



CITY OF FULSHEAR

“FIND YOUR FUTURE IN FULSHEAR”

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

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

WWW.FULSHEARTEXAS.GOV

CITY COUNCIL:

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

CO-CHAIR- AUSTIN WEANT
MEMBER- GREGORY EHMAN
EX-OFFICIO- KAYLEEN NELSON

MEMBER- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION SPECIAL MEETING MINUTES AUGUST 9, 2018

1. Call to Order

A special meeting of the Fulshear Planning and Zoning Commission was called to order by Planning and Zoning Chairman Amy Pearce at 6:01 p.m. on Thursday, August 9, 2018 at the Irene Stern Community Center located at 6920 Katy Fulshear Road, Fulshear, Texas 77441.

2. Quorum

A quorum was present.

Members Present:

Amy Pearce, Chairman

Austin Weant, Co-Chairman

Dar Hakimzadeh

Gregory Ehman

Joan Berger

John Dowdall

Jason Cherubini (arrived at 6:05 p.m.)

City Staff:

Jack Harper, City Manager

Angela Fritz, Economic Development Director

*Brant Gary, Assistant City Manager
Kimberly Kopecky, City Secretary
David Leyendecker, City Engineer
Byron Brown, City Attorney
Kenny Seymour, Chief of Police*

Others Present:

*J.D. McCann
Rey & Linda Meyer
Nicole Rathe
Jeff Martin
Linda Wooten
Doris Jones
Oscar Cockrell
Bessie Cockrell*

And about 12 others that did not sign in.

3. PUBLIC HEARING – ZONING CHANGE

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on August 9, 2018 at 6:00 p.m., the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. The second hearing will be held by the City Council on August 9, 2018 at 6:15 p.m. the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Downtown District, C Fulshear League, Abstract 29, Acres 4.99, specifically the location is at the northeast corner of FM 1093 and Syms Rd, Fulshear, Texas 77441.

The applicant's agent, Anderson Smith, of Capital Retail Properties, is seeking a Zoning Change pursuant to the Zoning Ordinance, Section 1-279, to take the current zoning from Downtown District to Commercial Use for commercial, retail, restaurant, office and/or medical space.

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

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

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

Posted: July 29, 2018

Chairman Pearce opened the Public hearing at 6:02 p.m.

Brant Gary explains that staff does not have anything additional to add at this time.

Mr. McCann- did not want to speak about the Public hearing, he wanted to speak about the lot sizes in Polo (he did not speak)

Ms. Jones- this should be commercial, the other side of the street is commercial

Anderson Smith (Capital Retail Properties) explained he was there to answer and direct questions or concerns.

Mr. Smith answers a few questions from Planning and Zoning members (for full commentary, request audio)

Chairman Pearce closed the Public Hearing at 6:20 p.m.

4. Consideration and possible action regarding a Zoning Change for the Northeast corner of FM 1093 and Syms Road (Capital Retail Properties)

A motion to approve a Zoning Change for the Northeast corner of FM 1093 and Syms Road (from Downtown District to Commercial) was made by Co-Chairman Weant with the following conditions: 1) must follow downtown district architectural standards, 2) must follow downtown district sign standards, 3) must follow downtown prohibited uses, and 4) must carry over residential special use permit requirements for downtown district and residential uses permitted by right in downtown district. It was seconded by Planning and Zoning member Berger. The motion was carried by the following vote:

Ayes: Planning and Zoning members Berger, Cherubini, Ehman, Pearce and Weant

Nays: Planning and Zoning members Dowdall and Hakimzadeh

Motion Passes

5. Brief Recess

A motion was made by Planning and Zoning member Hakimzadeh to take a brief recess. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

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

Nays: None

Chairman Pearce recessed at 6:28 p.m.

Chairman Pearce reconvened the meeting at 6:51 p.m. and the Planning and Zoning members and the City Council had a joint presentation. A quorum was present for City Council and the Planning and Zoning Commission.

6. Joint Discussion and Presentation with City Council

A. Drainage Presentation by Fort Bend County and Century Development (Polo Ranch Development)

Brant Gary addresses Council, Planning & Zoning, and the audience. He introduces Mark Vogler from Fort Bend County Drainage. Mr. Vogler gives a Power point presentation on the drainage for Polo Ranch. Mr. Vogler answered questions from City Council and Planning and Zoning.

Mr. Vogler explained that the Polo Ranch Development met Fort Bend County requirements for drainage. (for full presentation, request audio)

Mark Tindle, Vice President of Land for Century Communities, addressed Council and Planning and Zoning Members. He gave a brief explanation of the Polo Ranch development.

James Ross with LJA Engineering stepped up to explain the process and answer any questions. (for commentary, request audio)

7. Adjournment

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

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

Nays: None

Chairman Pearce adjourned the meeting at 7:36 p.m.



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MEMBER- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING MINUTES AUGUST 10, 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, August 10, 2018 at City Hall, 30603 FM 1093, Fulshear, Texas 77441.

2. Quorum

A quorum was present.

Members Present:

Amy Pearce, Chairman

Austin Weant, Co-Chairman

Dar Hakimzadeh

Gregory Ehman

Joan Berger

John Dowdall

Jason Cherubini (arrived @ 8:34 a.m.)

City Staff:

Kimberly Kopecky, City Secretary

Sharon Valiante, Public Works Director

David Leyendecker, City Engineer
Brant Gary, Assistant City Manager (arrived @ 8:39 a.m.)

Others Present:

Rene Rodriguez
Everett Deao
Kaye Kahlich

3. Citizen's Comments

There were no citizen comments.

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on July 6, 2018

A motion was made by Planning and Zoning member Weant to approve Minutes from Planning and Zoning Commission meeting held on July 6, 2018. 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, Pearce, and Weant

Nays: None

Motion passes

5. Update and discussion regarding the Coordinated Development Ordinance Review project.

(This item was taken out of order/after items 6-12)

Brant Gary explained to the Planning and Zoning members the details regarding the Coordinated Development Ordinance Review project. (for full commentary, request audio)

6. Consideration and possible action to approve Polo Ranch Boulevard Street Dedication (Section 1)/Final Plat

David Leyendecker recommends approval.

A motion was made by Planning and Zoning member Weant to approve Polo Ranch Boulevard Street Dedication (Section 1)/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, Pearce, and Weant

Nays: None

Motion passes

- 7. Consideration and possible action to approve Polo Ranch Section 1/Final Plat**
- 8. Consideration and possible action to approve Polo Ranch Section 2/Final Plat**

Chairman Pearce asked to take Item 7 and Item 8 together. There was not opposition. A motion was made by Planning and Zoning member Hakimzadeh to approve Polo Ranch Section 1/Final Plat and Polo Ranch Section 2/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, Pearce, and Weant
Nays: None*

Motion passes

- ~~9. Consideration and possible action to approve Polo Ranch Section 3/Final Plat~~**

This item was pulled from the agenda by the developer.

- 10. Consideration and possible action to approve Tamarron Section 29 Partial Replat No. 1/ Final Plat**

A motion was made by Planning and Zoning member Hakimzadeh to approve Tamarron Section 29 Partial Replat No. 1/Final 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, Pearce, and Weant
Nays: None*

Motion passes

- 11. Consideration and possible action to approve Tamarron Section 43/Final Plat**

- 12. Consideration and possible action to approve Tamarron Section 53/Final Plat**

Chairman Pearce asked to take Item 11 and Item 12 together. There was not opposition. A motion was made by Planning and Zoning member Weant to approve Tamarron Section 43/Final plat with the variance for a 50 foot right-of-way and Tamarron Section 53/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, Pearce, and Weant.
Nays: None*

Motion passes

13. Adjournment

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

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

Nays: Planning and Zoning member Cherubini

Motion passes

Chairman Pearce adjourned the meeting at 9:07 a.m.

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

AGENDA OF:	September 7, 2018	AGENDA ITEM:	
DATE SUBMITTED:	September 5, 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 – Cross Creek Ranch		
ATTACHMENTS:	1 Proposed General (Conceptual) Plan Area Map 2 General Plan Adopted by Development Agreement November 2006 3. Excerpt Section 3.02 of Development Agreement		
EXPENDITURE REQUIRED:			\$0
AMOUNT BUDGETED:			\$0
ACCOUNT:	Development Services		
ADDITIONAL APPROPRIATION REQUIRED:			\$0
ACCOUNT NO:			

EXECUTIVE SUMMARY

In April of 2012 the Development Agreement (City of Fulshear, Trendmaker and the Stoddard Group) for governing the development of the Cross-Creek Ranch area was assigned to CCR Texas Holdings LP (CCR Texas Holdings) (sale of property), The original Development Agreement was adopted in November of 2006.

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. At this time, an update to the previously adopted General Plan is being presented to the Planning and Zoning Commission prior to being formally considered by the City Council. There are no amendments or variances being requested that differ from the allowances in the adopted Development Agreement. There are, however, changes in locations being identified for some of the previously approved uses in line with the allowable density of those uses.

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

1. Residential Housing – 9000 units
2. Multifamily – 1500 units
3. Market flexibility to increase up to 20% of allowed units – requires written prior notice to the City
4. No limitations on amount of commercial acreage
5. Any added property, that is subject to DA, allows for increase in density by proportionate ratio

Staff Recommendation

Although no action is required, the Planning and Zoning Commission may choose to provide any comments or a summary report to City Council regarding the Conceptual Plan and proposed development for the property owned by CCR Texas Holdings LP.

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Cross Creek Ranch General Plan

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 8-31-18

City Secretary

Processed
 Returned for additional data

BY: X. Xoyf DATE: 8-22-2018

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: 08-24-2018 Date Received by the City of Fulshear: _____
 Subdivision: GENERAL PLAN Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Being 3,199 Acres out of the Morris Cummings Survey, A-294; TW Southerland Survey, A-421; E. Latham Jr. Survey, A-50; M. Autrey Survey, A-100; JW Scott Survey, A-321; AG Sharpless Survey, A-322

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

Total Acreage: 3,199.0
 Number of Streets: _____
 Number of Lots: _____
 Number and Types of Reserves: n/a
 Total Acres in Reserve: _____

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

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

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

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

Kathryn Edwards
 SIGNATURE

Kathryn Edwards/ Planner
 TYPED OR PRINTED NAME/TITLE

August 24, 2018
 DATE

August 31, 2018

Engineering Review

Cross Creek Ranch – General Plan
City of Fulshear, Texas

For Information only:

1. This is a revised General Plan for Cross Creek Ranch which covers 3199 acres in the City of Fulshear.
2. This development has access to FM 1463 on the East and FM 1093 on the South.

Recommendations:

I recommend that the following corrections/ additions be addressed before the General Plan for Cross Creek Ranch is approved.

- A) Shade all areas that have been developed at this time.
- B) Update the estimate lot count for the entire development.
- C) Highlight areas where there are substantial changes from the previous General Plan.
- D) Clarify the access to the Proposed Elementary School on the West.
- E) List acreage of new Multi-Family site shown on the General Plan.
- F) Show acreage of commercial sites shown on the General Plan.



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 – September 4, 2018

Sharon Valiante

Director of Public Works

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

AGENDA OF: September 7, 2018	AGENDA ITEM:
DATE SUBMITTED: September 4, 2018	DEPARTMENT: Planning & Development
PREPARED BY: Sharon Valiante, Director of Public Works Brant Gary, Asst. City Manager	PRESENTER: Sharon Valiante, Director of Public Works Brant Gary, Asst. City Manager
SUBJECT: DISCUSSION AND POSSIBLE ACTION TO APPROVE PHASE 1 OF A COORDINATED DEVELOPMENT ORDINANCE REVIEW	
ATTACHMENTS: 1. Presentation by Kendig Keast Collaborative (In Progress) 2. Phase 1 Scope of Services	

EXECUTIVE SUMMARY

As previously discussed, City Council has approved moving forward with Phase 1 of the Consolidated Development Ordinance Review project that will result in a review of several ordinances to streamline our processes and make sure that the ordinances are reflective of the City's intent concerning development regulations and that all individual components are complements of each other.

Consistent with previous discussions in July and August, a work order has been approved that begins the Consolidated Development Ordinance Review project. This will be Phase 1 of the overall process that will require the involvement of many stakeholders throughout the City and its ETJ. The first phase as outlined in the work order is now underway. Representatives from Kendig Keast Collaborative will be on hand to present an overview of the project and to answer any questions Planning and Zoning Commission members may have.

RECOMMENDATION

No formal action is required of the P&Z Commission. However, City Staff would encourage that Commission members ask any questions they may have and offer any feedback on the project and the steps outlined to move forward.

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

AGENDA OF:	August 6, 2018	Items: 7-17
DATE SUBMITTED:	August 10, 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: Preliminary Plats: Creek Cove at Cross Creek Ranch Section 12, Sunset Drive - Street Dedication, Skyline Drive – Street Dedication, Fulshear Trace – Third Extension, Shoppes at Creek Crossing, Marcel Town Center, Tamarron Section 12, Polo Ranch Section 11; Final Plats for: Fulbrook on Fulshear Creek Section 5, Fulbrook on Fulshear Creek Section 12 and Polo Ranch Section 3 (2nd Review)	

EXECUTIVE SUMMARY

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

- 1. Preliminary Plat - Creek Cove at Cross Creek Ranch Section 12**
- 2. Preliminary Plat - Sunset Drive- Street Dedication**
- 3. Preliminary Plat - Skyline Drive- Street Dedication**
- 4. Preliminary Plat - Fulshear Trace Third Extension**
- 5. Preliminary Plat - Shoppes at Creek Crossing**
- 6. Preliminary Plat - Marcel Town Center**
- 7. Preliminary Plat - Tamarron Section 12**
- 8. Preliminary Plat - Polo Ranch Section 11**
- 9. Final Plat - Fulbrook on Fulshear Creek Section 5**
- 10. Final Plat - Fulshear Creek Section 12**
- 11. Final Plat - Polo Ranch Section 3 (2nd review)**

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.

All utility letters have been submitted and reviewed by the City Engineer.

The Preliminary Plats submitted for consideration were reviewed by the City Engineer. Comments were sent to the applicants. The applicants were asked to address the comments noted in the Engineer's review. All comments will need to be addressed prior to final plat review and approval.

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 September 7th Planning and Zoning Commission meeting. These plats are conditionally submitted pending completion of all comments being addressed to the City Engineer's satisfaction.

RECOMMENDATION

After staff review of the City Engineer's report, staff recommends the Planning and Zoning Commission provide the following recommendations:

1. Positive for Approval of the following plats, Preliminary Plats: **Creek Cove at Cross Creek Ranch Section 12, Sunset Drive -Street Dedication, Skyline Drive – Street Dedication, Fulshear Trace – Third Extension, Shoppes at Creek Crossing, Marcel Town Center, Tamarron Section 12, Polo Ranch Section 11**
2. Final Plats, pending all comments have been addressed: **Fulbrook on Fulshear Creek Section 5, Fulbrook on Fulshear Creek Section 12 and Polo Ranch Section 3 (2nd Review)**

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 12 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 8-31-18

City Secretary

Processed
 Returned for additional data

BY:  DATE: 8-22-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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Subdivision/Development Platting Application

Date: 08-24-2018 Date Received by the City of Fulshear: _____
 Subdivision: Creek Cove at Cross Creek Development: Cross Creek Ranch
Ranch Sec 12

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 21.80 Acres out of the J.W. Scott Survey, A-321

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

Total Acreage: 21.80
 Number of Streets: 4
 Number of Lots: 45
 Number and Types of Reserves: 6 - Landscape/Unres.
 Total Acres in Reserve: 2.16

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$684.75 930.00</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards
 SIGNATURE

Kathryn Edwards/ Planner
 TYPED OR PRINTED NAME/TITLE

August 24, 2018
 DATE

August 31, 2018

Engineering Review

Preliminary Plat
Creek Cove at Cross Creek Ranch Section 12
City of Fulshear, Texas

For Information only:

1. This will create 45 Lots in one (1) Block with six (6) Reserves that covers a total acreage of 21.80 acres.
2. Access to the section will be from an extension of Riverwood Park Lane from Fulshear Bend Drive.
3. The typical lot in this section appears to be 95-foot by 140-foot with a 25' foot Front Building Line.

Recommendations:

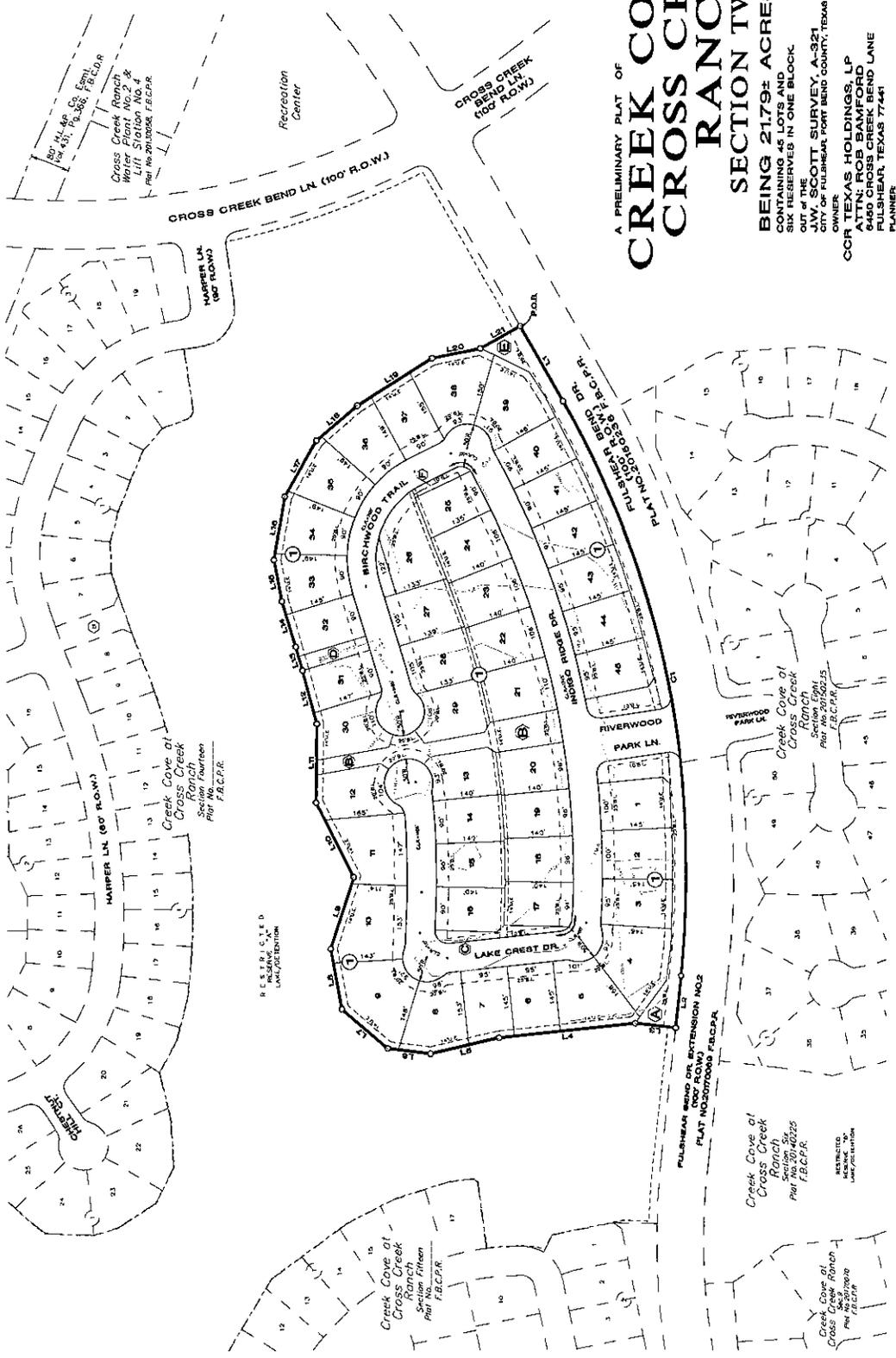
I recommend that this Preliminary Plat of Creek Cove at Cross Creek Ranch Section Twelve be approved with the following additions/corrections:

- A) Lots 4, 5, 8, 9, 38 & 39 need a 25-foot Front Building Line as they are not on a true cul-de-sac.
- B) A Note needs to be added to the plat calling out that this section lies in the City Limits of the City of Fulshear.





- NOTE:
- A** RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
±0.60 ACRE
 - B** RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±0.51 ACRE
 - C** RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
±0.11 ACRE
 - D** RESTRICTED RESERVE "D"
LANDSCAPE/OPEN SPACE
±0.19 ACRE
 - E** RESTRICTED RESERVE "E"
LANDSCAPE/OPEN SPACE
±0.79 ACRE
 - F** RESTRICTED RESERVE "F"
LANDSCAPE/OPEN SPACE
±0.05 ACRE



A PRELIMINARY PLAT OF CREEK COVE AT CROSS CREEK RANCH SECTION TWELVE BEING 21.79± ACRES OF LAND SIX RESERVES IN ONE BLOCK

OUT OF THE
J.W. SCOTT SURVEY, A-321
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER
CORPUS HOLDINGS, LP
ATTN: ROB BAMFORD
8480 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441

PLANNER
KERRY R. GILBERT
& ASSOCIATES
25201 Lone Star Drive, Suite 400
North Tarrant, TX 76164
Tel: 281-279-6240

EGE KERRY R. GILBERT & ASSOCIATES

25201 Lone Star Drive, Suite 400
North Tarrant, TX 76164
Tel: 281-279-6240

PLAT NO. 2017-0215
SCALE 1" = 100'

AUGUST 1, 2017
LOCAL 1300A

1. THE PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCE IS OFFERED AS THE BEST AND TRUE COPY OF THE SAME AS APPROVED AND AUTHORIZED BY THE CITY OF FULSHEAR. THE SUBDIVISION IS SUBJECT TO THE FULSHEAR PLANNING & DEVELOPMENT DEPARTMENT WHICH ARE SUPERSEDED BY ANY ORDINANCES, RESOLUTIONS, ORDERS, AND RULES OF THE CITY OF FULSHEAR. THE CITY OF FULSHEAR IS NOT RESPONSIBLE FOR THE PREPARATION OF THIS PLAT. THE CITY OF FULSHEAR IS NOT RESPONSIBLE FOR THE PREPARATION OF THIS PLAT. THE CITY OF FULSHEAR IS NOT RESPONSIBLE FOR THE PREPARATION OF THIS PLAT.

THE PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCE IS OFFERED AS THE BEST AND TRUE COPY OF THE SAME AS APPROVED AND AUTHORIZED BY THE CITY OF FULSHEAR. THE SUBDIVISION IS SUBJECT TO THE FULSHEAR PLANNING & DEVELOPMENT DEPARTMENT WHICH ARE SUPERSEDED BY ANY ORDINANCES, RESOLUTIONS, ORDERS, AND RULES OF THE CITY OF FULSHEAR. THE CITY OF FULSHEAR IS NOT RESPONSIBLE FOR THE PREPARATION OF THIS PLAT. THE CITY OF FULSHEAR IS NOT RESPONSIBLE FOR THE PREPARATION OF THIS PLAT. THE CITY OF FULSHEAR IS NOT RESPONSIBLE FOR THE PREPARATION OF THIS PLAT.

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Sunset Drive -Street Dedication / Preliminary Plat

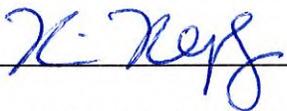
City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 8-31-18

City Secretary

Processed
 Returned for additional data

BY:  DATE: 8-22-2018

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: 08-24-2018 Date Received by the City of Fulshear: _____
 Subdivision: Sunset Drive St Dedication Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 1.44 Acres out of the E. Latham Jr. Survey, A-50

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

Total Acreage: ~~21.80~~ 1.44
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: n/a
 Total Acres in Reserve: 1.44

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$500.00 518.00</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards Kathryn Edwards/ Planner August 24, 2018
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

August 31, 2018

Engineering Review

Preliminary Plat
Sunset 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 Sunset 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 and Multi-Family residential.

Recommendations:

I recommend that this Preliminary Plat of Sunset Drive Street Dedication be approved with a note being added to the plan showing the area that is located within the City Limits of the City of Fulshear.

A handwritten signature in black ink, consisting of a large, stylized initial 'C' followed by a series of loops and a long horizontal stroke extending to the right.

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 Skyline Drive - Street Dedication / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 8-31-18

City Secretary

Processed
 Returned for additional data

BY: K. Koyf DATE: 8-22-2018

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: 08-24-2018 Date Received by the City of Fulshear: _____
 Subdivision: Skyline Drive St Dedication Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 2.4 Acres out of the Morris Cummings Survey, A-294

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

Total Acreage: 2.4
 Number of Streets: 2
 Number of Lots: 00
 Number and Types of Reserves: n/a
 Total Acres in Reserve: 2.4

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$500.00 <u>530.00</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards Kathryn Edwards/ Planner August 24, 2018
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

August 31, 2018

Engineering Review

Preliminary Plat
Skyline Drive - Street Dedication
City of Fulshear, Texas

For Information only:

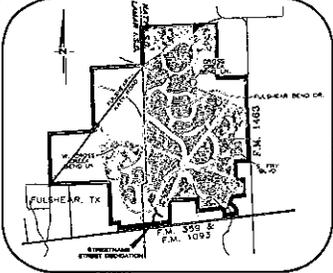
1. This plat will create approximately 850 Linear Foot of Right-of-Way (mostly 60-foot in width) for Skyline Drive and 900 Linear foot Right-of-Way for Plymouth Line (60-foot width).
2. The Skyline Drive will begin on the South where it intersects F.M. 1093 and extends North with Plymouth Lane to Cross Creek Bend Lane.

Recommendations:

I recommend that this Preliminary Plat of Skyline Drive - Street Dedication be approved with a note being added to the plan showing the area that is located within the City Limits of the City of Fulshear.

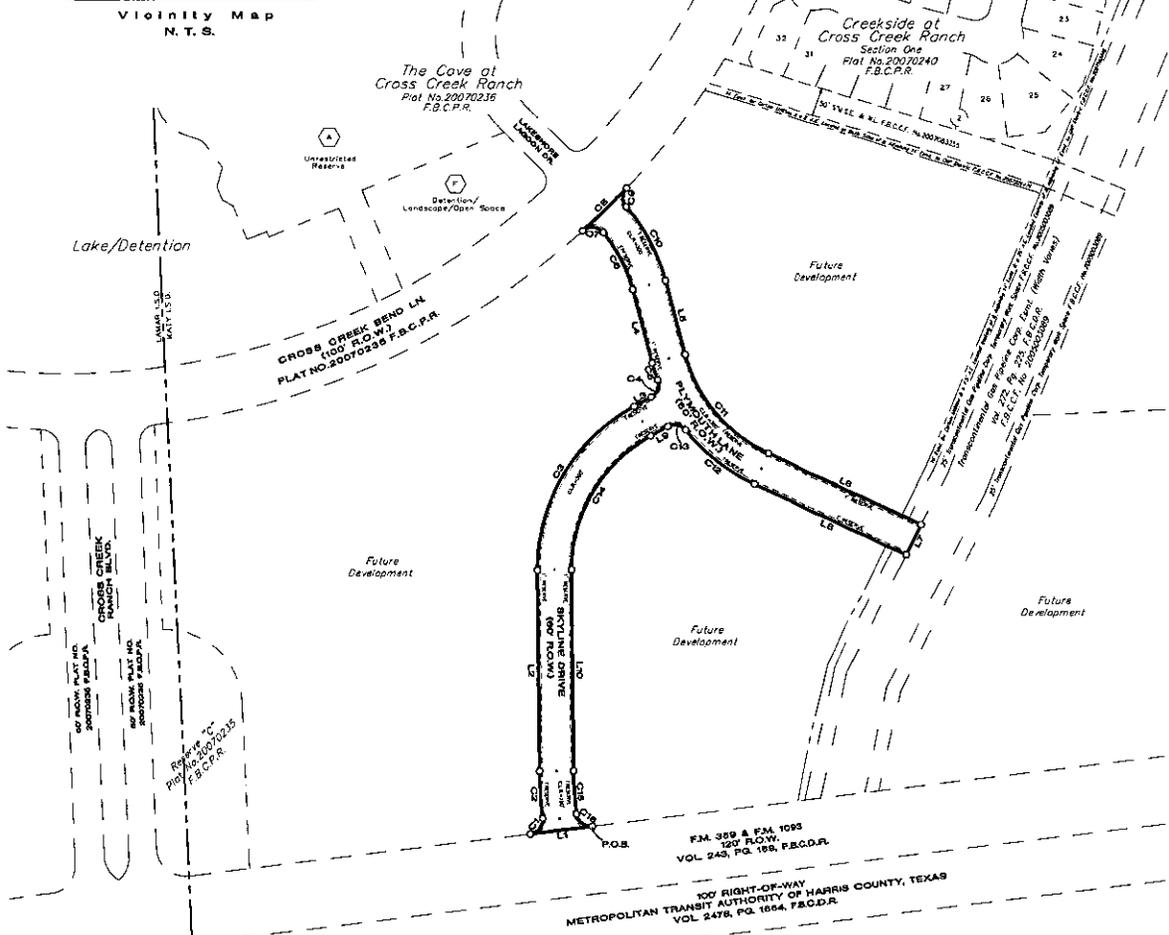


© 2017 BOEKERRY R. GILBERT & ASSOCIATES. ALL RIGHTS RESERVED.



CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	25'	25'	25'	S 88°00'15" W	34'
C2	780'	84'	43'	N 03°34'28" W	64'
C3	250'	250'	190'	S 30°00'00" W	250'
C4	25'	25'	21'	N 30°16'25" E	35'
C5	250'	27'	10'	N 71°30'27" W	27'
C6	270'	134'	63'	N 57°04'48" W	74'
C7	22'	41'	20'	S 44°17'48" E	34'
C8	1350'	108'	64'	S 44°18'25" E	108'
C9	26'	97'	32'	N 01°00'00" E	32'
C10	330'	160'	74'	S 27°03'20" E	149'
C11	270'	230'	127'	S 40°00'00" E	230'
C12	250'	120'	60'	N 01°42'25" W	120'
C13	25'	24'	21'	N 78°42'24" W	23'
C14	270'	228'	160'	S 30°00'00" W	278'
C15	220'	77'	39'	N 08°33'00" W	77'
C16	26'	38'	20'	S 81°42'27" E	38'

LINE	DISTANCE	BEARING
L1	140'	S 88°00'00" W
L2	300'	N 00°31'28" W
L3	94'	S 00°44'50" W
L4	120'	N 1°18'00" W
L5	120'	S 1°18'00" E
L6	300'	S 66°30'34" E
L7	60'	N 30°00'00" E
L8	300'	N 60°30'34" W
L9	34'	S 00°44'28" W
L10	220'	S 00°31'28" E



GENERAL NOTES:

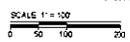
- "L" INDICATES BUILDING LINE.
- "R" INDICATES ONE FOOT RESERVE LOCATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR REAR OF LOTS WHERE SUCH STRAIGHT SHOOT ADJACENT PROPERTY INTERFERES WITH THE OPERATION OF SUCH SEPARATION BEING THAT WHEN THE ADJACENT PROPERTY IS ACQUIRED IN A REDEVELOPMENT OF THE LOT OR LOTS WHERE A BUFFER SEPARATION IS REQUIRED TO BE MAINTAINED FOR THE PROTECTION OF THE PUBLIC HEALTH, SAFETY AND INTERESTS, THE BUFFER SEPARATION SHALL REMAIN IN EFFECT FOR THE TERM OF THE DEED OR INSTRUMENT WHICH CREATES THE BUFFER SEPARATION.
- "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
- "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- THE PROPERTY LIES IN THE UNDEVELOPED ZONE "A" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS DETERMINED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND HIGHLIGHTED AREAS, MAP NUMBER 48157001, REVISED APRIL 2, 2014).

**A PRELIMINARY PLAT OF
SKYLINE DRIVE
STREET DEDICATION
BEING 2.4± ACRES OF LAND
OUT OF THE
MORRIS CUMMINGS SURVEY, A-294
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS**

**CCR TEXAS HOLDINGS, LP
ATTN: ROB BAMFORD
6460 CROSS CREEK BEND LANE
FULSHEAR, TEXAS 77441
PLANNER:**



Land Planning Consultants
23501 Cross Ranch Blvd, Suite A-250
Katy, Texas 77434
Tel: 281-578-0391



AUGUST 24, 2018
KCA# 13524

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 Fulshear Trace Third Extension / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 8-31-18

City Secretary

Processed
 Returned for additional data

BY:  DATE: 8-22-2018

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: 8-22-2018 Date Received by the City of Fulshear: _____
 Subdivision: FULSHEAR TRACE Development: FULBROOK ON FULSHEAR CREEK
THIRD EXTENSION

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: FULSHEAR TRACE THIRD EXTENSION, 4.071 AC.

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

Total Acreage: 4.071 AC.
 Number of Streets: 2
 Number of Lots: NONE
 Number and Types of Reserves: 1-LANDSCAPE/DRILLSITE
 Total Acres in Reserve: 2.0087 AC.

Owner: FULSHEAR LAND INV. PARTNERS, LTD
 Address: 1600 WEST LOOP SOUTH # 2600
 City/State: HOUSTON, TEXAS 77027
 Telephone: 713-623-2466
 Email Address: DCANNON@TRENDEVELOPMENT.COM

Engineer/Planner: COSTELLO, INC.
 Contact Person: ALEX KHOSHAKLAGH, P.E.
 Telephone: 713-783-7788
 Fax Number: 713-783-3580
 Email Address: AKHOSHAKHLAGA@COSTELLOINC.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>\$ 550.89</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.

J. Dela Rosa SIGNATURE JORGE L. DELA ROSA / PLAT COORDINATOR TYPED OR PRINTED NAME/TITLE 8/22/18 DATE

August 31, 2018

Engineering Review

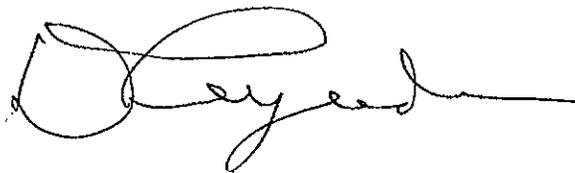
Preliminary Plat
Fulshear Trace Third Extension
Street Dedication Plat
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 480-foot of Right-of-Way for Fulshear Trace with a width of 100-foot along with 500-foot of Right-of-Way for Thicket Trail.
2. The plat will create one (1) Reserve that has an area of 2.0087 acres (a drill site).

Recommendations:

I recommend that this Preliminary Plat of the Fulshear Trace Third Extension Street Dedication Plat be approved as submitted.

A handwritten signature in black ink, appearing to read "Clay & Leyendecker", is centered on the page. The signature is fluid and cursive, with a large initial "C" and "L".



August 22, 2018

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

Via US Mail and Email

RE: Fulshear MUD No. 1
Fulshear Trace Third Extension
CI Job No. 2012.101-004

Dear Ms. Valiante:

We are sending this letter to inform you that the Fulshear Trace Third Extension is currently under design by our firm and will not require wastewater and water capacity from the City of Fulshear. A preliminary plat for this roadway section will be submitted to the City for approval. Please note this roadway section is within Fulshear MUD No. 1 and the City of Fulshear.

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

Sincerely,
Costello, Inc.

A handwritten signature in blue ink that reads "D. P. Shepherd".

DeKécha P. Shepherd, P.E.
Senior Project Manager

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

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



DRAINAGE DISTRICT

Fort Bend County, Texas

August 20, 2018

Mr. Jorge L. De La Rosa, Sr.
Costello, Inc.
2107 CityWest Boulevard, 3rd Floor
Houston, Texas 77042
Ph.: 713-783-7788
Email: jdelarosa@costelloinc.com

Re: Fulshear Trace Third Extension
Fulshear MUD No. 1

Dear Mr. De La Rosa:

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

The City of Fulshear is the entity responsible for plat and plan review, approval and permitting within their city limits. The proposed work does not appear to cross or affect any Drainage District maintained channels or right-of-way.

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

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Neil J. Goertz".

Neil J. Goertz
Engineer
Fort Bend County Drainage District

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

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 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 8-31-18

City Secretary

Processed
 Returned for additional data

BY: K. Kopf DATE: 8-24-2018

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: 8/24/2018

Date Received by the City of Fulshear:

Subdivision: SHOPPES AT CREEK CROSSING Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

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

Table with Platting Fees: Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE \$565.24, Park Fees

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

Handwritten signature of Trey DeVillier

Trey DeVillier

8/23/2018

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

August 31, 2018

Engineering Review

Preliminary Plat
Shoppes at Creek Crossing
City of Fulshear, Texas

For Information only:

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

Recommendations:

I recommend that this Preliminary Plat of Shoppes at Creek Crossing be approved with the following additions/corrections:

- A) The existing waterline easement that adjoins the West side of F.M. 1463 needs to have the width shown.



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 Marcel Town Center / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 8-31-18

City Secretary

Processed
 Returned for additional data

BY: K. Key DATE: 8-24-2018

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: 8/23/2018

Date Received by the City of Fulshear:

Subdivision: MARCEL TOWN CENTER

Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

[x] Preliminary

___ Final

___ Short Form Final

___ Replat

___ Vacation Plat

___ Admin. (Minor) Plat

___ Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

___ Other: Water Plant/MUD Facility

___ Single-Family Residential

___ Zero Lot Line/ Patio Home

___ Multi-Family Residential

___ Planned Development

[x] Commercial

___ Industrial

Plat Location: [x] City

___ ETJ (Extraterritorial Jurisdiction)

Legal Description: 10.47 ACRES OF LAND IN THE ENOCH LATHAM JR. SURVEY A-50

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

Total Acreage: 10.47

Number of Streets: 0

Number of Lots: 0

Number and Types of Reserves: 1

Total Acres in Reserve: 10.47

Owner: CCR TEXAS HOLDINGS LP

Address: 5005 RIVERWAY, SUITE 500

City/State: HOUSTON, TEXAS 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

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

TOTAL PLATTING FEE \$630.88

Park Fees (due at Final Plat Application)

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

[Handwritten Signature]

Trey DeVillier

8/23/2018

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

August 31, 20187

Engineering Review

Preliminary Plat
Marcel Town Center
City of Fulshear, Texas

For Information only:

1. This will create one (1) Unrestricted Reserve that covers a total area of 10.47 acres.
2. The new Reserve will have access to F.M. 1093 on the South, Sunset Drive on the West and West Cross Creek Bend Lane on the North.

Recommendations:

I recommend that this Preliminary Plat of Marcel Town Center be approved with the addition of a 25-foot Front Building line along Sunset Drive.



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 12 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 8-31-18

City Secretary

Processed
 Returned for additional data

BY: K. Keyf DATE: 8-24-2018

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: 2018-08-24

Date Received by the City of Fulshear: 2018-08-240

Subdivision: TAMARRON SECTION 12 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: 23.134 ACRES IN THE J.D. VERMILLION SURVEY, A-339

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

Total Acreage: 23.134

Number of Streets: 6

Number of Lots: 85

Number and Types of Reserves: 5 - Landscape / Open Space/Rec Center

Total Acres in Reserve: 3.898

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: VANESSA PIEDRA

Telephone: 713-953-5044

Fax Number: _____

Email Address: vpiedra@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>\$1,086.68</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.

Vanessa Piedra

Vanessa Piedra / Platting Coordinator

2018-08-24

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

August 31, 2018

Engineering Review

Preliminary Plat – Tamarron Section 12
Fort Bend County, Texas

For Information only:

1. This plat will create 85 Lots and 6 Reserves that cover an area of 23.134 acres.
2. The average lot in this section is approximately 50-foot by 120-foot.
3. Access to this section will be from an extension of Coles Canyon (60 & 80-foot width).
4. Since this tract is located in the ETJ of the City of Fulshear, approval will be required from both the City and Fort Bend County.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Section 12 be approved with the following additions or corrections:

- A) It would be much easier for the emergency service group if Ella Larchmont (street) continued North and Ell Larchmont was dropped.





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

August 23, 2018

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

Re: Tamarron Section 12 Preliminary Plat and Construction Plans
Fort Bend County Municipal Utility District No. 182
Job No. 1931-6012 (6.0)

Dear Mr. Leyendecker:

As Fort Bend County Municipal Utility District No. 182 Engineer, I certify the Water Line Facilities, WWTP Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this. No impervious cover will be added within Section 12 until detention and outfall capacity have been constructed.

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

Sincerely,

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

Melony F. Gay, PE
Senior Project Manager

MFG/aa



FORT BEND COUNTY DRAINAGE DISTRICT

Project Submission Form

APPLICANT INFORMATION REQUIRED		
Company Name: LJA Engineering, Inc.		Date: 08/23/2018
Contact Name: Vanessa Piedra		
Office Address: 1904 W. Grand Parkway North		
City: Katy	State: TX	Zip: 77449
Mailing Address: 1904 W. Grand Parkway North		
City: Katy	State: TX	Zip: 77449
Office Phone: 713-593-5044	Email: vpiedra@lja.com	
Cell Phone:	Fax: (713) 953-5026	
PROJECT INFORMATION REQUIRED		
Project Name: Tamarron Section 12		
Project Address: Tamarron Crossing		
City: Fulshear	State: TX	Zip: 77441
Legal Description: 23.134 of land situated in the J.D. Vermillion Survey, A-339		
PROJECT SUMMARY REQUIRED		
Project Summary: 85 Lots, 6 Reserves, 5 Blocks		
Commissioner Precinct No. <u>3</u>		
MUD Name: <u>FBC</u>		MUD No. <u>182</u>
LID Name: <u>N/A</u>		LID No. _____
City or City ETJ: <u>Fulshear ETJ</u>		
SUBMITTAL TYPE REQUIRED		
<input checked="" type="checkbox"/> Plat		
<input type="checkbox"/> Plans		
<input type="checkbox"/> Report		
<input checked="" type="radio"/> Initial Submittal	<input type="radio"/> Resubmittal *	
*(For resubmittal, include written response to review comments explaining how items were addressed.)		

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 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 8-31-18

City Secretary

Processed
 Returned for additional data

BY:  DATE: 8-24-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

August 31, 2018

Engineering Review

Preliminary 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 Preliminary Plat of Polo Ranch Section 11 be approved with the following additions/corrections:

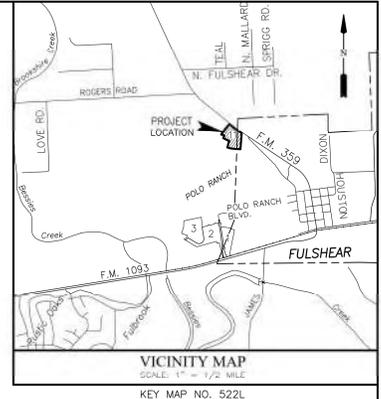
- A) The Vicinity Map needs to be updated to show Polo Ranch Blvd. The City Limits Line needs to be corrected and identified.
- B) A table needs to be included on the plat showing the total number of 45-foot lots, 50-foot lots, etc. that have been platted.
- C) The street name "Churchill" already exist in the City. A new street name will be required.



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

LEGEND

- BL 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
- STW.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
- INDICATES STREET NAME CHANGE
- R.O.W. INDICATES RIGHT-OF-WAY
- A.E. INDICATES AERIAL EASEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE
- "X" INDICATES GRAVE SITE (SEE NOTE 13)



LINE	BEARING	DISTANCE
L1	N 85°58'57" W	50.00
L2	N 80°59'33" W	104.17
L3	N 82°52'34" W	48.92
L4	N 81°15'58" W	48.92
L5	N 79°17'24" W	48.92
L6	N 74°57'37" W	44.38
L7	N 72°57'33" E	122.38
L8	N 60°58'23" W	97.42
L9	N 62°16'40" W	30.00
L10	N 80°33'10" E	67.24
L11	N 59°17'18" W	12.00
L12	S 87°10'37" W	5.97
L13	N 37°48'58" W	9.67
L14	S 34°38'42" W	51.11
L15	S 80°33'10" E	8.43
L16	N 07°42'43" W	34.75
L17	S 07°42'43" W	23.80
L18	N 80°52'10" W	12.24
L19	S 79°48'19" W	45.02
L20	S 81°28'13" E	44.59
L21	S 04°23'32" E	44.61
L22	S 80°52'10" E	57.27
L23	N 07°50'58" W	209.24
L24	N 70°50'15" W	146.69
L25	N 19°22'08" E	311.59
L26	N 82°52'34" W	235.52

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2000.00	110°52'	388.07	39.48	N 21°01'1" E
C2	25.00	93°57'13"	39.84	38.84	E 59°15'33" W
C3	1000.00	245°54'	521.41	517.37	S 73°06'16" E
C4	300.00	11°18'27"	59.21	59.11	S 28°59'28" W
C5	300.00	12°10'37"	63.16	63.64	N 01°58'28" W
C6	50.00	87°49'57"	76.64	68.26	N 49°12'22" E
C7	1300.00	8°46'54"	200.02	199.80	S 87°19'32" E
C8	25.00	99°23'48"	43.41	38.16	S 10°43'43" E
C9	1170.00	51°07'07"	66.40	66.39	S 62°17'00" E
C10	25.00	92°42'12"	40.47	36.19	N 69°42'51" E
C11	330.00	11°18'27"	65.13	65.02	N 28°59'28" E
C12	25.00	28°42'17"	13.88	11.93	N 21°07'37" E
C13	30.00	28°42'17"	208.40	75.83	S 41°15'50" W
C14	25.00	50°01'51"	24.01	23.09	S 62°09'03" W
C15	270.00	11°18'27"	53.29	53.20	S 28°59'28" W
C16	25.00	92°42'12"	40.47	36.19	S 23°02'11" E
C17	1170.00	18°18'15"	529.52	528.44	S 07°29'03" E
C18	25.00	98°41'10"	43.06	37.83	N 42°06'15" E
C19	270.00	32°29'27"	18.45	18.45	N 09°59'03" W
C20	25.00	38°52'12"	14.09	15.81	N 38°09'50" W
C21	50.00	265°02'34"	63.37	73.94	N 87°35'46" E
C22	25.00	48°17'23"	21.05	20.41	S 16°21'55" W
C23	330.00	12°10'37"	70.13	70.00	S 01°58'28" E
C24	25.00	30°50'07"	13.13	12.88	S 10°35'40" E
C25	50.00	105°59'10"	105.87	97.70	S 52°11'18" W
C26	25.00	37°20'48"	16.33	16.04	N 68°42'07" W
C27	150.00	81°17'46"	144.15	148.98	N 84°16'09" W
C28	25.00	41°44'28"	18.21	17.81	S 39°02'57" W
C29	50.00	285°38'38"	33.82	73.30	N 59°52'32" E
C30	25.00	47°59'39"	19.20	18.73	S 59°15'09" E
C31	1270.00	61°75'11"	139.59	139.52	S 84°21'54" E
C32	25.00	88°02'31"	38.41	34.75	N 48°28'00" E
C33	25.00	90°50'07"	39.27	36.36	N 40°53'10" W
C34	1330.00	24°54'45"	54.44	53.23	N 73°06'18" W
C35	1047.00	94°32'27"	178.61	178.39	N 72°12'23" W
C36	1647.00	71°07'37"	133.87	133.78	N 81°50'23" W

NOTES:

- BENCHMARK NOS MONUMENT PROCS 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED PROCS 66 1986. THE POINT IS LOCATED 47'-72 FEET WEST OF THE CENTERLINE OF FM 1463 AND 47'-0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL PARK BLVD. WATY, TX. ELEV. = 136.21 FEET NAVD83
- TBM INDICATES TEMPORARY BENCHMARK TBM 1: TOP OF 5/8 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE 47'-20 FEET NORTH OF THE CENTERLINE OF KATY FULSHEAR ROAD. THE POINT IS LOCATED 47'-110 FEET WEST OF THE CENTERLINE OF THE INTERSECTION OF FULSHEAR ROAD AND FM 1463. ELEV. = 139.15 FEET NAVD83 TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
- ELEVATIONS FOR DELETING CONTOUR LINES ARE BASED UPON NAVD83.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4208 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591065.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2018-0113, DATED AUGUST 6, 2018. THE SURVEYOR HAS NOT ABSTRACTED THIS ADOBE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSISTENCE DISTRICT, FORT BEND COUNTY GRAMMAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN ZONE 4 AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 0805L AND 48152Z 0095L, REVISED APRIL 1, 2014, DENIED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LAMAR 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 3 FOOT SIDE YARD BUILDING LINE.
- THERE ARE NO PRELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTS (5/8") NICH IRON RODS THREE (3") FEET IN LENGTH WITH PLASTIC CAP MARKER "LA ENG" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

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
 AUGUST 24, 2018 JOB NO. 2457-1011-309
 OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
 A COLORADO LIMITED LIABILITY COMPANY
 D.B.A. GRAND VIEW BUILDERS
 CHRIS CHEW, DIVISION PRESIDENT
 525 N. SAM HOUSTON PARKWAY E., SUITE 800, HOUSTON, TEXAS 77060
 PH: (832) 698-1831

SURVEYOR: **LJA Surveying, Inc.** ENGINEER: **LJA Engineering, Inc.**
 2629 Braysport Drive Phone 713.953.5200 2629 Braysport Drive Phone 713.953.5200
 Suite 175 Fax 713.953.5206 Suite 800 Fax 713.953.5206
 Houston, Texas 77042 T.S.P.L.S. Firm No. 10194382 Houston, Texas 77042 FRN - F-1386
 SHEET 2 OF 2



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

August 23, 2018

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

Re: Polo Ranch Section 11 Plat
Fort Bend County Municipal Utility District No. 174
City of Fulshear, Texas
LJA Job No. 2457-1111P (6.1)

Dear Mr. Leyendecker:

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

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

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

Sincerely,

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

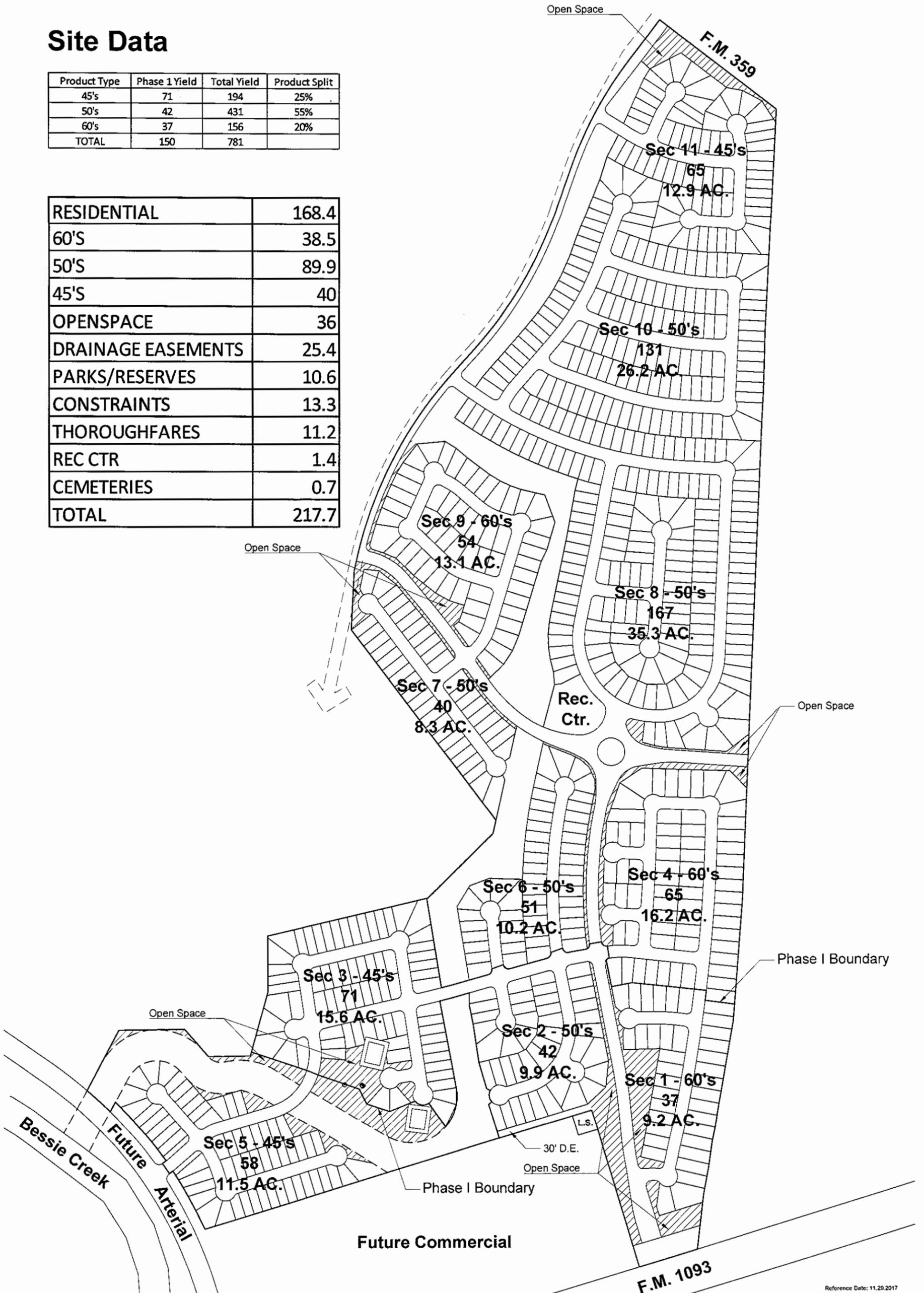
James D. Ross, PE
Vice President

JDR/ew

Site Data

Product Type	Phase 1 Yield	Total Yield	Product Split
45's	71	194	25%
50's	42	431	55%
60's	37	156	20%
TOTAL	150	781	

RESIDENTIAL	168.4
60'S	38.5
50'S	89.9
45'S	40
OPENSACE	36
DRAINAGE EASEMENTS	25.4
PARKS/RESERVES	10.6
CONSTRAINTS	13.3
THOROUGHFARES	11.2
REC CTR	1.4
CEMETERIES	0.7
TOTAL	217.7



Polo Ranch Conceptual Development Plan - ± 218 Ac. City of Fulshear, Fort Bend County, Texas

©Copyright 2017 LJA, Inc. This exhibit shows pertinent items necessary to convey a concept & it is not intended to include all physical characteristics of the land. Data & other information provided is estimated unless specified. Information provided within should be considered a graphic representation to aid in determining plan component relationships & is subject to change without notice. Property boundaries, easements, existing & proposed road alignments & other information shown is approximate & without the benefit of current surveying data. Information provided is subject to change without notice.

Reference Date: 11.29.2017



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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Fulbrook on Fulshear Creek Section 5 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 8-31-18

City Secretary

Processed
 Returned for additional data

BY: KL Meyer DATE: 8-22-2018

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: 8-22-18 Date Received by the City of Fulshear: _____
 Subdivision: FULBROOK ON FULSHEAR CREEK SECTION FIVE Development: FULBROOK ON FULSHEAR CREEK

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: _____ City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: FULBROOK ON FULSHEAR CREEK SECTION FIVE 33.69 AC.

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

Total Acreage: 33.69 AC.
 Number of Streets: 9
 Number of Lots: 97
 Number and Types of Reserves: 3-LANDSCAPE/OPEN SPACE
 Total Acres in Reserve: 2.07 AC.

Owner: FULSHEAR LAND INV. PARTNERS, LTD
Address: 1600 WEST LOOP SOUTH #2600
City/State: HOUSTON, TEXAS 77027
Telephone: 713-623-2466
Email Address: DCANNON@TRENDEVELOPMENT

Engineer/Planner: COSTELLO, INC.
Contact Person: ALEX KHOSHAKHLAGH, P.E.
Telephone: 713-783-7786
Fax Number: 713-783-3580
Email Address: AKHOSHAKHLAGH@COSTELLOINC.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>\$1,827.25</u>
Park Fees (due at Final Plat Application)	_____

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

 JORGE L. DELAROSA / PLAT COORDINATOR 8-22-18
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

August 31, 2018

Engineering Review

Final Plat
Fulbrook on Fulshear Creek Section 5
City of Fulshear, Texas

For Information Only:

1. This plat will create 97 Lots in 4 Blocks with 3 Restricted Reserves that cover a total acreage of 33.69 acres.
2. Access to this section will be from Fulshear Trace on the Southeast corner and the extension of South Creek Way thru Section 12 which extends to James Lane.
3. The typical lot sizes in this section are 70-foot by 120-foot along with 80-foot by 130 foot.

Recommendations:

I recommend that this Final Plat of Fulbrook on Fulshear Creek Section 5 be approved with the following additions/ corrections:

- A) A variance is required to allow a 50-foot street right-of-way for both Streamside Trace and Creekside Court.





June 26, 2018

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

Via US Mail and Email

RE: Fulshear MUD No. 1
Fulbrook on Fulshear Creek, Sections 5, and 13
CI Job No. 2012.101-004

Dear Ms. Vallante:

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

Fulbrook on Fulshear Creek	Lots	Equiv. Single Family Connections	Wastewater Flow	Water Capacity
Section 5	97	97	29,100 gpd	46,075 gpd
Section 13	61	61	18,300 gpd	28,975 gpd
TOTAL	158	158	47,400 gpd	75,050 gpd

Preliminary plats for these sections have been approved by the City. We expect construction of the infrastructure serving Sections 5 and 13 to be completed in the fourth quarter of 2018 and for homebuilding to start upon lot delivery. Please note these sections are within Fulshear MUD No. 1 and the City of Fulshear. The Utility Agreement in place between Fulshear MUD No. 1 and the City of Fulshear defines wastewater service and water capacity for one equivalent single-family connection as 300 gallons per day of wastewater flow, and 475 gpd of water capacity which is the criteria used in calculating the figures shown above.

Ms. Vallante
June 26, 2018

Page 2

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

Sincerely,
Costello, Inc.



DeKécha P. Shepherd, P.E.
Senior Project Manager

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



DRAINAGE DISTRICT

Fort Bend County, Texas

August 20, 2018

Mr. A. "Alex" Khoshakhlagh, P.E.
Costello, Inc.
2107 CityWest Boulevard, 3rd Floor
Houston, Texas 77042
Ph.: 713-783-7788
Email: akhoshakhlagh@costelloinc.com

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

Dear Mr. Khoshakhlagh:

The Fort Bend County Drainage District has received the above referenced plat for review and comment. The proposed development appears to be located within Fulshear MUD No. 1 and the city limits of the City of Fulshear, which has jurisdiction to review and approve plats and construction plans within their city limits. The Drainage District review is limited to the proposed interaction with Fulshear Creek.

A previous drainage analysis by Robert T. Deden, Services dated November 28, 2007 determined the required ultimate right-of-way to be "the larger of 300' or the distance between top banks of Fulshear Creek." The proposed development has chosen to keep Fulshear Creek in the natural condition and will provide a 30' maintenance berm from the existing top bank. The plat includes a note stating that Fulshear MUD No. 1 has ownership of Fulshear Creek within their district boundaries and has agreed to be responsible for maintenance of that portion of the channel.

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

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Neil J. Goertz".

Neil J. Goertz
Engineer
Fort Bend County Drainage District

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

CITY PLANNING LETTER

GF No.: FFC-5
Time frame covered by this report:

Effective Date: 08/19/2018

PROPERTY

Legal Description:

County: Fort Bend
Project: Fulbrook on Fulshear Creek Section Five Boundary
C.I. No.: 1205-17R (Plat Prepared)
Job Number: 2014121-W232-011

Being a 33.69 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 33.69 acre tract being a part of a called 110.4552 acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in County Clerk's File (C.F.) No. 2008000215 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), a part of a called 57.379 acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in C.F. No. 2006137088 of the O.P.R.F.B.C., a part of a called 53.7273 acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in C.F. No. 2006150741 of the O.P.R.F.B.C., a part of a called 217.8392 acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in C.F. No. 2005107659 of the O.P.R.F.B.C., and a part of a called 96.1496 acre tract of land recorded in the name of Fulshear Land Partners, LTD. in C.F. No. 2006163186 of the O.P.R.F.B.C.; said 33.69 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of Restricted Reserve "A" and the southeast corner of Restricted Reserve "B" of Fulbrook on Fulshear Creek Section Twelve, a 35.8850 acre subdivision recorded in Plat No. 20170031 of the Plat Records of Fort Bend County (P.R.F.B.C.), being on the southerly line of a called 11.150 acre tract recorded in the name of Fulshear Municipal Utility District No. 1 of Fort Bend County in C.F. No. 2016071925 of the O.P.R.F.B.C., and being the southerly line of Fulshear Creek (width varies);

1. Thence, with the southerly lines of said 11.1500 acre tract and said Fulshear Creek, South 85 degrees 03 minutes 34 seconds East, a distance of 264.50 feet to the southeast corner of said 11.1500 acre tract and the southwest corner of Restricted Reserve "F" of Fulshear Creek Crossing Section One, a subdivision recorded in Plat No. 20080065 of the P.R.F.B.C.;

Thence, with said southerly line of Restricted Reserve "F" and said southerly line of Fulshear Creek, the following five (5) courses:

2. South 82 degrees 33 minutes 19 seconds East, a distance of 224.69 feet;

3. South 75 degrees 00 minutes 10 seconds East, a distance of 309.66 feet;
4. South 55 degrees 40 minutes 11 seconds East, a distance of 75.57 feet;
5. South 52 degrees 13 minutes 17 seconds East, a distance of 105.96 feet;
6. South 56 degrees 09 minutes 13 seconds East, a distance of 277.68 feet;
7. Thence, with said southerly line of Restricted Reserve "F", said southerly line of Fulshear Creek, and the southerly line of Restricted Reserve "C" of Fulshear Creek Crossing Section Two, a subdivision recorded in Plat No. 2008066 of the P.R.F.B.C., South 58 degrees 33 minutes 07 seconds East, a distance of 113.54 feet;

Thence, with said southerly line of Restricted Reserve "C" and said southerly line of Fulshear Creek, the following four (4) courses:

8. South 51 degrees 56 minutes 53 seconds East, a distance of 474.94 feet;
9. South 55 degrees 19 minutes 18 seconds East, a distance of 143.40 feet;
10. South 41 degrees 36 minutes 22 seconds East, a distance of 329.03 feet;
11. South 38 degrees 00 minutes 24 seconds East, at a distance of 330.49 feet passing the southeasterly corner of said Restricted Reserve "C" and the westerly corner of a called 20.3661 acre tract of land recorded in the name of Fulshear Municipal Utility District No. 1 of Fort Bend County in C.F. No. 2016071925 of the O.P.R.F.B.C. and continuing with the southerly line of said 20.3661 acre tract and said southerly line of Fulshear Creek a total distance of 432.90 feet;

Thence, across said 217.8392 acre tract, aforesaid 53.7273 acre tract, aforesaid 57.379 acre tract, and aforesaid 110.4552 acre tract, the following forty (40) courses:

12. South 46 degrees 51 minutes 53 seconds West, a distance of 32.69 feet;
13. South 43 degrees 08 minutes 07 seconds East, a distance of 100.00 feet;
14. South 46 degrees 51 minutes 53 seconds West, a distance of 87.91 feet;
15. 319.92 feet along the arc of a curve to the left, said curve having a central angle of 08 degrees 08 minutes 48 seconds, a radius of 2,250.00 feet and a chord that bears South 42 degrees 47 minutes 29 seconds West, a distance of 319.65 feet;
16. North 51 degrees 16 minutes 55 seconds West, a distance of 100.00 feet;
17. 15.04 feet along the arc of a curve to the left, said curve having a central angle of 00 degrees 22 minutes 00 seconds, a radius of 2,350.00 feet and a chord that bears South 38 degrees 32 minutes 05 seconds West, a distance of 15.04 feet;
18. North 51 degrees 38 minutes 55 seconds West, a distance of 17.77 feet;
19. North 06 degrees 20 minutes 05 seconds West, a distance of 28.96 feet;
20. North 49 degrees 57 minutes 19 seconds West, a distance of 116.19 feet;
21. 5.59 feet along the arc of a curve to the left, said curve having a central angle of 12 degrees 48 minutes 28 seconds, a radius of 25.00 feet and a chord that bears South 45 degrees 10 minutes 40 seconds West, a distance of 5.58 feet;

Handwritten signature/initials

22. North 51 degrees 13 minutes 34 seconds West, a distance of 60.00 feet;
23. 44.16 feet along the arc of a curve to the right, said curve having a central angle of 00 degrees 59 minutes 11 seconds, a radius of 2,565.00 feet and a chord that bears North 39 degrees 16 minutes 02 seconds East, a distance of 44.16 feet;
24. North 50 degrees 14 minutes 22 seconds West, a distance of 120.00 feet;
25. North 40 degrees 32 minutes 04 seconds East, a distance of 72.55 feet;
26. North 42 degrees 11 minutes 16 seconds East, a distance of 82.41 feet;
27. North 44 degrees 10 minutes 48 seconds West, a distance of 141.39 feet;
28. North 44 degrees 45 minutes 15 seconds West, a distance of 83.28 feet;
29. North 46 degrees 25 minutes 48 seconds West, a distance of 33.19 feet;
30. North 46 degrees 55 minutes 24 seconds West, a distance of 304.87 feet;
31. North 47 degrees 03 minutes 32 seconds West, a distance of 85.72 feet;
32. North 48 degrees 28 minutes 26 seconds West, a distance of 82.65 feet;
33. North 50 degrees 56 minutes 31 seconds West, a distance of 81.88 feet;
34. North 53 degrees 17 minutes 54 seconds West, a distance of 81.82 feet;
35. North 54 degrees 53 minutes 42 seconds West, a distance of 85.91 feet;
36. South 30 degrees 43 minutes 54 seconds West, a distance of 97.24 feet;
37. 37.60 feet along the arc of a curve to the left, said curve having a central angle of 86 degrees 10 minutes 39 seconds, a radius of 25.00 feet and a chord that bears South 12 degrees 21 minutes 25 seconds East, a distance of 34.16 feet;
38. South 34 degrees 33 minutes 15 seconds West, a distance of 60.00 feet;
39. 50.70 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 55 minutes 33 seconds, a radius of 740.00 feet and a chord that bears North 57 degrees 24 minutes 31 seconds West, a distance of 50.69 feet;
40. South 30 degrees 37 minutes 43 seconds West, a distance of 120.00 feet;
41. North 62 degrees 31 minutes 53 seconds West, a distance of 68.35 feet;
42. North 68 degrees 51 minutes 11 seconds West, a distance of 68.39 feet;
43. North 75 degrees 10 minutes 38 seconds West, a distance of 68.41 feet;
44. North 81 degrees 30 minutes 09 seconds West, a distance of 68.42 feet;
45. North 86 degrees 31 minutes 05 seconds West, a distance of 68.77 feet;
46. North 86 degrees 52 minutes 37 seconds West, a distance of 70.09 feet;
47. South 89 degrees 49 minutes 55 seconds West, a distance of 82.58 feet;

48. South 88 degrees 28 minutes 15 seconds West, a distance of 195.96 feet;
49. North 46 degrees 56 minutes 13 seconds West, a distance of 354.33 feet;
50. North 55 degrees 52 minutes 37 seconds West, a distance of 312.19 feet;
51. North 80 degrees 25 minutes 31 seconds West, a distance of 9.55 feet to the southeast corner of Lot 10, Block 3 of aforesaid Fulbrook on Fulshear Creek Section Twelve;

Thence, with the easterly line of said Section Twelve, the following eight (8) courses:

52. North 34 degrees 07 minutes 23 seconds East, a distance of 188.97 feet;
53. South 55 degrees 52 minutes 37 seconds East, a distance of 95.00 feet;
54. North 34 degrees 07 minutes 23 seconds East, a distance of 56.25 feet;
55. North 81 degrees 59 minutes 17 seconds East, a distance of 41.08 feet;
56. South 85 degrees 03 minutes 34 seconds East, a distance of 70.00 feet;
57. North 04 degrees 56 minutes 26 seconds East, a distance of 170.00 feet;
58. North 85 degrees 03 minutes 34 seconds West, a distance of 36.35 feet;
59. North 04 degrees 56 minutes 26 seconds East, a distance of 140.00 feet to the **Point of Beginning** and containing 33.69 acres of land.

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

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

Fulshear Land Investment Partners, LTD. by virtue of instrument recorded in Fort Bend County Clerk's File No. 2008000215

Fulshear Land Investment Partners, LTD. by virtue of instrument recorded in Fort Bend County Clerk's File No. 2006137088

Fulshear Land Investment Partners, LTD. by virtue of instrument recorded in Fort Bend County Clerk's File No. 2006150741

Fulshear Land Investment Partners, LTD. by virtue of instrument recorded in Fort Bend County Clerk's File No. 2005107659

Fulshear Land Partners, LTD. by virtue of instrument recorded in Fort Bend County Clerk's File No. 2006163186

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

RESTRICTIONS:

None found

EASEMENTS:

1. Easement Agreement by and among Fulshear Municipal Utility District No. 1 of Fort Bend Count, Fulshear Land Investment Partners, Ltd., and Fulshear Land Partners, Ltd., recorded under Fort Bend County Clerk's File No. 2016020610.
2. Easement Agreement by and among Fulshear Municipal Utility District No. 1 of Fort Bend County and Fulshear Land Investment Partners, Ltd., recorded under Fort Bend County Clerk's File No. 2016020609.
3. Temporary Public Utility Easement dedicated by instrument recorded under Fort Bend County Clerk's File No. 2016140058.
4. Public Utility Easement dedicated by instrument recorded under Fort BendCounty Clerk's File No. 2016140059.
5. Terms, conditions and provisions contained in Waiver of Special Appraisal for the benefit of Fulshear Municipal Utility District No. 1 of Fort Bend County, by instrument dated May 14, 2014 filed for record under Fort Bend County Clerk's File No. 2014068483.
6. Easement Agreement by and among Fulshear Municipal Utility District No. 1 of Fort Bend Count, Fulshear Land Investment Partners, Ltd., and Fulshear Land Partners, Ltd., recorded under Fort Bend County Clerk's File No. 2014043621
7. Easement for Certain Utilities granted to CenterPoint Energy Houston Electric, LLC, , CenterPoint Energy Resources Corp. dba Centerpoint Energy Texas Gas Operations, Southwestern Bell Telephone Company dba AT&T Texas and Comcast of Houston, LLC, in instrument recorded under Fort Bend County Clerk's File No. 2017050779, as affected by Partial Release recorded under Fort BendCounty Clerk's File No. 2018040659.
8. Easement for Certain Utilities granted to CenterPoint Energy Houston Electric, CenterPoint Energy Resources Corp. dba Centerpoint Energy Texas Gas Operations, Southwestern Bell Telephone Company dba AT&T Texas and Comcast of Houston, LLC, in instrument recorded under Fort Bend County Clerk's File No. 2017050779, as affected by Partial Release recorded under Fort BendCounty Clerk's File No. 2018054231.
9. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated December 28, 2007, recorded under County Clerk's File No. 2008000215 of the Official Records of Fort Bend County, Texas. . Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).
10. All oil, gas and other minerals in, on, under or that may be produced are reserved in instrument from Glenwood Franklin Heizer, Independent Executor of the Will and Estate of Sethora Bell Nott West, Deceased to Fulshear Land Investment Partners, Ltd., dated November 16, 2006 and recorded on December 1, 2006, filed under Clerk's File No. 2006150741 in the Official Public Records of Real Property of Fort Bend County, Texas. Surface rights waived therein except for an access easement benefitting a 2.009-acre drill site, said drill site parcel excluded from legal

description on Schedule A hereof.

11. All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument recorded in Volume 1511, Page 20 of the Official Records of Fort Bend County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument.
12. All oil, gas and other minerals, the royalties, bonuses rentals and all other rights in connection with same are excepted herefrom as set forth in instrument filed for record under County Clerk's File No (s). 2000051944 of the Official Records of Fort Bend County, Texas. Waiver of surface rights contained therein. Title to said interest not checked subsequent to date of aforesaid instrument.
13. All oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as set forth in instrument filed under Clerk's File No. 2004057070 of the Official Public Records of Real Property of Fort Bend County, Texas. Title to said interest not checked subsequent to date of aforesaid instrument. Waiver of surface rights contained therein.
14. 1/2 of all oil, gas and other minerals in, on, under or that may be produced are reserved in instrument recorded in Volume 593, Page 369 of the deed records of Fort Bend County, Texas. Title to said interest has not been investigated subsequent to date of aforesaid instrument.
15. 1/2 of all oil, gas and other minerals in, on, under or that may be produced reserved as set forth in instrument recorded in Volume 593, Page 365, Deed Records, Fort Bend County, Texas. Title to said interest has not been investigated subsequent to date of aforesaid instrument.
16. Mineral interest reserved in instrument from Carolyn Ann Huggins Michnoff f/k/a Carolyn Ann Huggins to Fulshear Land Investment Partners, Ltd., dated October 30, 2006 and recorded on October 31, 2006, filed under Clerk's File No. 2006137093 in the Official Public Records of Real Property of Fort Bend County, Texas. Surface rights waived therein except for an approximately 2.00 acre drill site located on the subject property and access easement thereto, said instrument stating therein: *"Grantor hereby excepts and reserves all of the interest currently owned by Grantor in the oil, gas and other minerals (the "Minerals") in and under or that may be produced from the Property; however, Grantor, on behalf of itself, its successors and assigns, hereby forever releases, waives and relinquishes all rights to use the surface of the Property for seismic activities and for any and all other mineral exploration or production purposes including, without limitation, exploring, drilling for, developing, producing, storing, and processing Minerals from the Property ("Mineral Operations") with the exception of the two (2) acre tract of land described on Exhibit "C" attached hereto (the "Drill Site"). Such release, waiver and relinquishment shall not be construed as a release, waiver or relinquishment by Grantor of the right to explore, drill for, develop or produce Minerals from the Land (and to have access to and control of underground mineral formations) without the use of any portion of the surface of the Land other than the Drill Site, including production through wells at surface locations situated on the Drill Site or outside the Land, including, without limitation, directional wells drilled under or through or bottomed beneath the Land."*

Subject to Waiver of Surface Rights and Designation of Drill Site recorded on May 16, 2014 under Fort Bend County Clerk's File No. 2014050220.

17. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in instrument dated August 31, 2005, recorded September 1, 2005 at Fort Bend County Clerk's File No. 2005107659 of the Official Records of FORT BEND County, Texas, which document contains the following language *"Grantor hereby excepts and reserves all of the interest currently owned by Grantor, if any, in the oil, gas and other hydrocarbon minerals (the "Minerals") in and under or that may be produced from the Property; however, Grantor, on behalf of itself, its successors and assigns, hereby forever releases, waives and relinquishes all rights to use the surface of the Property for seismic activities and for any and all other mineral exploration or production purposes including, without limitation, exploring, drilling for, developing, producing, storing, and processing*

Minerals from the Property with the exception of that certain approximately two (2) acre drill site (the "Drill Site") the location of which shall be agreed to between Grantor and Grantee, as hereafter described. With respect to the Drill Site, Grantee shall designate the proposed location of the Drill Site and the location of an easement granting access to such Drill Site (the "Access Easement"). At such time as Grantee designates the location of the Drill Site and the Access Easement, it shall notify Grantor who shall have the right to approve such location of the Drill Site and the Access Easement, which such approval shall not be unreasonably withheld, conditioned or delayed. At such time as the location of the Drill Site and Access Easement is agreed upon, Grantor and Grantee shall execute and instrument in the property records confirming the location of the Drill Site and Access Easement and Grantor, its successors and assigns agree that any mineral operations with respect to the Property shall be limited to such Drill Site and Access Easement. In addition to operations that may be conducted upon the Drill Site, Grantor shall also have and retain the right to operations, development and production of oil, gas, and associated hydrocarbons produced therewith, and other minerals in and under the Property by pooling or by off-site directional drilling below the surface of the Property." Reference to which instrument is here made for full particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

Said interest subject to Waiver of Surface Rights and Designation of Drill Site recorded on October 31, 2006 under Fort Bend County Clerk's File No. 2006137086, same designating access easements, drill sites and pipeline easements located offsite of subject property.

18. 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 interest that are not listed.
19. Subject property appears to be in Fulshear Municipal Utility District No. 1, a Municipal Utility District

LIENS:

None of Record

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

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

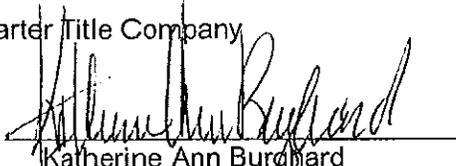
This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

FAB

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

Charter Title Company

BY:

A handwritten signature in black ink, appearing to read "Katherine Ann Burghard", is written over a horizontal line.

Katherine Ann Burghard
Commercial Title Officer

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Falls at Cross Creek Ranch Section 12/ Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 8-31-18

City Secretary

Processed
 Returned for additional data

BY: K. Koff DATE: 8-24-2018

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: 8/23/2018 Date Received by the City of Fulshear: _____

Subdivision: CREEK FALLS AT CROSS CREEK RANCH SECTION TWELVE 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)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 12.66 ACRES OF LAND IN THE A.G. SHARPLESS SURVEY A-322

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

Total Acreage: 12.66
 Number of Streets: 4
 Number of Lots: 54
 Number and Types of Reserves: 2
 Total Acres in Reserve: 1.046

Owner: CCR LOAN SUBSIDIARY 1, LP & CCR TEAXS HOLDINGS, LP & FBC MUD 169
 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>\$1,086.50</u>
Park Fees (due at Final Plat Application)	_____

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

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

August 31, 2018

Engineering Review

Final Plat
Creek Falls at Cross Creek Ranch Section 12
City of Fulshear, Texas

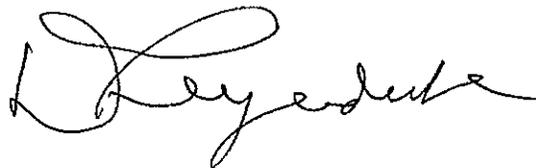
For Information only:

1. This plat will create 54 lots in one (1) Block with two (2) Reserves that covers a total area of 12.66 acres of land.
2. Access to these lots will be from Crescent Vista Drive as it extends out of Creek Falls at Cross Creek Ranch Section 11.
3. The typical lot in this section is 50-foot by 125-foot and a 25-foot Front Building Line.
4. This Section appears to adjoin a KISD tract along its South boundary.

Recommendations:

I recommend that this Final Plat of Creek Falls at Cross Creek Ranch Section 12 be approved with the following considerations:

- A) The Planning Commission Certification along with the one for the City needs to be updated to reflect Section 12 not Section 11.



stewart title

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

August 21, 2018

File No.: 1890202CPL

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 12th day of August, 2018, the last Deed that we find, of record, reflects the record owner to be:

CCR Loan Subsidiary 1, L.P.

by virtue of Deed recorded in/under Clerk's File No. 2016059209 of the Official Records of Fort Bend County, Texas.

Legal Description:

DESCRIPTION OF A 12.66 ACRE TRACT OF LAND SITUATED
IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322, CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

BEING a 12.66 acre (551,631 square foot) tract of land situated in the A.G. Sharpless Survey, Abstract No. 322, City of Fulshear, Fort Bend County, Texas and being a portion of the remainder of a called 117.6 acre tract of land as described in an instrument to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016059209, said 12.66 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 FALLS DRIVE EXTENSION NO 2, a subdivision per plat recorded under Plat No. 20180052 of the Fort Bend County Plat Records (F.B.C.P.R.), the most Northerly Northwest corner of CROSS CREEK BEND LANE EXTENSION NO. 10, a subdivision per plat recorded under Plat No. 20160238 of the F.B.C.P.R., the Northeast corner of a called 14.01 acres of land as described in an instrument to Katy Independent School District recorded under F.B.C.C.F. No. 2016117517 & 2016117736 and the Southeast corner of the herein described tract, lying on the Westerly right-of-way line of Creek Falls Drive (60 feet wide) as shown on said CREEK FALLS DRIVE EXTENSION NO 2;

THENCE, S 81°13'35" W, a distance of 845.07 feet along and with the North line of said 14.01 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of said 14.01 acre tract and the Southwest corner of the herein described tract, lying on the East line of a called 30.53 acre tract of land as described in an instrument to D.R. Horton Texas recorded under F.B.C.C.F. No. 2013000056;

THENCE, N 01°57'48" W, a distance of 668.85 feet along and with the East line of said 30.53 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Southwest corner of Block 1 of CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN, a subdivision per plat recorded under Plat No. 20180054 of the F.B.C.P.R.;

THENCE, along and with the South line of said Block 1, the following courses and distances:

N 88°02'12" E, a distance of 193.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for

corner;

N 86°35'44" E, a distance of 108.74 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;

N 78°06'34" E, a distance of 107.82 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;

N 73°59'21" E, a distance of 197.50 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the beginning of a non-tangent curve to the right from which its center bears S 63°02'01" W, 470.00 feet, lying on the West right-of-way line of Crescent Vista Drive (60 feet wide) as shown on said CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN;

THENCE, in a Southeasterly direction, along and with the West right-of-way line of said Crescent Vista Ridge and said curve to the right, a distance of 26.80 feet, having a radius of 470.00 feet, a central angle of 03° 16'02" and a chord which bears S 25°19'58" E, 26.80 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;

THENCE, N 66°18'06" E, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for Southwest end of a cutback corner located at the Southeast corner of the intersection of said Crescent Vista Drive and Sycamore Falls Lane (60 feet wide) as shown on said CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN and the beginning of a non-tangent curve to the right from which its center bears N 66°18'02" E, 25.00 feet;

THENCE, in a Northerly direction, along and with said cutback corner and said curve to the right, a distance of 36.15 feet, having a radius of 25.00 feet, a central angle of 82°50'45" and a chord which bears N 17° 43'24" E, 33.08 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Northeast end of said cutback corner and the beginning of a non-tangent curve to the left from which its center bears N 31° 06'49" W, 1,530.00 feet, lying on the South right-of-way line of said Sycamore Falls Lane;

THENCE, in a Northeasterly direction, along and with said South right-of-way line and said curve to the left, a distance of 92.58 feet, having a radius of 1,530.00 feet, a central angle of 03°28'01" and a chord which bears N 57°09'10" E, 92.56 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Southeast corner of said CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN and the Northwest end of a cutback corner located at the Southwest corner of the intersection of said Sycamore Falls Lane and Birch Valley Drive (60 feet wide) as shown on CREEK FALLS AT CROSS CREEK RANCH SECTION NINE, a subdivision per plat recorded under Plat No. 20160199 of the F.B.C.P.R. and the point of reverse curvature to the right;

THENCE, along and with the Southwest line of said Birch Valley Drive, the following courses and distances:

In an Easterly direction, along and with said cutback corner and 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 79° 34'49" E, 35.36 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 36°36'26" E, a distance of 25.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Southeasterly direction, along said curve to the left, at a distance of 112.88 feet, passing a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Southwest corner of said CREEK FALLS AT CROSS CREEK RANCH SECTION NINE, and the Northwest corner of said CREEK FALLS DRIVE EXTENSION NO 2, and continuing for a total distance of 125.94 feet, having a radius of 430.00 feet, a central angle of 16°46'53" and a chord which bears S 44°59'53" E, 125.49 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the North end of a cutback corner located at the Southwest corner of the intersection of said Birch Valley Drive and said Creek Falls Drive and a point of reverse curvature to the right;

THENCE, in a Southerly direction, along and with said cutback corner and said curve to the right, a distance of 35.04 feet, having a radius of 25.00 feet, a central angle of 80°18'20" and a chord which bears S 13° 14'09" E, 32.24 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the South end of said cutback corner and a point of reverse curvature to the left, lying on the Westerly right-of-way line of said

Creek Falls Drive;

THENCE, in a Southerly direction, along and with said Westerly right-of-way and said curve to the left, a distance of 536.20 feet, having a radius of 720.00 feet, a central angle of 42°40'10" and a chord which bears S 05°34'56" W, 523.89 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for a point of tangency;

THENCE, S 15°45'09" E, a distance of 44.61 feet continuing along and with said Westerly right-of-way line to the **POINT OF BEGINNING** and containing 12.66 acres (551,631 square feet) of land.

Subject to the following:

1. Restrictions:

None

2. Easements/Other Exceptions:

An easement granted to CenterPoint Energy Houston Electric, LLC, being Seven (7) feet wide, together with an aerial easement Eight (8) feet wide, beginning at a plane Sixteen (16) feet above the ground and extending upward, located on the East side of the easement, which is located along the West property line, as shown on instrument recorded under Clerk's File No. 2016019020 of the Official Public Records of Fort Bend County, Texas.

A Storm Sewer Easement Ten (10) feet wide, located along the Northeasterly property line, as reflected by the recorded plat of Creek Falls Drive Extension No 2 recorded under Plat No. 20180052 of the Plat Records of Fort Bend County, Texas.

A Water Line Easement Ten (10) feet wide, increasing to Fifteen (15) feet and decreasing to Ten (10) feet, located along the East property line, as reflected by the recorded plat of Creek Falls Drive Extension No 2, recorded under Plat No. 20180052 of the Plat Records of Fort Bend County, Texas.

A Sanitary Sewer Easement Five (5) feet wide, located on the most Northerly East corner of the property, as reflected by the recorded plat of Creek Falls At Cross Creek Ranch Section Eleven, recorded under Plat No. 20180054 of the Plat Records of Fort Bend County, Texas.

A Water Line Easement Ten (10) feet wide, located on the most Northerly portion of the property, as reflected by the recorded plat of Creek Falls At Cross Creek Ranch Section Eleven, recorded under Plat No. 20180054 of the Plat Records of Fort Bend County, Texas.

A one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes, said reserve located along the East property line and reserved under Plat No. 20160199 of the Plat Records of Fort Bend County, Texas. (Creek Falls At Cross Creek Ranch Section Nine)

A one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes, said reserve located along the East property line and reserved under Plat No. 20180052 of the Plat Records of Fort Bend County, Texas. (Creek Falls Drive Extension No 2)

A one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes, said reserve located along the East property line and reserved under Plat No. 20180054 of the Plat Records of Fort Bend County, Texas. (Creek Falls At Cross Creek Ranch Section Eleven)

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.

3. Liens/Misc:

Construction Deed of Trust and Security Agreement and Assignment of Rents and Fixture Filing dated April 12, 2012, recorded in/under Clerk's File No. [2012038977](#) of the Official Records of Fort Bend County, Texas, executed by CCR Texas Holdings LP., a Delaware limited partnership, securing the payment of one note in the principal amount of \$90,000,000.00, (which Loan is evidenced and secured by (i) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$9,000,000.00 made by Grantor in favor of CCR TEXAS LENDER INC. ("Note A"), (ii) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$81,000,000.00 made by Grantor in favor of PSPIB-CCR INC. ("Note B") bearing interest and payable as therein provided to the order of CCR Texas Agent, Inc., an Ontario corporation, in its capacity as agent for lenders. Said lien additionally secured by Collateral Assignment of Note and Liens recorded in/under Clerk's File No. [2012054544](#) of the Official Records of Fort Bend County, Texas.

Construction Deed of Trust (with Assignment of Leases and Rents, Security Agreement Fixture Filing) dated June 2, 2016, recorded in/under Clerk's File No. [2016059211](#) of the Official Records of Fort Bend County, Texas, executed by CCR Loan Subsidiary 1, L.P., a Texas limited partnership, securing the payment of one note in the principal amount of \$25,000,000.00, bearing interest and payable as therein provided to the order of U.S. Bank National Association d/b/a Housing Capital Company. Collateral Assignment of Construction Documents, Design Contracts, Plans, Licenses, Building Lot Contracts and Permits recorded under Clerk's File No. [2016059212](#) of the Official Records of Fort Bend County, Texas. Collateral Assignment of MUD Proceeds recorded under Clerk's File No. [2016059213](#) of the Official Records of Fort Bend County, Texas. Intercreditor Agreement dated June 2, 2016 and recorded under Clerk's File No. [2016059210](#) of the Official Records of Fort Bend County, Texas.

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

Subject properties are located in the Fort Bend County Municipal Utilities Districts No(s). 169, 170, 172 and 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. 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

Debra A. Hooper

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 12.66 acres of land out of the A.G. SHARPLESS SURVEY, A-322, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc, and known as CREEK FALLS AT CROSS CREEK RANCH SECTION TWELVE, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR TEXAS HOLDINGS LP., a Delaware limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CREEK FALLS AT CROSS CREEK RANCH SECTION TWELVE and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK FALLS AT CROSS CREEK RANCH SECTION TWELVE 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 12.66 acres of land out of the A.G. SHARPLESS SURVEY, A-322, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc., and known as CREEK FALLS AT CROSS CREEK RANCH SECTION TWELVE, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association 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. 2016059211, 2016059212, 2016059213 and 2016059210 of the Real Property Records of Fort Bend County, Texas, and, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of CREEK FALLS AT CROSS CREEK RANCH SECTION TWELVE.

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 FALLS AT CROSS CREEK RANCH SECTION TWELVE and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK FALLS AT CROSS CREEK RANCH SECTION TWELVE 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.

U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day, personally appeared _____ of U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

My commission expires: _____

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

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 3 (2nd Review) / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: David Leyendecker DATE: 8-31-18

City Secretary

Processed
 Returned for additional data

BY:  DATE: 8-24-2018

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: 07/13/2018 Date Received by the City of Fulshear: 07/13/2018
 Subdivision: POLO RANCH SECTION 3 Development: _____

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: 19.039 ACRES IN THE CHURCHILL FULSHEAR A-29

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

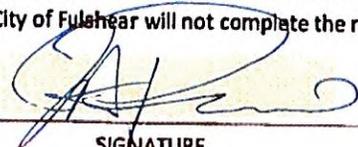
Total Acreage: 19.039
 Number of Streets: 5
 Number of Lots: 71
 Number and Types of Reserves: 1 -LANDSCAPE/OPENSACE
 Total Acres in Reserve: 3.882

Owner: CENTURY LAND HOLDINGS OF TEXAS
 Address: 525 N . SAM HOUSTON PKWY SUITE 600
 City/State: HOUSTON, TEXAS
 Telephone: 832.698.1831
 Email Address: _____

Engineer/Planner: LJA ENGINEERING
 Contact Person: Jason Price
 Telephone: 713-380-4446
 Fax Number: _____
 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>\$ 1330.98</u> 100.00
Park Fees (due at Final Plat Application)	_____

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


 SIGNATURE

Jason Price
 TYPED OR PRINTED NAME/TITLE

07/13/2018
 DATE

August 31, 2018

Engineering Review

Final Plat
Polo Ranch Section 3
City of Fulshear, Texas

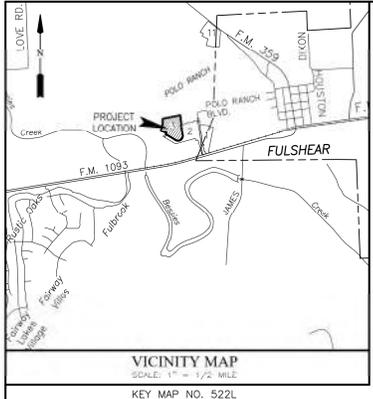
For Information only:

1. This plat will create 71 Lots in three (3) Blocks with one (1) Reserve that cover a total acreage of 19.042 acres.
2. The typical lot in this section is 45-foot in width along with a depth of at least 120-foot and a 20-foot Front Building Line.
3. This section is crossed by three (3) Houston Light & Power Company Easements that will need to be rerouted to make several of the lots buildable.
4. Access to this section is provided by an extension of Brown Fern Drive from Section 2 of Polo Ranch which adjoins this section to the East.

Recommendations:

I recommend that this Final Plat of Polo Ranch Section 3 be approved once the following additions/corrections are made:

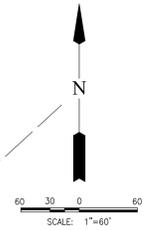
- A) The City Planning Letter shows numerous liens which need to be shown on the plat as Lien Holder's Subordination.
- B) The graves need to be identified as being represented by the "X" shown on the plat.
- C) The City Planning Letter shows two 50-foot Access Easements located on the tract. These need to be shown or the City Planning Letter revised.
- D) The Cemetery in Reserve "A" needs to identify as the Rice Cemetery.
- E) In the Reserve table the word cemetery needs to be added to the Title for Reserve A



- LEGEND**
- B.L. INDICATES BOUNDARY LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.E.P. INDICATES SEWER EASEMENT
 - ST.M.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.D.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
 - A.E. INDICATES AERIAL EASEMENT
 - P.O.B. INDICATES POINT OF BEGINNING
 - F.N. INDICATES FILE NUMBER
 - RES. INDICATES RESERVE
 - * INDICATES GRAVE SITE (SEE NOTE 13)

CALLED 219,527 ACRES
CENTURY LAND HOLDINGS OF TEXAS, L.L.C.
F.N. 2018074664
F.B.C.D.P.R.

P.O.B.
HEREIN COMMENCES
SCALE: 1" = 60'



RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	3.882	169,099	RESTRICTED TO OPEN SPACE
TOTAL	3.882	169,099	

- NOTES:**
- BENCHMARK NOS MONUMENT HGCD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A NON PVC PIPE WITH A LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED 47'-72 FEET WEST OF THE CENTERLINE OF FM 1463 AND 47'-0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. WATY, TX. ELEV. = 136.21 FEET NAVD83
 - TBM INDICATES TEMPORARY BENCHMARK: TBM 1: TOP OF 5/8 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE 1/2-20 FEET NORTH OF THE CENTERLINE OF KATY FULSHEAR ROAD. THE POINT IS LOCATED 47'-310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION OF KATY FULSHEAR ROAD AND FM 1463. ELEV. = 139.15 FEET NAVD83
 - TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 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 CORRECTION SCALE: 1.00011591665.
 - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2018-0110, DATED AUGUST 6, 2018. THE SURVEYOR HAS NOT ASSURED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDIARY DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, 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. 2208L AND 48152C SPECIAL REVISED AREA. "DEFENDS" AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. I.L.A. 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.
 - THE "S" SHOWN (S) IN THE MONUMENT SYMBOL (S) IS A 1/2 INCH DIAMETER PLASTIC CAP MARKED "L.A. ENG" ARE SET ON ALL PERMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
 - EXISTING GRAVE SITES WERE TIED IN BY ANTERERA ENVIRONMENTAL, A REGISTERED ENVIRONMENTAL CONSULTING FIRM WITH THE STATE OF TEXAS WHOSE SPECIALIZE IN ARCHAEOLOGY.
 - RESERVE "B" WILL BE CONVEYED TO FORT BEND COUNTY MUD NO. 174 UPON RECOMPLETION OF THE POLO RANCH SECTION 3 PLAT.

LINE TABLE		
LINE	BEARING	DISTANCE
11	S 30°50'31" W	23.80'
12	S 84°18'52" E	16.15'
13	S 78°29'11" W	58.07'
14	S 0°07'07" N	39.44'
15	S 0°07'07" N	16.23'
16	N 78°29'11" E	50.68'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2970.00	97.53	22.07	22.07	S 77.30'38" W
C2	220.00	130.25	50.87	39.48	S 50°15'37" W
C3	2100.00	182.03	75.72	75.47	N 72°07'41" E
C4	3000.00	274.07	38.44	38.44	N 78°29'17" E
C5	500.00	241.34	211.56	209.98	N 04°27'24" E
C6	50.00	87.90	81.80	73.04	N 54°35'18" W
C7	50.00	87.90	74.71	67.90	S 39°41'05" W
C8	300.00	42.90	21.89	21.89	N 14°03'01" E
C9	300.00	247.47	23.22	23.22	S 78°08'12" W
C10	25.00	89.08	21.59	24.10	S 30°24'48" W
C11	50.00	181.41	17.83	17.16	S 01°48'57" E
C12	25.00	420.74	17.51	17.16	S 89°08'08" E
C13	50.00	269.30	23.72	23.42	N 09°29'37" W
C14	25.00	420.74	20.87	19.59	N 81°03'23" E
C15	470.00	180.92	140.07	141.42	N 01°52'10" E
C16	25.00	89.08	46.90	26.52	N 54°35'18" W
C17	25.00	89.08	37.91	33.87	N 38°11'05" W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C18	330.00	41.38	241.77	236.40	S 13°52'10" W
C19	270.00	42.46	201.60	196.95	N 14°16'17" E
C20	25.00	118.93	50.86	42.42	N 03°10'31" W
C21	50.00	232.17	252.83	89.81	N 07°20'09" W
C22	25.00	118.93	50.86	42.42	N 05°25'47" E
C23	25.00	42.90	18.69	18.26	N 28°32'09" W
C24	50.00	171.18	143.47	99.71	N 39°41'05" E
C25	25.00	42.90	18.69	18.26	S 89°05'41" E
C26	25.00	42.90	18.69	18.00	N 37°04'18" E
C27	50.00	189.84	153.44	106.30	S 34°58'14" E
C28	25.00	42.90	18.69	18.82	S 14°13'11" E
C29	25.00	42.90	18.69	18.32	S 84°02'38" E
C30	25.00	42.90	18.69	18.32	N 78°02'21" E
C31	25.00	89.08	21.59	19.87	N 32°47'00" E
C32	25.00	89.08	46.90	26.52	S 54°35'18" E
C33	25.00	89.08	21.59	24.10	S 30°24'48" W
C34	25.00	89.08	37.91	33.87	N 38°11'05" W

**FINAL PLAT OF
POLO RANCH
SECTION 3**

A SUBDIVISION OF 19,042 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

71 LOTS 1 RESERVE (3.882 ACRES) 3 BLOCKS
AUGUST 23, 2018 JOB NO. 2457-1030-310

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

LJA Surveying, Inc.
2629 Brownsark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5206
T.B.P.L.S. Firm No. 10194382

LJA Engineering, Inc.
2629 Brownsark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5206
FRN - F-1386

Form Name: 1: Property/Utility/Casualty/Plat/Power Record, Sec. 3.dmy Date: 2/22/2018 4:32PM SHEET 2 OF 2



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

July 18, 2018

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

Re: Polo Ranch Section 3 Final Plat
Fort Bend County Municipal Utility District No. 174
City of Fulshear, Texas
LJA Job No. 2457-1030 (6.1)

Dear Mr. Leyendecker:

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

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

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

Sincerely,

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

James D. Ross, PE
Vice President

JDR/ew

Enclosure(s)

Charter Title Company

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

CITY PLANNING SEARCH REPORT

August 6, 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 July 30, 2018 insofar as they pertain to:

POLO RANCH SEC 3

Being 19.042 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.), that certain called 0.1448 acre tract described as Director's Lot 1 in deed to Shelley King by an instrument of record in File Number 2016010910, O.P.R.F.B.C., that certain called 0.1448 acre tract described as Director's Lot 2 in deed to Paula Ruckey by an instrument of record in File Number 2016010911, O.P.R.F.B.C., that certain called 0.1448 acre tract described as Director's Lot 3 in deed to Angela Hitzman by an instrument of record in File Number 2016010912, O.P.R.F.B.C., that certain called 0.1448 acre tract described as Director's Lot 4 in deed to Melissa Kapsen by an instrument of record in File Number 2016010913, O.P.R.F.B.C., and that certain called 0.1448 acre tract described as Director's Lot 5 in deed to Vivian R. Pool by an instrument of record in File Number 2016010914, O.P.R.F.B.C., said 19.042 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);

And find the following:

RECORD TITLE APPEARS TO BE VESTED IN:

CENTURY LAND HOLDINGS OF TEXAS, LLC, a Colorado limited liability company, Shelly King, Paula Rucky, Angela Hitzman, Melissa Kapsen and Vivian R. Pool.

EASEMENTS AND OTHER ENCUMBRANCES:

Easement(s) granted to Houston Lighting and Power Company by instruments recorded in Volume 728, Page 413 and Volume 720, page 611 of the Deed Records of Fort Bend County, Texas.

Easement over and across a 50 foot wide roadway as granted to Crutcher-Rolfs- Cummings, Inc., by instrument recorded in Volume 823, Page 767 of the Deed Records of Fort Bend County, Texas.

A non-exclusive perpetual access easement for pedestrian and vehicular ingress and egress over and across a 50 foot wide roadway, granted to John F. Taylor, Trustee by instrument recorded in Volume 2128, Page 2545 and Volume 2258, Page 1023 of the Official Records of Fort Bend County, Texas.

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 mineral 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.

Utility Easement Agreement by and between Fulshear Investments, Inc., and City of Fulshear, Texas as recorded under Fort Bend County Clerk's File No. 2017114873.

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:

Deed of Trust dated January 28, 2016, filed on February 2, 2016, recorded under Fort Bend County Clerk's File No. 201601169, executed by Shelley King, to William A. Kessler, Trustee, securing the payment of one note in the amount of \$500.00, payable to the order of Fulshear Investments, Inc. (As to Director's Lot 1).

Deed of Trust dated January 29, 2016, filed on February 2, 2016, recorded under Fort Bend County Clerk's File No. 201601170, executed by Paula Rucky, to William A. Kessler, Trustee, securing the payment of one note in the amount of \$500.00, payable to the order of Fulshear Investments, Inc. (As to Director's Lot 2).

Deed of Trust dated January 28, 2016, filed on February 2, 2016, recorded under Fort Bend County Clerk's File No. 201601171, executed by Angela Hitzman, to William A. Kessler, Trustee, securing the payment of one note in the amount of \$500.00, payable to the order of Fulshear Investments, Inc. (As to Director's Lot 3).

Deed of Trust dated January 29, 2016, filed on February 2, 2016, recorded under Fort Bend County Clerk's File No. 201601172, executed by Melissa Kapsen, to William A. Kessler, Trustee, securing the payment of one note in the amount of \$500.00, payable to the order of Fulshear Investments, Inc. (As to Director's Lot 4).

Deed of Trust dated January 28, 2016, filed on February 2, 2016, recorded under Fort Bend County Clerk's File No. 201601173, executed by Vivian R. Pool, to William A. Kessler, Trustee, securing the payment of one note in the amount of \$500.00, payable to the order of Fulshear Investments, Inc. (As to Director's Lot 5).

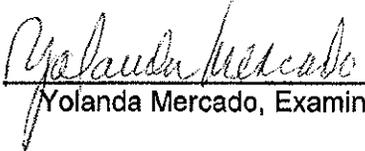
No examination has been made as to Abstract of Judgments, state or federal tax liens, the status of taxes, tax suits, or paving assessments.

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

August 6, 2018