also)

We require a copy of the limited partnership agreement, and all amendments thereto, in order to determine who is authorized to execute documents in connection with the closing of this transaction. We require satisfactory evidence that said limited partnership is registered with the Secretary of State and is in good standing. The Company requires the joinder of all general partners and evidence of the consent of all of the limited partners to the closing of this transaction, where appropriate.

Subject property is located in the Fort Bend County Municipal Utility District No. 169. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is \$1.295 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$0.00 on each \$100.00 of assessed valuation. The total amount of voter approved bonds is \$82,516.00 and the aggregate principal amount of all bonds issued for specific facilities is \$841,890,000.00. The amount of the standby fee is \$0.00. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

Subject property is located in the Fort Bend County Municipal Utility district No. 170. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is \$1.295 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$0.00 on each \$100.00 of assessed valuation. The total amount of voter approved bonds is \$246,400,000.00 and the aggregate principal amount of all bonds issued for specific facilities is \$841,890,000.00. The amount of the standby fee is \$0.00. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

Subject property is located in the Fort Bend County Municipal Utility District 172. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is \$1.295 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$0.00 on each \$100.00 of assessed valuation. The total amount of voter approved bonds is \$284,228,000.00 and the aggregate principal amount of all bonds issued for specific facilities is \$841,890,000.00. The amount of the standby fee is \$0.00. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

Subject property is located in the fort Bend County Municipal Utility District No. 173. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is \$1.295 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$173,726,000.00 on each \$100.00 of assessed valuation. The total amount of voter approved bonds is \$841,890,000.00 and the aggregate principal amount of all bonds issued for specific facilities is \$0.00. The amount of the standby fee is \$*. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

No examination has been made as to Abstracts of Judgments, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

This letter is issued for platting purposes only. Liability of Stewart Title Company for mistakes or errors in this letter is hereby limited to the cost of said letter.

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty or warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,
Stewart Title Company

Debbie Hooper McDurham
Title Examiner



Nona Briscoe
Title Officer

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 38.67 acres of land out of the A.G. SHARPLESS SURVEY, A-322 and the J.W. SCOTT SURVEY, A-321, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc, and known as CREEK COVE AT CROSS CREEK RANCH SECTION SIXTEEN, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038964, 2012038977, 2012054544, 2014033471 and 2017097223 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of CREEK COVE AT CROSS CREEK RANCH SECTION SIXTEEN.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CREEK COVE AT CROSS CREEK RANCH SECTION SIXTEEN and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK COVE AT CROSS CREEK RANCH SECTION SIXTEEN and the dedications, terms, and provisions evidenced thereby.

The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.

EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.

EXECUTED this the _____ day of _____, 2018.

CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent

By: _____

Printed Name: _____

Title: _____

PROVINCE OF ONTARIO
COUNTRY OF CANADA

I, _____, a Notary Public in and for said Province, DO HEREBY CERTIFY, that _____, personally known to me to be the _____ of CCR TEXAS AGENT INC., an Ontario corporation, in its capacity as agent of CCR Texas Lender Inc. and PSPIB-CCR Inc., whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument thereto as such _____ of said corporation, as his free and voluntary act and as the free and voluntary act and deed of said corporation as agent on behalf of said entities, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2018

Notary Public
My commission expires: _____

AFTER RECORDING RETURN TO:
Trey DeVillier
BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 38.67 acres of land out of the A.G. SHARPLESS SURVEY, A-322 and the J.W. SCOTT SURVEY, A-321, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc. and known as CREEK COVE AT CROSS CREEK RANCH SECTION SIXTEEN, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038964, 2012038977, 2012054544, 2016059210 and 2017097223 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of CREEK COVE AT CROSS CREEK RANCH SECTION SIXTEEN.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CREEK COVE AT CROSS CREEK RANCH SECTION SIXTEEN and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK COVE AT CROSS CREEK RANCH SECTION SIXTEEN and the dedications, terms, and provisions evidenced thereby.

The said lienholder does hereby WARRANT and REPRESENT that it is the agent for the present owners and holders of the notes and the lien given to secure the payment of the same and have not assigned the same nor any part thereof.

EXCEPT as expressly modified hereby, the lien shall remain in full force and effect.

EXECUTED this the _____ day of _____, 2018.

CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent

By: _____

Printed Name: _____

Title: _____

PROVINCE OF ONTARIO
COUNTRY OF CANADA

I, _____, a Notary Public in and for said Province, DO HEREBY CERTIFY, that _____, personally known to me to be the _____ of CCR TEXAS AGENT INC., an Ontario corporation, in its capacity as agent of CCR Texas Lender Inc. and PSPIB-CCR Inc., whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument thereto as such _____ of said corporation, as his free and voluntary act and as the free and voluntary act and deed of said corporation as agent on behalf of said entities, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal, this _____ day of _____, 2018

Notary Public
My commission expires: _____

AFTER RECORDING RETURN TO:
Trey DeVillier
BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042



May 21, 2018

Trey DeVillier
BGE, Inc.
10777 Westheimer, Ste. 409
Houston, Texas 77042

Re: Creek Cove at Cross Creek Ranch Section Sixteen

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC (hereinafter referred to as "CenterPoint Energy"): Surveying and Right-of-Way Department has reviewed the above mentioned subdivision plat that was submitted to the City of Fulshear. During this process, it has come to our attention that the subject property is located in close proximity to a CenterPoint Energy Transmission Corridor.

CenterPoint Energy cannot move forward on this project until it has determined that there will be no adverse impact to CenterPoint Energy's Transmission Corridor. Please submit a drainage plan revealing water flow and shed, along with wet utility plans for further review. If it is ascertained that the proposed designs may negatively affect the CenterPoint Energy Corridor, you will be contacted by CenterPoint Energy's Asset Planning & Optimization (APO) Department with further instructions.

In lieu of the drainage plan, CenterPoint Energy will accept an impact analysis, which is signed, sealed, and dated by a licensed professional engineer. This declaration must clearly state your findings as to the effects of your development in regards to drainage on CenterPoint Energy's Transmission Corridor. Wet utility design plans will also need to be provided for this review.

Please direct inquiries to our Asset Planning & Optimization (APO) Department, via email to TransmissionReview@centerpointenergy.com

Sincerely,

A handwritten signature in blue ink that reads "Rosemary Valdez".

Rosemary Valdez, SR/WA
Right of Way Agent

C: Trey DeVillier <TDeVillier@bgeinc.com>

PLR18.0125A



Southwest OSPE
1110 Louise St
Rosenberg, Texas 77471

T: 281-341-4130
F: 281-341-4289
mj524k.att.com

May 18, 2018

Trey DeVillier/ Platting Technician
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042

Re: CREEK COVE AT CROSS CREEK RANCH SECTION 16- No Objection Letter

Dear Mr. DeVillier:

AT&T is pleased to respond to your request for approval of subdivision plans received for the above referenced project. AT&T places facilities within Utility Easements and/or public rights-of-way adjacent to property requiring service. The easements as shown on the plat provided are adequate for AT&T service requirements. If you have any questions or comments, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Michael Jones".

Michael Jones
Manager Engineering - Design



May 23, 2018

Trey DeVillier | Platting Coordinator
BGE, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042

Re: Creek Cove at Cross Creek Ranch Section Sixteen

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 May, 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 blue ink that reads "Leslie M. Noyola".

Leslie Noyola
Construction Coord., Planning & Design

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 57 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 10-30-18

City Secretary

Processed
 Returned for additional data

BY: K. Negf DATE: 10-19-2018

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: 10/19/2018

Date Received by the City of Fulshear:

Subdivision: TAMARRON SECTION 57

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: 5.775 ACRES IN THE J.D. VERMILLION SURVEY, A-339

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

Total Acreage: 5.775

Number of Streets: 1

Number of Lots: 8

Number and Types of Reserves: 4 (Landscape/Open Space)

Total Acres in Reserve: 2.705

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 \$684.38

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.

Josue Sandoval / Platting Coordinator

10-19-2018

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

October 30, 2018

Engineering Review

Final Plat
Tamarron Section 57
Fort Bend County, Texas

For Information only:

1. This plat will create eight (8) Lots with four (4) Reserves in one (1) Block with a total acreage of 5.775 acres.
2. A typical lot in this section is 60 foot by 143 foot with a 20-foot Front Building Line.
3. This plat is located in the E.T.J. of the City of Fulshear and will need approval of both the City and Fort Bend County.

Recommendations:

I recommend that this Final Plat of Tamarron Section 57 be approved once the following items have been addressed:

- A) The date in Note #5 needs to be updated to match the current City Planning Letter.
- B) Restricted Reserve "C" needs to include the word Pipeline in the Title.
- C) There appears to be an easement shown on the Front of Lot 8 that needs to be identified.
- D) The original plat from 2016 had a side lot waterline easement between lots 3 & 4 so the water line could be looped. This will still be needed.



STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHRIS LINDHORST, PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP OWNERS OF THE 5.775 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 57, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT DITCH, GULLY, CREEK, GULLIES, 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON SECTION 57 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, ITS PRESIDENT, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____, 2018.

D.R. HORTON-TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: _____
CHRIS LINDHORST, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS LINDHORST, PRESIDENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA ENG" UNLESS OTHERWISE NOTED. (SEE NOTE 20)

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

I, MELONY F. GAY, 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.

MELONY F. GAY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 85459



THIS PLAT OF TAMARRON SECTION 57 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2018.

AMY PEARCE, CHAIR

AUSTIN WEANT, VICE-CHAIR

THIS PLAT OF TAMARRON SECTION 57 WAS APPROVED ON _____ BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2018, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

BEING 5.775 ACRES OF LAND LOCATED IN THE J. D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 686.0183 ACRE TRACT (TRACT 1), CONVEYED TO D. R. HORTON - TEXAS, LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2013000056, OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 5.775 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, EPOCH 2010.00):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET MARKING THE NORTH CORNER OF TAMARRON SEC 1, A SUBDIVISION OF RECORD IN PLAT NUMBER 20140153, OF THE PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS, (F.B.C.P.R.), SAID POINT BEING ON THE EAST LINE OF SAID 686.0183 ACRE TRACT AND BEING ON THE COMMON SURVEY LINE OF THE A. G. SHARPLESS SURVEY, ABSTRACT 322 AND SAID J. D. VERMILLION SURVEY, FROM WHICH A 1-INCH PINCHED TOP PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 686.0183 ACRE TRACT AND ON THE COMMON LINE OF SAID J. D. VERMILLION SURVEY, AND THE MICAJAH AUTREY SURVEY, ABSTRACT 100, BEARS SOUTH 01° 48' 10" EAST, 1,071.37 FEET;

THENCE, SOUTH 50° 29' 06" WEST, ALONG THE NORTHWEST LINE OF SAID TAMARRON SEC 1, 992.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET MARKING THE WESTERLY CORNER OF SAID TAMARRON SEC 1, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF TAMARRON PARKWAY (100' WIDE) AS SHOWN ON SAID TAMARRON SEC 1, BEGINNING OF A CURVE;

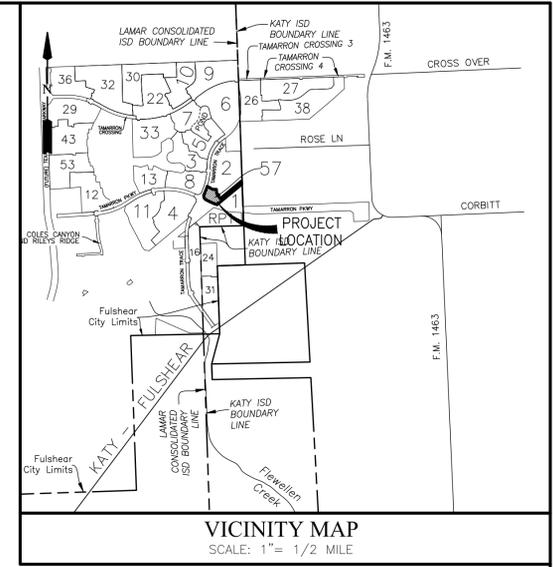
THENCE, ALONG SAID RIGHT-OF-WAY LINE, 380.58 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 11° 10' 57", AND A CHORD WHICH BEARS NORTH 68° 01' 34" WEST 379.98 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET MARKING THE BEGINNING OF A COMPOUND CURVE;

THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 196.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 132.00 FEET, A CENTRAL ANGLE OF 85° 17' 38", AND A CHORD WHICH BEARS NORTH 17° 47' 16" WEST 178.85 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET MARKING THE EASTERLY RIGHT-OF-WAY LINE OF TAMARRON TRACE (100' WIDE), AS SHOWN ON SAID TAMARRON SEC 1, THE BEGINNING OF A REVERSE CURVE;
THENCE, ALONG SAID RIGHT-OF-WAY LINE, 260.14 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,060.00 FEET, A CENTRAL ANGLE OF 07° 14' 08", AND A CHORD WHICH BEARS NORTH 21° 14' 29" EAST 259.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET MARKING THE SOUTHWEST CORNER OF TAMARRON SEC 2 A SUBDIVISION OF RECORD IN PLAT NUMBER 20140155, F.B.C.P.R.;
THENCE, DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG THE SOUTHWESTERLY LINE OF SAID TAMARRON SEC 2 THE FOLLOWING SIX (6) COURSES:

1. SOUTH 72° 22' 35" EAST, 20.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET MARKING AN ANGLE POINT;
2. SOUTH 60° 42' 52" EAST, 177.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET MARKING AN ANGLE POINT;
3. NORTH 88° 34' 55" EAST, 113.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET MARKING AN ANGLE POINT.
4. SOUTH 03° 56' 58" EAST, 126.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET MARKING AN ANGLE POINT;
5. SOUTH 34° 46' 54" EAST, 168.46 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET MARKING AN ANGLE POINT;
6. SOUTH 39° 29' 26" EAST, 30.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET MARKING THE SOUTH CORNER OF SAID TAMARRON SEC 2;

THENCE, NORTH 50° 30' 34" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID TAMARRON SEC 2, 853.85 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" PREVIOUSLY SET MARKING THE SOUTHEAST CORNER OF SAID TAMARRON SEC 2, IN THE EAST LINE OF THE FOREMENTIONED 686.0183 ACRE TRACT;

THENCE, SOUTH 01° 48' 10" EAST, ALONG THE EAST LINE OF SAID 686.0183 ACRE TRACT, 101.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.775 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP NO. 483U

I, RICHARD W. STOLLEIS, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS _____ DAY OF _____, 2018.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HEBERT
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2018 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

TAMARRON SECTION 57

A SUBDIVISION OF 5.775 ACRES OF LAND SITUATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS.

8 LOTS 4 RESERVES (2.705 ACRES) 1 BLOCK
OCTOBER 09, 2018 JOB NO. 1931-1557

OWNERS:
D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHRIS LINDHORST, PRESIDENT
14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
PH. (281) 566-2100

SURVEYOR: _____ ENGINEER: _____

LJA Surveying, Inc.
2929 Briarpark Drive Suite 175 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 T.B.P.L.S. Firm No. 10194382

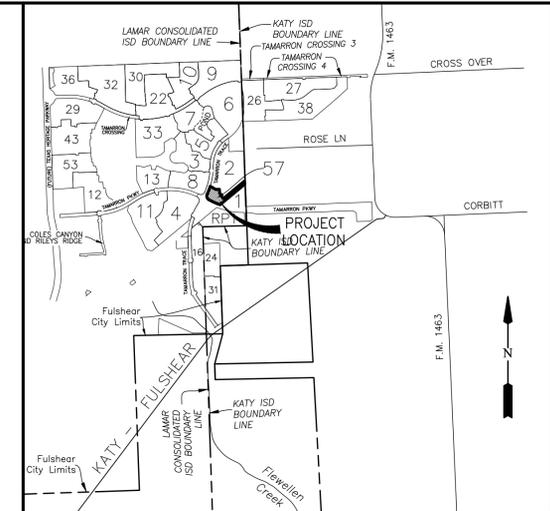
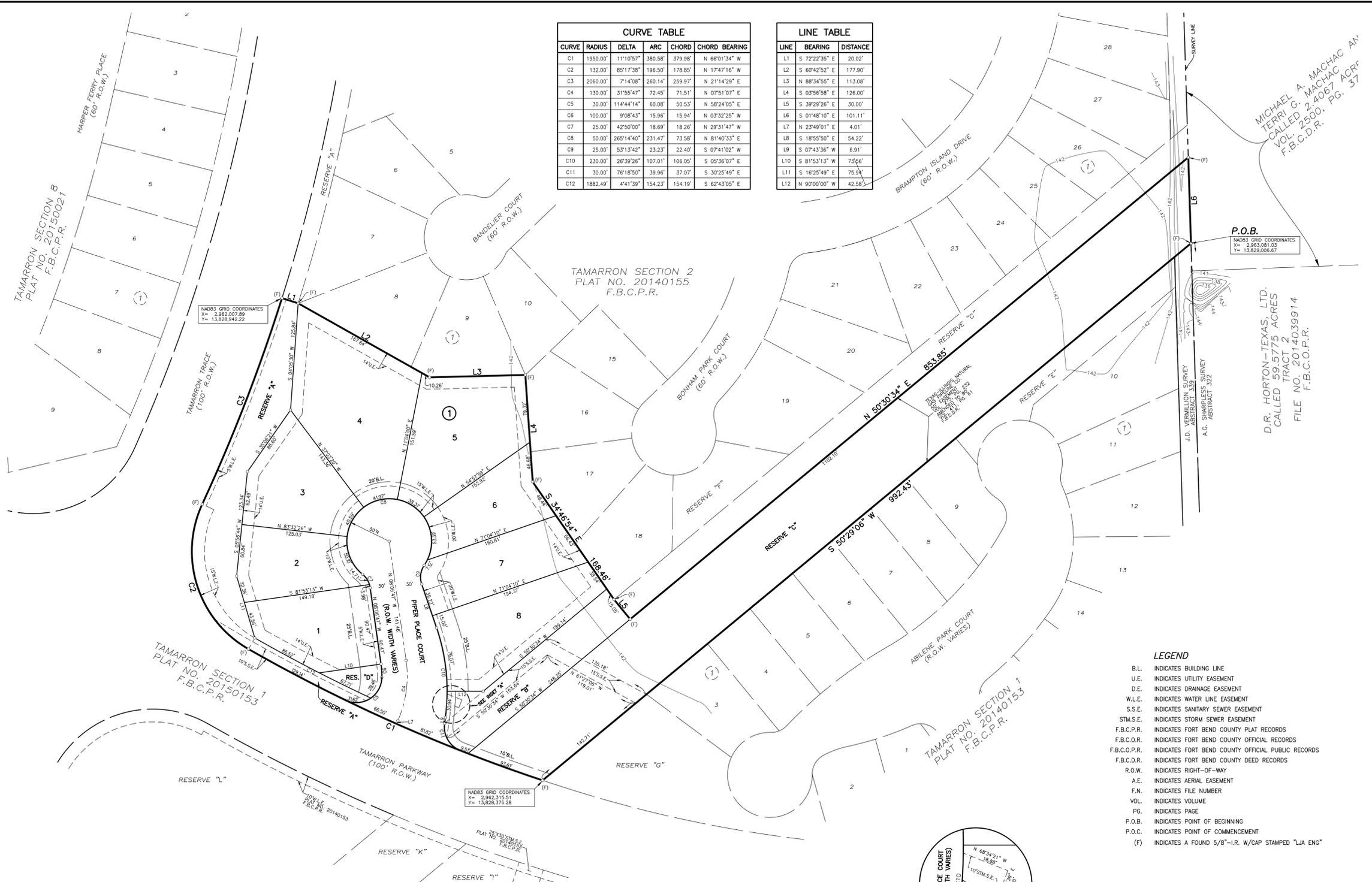


LJA Engineering, Inc.
1904 W. Grand Parkway North Suite 100 Katy, Texas 77449
Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386

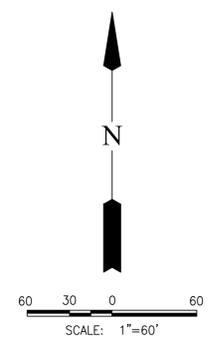


CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1950.00'	11°10'57"	380.58'	379.98'	N 66°01'34" W
C2	132.00'	85°17'38"	196.50'	178.85'	N 17°47'16" W
C3	2060.00'	7°14'08"	260.14'	259.97'	N 21°14'29" E
C4	130.00'	31°55'47"	72.45'	71.51'	N 07°51'07" E
C5	30.00'	114°44'14"	60.08'	50.53'	N 58°24'05" E
C6	100.00'	9°08'43"	15.96'	15.94'	N 03°32'25" W
C7	25.00'	42°50'00"	18.69'	18.26'	N 29°31'47" W
C8	50.00'	26°14'40"	23.14'	23.58'	N 81°40'33" E
C9	25.00'	53°13'42"	23.23'	22.40'	S 07°41'02" W
C10	230.00'	26°39'26"	107.01'	106.05'	S 05°36'07" E
C11	30.00'	76°18'50"	39.96'	37.07'	S 30°25'49" E
C12	1882.49'	4°41'39"	154.23'	154.19'	S 62°43'05" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 72°22'35" E	20.02'
L2	S 60°42'52" E	177.90'
L3	N 88°34'55" E	113.08'
L4	S 03°56'38" E	126.00'
L5	S 39°29'26" E	30.00'
L6	S 01°48'10" E	101.11'
L7	N 23°49'01" E	4.01'
L8	S 18°55'50" E	54.22'
L9	S 07°43'36" W	6.91'
L10	S 81°53'13" W	73.66'
L11	S 16°25'49" E	75.94'
L12	N 90°00'00" W	42.58'

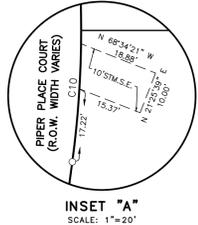


VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 483-U



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.458	19,971	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.280	12,207	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	1.930	84,051	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.037	1,590	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.705	117,819	

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - A.E. INDICATES AERIAL EASEMENT
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - P.O.C. INDICATES POINT OF COMMENCEMENT
 - (F) INDICATES A FOUND 5/8"-I.R. W/CAP STAMPED "LJA ENG"



- NOTES:**
- BENCHMARK: NGS MONUMENT HGCS66 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCS66 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.
ELEV. = 136.21 FEET NAVD88
 - TBM INDICATES TEMPORARY BENCHMARK: TBM-13: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE EAST SIDE OF THE NORTH BOUND LANE OF TAMARRON TRACE. THE POINT IS LOCATED +/- 290 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRACE AND TAMARRON PARKWAY.
ELEV. = 142.09 FEET NAVD88
TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
 - ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
 - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE DATE OF JANUARY 23, 2017. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR, AND FORT BEND COUNTY.
 - THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0105L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
 - APPROVAL OF THIS PLAT WILL EXPIRE ONE (1) YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
 - THE MINIMUM SLAB ELEVATION SHALL BE 144.50' FEET (NAVD 88), EIGHTEEN INCHES (18") ABOVE NATURAL GROUND OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER, EIGHTEEN INCHES (18") ABOVE THE 100-YEAR WATER SURFACE ELEVATION, AND TWELVE INCHES (12") ABOVE MAXIMUM PONDING ELEVATION; THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES ABOVE NATURAL GROUND.
 - ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
 - A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
 - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591065.
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
 - OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
 - FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
 - THIS PLAT IS SUBJECT TO A SHORT FORM BLANKET EASEMENT, 3-PHASE OVERHEAD AND UNDERGROUND, TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, RECORDED IN FILE NO. 2014039155, F.B.C.O.P.R.
 - THE HOMEOWNERS' ASSOCIATION WILL OWN AND MAINTAIN THE DRAINAGE FACILITIES WITHIN RESTRICTED RESERVES "A", "B" & "D".

TAMARRON SECTION 57
 A SUBDIVISION OF 5.775 ACRES OF LAND SITUATED IN THE
 J.D. VERMILLION SURVEY, ABSTRACT 339,
 FORT BEND COUNTY, TEXAS.

8 LOTS 4 RESERVES (2.705 ACRES) 1 BLOCK
 OCTOBER 09, 2018 JOB NO. 1931-1557

OWNERS:
D.R. HORTON - TEXAS, LTD.
 A TEXAS LIMITED PARTNERSHIP
 CHRIS LINDHORST, PRESIDENT
 14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478
 PH. (281) 566-2100

SURVEYOR: **LJA Surveying, Inc.** ENGINEER: **LJA Engineering, Inc.**

2929 Briarpark Drive Phone 713.953.5200
 Suite 175 Fax 713.953.5026
 Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382
 1904 W. Grand Parkway North Phone 713.953.5200
 Suite 100 Fax 713.953.5026
 Katy, Texas 77449 FRN-F-1386

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

CITY PLANNING LETTER

October 16, 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 8th day of October, 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 57 (Proposed Plat)

Being 5.775 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (Tract I), conveyed to D. R. Horton – Texas, LTD by an instrument of record under File Number 2013000056, of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 5.775 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83, Epoch 2010.00);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking the north corner of Tamarron Sec 1, a subdivision of record in Plat Number 20140153, of the Plat Records of said Fort Bend County, Texas, (F.B.C.P.R.), said point being on the east line of said 686.0183 acre tract and being on the common survey line of the A. G. Sharpless Survey, Abstract

322 and said J. D. Vermillion Survey, from which a 1-inch pinched top pipe found for the southeast corner of said 686.0183 acre tract and on the common line of said J. D. Vermillion Survey, and the Micajah Autrey Survey, Abstract 100, bears South $01^{\circ} 48' 10''$ East, 1,071.37 feet;

Thence, South $50^{\circ} 29' 06''$ West, along the northwest line of said Tamarron Sec 1, 992.43 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking the westerly corner of said Tamarron Sec 1, said point being on the northerly right-of-way line of Tamarron Parkway (100' wide) as shown on said Tamarron Sec 1, beginning of a curve;

Thence, along said right-of-way line, 380.58 feet along the arc of a non-tangent curve to the right, having a radius of 1,950.00 feet, a central angle of $11^{\circ} 10' 57''$, and a chord which bears North $66^{\circ} 01' 34''$ West 379.98 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking the beginning of a compound curve;

Thence, continuing along said right-of-way line, 196.50 feet along the arc of a tangent curve to the right, having a radius of 132.00 feet, a central angle of $85^{\circ} 17' 38''$, and a chord which bears North $17^{\circ} 47' 16''$ West 178.85 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking the easterly right-of-way line of Tamarron Trace (100' wide), as shown on said Tamarron Sec 1, the beginning of a reverse curve;

Thence, along said right-of-way line, 260.14 feet along the arc of a tangent curve to the left, having a radius of 2,060.00 feet, a central angle of $07^{\circ} 14' 08''$, and a chord which bears North $21^{\circ} 14' 29''$ East 259.97 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking the southwest corner of Tamarron Sec 2 a subdivision of record in Plat Number 20140155, F.B.C.P.R.;

Thence, departing said right-of-way line and along the southwesterly line of said Tamarron Sec 2 the following six (6) courses:

1. South $72^{\circ} 22' 35''$ East, 20.02 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking an angle point;
2. South $60^{\circ} 42' 52''$ East, 177.90 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking an angle point;

3. North 88° 34' 55" East, 113.08 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking an angle point;
4. South 03° 56' 58" East, 126.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking an angle point;
5. South 34° 46' 54" East, 168.46 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking an angle point;
6. South 39° 29' 26" East, 30.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking the south corner of said Tamarron Sec 2;

Thence, North 50° 30' 34" East, along the southeasterly line of said Tamarron Sec 2, 853.85 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set marking the southeast corner of said Tamarron Sec 2, in the east line of the aforementioned 686.0183 acre tract;

Thence, South 01° 48' 10" East, along the east line of said 686.0183 acre tract, 101.11 feet to the POINT OF BEGINNING and containing 5.775 acres of land.

1. Deed Restrictions:

None of record.

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

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

Pipeline Easement to Texas Illinois Natural Gas Pipeline Company recorded in Volume 275, Page 232, amended in Volume 411, Page 61, of the Deed Records of Fort Bend County, Texas.

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

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

from BFH Mining, Ltd., to D.R. Horton – Texas, Ltd., recorded in Document No. 2013000062 of the Official Public Records of Fort Bend County, Texas.

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

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

Short Form Blanket Easement, 3-Phase Overhead and Underground, to CenterPoint Energy Houston Electric, LLC, recorded in Document No. 2014039155, of the Official Public Records of Fort Bend County, Texas.

1' reserve dedicated in fee to the City as a buffer separation, conditioned that when the adjacent property is subdivided by a recorded subdivision plat the 1' reserve shall thereupon become vested in the public for street right of way purposes, adjacent to Tamarron Parkway and Tamarron Trace, created by the plat of TAMARRON SECTION 1, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20140153 of the Plat Records of Fort Bend County, Texas.

10' sanitary sewer easement, 15' sanitary sewer easement, storm sewer easement and 15' water line easement created by the plat of TAMARRON SECTION 1, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20140153 of the Plat Records of Fort Bend County, Texas.

5' water line easement created by the plat of TAMARRON SECTION 2, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20140155 of the Plat Records of Fort Bend County, Texas.

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

3. Lien Holders: None of record.

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

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

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

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, 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

George T. Dunn
DHI Title of Central Texas



REVIEW FORM

On February 21, 2017 the Fort Bend County Drainage District reviewed the:

1. Plans

2. Plat Tamarron Section 57

3. Permit

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

The Drainage District previously approved the referenced plat on 5/12/15. The plat was resubmitted for approval after not being recorded within 1 year of the previous approval. The proposed minimum slab elevation remains at 144.50' above m.s.l. and appears to meet the minimum requirements of Fort Bend County Regulations of Subdivisions, Sec. 4.16 as shown in the attached "Minimum Slab Elevation Analysis". Tamarron Section 57 lies within Fort Bend County Municipal Utility District No. 182. The attached approval letter from the FBCMUD No. 182 engineer acknowledges drainage facilities, including detention capacity and outfall, are currently available and certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan approved by the Drainage District.

Neil J. Harty
Reviewed by

Mark Vayler
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.

1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 www.ljaengineering.com
TBPE № F-1386

January 30, 2017

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

Re: Minimum Slab Elevation Recommendation
 Tamarron Section 57
 Fort Bend County Municipal District No. 182
 LJA Job No.: 1931-1557 (6.0)

Dear Mr. Goertz:

Tamarron Section 57 lies within zone x unshaded as per federal emergency management agency FEMA FIRM, Map No. 48157C 0100j, (April 2, 2014).

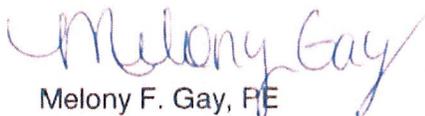
Based on our drainage studies using Fort Bend County Drainage District Criteria, the maximum 100-year floodplain elevation for Tamarron Section 57 is 140.26 feet, msl 2001 adj., for localized flow. Based on this information the recommended minimum slab elevation for this section has been determined as follows:

1. Eighteen inches (1.5') above the Lowest Natural Ground Contour
 Lowest Contour Line = 143.00'
 Eighteen inches (1.5') above Lowest Contour = **144.50 (2001 adj.)**
2. 100-year Water Surface Elevation at Lake System outfall for subdivision = 140.11
 One foot (1.5') above the 100-year Floodplain = 141.61 (2001 adj.)
3. One foot (1') above the maximum Ponding Elevation in the Streets
 Maximum Ponding Elevation = 143.11
 One foot (1') above Maximum Ponding Elevation = 144.11 (2001 adj.)

Based on the above criteria, we recommend the top of all floor slabs shall be a minimum of **144.50 feet**, 2001 adj., above mean sea level.

Please call me at 713.953.4430 if you have any questions or if you need additional information.

Sincerely,



Melony F. Gay, PE
Senior Project Manager

MFG/dl

LJA Engineering, Inc.



1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 www.ljaengineering.com
TBPE № F-1386

January 30, 2017

RECEIVED
FEB 13 2017
FBC DRAINAGE DIST.

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

Re: Tamarron Section 57 Preliminary Plat and Construction Plans
 Fort Bend County Municipal Utility District No. 182
 Job No. 1931-1416 (6.1)

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. Trunk Water Line Facilities, WWTP Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this.

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 "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,

Melony Gay, PE
Senior Project Manager

MFG/dl

April 7, 2015

Ms. Ashley Fuller
LJA Engineering, Inc.
2929 Briarpark Drive, Suite 600
Houston, TX 77042-3703

Re: Preliminary Plat of Tamarron Section 57

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated March 27, 2015

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

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

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

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

Please feel free to contact me at 713-637-5025 with any questions that you may have.

Sincerely,



Chris Grey
Construction Supervisor, Design and Serviceability



April 1, 2015

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Tamarron Section 57

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated March 27, 2015.

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

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

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

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

If there are any questions, please contact LaWanda Grant at 713.207.6539 or Sandra Goodall at 713.207.6347.

Sincerely,

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

LaWanda Grant, SR/WA
Senior Right of Way Agent

C: Ashley Fuller <afuller@ljaengineering.com>

PLR15.106