

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

<b>AGENDA OF:</b> December 7, 2018	<b>AGENDA ITEM:</b> 4 & 7
<b>DATE SUBMITTED:</b> November 29, 2018	<b>DEPARTMENT:</b> Planning & Development
<b>PREPARED BY:</b> Kerry Sigler Building Official	<b>PRESENTER:</b> Kerry Sigler Building Official
<b>SUBJECT: Consideration and possible action to approve a Special Use Permit for Office/Retail Lease spaces at 30415 &amp; 30417 5<sup>th</sup> Street for GOKI Development</b>	
<b>ATTACHMENTS: SUP Documentation</b>	

**EXECUTIVE SUMMARY**

The owner of the properties located at 30415 & 30417 5<sup>th</sup> Street are requesting a Special Use Permit for the properties indicated. The properties are within the Downtown District and are currently occupied by numerous Office/Retail businesses. The owner is requesting an SUP to cover the properties as a whole to streamline the current process required for new tenants.

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

- **Completed Special Use Application:** Completed Application from the Owner. The owner has submitted a letter of intent regarding the proposed use. (See Item 1)
- **Owner Affidavit:** FBCAD records show ownership. This section includes Owner's Affidavits for both properties. The owner is requesting the SUP permits. (See Item 2)
- **Vicinity Map:** A map was provided that shows the location of the properties in relation to the surrounding areas. (See Item 3)
- **Context Map:** Map shows existing layout, pavement, and access points. Staff accepts this document as there will be no new buildings allowed without further approval via Special Use Permit(s) and/or Building Permit(s). (See Item 4)
- **Survey:** A survey was provided which shows the existing lot and the buildings that sit on it, along with metes and bounds for the property. (See Item 5)
- **Compliance with the Comprehensive Plan:** After review of the request from the applicant, City Staff finds that the requested use of Office/Retail lease spaces is an approved and desired use within the Downtown District. (See Item 6)
- **Site Plan:** The site plan shows the building layout and existing parking areas. Staff accepts this document as there will be no new buildings allowed without further approval via Special Use Permit(s) and/or Building Permit(s). (See Item 7)
- **Landscape Plan:** The applicant provided a site plan with a rough sketch of the current landscaping and a letter indicating that no modifications were planned at this time. (See Item 8)

- **Grading and Drainage Plan:** The applicant provided an overview of the current drainage flows and indicated that no modifications were planned at this time that would affect the grading and/or drainage of the area. (See Item 9)
- **Lighting Plan:** The applicant provided a letter indicating that no modifications were planned at this time and a picture of the existing light fixtures on the buildings that are approved under the Dark Sky Ordinance.(See Item 10)
- **Elevations:** The applicant provided pictures of the current building elevations and indicated that no modifications were planned at this time. (See Item 11)
- **Traffic Impact Study:** This requirement is waived based on the determination of the City Engineer.
- **Signage:** The applicant has indicated they will use wall signage and will comply with the sign ordinance for the Downtown District. (See Item 12)
- **Notification to the Public:** This has been completed. Notice was published in an approved newspaper and a notice was also sent by the City to a verified listing of adjacent property owner's as required by ordinance. (See Item 13)
- **Sign Notification on the Property:** The sign has been duly posted by the applicant and verified by Staff. (See Item 14)

### **RECOMMENDATION**

Staff recommends the Planning and Zoning Commission recommend approval of the SUP to the City Council for the use of the properties as Office/Retail Lease spaces located at 30415 and 30417 5<sup>th</sup> Street.

It is Staff's understanding that any conditions placed on the approval of this SUP must be met before a Certificate of Occupancy would be issued by City Staff. In addition, this SUP does not address any building code requirements/improvements necessary to obtain a Certificate of Occupancy for any Lessee's.

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## **Completed Special Use Application**



# CITY OF FULSHEAR

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

## ZONING SPECIAL USE APPLICATION

Date of Application: 11-14-2018

Property Address: 30415 - 30417 5th Street

Legal Description of the property: 1.0875 Ac Tract

Property Owner Name(s): Go Ki Development Corp / Winter Gordon JR

Address: 30417 @ 30415 5th Street

Phone Number: 281-346-1937 Email Address: gokidevelopmentcorp@gmail.com

Applicant/Agent: Winter Gordon JR / GOKI Development Corp Attach  
letter of authorization along with this application

Address: P.O. Box 158 Fulshear Texas 77441

Phone Number: 281-346-1937 Email Address: Winter Gordon JR@yahoo.com

Zoning District: Down Town Current use of property: Commercial

Requested use of the property: Retail office space

### Land Uses of Adjoining Property:

(Agricultural, Single Family, Industrial, Business)

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

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

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

RECEIVED  
REGISTRATION & PERMIT DEPT

NOV 14 2018

CITY OF FULSHEAR  
FULSHEAR, TX 77441

Continued.... Request Proposal and Description

*Retail Office Space Use.*

**Acknowledgement:** I certify that the information herein provided is true and correct to the best of my knowledge and belief, and that I, or my authorized representative, will cause this case to be presented in public hearing before the Planning Commission, unless I withdraw same prior to the City's posting of public notice. Should I initiate withdrawal after public notice is posted, I understand that the Board action shall constitute denial of the case, and the filing fee will be non-refundable. I understand that if I receive approval, I must still obtain approval from all other required departments within the City and that I must obtain required permits within 180 days from the date of the Board approval.

Signed by the Applicant/Owner Agent: *Winta Bordo* Date: \_\_\_\_\_

RECEIVED  
REGISTRATION & PERMIT DEPT  
NOV 14 2018  
CITY OF FULSHEAR  
FULSHEAR, TX 77441

**LETTER OF INTENT**  
**(Address: 30417 5<sup>th</sup> and 30415 5<sup>th</sup> )**

*This letter confirms our and your mutual interest regarding lease space(s) in the downtown district.*

**Terms.** *The principal terms of the proposed transaction would be as follows.*

- a. Effective Acquisition. Special Use Permit being sought to allow for a commercial business in downtown. The commercial business would abide by all rules and regulations required by the City of Fulshear.*
- b. Consideration. The intent and general purposes of the downtown district will be preserved and maintained.*

**Liabilities.** *Proposed development will comply with all building codes requirements and ordinances. Adjacent lands use consists of residential and commercial which is established pattern for the downtown area.*

**Expenses.** *The business owner (Goki Development Corporation, LLC/Winter Gordon Jr) has paid the required fee for this letter of intent.*

**Public Announcement.** *The company will not make any announcement(s) of the proposed transaction by this letter of intent prior to execution and/or without written approval from the City of Fulshear.*

**Enforcement.** *This document in and itself does not represent an enforceable legal or binding contract. The granting of the Special Use Permit would allow a commercial/residential mix use that would be in character with the traditional downtown district.*

**Closing.** *The granting of this Special use permit will not be injurious to the public health, safety or welfare nor will in any way compromise public health or safety. The structure will be ADA complaint and provide a handicapped parking space. The granting of the Special use permit would not confer on the applicant any special privilege that is denied by ordinance to other lands, structures, or buildings in the same district. Instead of the property being vacant, it will be maintained and appear welcoming. The owner is not planning to change the existing lighting plan. The owner and lessee intend to comply with the applicable city ordinances.*

*We hope this submittal meet with your approval. If you have any questions or if we can be of further assistance, please let me know.*

By: 

Title: Owner

# Owner Affidavit

[Short Project Name]  
WBS No. [WBS No.]

**AFFIDAVIT OF OWNERSHIP OR CONTROL**

ORIG. DEPT.: [DEPARTMENT]

FILE/I.D. NO.: [WBS No.]

**INSTRUCTION:** ENTITIES USING AN ASSUMED NAME SHOULD DISCLOSE THAT FACT TO AVOID REJECTION OF THIS AFFIDAVIT. THE FOLLOWING FORMAT IS RECOMMENDED: CORPORATE/LEGAL NAME DBA ASSUMED NAME.

STATE OF Texas §  
COUNTY OF Fort Bend §

**AFFIDAVIT OF OWNERSHIP OR CONTROL**

BEFORE ME, the undersigned authority, on this day personally appeared Roosevelt Cathey Jr  
[FULL NAME] (the "Affiant"),  
[STATE TITLE/CAPACITY WITH CONTRACTING ENTITY] of \_\_\_\_\_  
[CONTRACTING ENTITY'S CORPORATE/LEGAL NAME] ("Contracting Entity"), who being by me duly sworn on oath stated as follows:

- 1. Affiant is authorized to give this affidavit and has personal knowledge of the facts and matters herein stated.
- 2. Contracting Entity seeks to do business with the City in connection with \_\_\_\_\_

[DESCRIBE PROJECT OR MATTER] which is expected to be in an amount that exceeds \$50,000.

3. The following information is submitted in connection with the proposal, submission or bid of Contracting Entity in connection with the above described project or matter.

4. Contracting Entity is organized as a business entity as noted below (check box as applicable).

**FOR PROFIT ENTITY:**

**NON-PROFIT ENTITY:**

- SOLE PROPRIETORSHIP
- CORPORATION
- PARTNERSHIP
- LIMITED PARTNERSHIP
- JOINT VENTURE
- LIMITED LIABILITY COMPANY
- OTHER (Specify type in space below)

- NON-PROFIT CORPORATION
- UNINCORPORATED ASSOCIATION

- 5. The information shown below is true and correct for the Contracting Entity; and
- 6. All owners of 10% or more of the Contracting Entity and, where the Contracting Entity is a non-profit entity, the required information has been shown for each officer, i.e., president, vice-president, secretary, treasurer, etc. [NOTE: IN ALL CASES, USE FULL NAMES, LOCAL BUSINESS AND RESIDENCE ADDRESSES AND TELEPHONE

00455-1  
12/15/2016

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[Short Project Name]  
WBS No. [WBS No.]

**AFFIDAVIT OF OWNERSHIP OR CONTROL**

NUMBERS. DO NOT USE POST OFFICE BOXES FOR ANY ADDRESS. INCLUSION OF E-MAIL ADDRESSES IS OPTIONAL, BUT RECOMMENDED. ATTACH ADDITIONAL SHEETS AS NEEDED.]

**Contracting Entity**

Name: Roosevelt Cathey Jr  
Business Address [No./STREET] Supreme WRAPS LLC  
[CITY/STATE/ZIP CODE] 130415 5th Street - Suite C  
Fulshear TEXAS 77441  
Telephone Number (82) 380-0411  
Email Address [OPTIONAL] \_\_\_\_\_  
Residence Address [No./STREET] \_\_\_\_\_  
[CITY/STATE/ZIP CODE] \_\_\_\_\_  
Telephone Number (\_\_\_\_) \_\_\_\_\_  
Email Address [OPTIONAL] \_\_\_\_\_

**10% Owner(s) or More (IF NONE, STATE "NONE.")**

Name: \_\_\_\_\_  
Business Address [No./STREET] \_\_\_\_\_  
[CITY/STATE/ZIP CODE] \_\_\_\_\_  
Telephone Number (\_\_\_\_) \_\_\_\_\_  
Email Address [OPTIONAL] \_\_\_\_\_  
Residence Address [No./STREET] \_\_\_\_\_  
[CITY/STATE/ZIP CODE] \_\_\_\_\_  
Telephone Number (\_\_\_\_) \_\_\_\_\_  
Email Address [OPTIONAL] \_\_\_\_\_

[Short Project Name]  
WBS No. [WBS No.]

**AFFIDAVIT OF OWNERSHIP OR CONTROL**

**7. Optional Information**

Contracting Entity and/or \_\_\_\_\_ [NAME OF OWNER OR NON-PROFIT OFFICER] is actively protesting, challenging or appealing the accuracy and/or amount of taxes levied against \_\_\_\_\_ [CONTRACTING ENTITY, OWNER OR NON-PROFIT OFFICER] as follows:

Name of Debtor: \_\_\_\_\_  
Tax Account Nos. \_\_\_\_\_  
Case or File Nos. \_\_\_\_\_  
Attorney/Agent Name \_\_\_\_\_  
Attorney/Agent Phone No. (\_\_\_\_) \_\_\_\_\_  
Tax Years \_\_\_\_\_

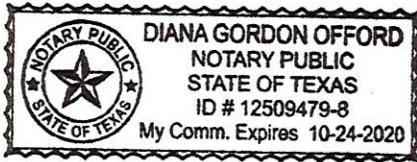
Status of Appeal [DESCRIBE] \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Affiant certifies that he or she is duly authorized to submit the above information on behalf of the Contracting Entity, that Affiant is associated with the Contracting Entity in the capacity noted above and has personal knowledge of the accuracy of the information provided herein, and that the information provided herein is true and correct to the best of Affiant's knowledge and belief.

*[Signature]*  
\_\_\_\_\_  
Affiant

SWORN TO AND SUBSCRIBED before me this 5<sup>th</sup> day of September, 2018.

(Seal)



*[Signature]*  
\_\_\_\_\_  
Notary Public

**NOTE:** This affidavit constitutes a **government record** as defined by Section 37.01 of the Texas Penal Code. Submission of a false government record is punishable as provided in Section 37.10 of the Texas Penal Code. Attach additional pages if needed to supply the required names and addresses.

EXHIBIT "A"

FIELD NOTES FOR A 1.0875 ACRE TRACT OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29, FORT BEND COUNTY, TEXAS, SAID 1.0875 ACRE TRACT BEING OUT OF AND PART OF BLOCK 27 OF THE FULSHEAR TOWNSITE, AND BEING THE SAME LAND CONVEYED TO G.R.P. CONSTRUCTION, RECORDED IN COUNTY CLERK FILE NO. 9755823, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, SAID 1.0875 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: WITH ALL BEARINGS BEING BASED ON THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTH LINE OF FIFTH STREET (60 FOOT RIGHT-OF-WAY) BEING SOUTH 84-DEGREES 30 MINUTES 00 SECONDS WEST;

COMMENCING at a found 1/2 inch iron pipe in concrete marking the intersection of the north line of said Fifth Street and the east line of F.M. 359 (80 foot right-of-way) and the southwest corner of a certain called 0.9707 acre tract in deed to Larry W. Raye and Carolyn A. Raye, recorded in Volume 2432, Page 1215, Official Records Fort Bend County, Texas;

THENCE North 84 degrees 30 minutes 00 seconds East (called North 84 degrees 30 minutes 00 seconds East) along the south line of said certain called 0.9707 acre tract and the north line of said Fifth Street, 160.00 feet (called 160.00 feet) to a 1/2 inch iron rod in concrete found for the southwest corner and Place of Beginning of the herein described tract, same being the southeast corner of said adjoining called 0.9707 acre Raye tract;

THENCE North 05 degrees 30 minutes 00 seconds West (called North 05 degrees 30 minutes 00 seconds West) along the west line of the herein described tract and the east line of said adjoining called 0.9707 acre Raye tract, 230.12 feet (called 230.12 feet) to a 1/2 inch iron rod in concrete found for the northwest corner of the herein described tract and the northeast corner of said adjoining called 0.9707 acre Raye tract; said point being in the south line of the residue of a certain adjoining called 13.0675 acre tract (2.5482 acres, Tract III) tract conveyed to James C. Niver, recorded in Volume 1427, Page 567, Official Records, Fort Bend County, Texas;

THENCE North 84 degrees 27 minutes 54 seconds East (called North 84 degrees 27 minutes 54 seconds East) along the north line of the herein described tract and the east line of the residue of said adjoining called 13.0675 acre (2.5482 acres, Tract III) tract, 205.80 feet (called 205.80 feet) to a 1/2 inch iron pipe with cap marked "Kalkomey Surveying" found for the northeast corner of the herein described tract lying on the west line of Wilson Street (60 foot right-of-way, unimproved and unopened), and being South 05 degrees 30 minutes 00 seconds East, (called South 05 degrees 30 minutes 00 seconds East), 139.76 feet from a 1/2 inch iron pipe found marking a re-entry corner of the aforementioned called 13.0675 acre Niver tract;

THENCE South 05 degrees 30 minutes 00 seconds East (called South 05 degrees 30 minutes 00 seconds East) along the east line of the herein described tract and the west line of said Wilson Street (unimproved and unopened), 230.24 feet (called 230.24 feet) to a 1/2 inch iron pipe found for the southeast corner of the herein described tract, being the intersection of the west line of Wilson Street with the north line of Fifth Street;

THENCE South 84 degrees 30 minutes 00 seconds West (called South 84 degrees 30 minutes 00 seconds West) along the south line of the herein described tract and the north line of said Fifth Street, 205.80 feet (205.80 feet) to the Place of Beginning, containing 1.0875 acres of land, more or less.

NOTE: THIS COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Property Owner Property Address 2018 Assessed Value  
R213686 GOKI DEVELOPMENT CORP 30417 5TH ST, FULSHEAR, TX 77441 \$1,465,866

2018 GENERAL INFORMATION

Property Status **Active**  
Property Type **Real Commercial**  
Legal Description **FULSHEAR, BLOCK 27 (PT), ACRES 1.0875**  
Neighborhood **Commercial 115 MVP 2017**  
Account **3380-00-027-0020-901**  
Related Properties **P319068, P332249, P332250, P339919, P339920, P339924, P341515**  
Map Number **A-027-J**

2018 OWNER INFORMATION

Owner Name **Goki Development Corp**  
Owner ID **O0069701**  
Exemptions  
Percent Ownership **100%**  
Mailing Address **PO Box 158 Fulshear, TX 77441-0158**  
Agent **-**

2018 VALUE INFORMATION

Improvement Homesite Value **\$0**  
Improvement Non-Homesite Value **\$1,104,806**  
Total Improvement Market Value **\$1,104,806**  
Land Homesite Value **\$0**  
Land Non-Homesite Value **\$361,060**  
Land Agricultural Market Value **\$0**  
Total Land Market Value **\$361,060**  
Total Market Value **\$1,465,866**  
Agricultural Use **\$0**  
Total Appraised Value **\$1,465,866**  
Homestead Cap Loss **-\$0**  
Total Assessed Value **\$1,465,866**

2018 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
C04- City of Fulshear		\$0	\$1,465,866	0.16251	0
CAD- Fort Bend Central Appraisal District		\$0	\$1,465,866	0	0
D01- Ft Bend Drainage		\$0	\$1,465,866	0.019	0
G01- Ft Bend Co Gen		\$0	\$1,465,866	0.445	0
R05- Ft Bend Co ESD 4		\$0	\$1,465,866	0.1	0
S01- Lamar CISD		\$0	\$1,465,866	1.39	0

TOTALS

2.11651

2018 IMPROVEMENTS

Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value  
- F1 - Real Commercial No - \$1,104,806

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	2017	0	\$374,396	Details
2	Main Area	2007	0	\$251,068	Details
3	Main Area	2007	0	\$479,342	Details

2018 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	LAND SIZE
1 - Commercial Primary	F1 - Real Commercial	No	\$361,060	\$0	47,150 Sq. ft

TOTALS

47,150 Sq. ft / 1.082415 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2017	\$1,047,860	\$361,060	\$1,408,920	\$0	\$0	\$1,408,920	\$0	\$1,408,920
2016	\$470,030	\$376,540	\$846,570	\$0	\$0	\$846,570	\$0	\$846,570
2015	\$436,220	\$376,540	\$812,760	\$0	\$0	\$812,760	\$0	\$812,760
2014	\$418,240	\$376,540	\$794,780	\$0	\$0	\$794,780	\$0	\$794,780
2013	\$489,250	\$235,750	\$725,000	\$0	\$0	\$725,000	\$0	\$725,000

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
3/20/2007	Crown Equities Ltd	Goki Development Corp	2007041474	
	KING FAMILY PARTNERSHIP LTD	Crown Equities Ltd	2003001829	
	GRP, CONSTRUCTION INC	KING FAMILY PARTNERSHIP LTD	2002017686	
	NIVER, JAMES C	GRP, CONSTRUCTION INC	9755823	

DISCLAIMER

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

[Short Project Name]  
WBS No. [WBS No.]

**AFFIDAVIT OF OWNERSHIP OR CONTROL**

*SPECIAL USE PERMIT*

ORIG. DEPT.: [DEPARTMENT]

FILE/I.D. NO.: [WBS NO.]

**INSTRUCTION:** ENTITIES USING AN ASSUMED NAME SHOULD DISCLOSE THAT FACT TO AVOID REJECTION OF THIS AFFIDAVIT. THE FOLLOWING FORMAT IS RECOMMENDED: CORPORATE/LEGAL NAME DBA ASSUMED NAME.

STATE OF Texas §  
COUNTY OF Fort Bend §

**AFFIDAVIT OF OWNERSHIP OR CONTROL**

BEFORE ME, the undersigned authority, on this day personally appeared Winter Gordon, Jr.  
[FULL NAME] (the "Affiant"), OWNER

[STATE TITLE/CAPACITY WITH CONTRACTING ENTITY] of GOKI DEVELOPMENT CORPORATION  
[CONTRACTING ENTITY'S CORPORATE/LEGAL NAME] ("Contracting Entity"), who being by me duly sworn on oath stated as follows:

1. Affiant is authorized to give this affidavit and has personal knowledge of the facts and matters herein stated.
2. Contracting Entity seeks to do business with the City in connection with \_\_\_\_\_

[DESCRIBE PROJECT OR MATTER] which is expected to be in an amount that exceeds \$50,000.

3. The following information is submitted in connection with the proposal, submission or bid of Contracting Entity in connection with the above described project or matter.

4. Contracting Entity is organized as a business entity as noted below (check box as applicable).

**FOR PROFIT ENTITY:**

**NON-PROFIT ENTITY:**

- SOLE PROPRIETORSHIP
- CORPORATION
- PARTNERSHIP
- LIMITED PARTNERSHIP
- JOINT VENTURE
- LIMITED LIABILITY COMPANY
- OTHER (Specify type in space below)

- NON-PROFIT CORPORATION
- UNINCORPORATED ASSOCIATION

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. The information shown below is true and correct for the Contracting Entity; and

6. All owners of 10% or more of the Contracting Entity and, where the Contracting Entity is a non-profit entity, the required information has been shown for each officer, i.e., president, vice-president, secretary, treasurer, etc. [NOTE: IN ALL CASES, USE FULL NAMES, LOCAL BUSINESS AND RESIDENCE ADDRESSES AND TELEPHONE

00455-1  
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[Short Project Name]  
WBS No. [WBS No.]

**AFFIDAVIT OF OWNERSHIP OR CONTROL**

NUMBERS. Do NOT USE POST OFFICE BOXES FOR ANY ADDRESS. INCLUSION OF E-MAIL ADDRESSES IS OPTIONAL, BUT RECOMMENDED. ATTACH ADDITIONAL SHEETS AS NEEDED.]

**Contracting Entity**

Name: GOKI DEVELOPMENT CORPORATION  
Business Address [No./STREET] 30417 5th  
[CITY/STATE/ZIP CODE] Fulshear Tx 77441  
Telephone Number 281, 346-1937  
Email Address [OPTIONAL] gokidevelopmentcorp@gmail.com  
Residence Address [No./STREET] \_\_\_\_\_  
[CITY/STATE/ZIP CODE] \_\_\_\_\_  
Telephone Number 281, 346-1937  
Email Address [OPTIONAL] \_\_\_\_\_

**10% Owner(s) or More (IF NONE, STATE "NONE.")**

Name: \_\_\_\_\_  
Business Address [No./STREET] \_\_\_\_\_  
[CITY/STATE/ZIP CODE] \_\_\_\_\_  
Telephone Number (\_\_\_\_) \_\_\_\_\_  
Email Address [OPTIONAL] \_\_\_\_\_  
Residence Address [No./STREET] \_\_\_\_\_  
[CITY/STATE/ZIP CODE] \_\_\_\_\_  
Telephone Number (\_\_\_\_) \_\_\_\_\_  
Email Address [OPTIONAL] \_\_\_\_\_

[Short Project Name]  
WBS No. [WBS No.]

**AFFIDAVIT OF OWNERSHIP OR CONTROL**

**7. Optional Information**

Contracting Entity and/or \_\_\_\_\_ [NAME OF OWNER OR NON-PROFIT OFFICER] is actively protesting, challenging or appealing the accuracy and/or amount of taxes levied against \_\_\_\_\_ [CONTRACTING ENTITY, OWNER OR NON-PROFIT OFFICER] as follows:

Name of Debtor: \_\_\_\_\_  
Tax Account Nos. \_\_\_\_\_  
Case or File Nos. \_\_\_\_\_  
Attorney/Agent Name \_\_\_\_\_  
Attorney/Agent Phone No. (\_\_\_\_) \_\_\_\_\_  
Tax Years \_\_\_\_\_

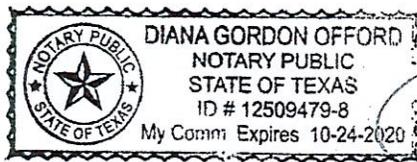
Status of Appeal [DESCRIBE] \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Affiant certifies that he or she is duly authorized to submit the above information on behalf of the Contracting Entity, that Affiant is associated with the Contracting Entity in the capacity noted above and has personal knowledge of the accuracy of the information provided herein, and that the information provided herein is true and correct to the best of Affiant's knowledge and belief.

*Wanda Korch*  
\_\_\_\_\_  
Affiant

SWORN TO AND SUBSCRIBED before me this 5<sup>th</sup> day of September, 2018.

(Seal)



*Diana Gordon Offord*  
\_\_\_\_\_  
Notary Public

**NOTE:** This affidavit constitutes a government record as defined by Section 37.01 of the Texas Penal Code. Submission of a false government record is punishable as provided in Section 37.10 of the Texas Penal Code. Attach additional pages if needed to supply the required names and addresses.

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Property	Owner	Property Address	2018 Assessed Value
R213686	GOKI DEVELOPMENT CORP	30417 5TH ST. FULSHEAR, TX 77441	\$1,465,866

**2018 GENERAL INFORMATION**

Property Status: Active  
 Property Type: Real Commercial  
 Legal Description: FULSHEAR, BLOCK 27 (PT), ACRES 1.0875  
 Neighborhood: Commercial 115 MVP 2017  
 Account: 3380-00-027-0020-901  
 Related Properties: P319068, P332249, P332250, P339919, P339920, P339924, P341515  
 Map Number: A-027-J

**2018 OWNER INFORMATION**

Owner Name: Goki Development Corp  
 Owner ID: 00069701  
 Exemptions:  
 Percent Ownership: 100%  
 Mailing Address: PO Box 158 Fulshear, TX 77441-0158  
 Agent: -

**2018 VALUE INFORMATION**

Improvement Homesite Value: \$0  
 Improvement Non-Homesite Value: \$1,104,806  
 Total Improvement Market Value: \$1,104,806  
 Land Homesite Value: \$0  
 Land Non-Homesite Value: \$361,060  
 Land Agricultural Market Value: \$0  
 Total Land Market Value: \$361,060  
 Total Market Value: \$1,465,866  
 Agricultural Use: \$0  
 Total Appraised Value: \$1,465,866  
 Homestead Cap Loss: -\$0  
 Total Assessed Value: \$1,465,866

**2018 ENTITIES & EXEMPTIONS**

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
C04- City of Fulshear			\$0	\$1,465,866 0.16251	0
CAD- Fort Bend Central Appraisal District			\$0	\$1,465,866 0	0
D01- Ft Bend Drainage			\$0	\$1,465,866 0.019	0
G01- Ft Bend Co Gen			\$0	\$1,465,866 0.445	0
R05- Ft Bend Co ESD 4			\$0	\$1,465,866 0.1	0
S01- Lamar CISD			\$0	\$1,465,866 1.39	0

**TOTALS**

2.11651

**2018 IMPROVEMENTS**

Improvement #1	State Code	Homesite No	Total Main Area (Exterior Measured)	Market Value	
-	F1 - Real Commercial		-	\$1,104,806	<input type="checkbox"/> Expand/Collapse All
RECORD	TYPE	YEAR BUILT	SQ FT	VALUE	ADD'L INFO
1	Main Area	2017		0	\$374,396 <input type="checkbox"/> Details
2	Main Area	2007		0	\$251,068 <input type="checkbox"/> Details
3	Main Area	2007		0	\$479,342 <input type="checkbox"/> Details

**2018 LAND SEGMENTS**

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	LAND SIZE
1 - Commercial Primary	F1 - Real Commercial	No	\$361,060	\$0	47,150 Sq. ft
<b>TOTALS</b>					47,150 Sq. ft / 1.082415 acres

**VALUE HISTORY**

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2017	\$1,047,860	\$361,060	\$1,408,920	\$0	\$0	\$1,408,920	\$0	\$1,408,920
2016	\$470,030	\$376,540	\$846,570	\$0	\$0	\$846,570	\$0	\$846,570
2015	\$436,220	\$376,540	\$812,760	\$0	\$0	\$812,760	\$0	\$812,760
2014	\$418,240	\$376,540	\$794,780	\$0	\$0	\$794,780	\$0	\$794,780
2013	\$489,250	\$235,750	\$725,000	\$0	\$0	\$725,000	\$0	\$725,000

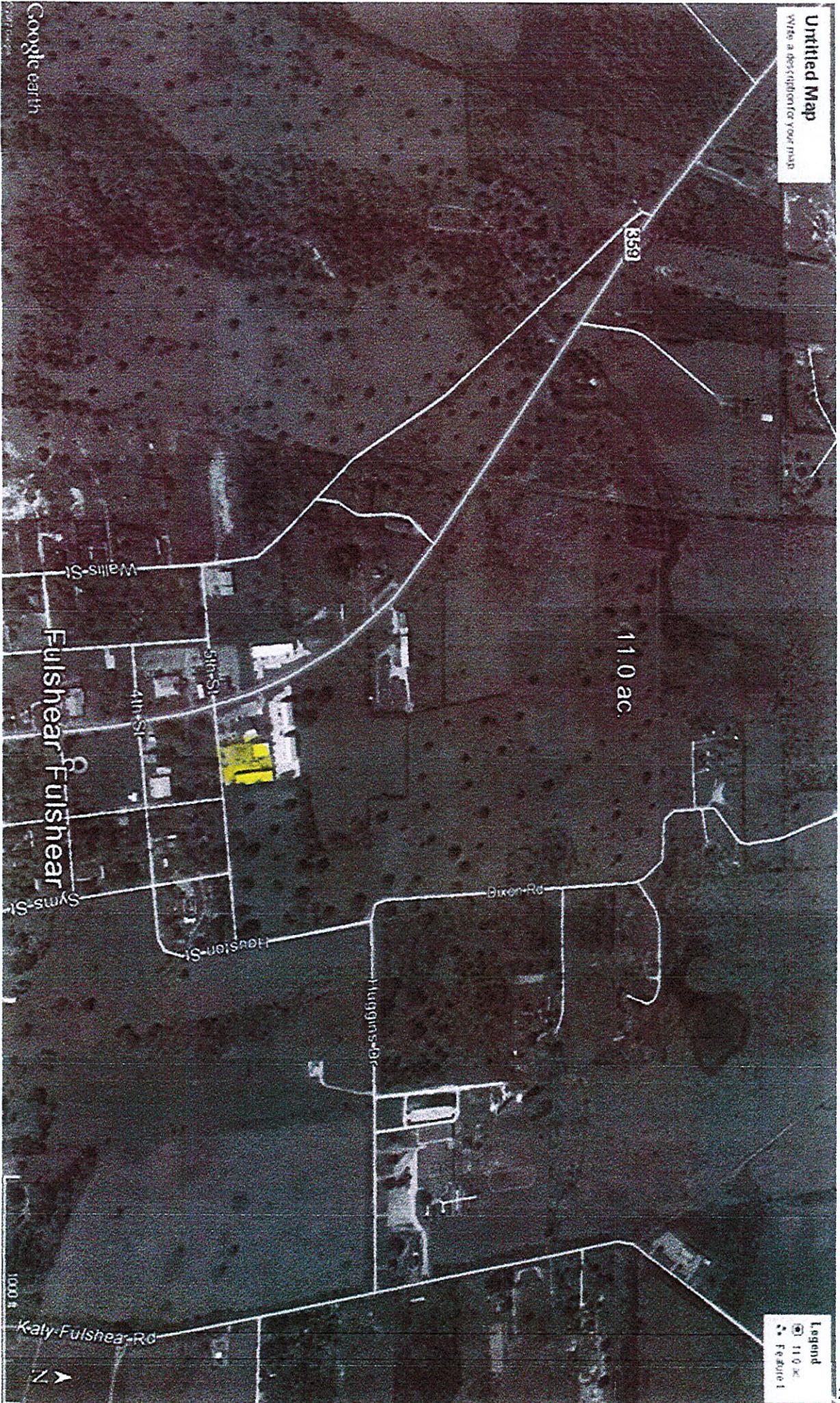
SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
3/20/2007	Crown Equities Ltd	Goki Development Corp	2007041474	
	KING FAMILY PARTNERSHIP LTD	Crown Equities Ltd	2003001829	
	GRP, CONSTRUCTION INC	KING FAMILY PARTNERSHIP LTD	2002017686	
	NIVER, JAMES C	GRP, CONSTRUCTION INC	9755823	

DISCLAIMER

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

## Vicinity Map



# 30415 & 30417 5th St. Context Map

Write a description for your map.



## Legend

- 30417 5th St
- Bob Lutts Fulshear Simonton L
- Feature 1
- First Texas Home Health

## Context Map

# 30415 & 30417 5th St. Context Map

Write a description for your map.



## Legend

-  30417 5th St
-  Bob Lutts Fulshear Simonton Library
-  Feature 1
-  First Texas Home Health

Google Earth

© 2018 Google

400 ft



# Survey



---

## **Compliance with the Comprehensive Plan**



November 27, 2018

To Whom It May Concern:

RE: Special Use Permit

Property Address: 30415 5<sup>th</sup> and 30417 5<sup>th</sup>, Fulshear, Texas 77441

The undersigned, being the owner of GOKI Development Corporation, LLC., a Texas limited liability company does hereby consent to the following stipulations regarding the above said property:

1. All existing and future businesses will be consistent with the comprehensive plan for the downtown district.
2. Landscaping Plan- there will be no modifications to the existing layout.
3. Lighting Plan- there will be no modifications to the existing layout.
4. All existing and future signs will follow the current sign ordinance for the downtown district.

We hope this submittal meet with your approval.

Yours truly,

A handwritten signature in black ink, appearing to read 'Winter Gordon, Jr.', is written in a cursive style.

Winter Gordon, Jr., Owner  
Goki Development Corporation

**GOKI DEVELOPMENT CORP.**  
**P.O. Box 158 Fulshear, TX 77441**  
**PH. 281.346.1937 FAX 281.346.1941**

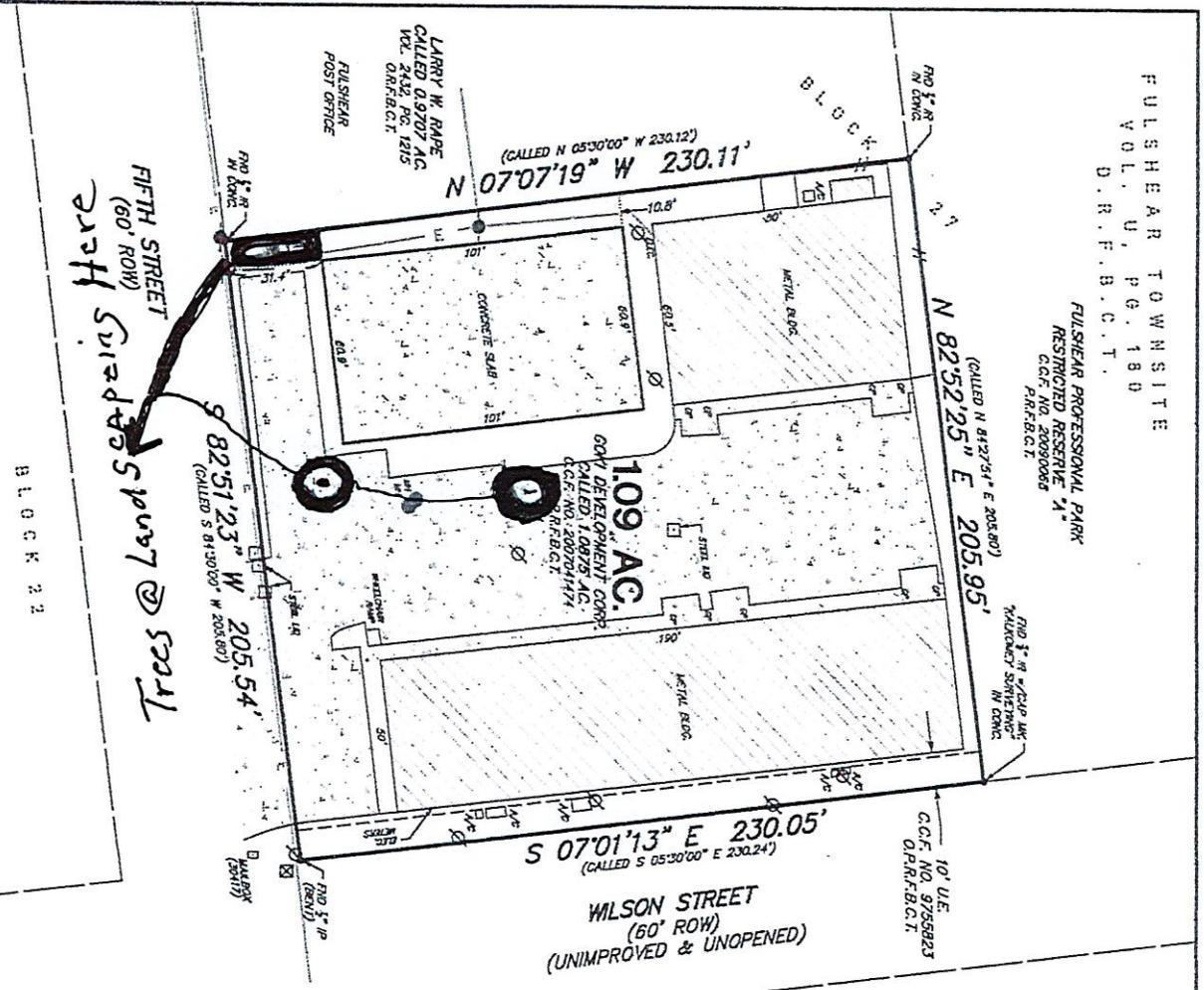
## Site Plan



# Landscape Plan

FULSHEAR TOWNSITE  
 VOL. 180  
 D. R. F. B. C. T.

FULSHEAR PROFESSIONAL PARK  
 RESTRICTED RESERVE 1/4  
 C.C.F. NO. 20090066  
 P.A.R.F.B.C.T.



**LEGEND**

- These standard symbols will be found in the drawing.
- - WATER METER
  - - CLEAN OUT
  - ⊕ - POWER POLE
  - ⊗ - TELE. PED.
  - E- - OVERHEAD UTILITY LINE



NORTH  
 SCALE: 1" = 30'

B L O C K 2 B

**GENERAL NOTES:**

1. This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 481486, Map Number 4815700005, Page 45, South "L" dated April 2, 2014, for Fort Bend County, Texas and Incorporated into the City of Fort Bend, Texas. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
2. The location of the flood zone shown hereon was determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones/Carter assumes no liability as to the accuracy of the location of the flood zone limits.
3. A current title report was not available at the time of this survey, therefore it is possible that all easements of record may not be shown hereon.
4. Elevation shown hereon are based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.
5. Elevation = 7 (NAVD88 - 2001 adjustment).
6. Elevation shown hereon are graphic only, with dimensional lines shown at specific locations and are not to be used for any other purpose. The fence line may meander between sold measured locations. The difference between the fence line and the property line also indicates which side of the property line the fence is on.
7. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
8. Temporary Benchmark "A" being a 60d Spike in PP near the NE corner of Lot 1, Elevation = 145.24' (NAVD88 - 2001 adjustment).
9. Viable improvements / utilities were located with this survey, no subsurface probing, excavation or exploration was performed for this survey.

Subject to the General Notes shown:

We, Jones/Carter, acting by and through Chris D. Kolkomey, a Registered Professional Land Surveyor, hereby certify that this plat correctly represents the facts found at the time of survey.

Surveyed: 04-24-17



*Chris D. Kolkomey*  
 Chris D. Kolkomey  
 Registered Professional Land Surveyor  
 No. 5869  
 cdkolkomey@jonescarter.com

**SLAB SURVEY**  
 ON  
**109 ACRES**  
 OUT OF THE  
**CHURCHILL FULSHEAR**  
**LEAGUE, ABSTRACT 29**  
 CITY OF FULSHEAR  
 FORT BEND COUNTY, TEXAS  
 APRIL 2017



**J.C. JONES | CARTER**

Texas Board of Professional Land Surveying Registration No. 10046104  
 6415 Reending Road • Rosenberg, Texas 77471 • 281.342.2033

SURVEYOR - C.D.K. / DRAFTSMAN - P.E.D.

JOB No. RB000-0109-02 DWG. No. 10801



November 27, 2018

To Whom It May Concern:

RE: Special Use Permit  
Property Address: 30415 5<sup>th</sup> and 30417 5<sup>th</sup>, Fulshear, Texas 77441

The undersigned, being the owner of GOKI Development Corporation, LLC., a Texas limited liability company does hereby consent to the following stipulations regarding the above said property:

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Winter Gordon, Jr., Owner  
Goki Development Corporation

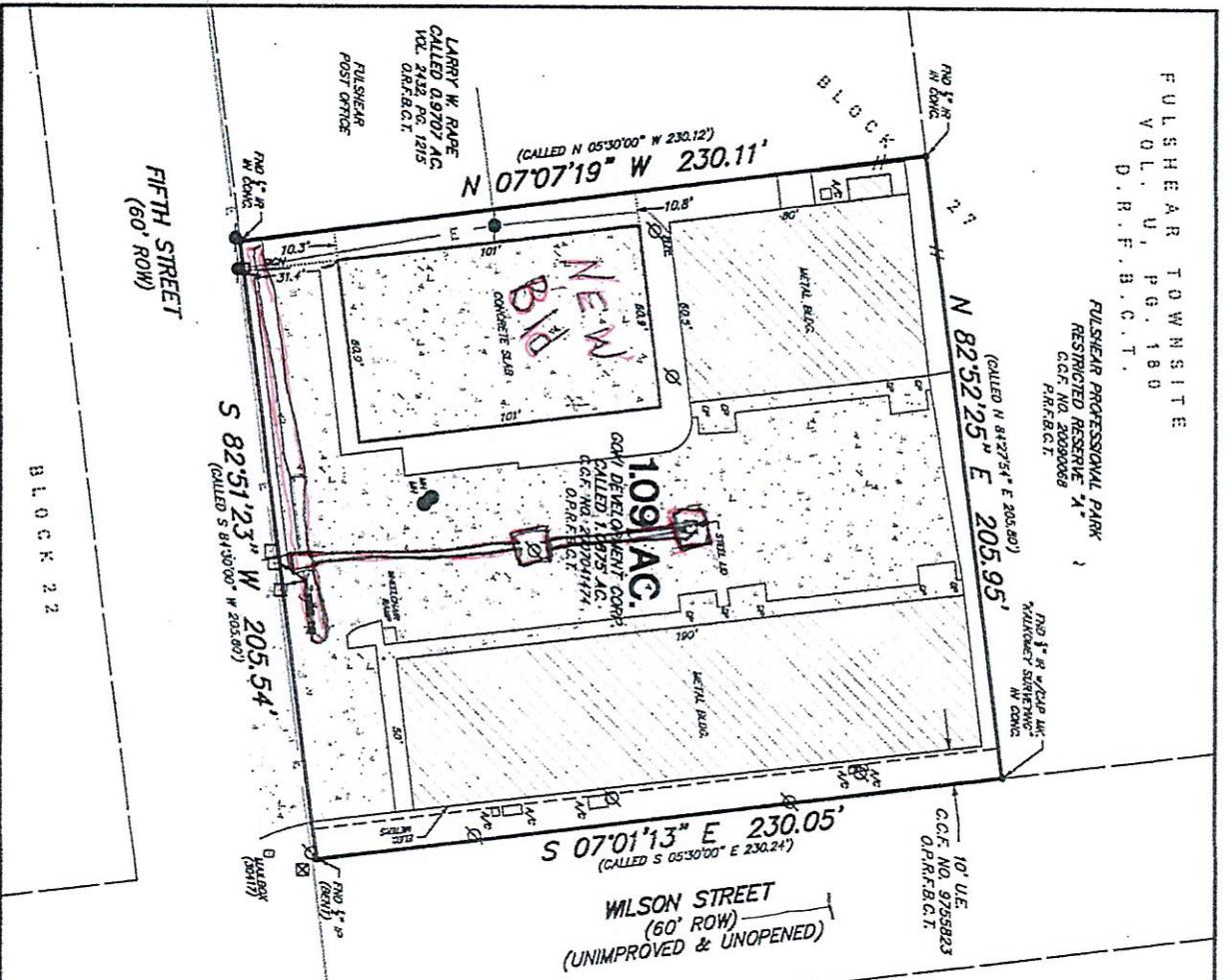
**GOKI DEVELOPMENT CORP.**  
**P.O. Box 158 Fulshear, TX 77441**  
**PH. 281.346.1937 FAX 281.346.1941**

# Grading and Drainage Plan

Drainage System

FULSHEAR TOWNSITE  
VOL. U, PG. 180  
D. R. F. B. C. T.

FULSHEAR PROFESSIONAL PARK  
RESTRICTED RESERVE X  
C.C.F. NO. 20090088  
P.A.R.F.A.C.T.



**LEGEND**

- These standard symbols will be found in the drawing:
- WATER METER
  - CLEAN OUT
  - ⊕ POWER POLE
  - ⊗ TELE. P.D.
  - OVERHEAD UTILITY LINE



NORTH  
SCALE: 1" = 30'

BLOCK 2 B

**GENERAL NOTES:**

1. This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 491488, Map Number 4815700085L, Panel 85, Suffix "L", dated April 2, 2014, for Fort Bend County, Texas and Incorporated areas. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures hereon will be free from flooding or damage thereon, or that the property or structures hereon will not be damaged or destroyed by flooding or damage thereon. This flood statement shall not create liability on the part of the surveyor.
2. The location of the flood zone shown hereon was determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones/Carter assumes no liability as to the accuracy of the location of the flood zone limits.
3. A current title report was not available at the time of this survey, therefore it is possible that all easements of record may not be shown hereon.
4. Bearings shown are based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.
5. Elevations shown hereon are based on 7.
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7. Elevation = 145.24' (NAD83 - 2001 adjustment).
8. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
9. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.
10. Variable improvements / utilities are located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

Subject to the General Notes shown:  
We, Jones/Carter, acting by and through Chris D. Kelleher, a Registered Professional Land Surveyor, hereby certify that this plat correctly represents the facts found at the time of survey.  
Surveyed: 04-24-17



Chris D. Kelleher  
Registered Professional Land Surveyor  
No. 5869  
cdk@kalkomey.com

**SLAB SURVEY**  
ON  
**1.09 ACRES**  
OUT OF THE  
**CHURCHILL FULSHEAR**  
**LEAGUE ABSTRACT 29**  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS  
APRIL 2017



Texas Board of Professional Land Surveying Registration No. 10045104  
6415 Residing Road - Rosenberg, Texas 77471 • 281.342.2033

# Lighting Plan



November 27, 2018

To Whom It May Concern:

RE: Special Use Permit

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Winter Gordon, Jr., Owner  
Goki Development Corporation

**GOKI DEVELOPMENT CORP.  
P.O. Box 158 Fulshear, TX 77441  
PH. 281.346.1937 FAX 281.346.1941**



## Elevations





# Traffic Impact Study

## Signage



November 27, 2018

To Whom It May Concern:

RE: Special Use Permit

Property Address: 30415 5<sup>th</sup> and 30417 5<sup>th</sup>, Fulshear, Texas 77441

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Goki Development Corporation

**GOKI DEVELOPMENT CORP.**  
**P.O. Box 158 Fulshear, TX 77441**  
**PH. 281.346.1937 FAX 281.346.1941**

## **Notification to the Public**

## **Notice Public Hearings**

In compliance with the City of Fulshear Ordinance Number 2012-1069, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on December 7, 2018 at 8:30AM. The hearing will be held at City Hall located at 30603 FM 1093. The second hearing will be held by the City Council on December 18, 2018 at 7:00PM. The hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Downtown District, Fulshear, Block 27 (PT), Acres 1.0875, specifically the address is 30415 5<sup>th</sup> Street and 30417 5<sup>th</sup> Street, Fulshear, Texas 77441.

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

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

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

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

Posted: \_\_\_\_\_  
Date:



ULSHEAR MADTUCK HOLDINGS LP X	APN Site State Owner 1 Address Owner 1 Zip Code	3380-00-022-0012-901 TX PO BOX 947 77441	Site Address Site Zip Code Owner 1 City Owner 2 Name	8118 WILSON DR 77441 FULSHEAR
PORT BEND COUNTY X	APN Site State Owner 1 Address Owner 1 Zip Code	0029-00-000-0888-901 TX MAIL CTR 77469	Site Address Site Zip Code Owner 1 City Owner 2 Name	FM 359 RD 77441 RICHMOND
ULSHEAR RIDE OF AUSTIN HIGH YIELD FUND, I L X 2650	APN Site State Owner 1 Address Owner 1 Zip Code	3380-00-027-0011-901 TX 401 CONGRESS AVE STE 1540 78701	Site Address Site Zip Code Owner 1 City Owner 2 Name	8045 FM 359 RD S 77441 AUSTIN
ULSHEAR RIDE OF AUSTIN HIGH YIELD FUND, I L X 325	APN Site State Owner 1 Address Owner 1 Zip Code	3380-00-027-0000-901 TX 401 CONGRESS AVE STE 1540 78701	Site Address Site Zip Code Owner 1 City Owner 2 Name	8043 FM 359 RD S 77441 AUSTIN DBA FULSHEAR PROFESSIONAL PARK
ULSHEAR APE, LARRY W X 568	APN Site State Owner 1 Address Owner 1 Zip Code	3380-00-027-0010-901 TX 1010 WALNUT CREEK DR 75840	Site Address Site Zip Code Owner 1 City Owner 2 Name	8055 MAIN ST 77441 FAIRFIELD DBA UNITED STATES POST OFFICE
ULSHEAR ARTINI, MICHAEL G X	APN Site State Owner 1 Address Owner 1 Zip Code	3380-00-022-0032-901 TX PO BOX 909 77441	Site Address Site Zip Code Owner 1 City Owner 2 Name	8107 MAIN ST 77441 FULSHEAR
JACKBURN, THOMAS R	APN Site State Owner 1 Address	0029-00-000-0680-901 TX FM 359 RD 77441	Site Address Site Zip Code	FM 359 RD 77441

ID	Site City	Owner 1 Name	Owner 1 State	Building Square Feet	APN	Site State	Owner 1 Address	Owner 1 Zip Code	3380-00-022-0022-901	Site Address	Site Zip Code	Owner 1 City	Owner 2 Name
110	FULSHEAR	RODGERS, BERTHA L	TX	1084	3380-00-022-0022-901	TX	PO BOX 1	77441		8109 MAIN ST	77441	FULSHEAR	
111	MCCANN, CAROLE ANN		TX		3380-00-028-0000-901	TX	PO BOX 33	77441		5TH ST	77441	FULSHEAR	
112	FULSHEAR	GILMORE, JACKIE LEE	TX	420	3380-00-021-0032-901	TX	8105 WILSON DR	77441		8103 WILSON DR	77441	FULSHEAR	
112	FULSHEAR	WOODS, DERRICK B	TX	1315	3380-00-021-0036-901	TX	PO BOX 172	77441		8109 WILSON DR	77441	FULSHEAR	

3411 Avenue I

Lamar ISD

Rosenburg, TX 77471

## **Sign Notification on the Property**



**PUBLIC HEARING - SPECIAL USE PERMIT**  
 THE PROPERTY OWNERS HAVE APPLIED FOR A SPECIAL USE PERMIT TO ALLOW FOR THE USE OF THE PROPERTY AS A PUBLIC HEARING LOCATION WITHIN THE COMMUNITY CENTER DISTRICT ZONING DISTRICT.  
 THE CITY WILL HOLD THIS PUBLIC HEARING ON DECEMBER 15, 2014 AT 5:00 PM.  
 THE FIRST PUBLIC HEARING WILL BE HELD AT THE COMMUNITY CENTER, 1000 WEST PALMDALE AVENUE, PALMDALE, CA 93550.  
 THE SECOND HEARING WILL BE HELD AT THE CITY COUNCIL CHAMBERS, 1000 WEST PALMDALE AVENUE, PALMDALE, CA 93550.  
 BOTH HEARINGS WILL ALLOW ALL INTERESTED PERSONS AN OPPORTUNITY TO BE HEARD. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE CITY CLERK AT (805) 368-1700.  
 THE CITY OF PALMDALE CITY CLERK'S OFFICE

**NO PARKING**  
**EXCEPT FOR**  
**EMERGENCY VEHICLES**  
**OR VEHICLES**  
**WITH PERMITS**



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

<b>AGENDA OF:</b> December 7, 2018	<b>AGENDA ITEM:</b> 5 & 8
<b>DATE SUBMITTED:</b> November 29, 2018	<b>DEPARTMENT:</b> Planning & Development
<b>PREPARED BY:</b> Kerry Sigler Building Official	<b>PRESENTER:</b> Kerry Sigler Building Official
<b>SUBJECT:</b> Consideration and possible action to approve a Special Use Permit for Office/Veterinarian Clinic at 8418 Syms Street	
<b>ATTACHMENTS:</b> SUP Documentation	

**EXECUTIVE SUMMARY**

The owner of the property located at 8418 Syms Street, along with their designated local representative from the Veterinary Clinic are requesting a Special Use Permit for the property indicated. The property is within the Downtown District and is currently a residential dwelling. The owner/agent is requesting an SUP as a requirement for the sale of the property to the Clinic.

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

- **Completed Special Use Application:** Completed Application from the Owner/Owner's Representative. The owner and buyer have submitted a letter authorizing the submission of the Special Use Permit as well as a letter of intent regarding the proposed use and operational specifics. (See Item 1)
- **Owner Affidavit:** FBCAD records show ownership. This section includes the Owner's Affidavits for the property. The property buyer is requesting the SUP permits as a condition of the property sale. (See Item 2)
- **Vicinity Map:** A map was provided that shows the location of the property in relation to the surrounding areas. (See Item 3)
- **Context Map:** Map shows existing layout, pavement, and access points. Staff accepts this document as there will be no new buildings allowed without further approval via Special Use Permit(s) and/or Building Permit(s). (See Item 4)
- **Survey:** A survey was provided which shows the existing lot and the buildings that sit on it, along with metes and bounds for the property. (See Item 5)
- **Compliance with the Comprehensive Plan:** After review of the request from the applicant, City Staff finds that the requested use of Office/Vet Clinic with no outside kenneling of animals is an approved and desired use within the Downtown District. (See Item 6)
- **Site Plan:** The site plan shows the building layout and existing parking areas. Staff accepts this document as there will be no new buildings allowed without further approval via Special Use Permit(s) and/or Building Permit(s). (See Item 7)
- **Landscape Plan:** The applicant provided a site plan with a rough sketch of the current landscaping and a letter indicating that no modifications, just preservation, are planned at this time. (See Item 8)

- **Grading and Drainage Plan:** The applicant provided an overview of the current drainage flows and indicated that no modifications were planned at this time that would affect the grading and/or drainage of the area. (See Item 9)
- **Lighting Plan:** The applicant provided an overview of existing lighting and a letter indicating that the current lighting will be modified to meet Dark Sky Ordinance.(See Item 10)
- **Elevations:** The applicant provided pictures of the current building elevations and indicated that no exterior modifications were planned at this time. (See Item 11)
- **Traffic Impact Study:** This requirement is waived based on the determination of the City Engineer.
- **Signage:** The applicant provided a sketch for a monument sign and indicated they will comply with the sign ordinance for the Downtown District. (See Item 12)
- **Notification to the Public:** This has been completed. Notice was published in an approved newspaper and a notice was also sent by the City to a verified listing of adjacent property owner's as required by ordinance. (See Item 13)
- **Sign Notification on the Property:** The sign has been duly posted by the applicant and verified by Staff. (See Item 14)

### RECOMMENDATION

Staff recommends the Planning and Zoning Commission recommend approval of the SUP to the City Council for the use of the property as an Office/Vet Clinic located at 8418 Syms Street with certain conditions applied. Staff recommends that conditions include the following:

- 1.) Outside kenneling of any animals is prohibited.
- 2.) Operating hours must be adhered to except in an emergency situation.
- 3.) Noise Ordinance must be complied with at all times.

It is Staff's understanding that any conditions placed on the approval of this SUP must be met before a Certificate of Occupancy would be issued by City Staff. In addition, this SUP does not address any building code requirements/improvements necessary to obtain a Certificate of Occupancy for the proposed use.

# **Completed Special Use Application**



# CITY OF FULSHEAR

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

8-2408

## ZONING SPECIAL USE APPLICATION

Date of Application: 11/5/18

Property Address: 8418 Syms St Fulshear TX 77441

Legal Description of the property: Lot 1415 Block 8 Fulshear, TX Fort Bend Co.

Property Owner Name(s): Selwin + Doris Jones

Address: 8418 Syms St

Phone Number: 713 516 4414 Email Address: \_\_\_\_\_

Applicant/Agent: Cindy Skinner ~~\_\_\_\_\_~~ meghan Denney Attach  
letter of authorization along with this application

Address: 1259 Walch Lane Lexington TX 78947

Phone Number: 512.350.3507 Email Address: CindyVet405@gmail.com  
512 791 8884

Zoning District: Downtown Current use of property: Residence

Requested use of the property: Veterinary Clinic

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

North	<u>Residential</u>
South	<u>Commercial/Business</u>
East	<u>Residential / commercial</u>
West	<u>Residential</u>

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

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

## Letter of Intent for Special Use permit

4 Paws @ Fulshear

Veterinary Clinic

8418 Syms St

4 Paws Veterinary Clinic PLLC will be a full service Veterinary Hospital providing Concierge client services to clients and their pets. State of the art equipment and diagnostics will set this clinic apart, along with a compassionate family atmosphere. On call emergency service will be available on a case by case basis after hours. Initial operating hours will be 7:30 AM to 6 PM Monday to Friday. Saturday Am hours are to be determined by client interest and need.

Dr. Meghan Denney comes from a family of veterinarians and will be the primary doctor on staff. Her family's veterinary clinic started in a small town where she grew up. She and her husband live in nearby Firethorne and are excited to serve and be a part of the Fulshear community.

Initial staffing will include one other employee present during operating hours.

This special use permit is being sought to allow for the refurbishment and adaptive use of the existing structures footprint with updating of the exterior façade. The major concern being to maintain the health of the 100+ year old oak at the front/center of the property. We want to continue the current owner's neighborhood tradition of decorating the tree to highlight its uniqueness. The veterinary clinic would be in character and compatible with the downtown district center development and would preserve and maintain one of Fulshear's treasured historical trees.

Adjacent land use consists of residential to the east, west, and north, and commercial to the south and southeast. A new commercial center is planned and zoned for the east also.

The granting of this special use permit will not be injurious or compromise public health, safety or welfare. ADA compliance will be adhered to.

The granting of the special use permit would not confer on the applicant any special privilege that is denied by ordinance to other lands, structures, or buildings in the same district.

We hope that this submittal meets with your approval. Please let us know if you have any questions, or if we can be of further assistance.

Sincerely,

Meghan Denney DVM

A handwritten signature in black ink, appearing to read "Meghan Denney DVM", with a long horizontal flourish extending to the right.

Cindy Skinner DVM

A handwritten signature in black ink, appearing to read "Cindy Skinner DVM", with a long horizontal flourish extending to the right.

# Owner Affidavit

October 30 ,2018

Fulshear Planning and Zoning

This is to certify that Selwin & Doris Jones are selling the property at 8418 Syms St. in Fulshear to Cindy Skinner. They are buying this property to remodel and use as a Veterinary Clinic.

Thank you,

Handwritten signature of Doris J. Jones in cursive script.Handwritten signature of Selwin W. Jones in cursive script.

LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO: \_\_\_\_\_

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

(CERTIFIED LEGAL DESCRIPTION)

ACKNOWLEDGEMENTS:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.

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

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

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

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

OWNER'S SIGNATURE of the above described property: Selwin W. Jones Roni J. Jones

OWNER'S NAME (printed) SELWIN W. JONES

ADDRESS: Box 207, 8418 SYMS ST.

TELEPHONE: 713-516-4414 EMAIL: drybranchbranch@GMail.Co

**Posting Requirements;**

Notice of required Public Hearings shall be provided by the applicant by way of a sign posted on the land that is the subject of the application. One sign shall be posted for each 200 feet of frontage along a public street, with a maximum of 2 signs required per frontage. Signs shall be located so that the lettering is visible from the street. Where the land does not have frontage on a public street, signs shall be posted on the nearest public street with an attached notation indicating the location of the land subject to the application. The sign shall state "The property has requested a Zoning Change, for information regarding this request contact the City of Fulshear at 30603 FM 1093, Fulshear, Texas 77441, 281-346-1796. Two Public Hearings will be held for this request." Include time(s), date(s) and location(s) of the Public Hearing.

**ACKNOWLEDGEMENTS:**

*I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now, or will be, fully prepared to present the above proposal before the Zoning Commission and City Council public hearings. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of my zoning request.*

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Signature of Owner/ Agent\* Selwin W. Jones Doris J. Jones Date 11/19/2018  
(circle one)  
Printed name SELWIN W. JONES Doris J. Jones Phone No. 713 516 4414

\*Note: An Agent must furnish a signed Letter of Authorization from the owner when submitting this application.

Property Owner Property Address  
 R65732 JONES, SELWIN W 8418 SYMS ST, FULSHEAR, TX 77441

2018 Assessed Value  
 \$392,120

## 2018 GENERAL INFORMATION

Property Status **Active**  
 Property Type **Real Residential**  
 Legal Description **FULSHEAR, BLOCK 8, LOT 1,4,5**  
 Neighborhood **Fulshear**  
 Account **3380-00-008-0010-901**  
 Map Number **A-027-N**

## 2018 OWNER INFORMATION

Owner Name **Jones, Selwin W**  
 Owner ID **O0234769**  
 Exemptions **Homestead**  
 Percent Ownership **100%**  
 Mailing Address **PO Box 207 Fulshear, TX 77441-0207**  
 Agent **-**

## 2018 VALUE INFORMATION

Improvement Homesite Value **\$153,150**  
 Improvement Non-Homesite Value **\$0**  
 Total Improvement Market Value **\$153,150**  
 Land Homesite Value **\$270,000**  
 Land Non-Homesite Value **\$0**  
 Land Agricultural Market Value **\$0**  
 Total Land Market Value **\$270,000**  
 Total Market Value **\$423,150**  
 Agricultural Use **\$0**  
 Total Appraised Value **\$423,150**  
 Homestead Cap Loss **-\$31,030**  
 Total Assessed Value **\$392,120**

## 2018 ENTITIES &amp; EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
C04- City of Fulshear	HS	\$69,897	\$322,223	0.16251	0
<input checked="" type="checkbox"/> CAD- Fort Bend Central Appraisal District		\$0	\$392,120	0	0
D01- Ft Bend Drainage	HS	\$178,424	\$213,696	0.019	0
G01- Ft Bend Co Gen	HS	\$178,424	\$213,696	0.445	0
R05- Ft Bend Co ESD 4		\$0	\$392,120	0.1	0
S01- Lamar CISD	HS	\$35,000	\$357,120	1.39	1186

## TOTALS

2.11651

## 2018 IMPROVEMENTS

⌵ Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value  
 - A1 - Residential Single Family Houses Yes 2,457 Sq. Ft \$153,150

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1970	2,457	\$131,190	⌵ Details
2	Patio concrete slab	1970	112	\$460	⌵ Details
3	Open Porch	1970	64	\$1,050	⌵ Details
4	Detached Garage	1970	960	\$18,850	⌵ Details
5	Patio Covers	1980	480	\$1,250	⌵ Details
6	Greenhouses	-	140	\$350	⌵ Details

## 2018 LAND SEGMENTS

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

## TOTALS

22,500 Sq. ft / 0.516529 acres

## VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2017	\$147,930	\$270,000	\$417,930	\$0	\$0	\$417,930	\$61,460	\$356,470

2016	\$148,140	\$270,000	\$418,140	\$0	\$0	\$418,140	\$94,080	\$324,060
2015	\$198,540	\$239,500	\$438,040	\$0	\$0	\$438,040	\$143,440	\$294,600
2014	\$191,380	\$239,500	\$430,880	\$0	\$0	\$430,880	\$163,060	\$267,820
2013	\$184,330	\$239,500	\$423,830	\$0	\$0	\$423,830	\$180,360	\$243,470

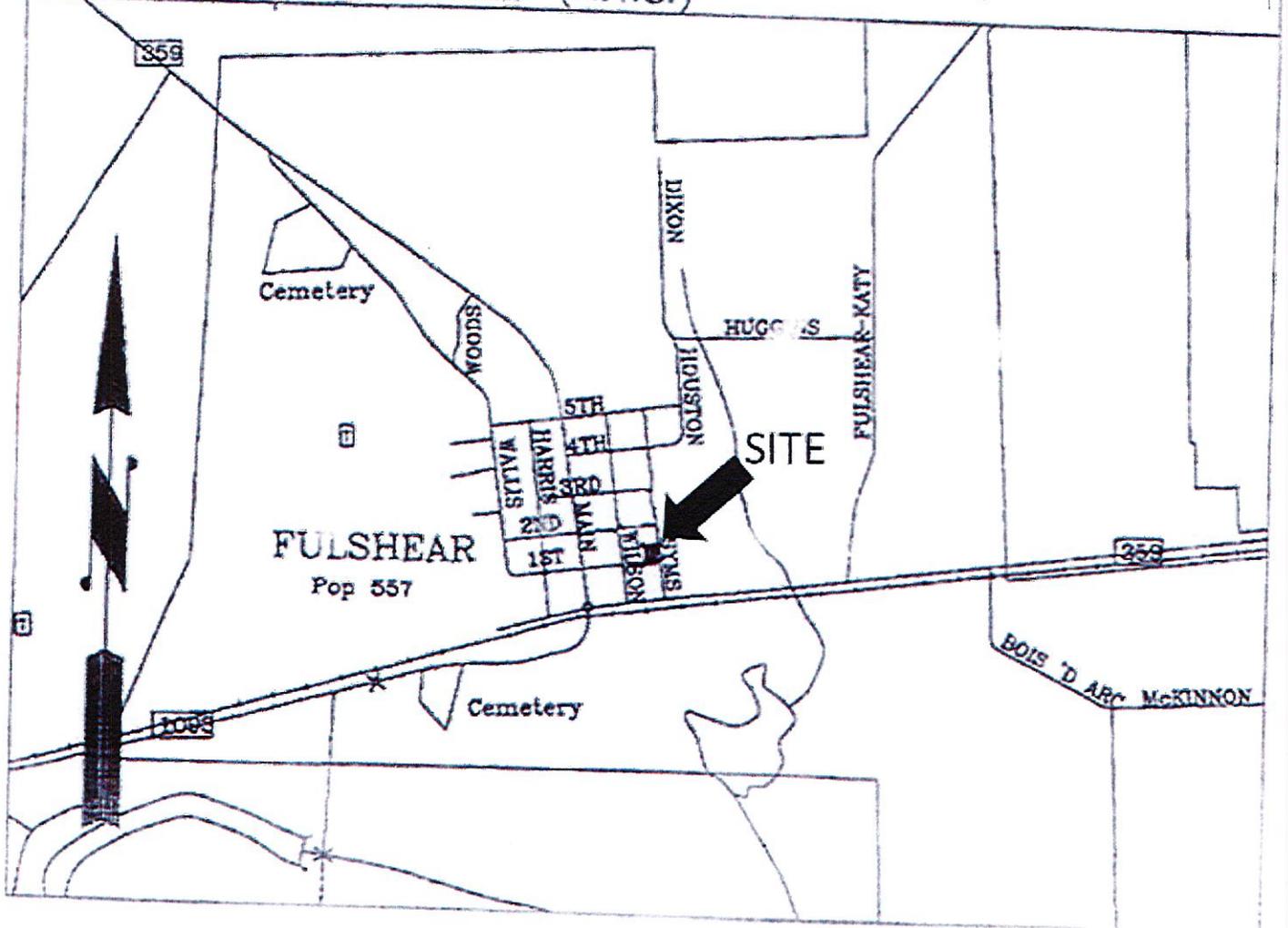
## DISCLAIMER

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

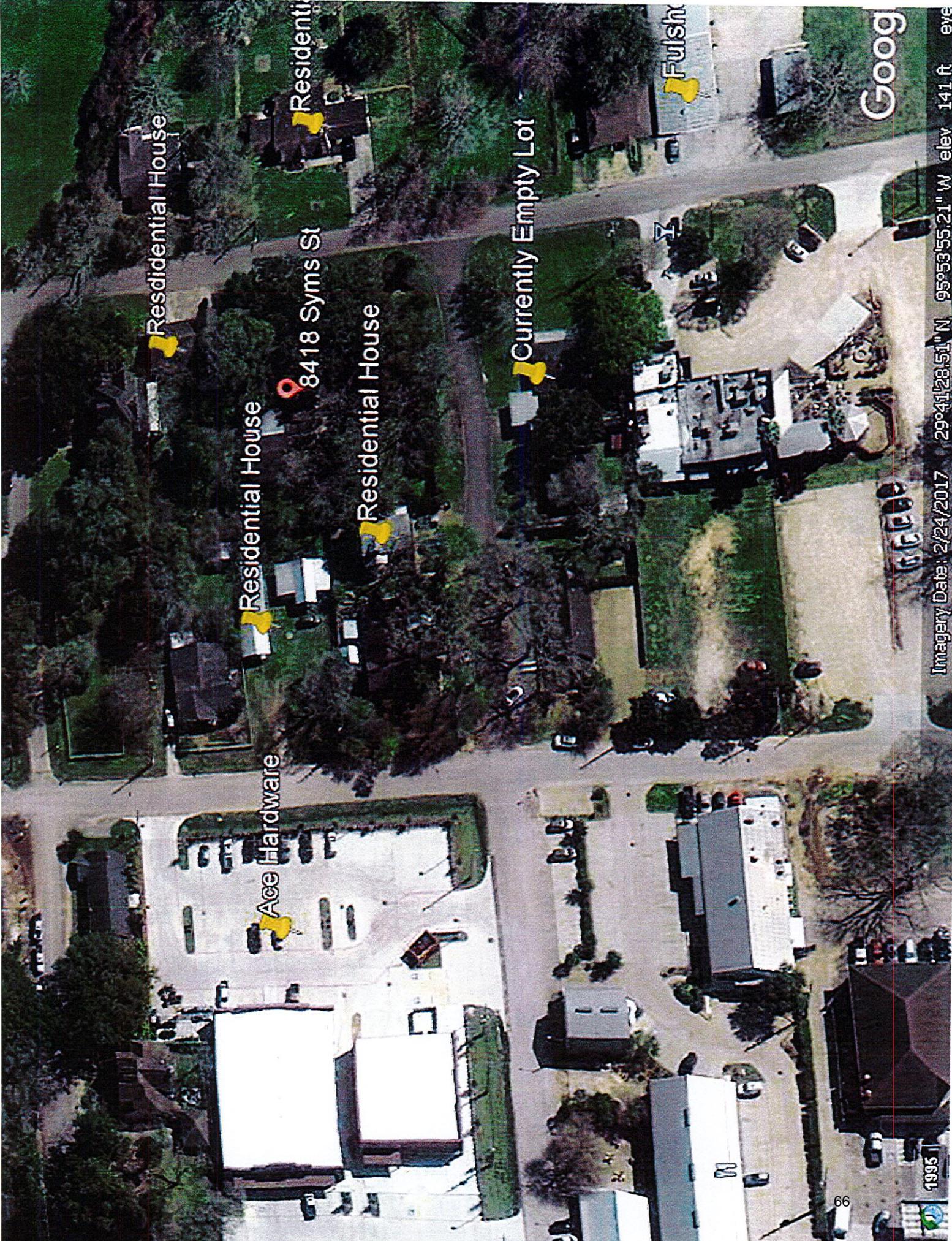
## Vicinity Map

# VICINITY MAP (N.T.S.)

Special Use Permit  
8418 Syms St



# Context Map



Residential House

Residential House

Ace Hardware

8418 Syms St

Residential House

Residential House

Currently Empty Lot

Fulsh

Google

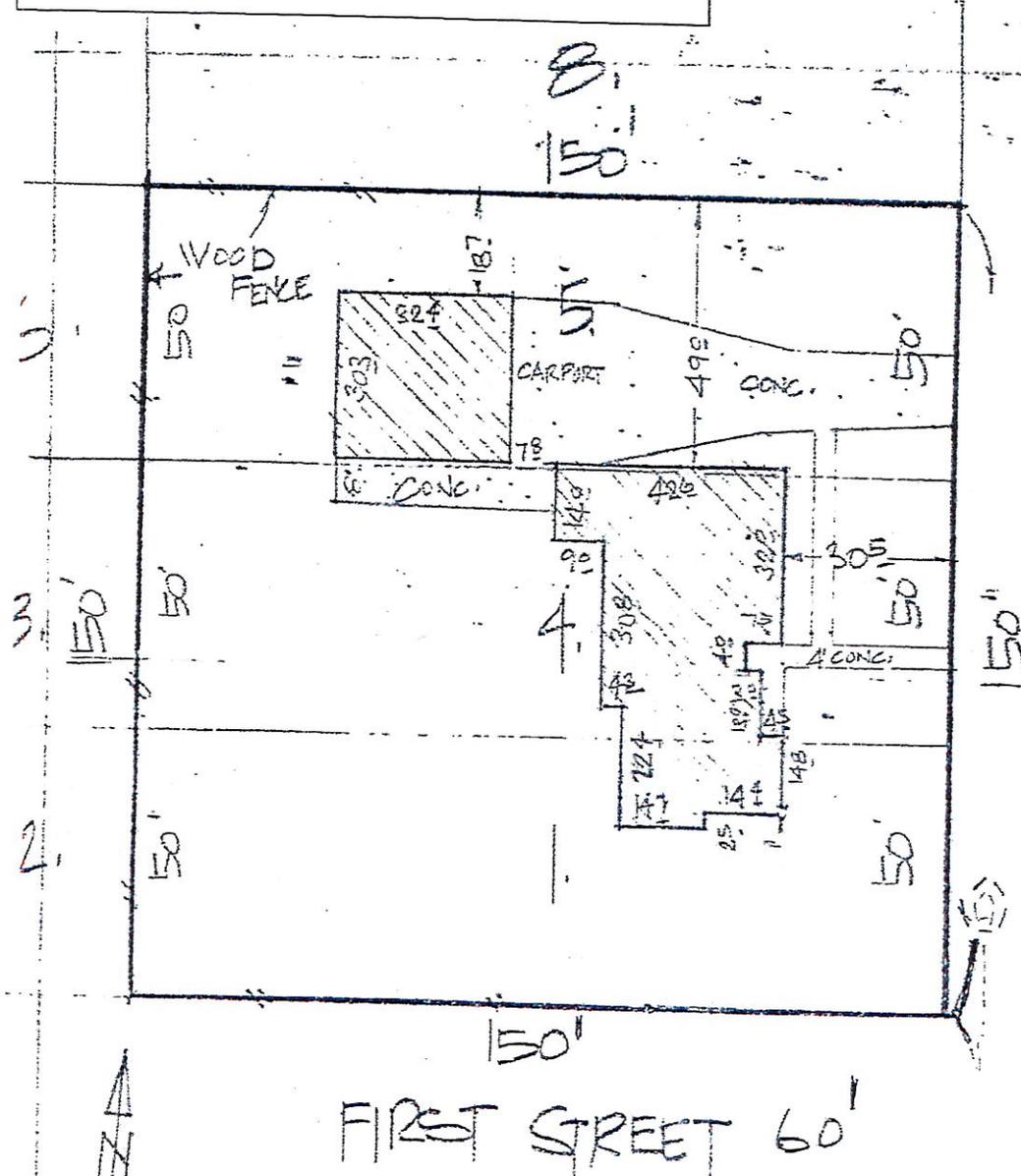
Imagery Date: 2/24/2017 29°41'28.51" N 95°53'55.21" W elev 141 ft

1995

# Survey

Survey

Special Use Permit  
8418 Syms St



SCALE 1"=30'

I, HENRY STEINKAMP, JR., A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE RECORD OF A SURVEY SHOWING THE IMPROVEMENTS ON ALL OF LOTS NO. 1, 4, & 5 IN BLOCK NO. 8 OF THE TOWN OF FULSHEAR, CHURCHILL FULSHEAR LEAGUE, AB. 29, FORT BEND COUNTY, TEXAS, AS MADE ON THE GROUND ON THIS THE 25th OF SEPTEMBER, 1969.

There are no encroachments all improvements are within the boundary of this tract and there is no evidence of pipelines or other easements crossing this tract except as shown hereon.



Signed Henry Steinkamp, Jr.

## **Compliance with the Comprehensive Plan**

## Administrative Plat and Compliance

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

RE: Special use permit  
4 Paws at Fulshear Veterinary Clinic, PLLC  
8418 Symms St. Fulshear TX 77441

We understand that an Administrative Plat will be performed on the property at 8418 Symms Street, Fulshear , Texas 77441 as a condition for the special use permit. We are prepared to allow this.

As stated in our letter of intent: We will be in full compliance with the comprehensive plan of the Fulshear Historical Downtown District.

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

Sincerely,

A handwritten signature in cursive script that reads "Cindy Skinner DVM". The signature is written in black ink and includes a long horizontal flourish at the end.

Cindy Skinner DVM

# Site Plan

# Site Plan

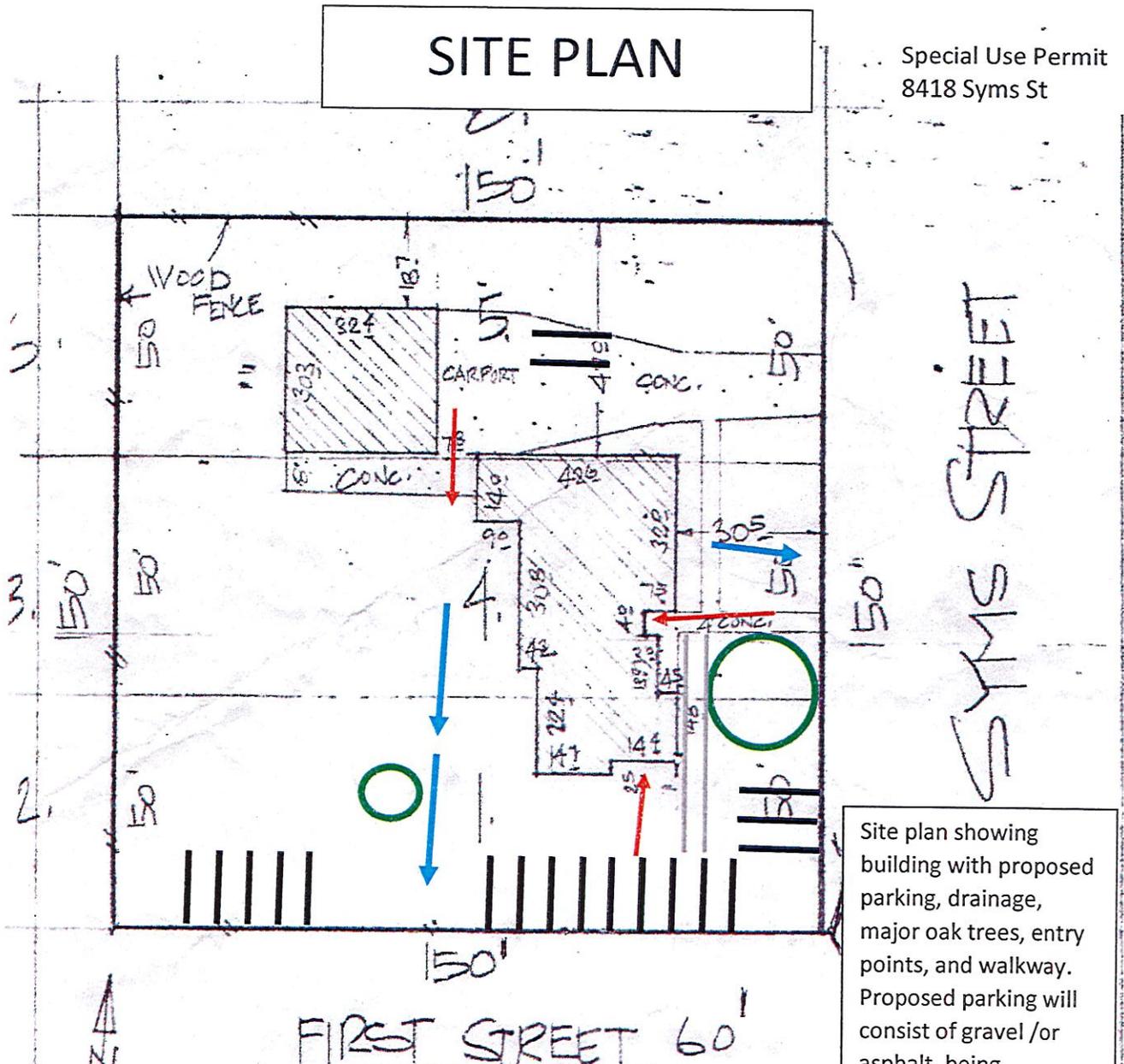
Special Use Permit  
8418 Syms St



Site Plan: Current building layout is not anticipated to change. Proposed parking spaces in yellow and ADA parking spot in blue

# SITE PLAN

Special Use Permit  
8418 Syms St



SYMS STREET

Site plan showing building with proposed parking, drainage, major oak trees, entry points, and walkway. Proposed parking will consist of gravel /or asphalt, being consistent with surrounding businesses and residential areas.

FIRST STREET 60'

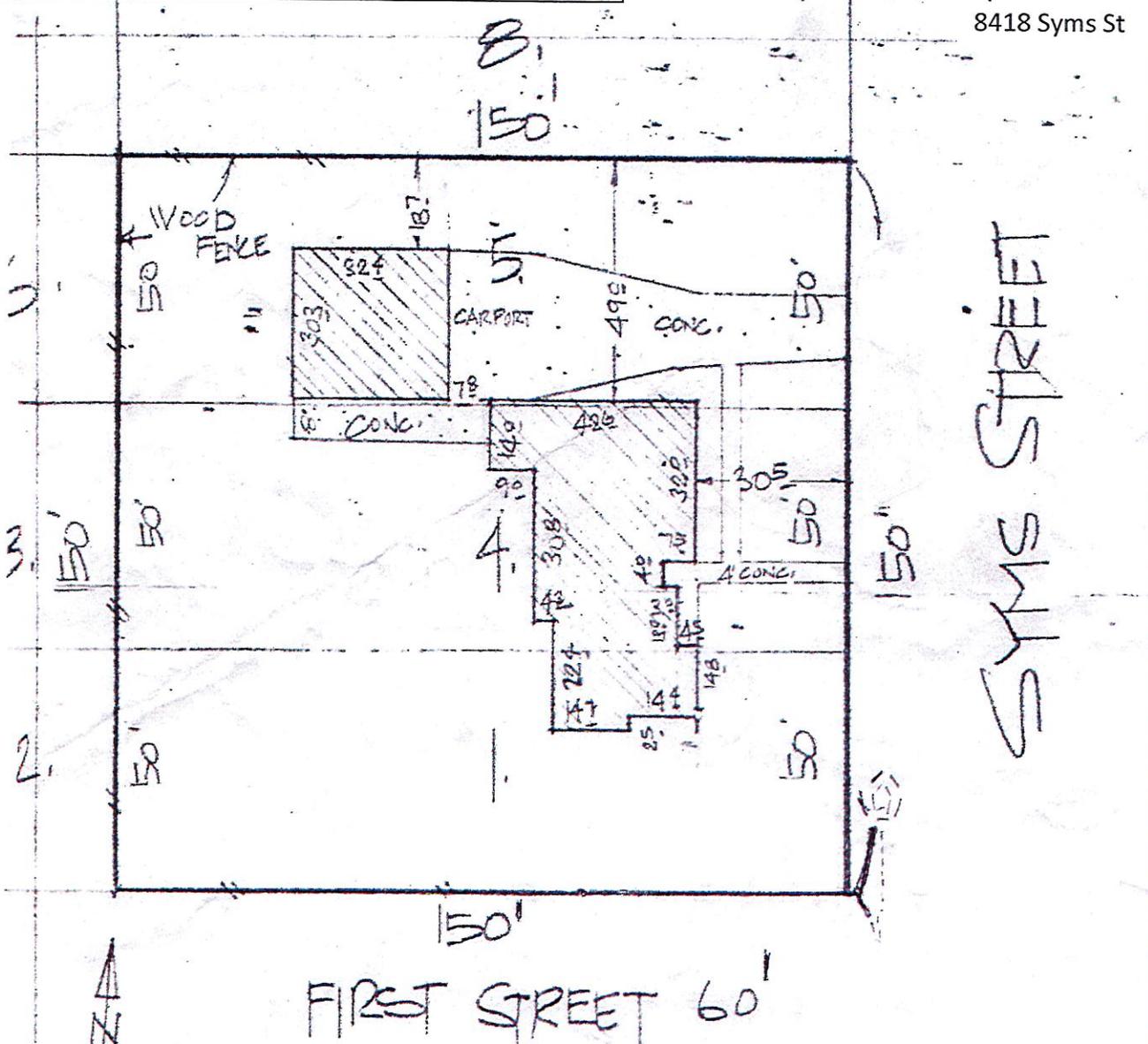
## LEGEND

- Proposed Parking
- Entry Points
- Oak Trees
- Drainage
- Walkway

SCALE 1" = 30'



Signed Henry Steinkamp, Jr.



I, HENRY STEINKAMP, JR., A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE RECORD OF A SURVEY SHOWING THE IMPROVEMENTS ON ALL OF LOTS NO. 1, 4, & 5 IN BLOCK NO. 8 OF THE TOWN OF FULSHEAR, CHURCHILL FULSHEAR LEAGUE, AB. 29, FORT BEND COUNTY, TEXAS, AS MADE ON THE GROUND ON THIS THE 25th OF SEPTEMBER, 1969.

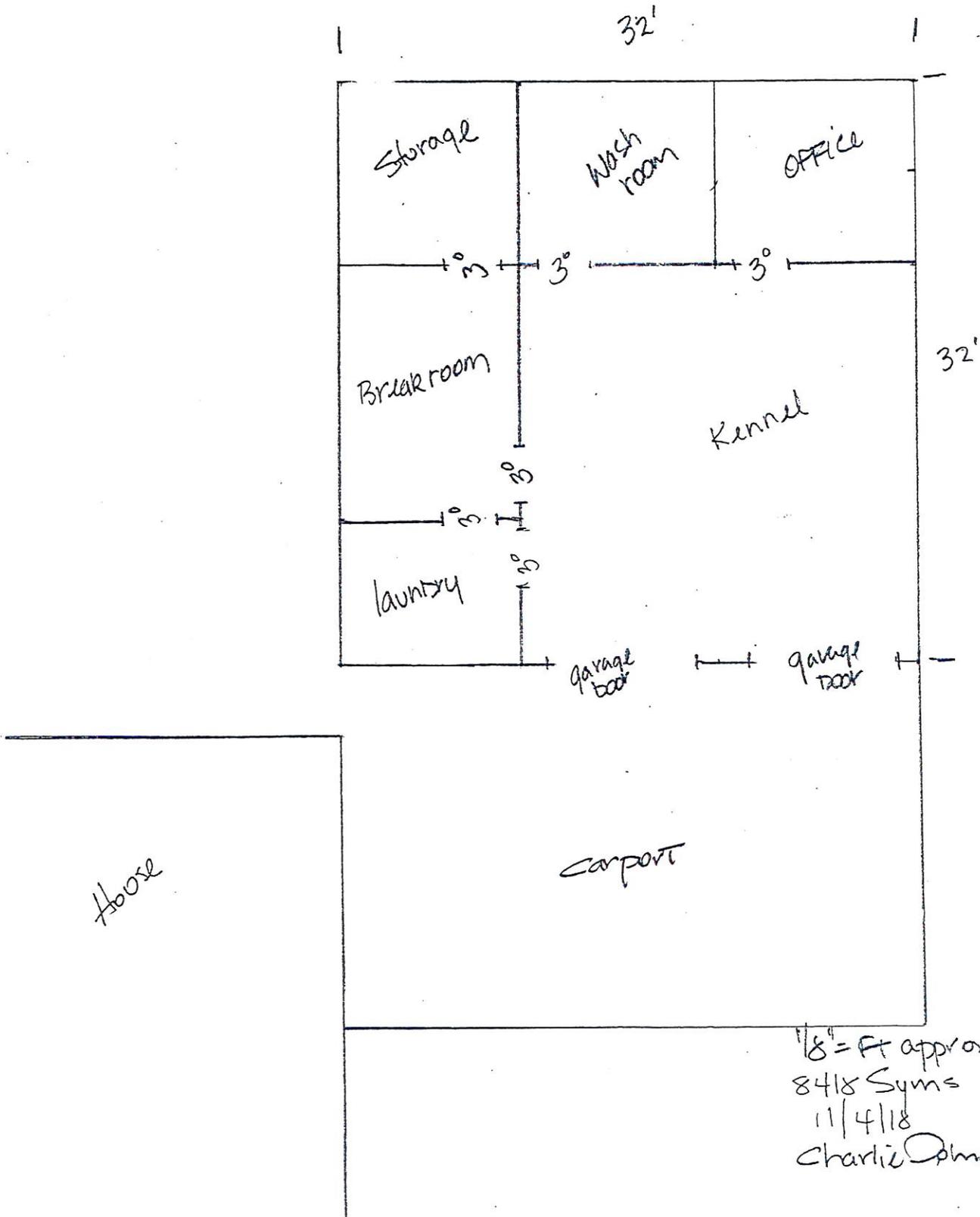
There are no encroachments all improvements are within the boundary of this tract and there is no evidence of pipelines or other easements crossing this tract except as shown hereon.

SCALE 1"=30'



Signed Henry Steinkamp, Jr.





# Landscape Plan

# Landscaping/Grading Plan

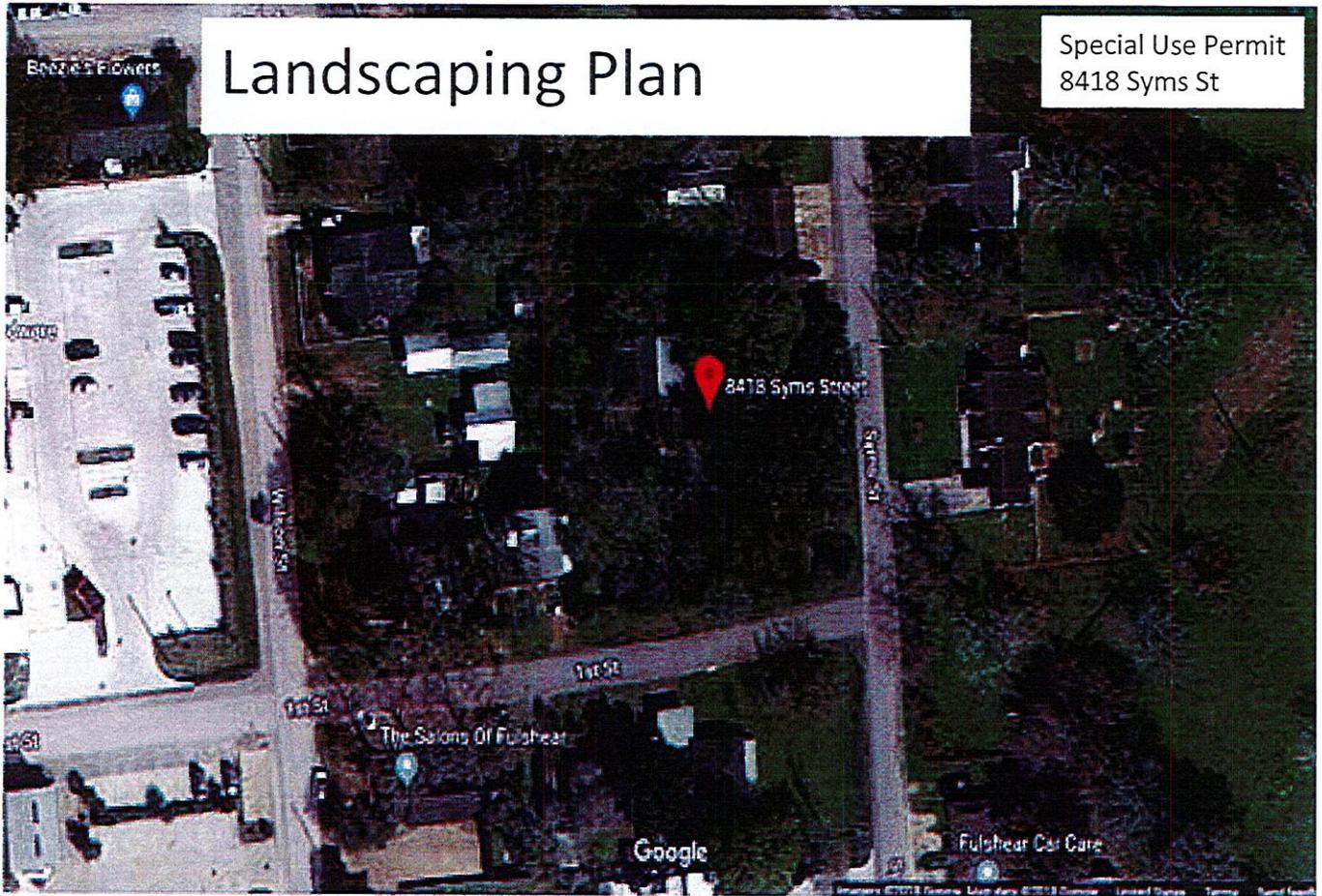
Special Use Permit  
8418 Syms St



All landscape will focus on preservation of the massive historical oak in the front yard and be trimmed and thinned as necessary. No major existing tree changes are planned. Grading will remain as is.

# Landscaping Plan

Special Use Permit  
8418 Syms St

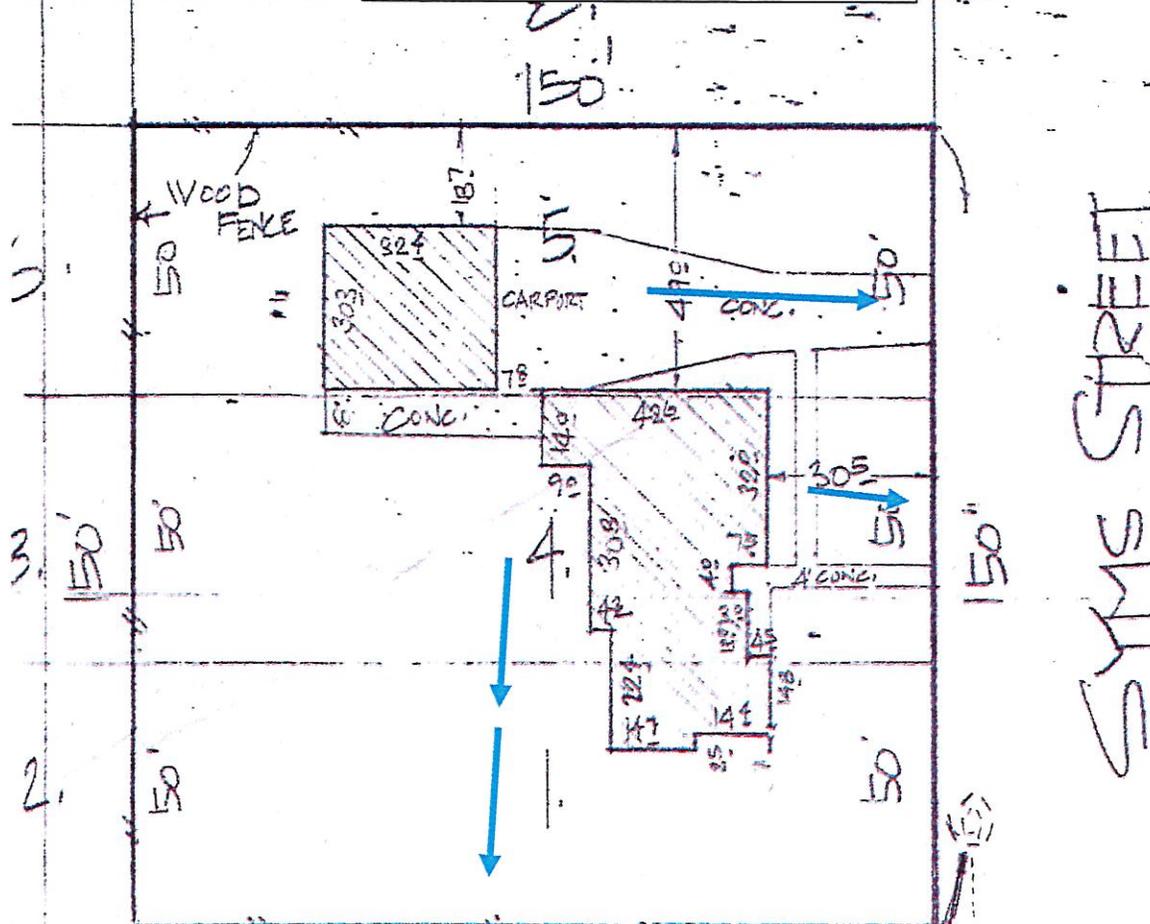


Landscape will remain as is, with bushes/trees being cleaned/trimmed.

# Grading and Drainage Plan

# Drainage Plan

Special Use Permit  
8418 Syms St



Existing drainage flow shown by blue lines. No changes will be made to the existing elevation to alter current drainage pattern.

I, HENRY STEINKAMP, JR., A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE RECORD OF A SURVEY SHOWING THE IMPROVEMENTS ON ALL OF LOTS NO. 1, 4, & 5 IN BLOCK NO. 8 OF THE TOWN OF FULSHEAR, CHURCHILL FULSHEAR LEAGUE, AB. 29, FORT BEND COUNTY, TEXAS, AS MADE ON THE GROUND ON THIS THE 25th OF SEPTEMBER, 1969.

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SCALE: 1"=30'

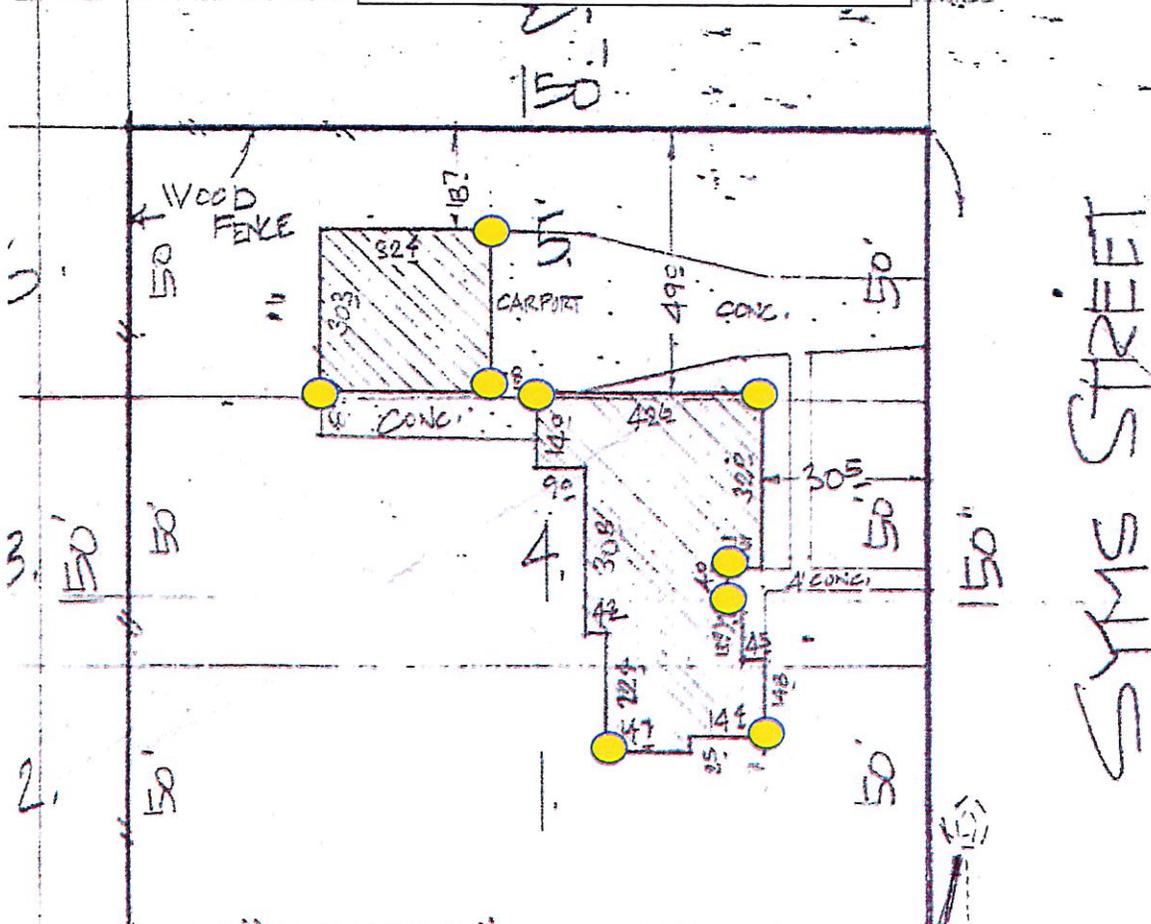


Signed Henry Steinkamp, Jr.

# Lighting Plan

# Lighting Plan

Special Use Permit  
8418 Syms St



Yellow circles highlight existing and additional lighting to be added. Lighting will comply with dark sky ordinances.

SCALE: 1" = 30'

I, HENRY STEINKAMP, JR., A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE RECORD OF A SURVEY SHOWING THE IMPROVEMENTS ON ALL OF LOTS NO. 1, 4, & 5 IN BLOCK NO. 8 OF THE TOWN OF FULSHEAR, CHURCHILL FULSHEAR LEAGUE, AB. 29, FORT BEND COUNTY, TEXAS, AS MADE ON THE GROUND ON THIS THE 25th OF SEPTEMBER, 1969.



There are no encroachments all improvements are within the boundary of this tract and there is no evidence of pipelines or other easements crossing this tract except as shown hereon.

Signed Henry Steinkamp, Jr.

# Lighting plan



Lighting Plan: Existing lighting around the building will be updated to dark sky ordinance. Any future lighting modifications will comply with any applicable City ordinances.

# Elevations



Front of building



South side of building



North side of building



Rear of building



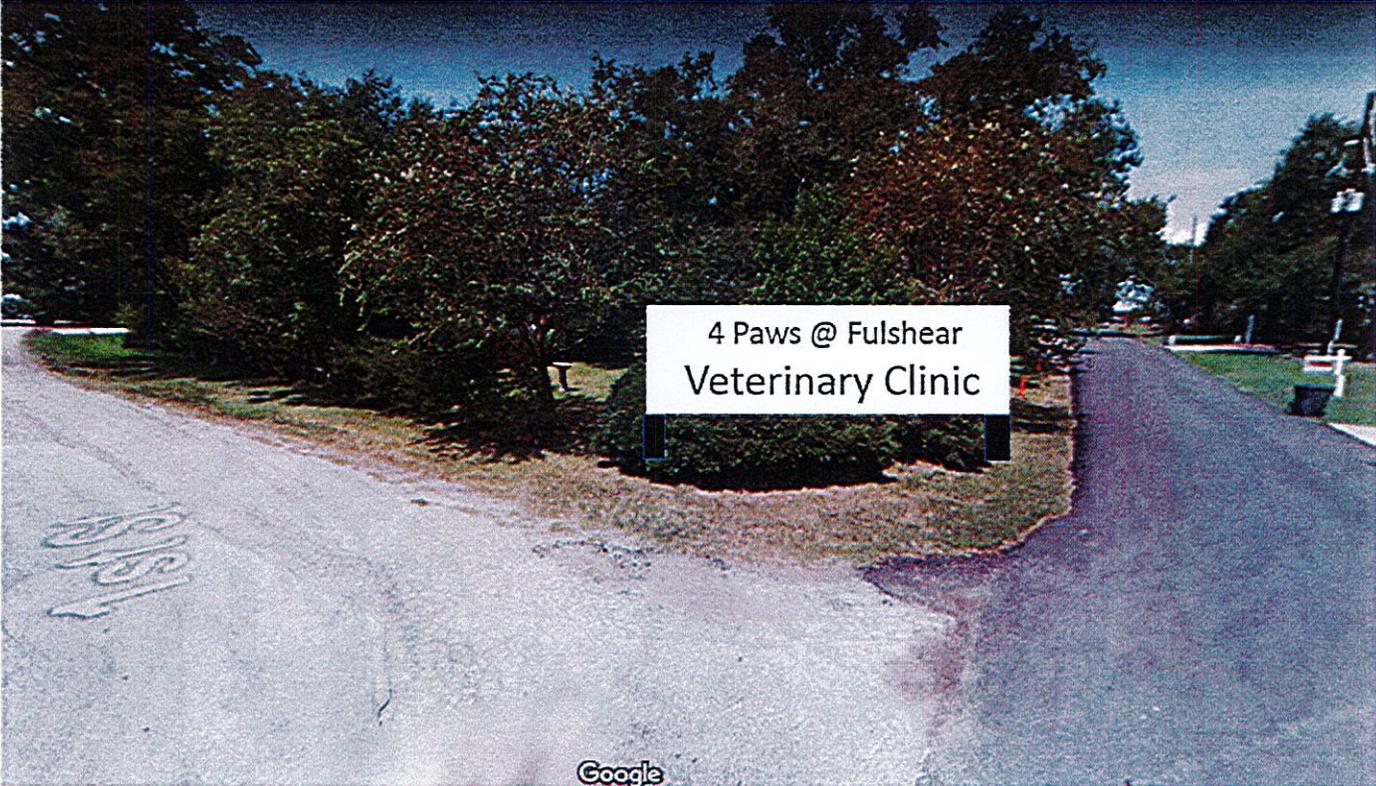
South side fencing – plan is to move/refurbish fencing following city ordinances

# Traffic Impact Study

# Signage

# Signage Plan

Special Use Permit  
8418 Syms St



Signage will be placed at the corner of First Street and Syms St and comply with city ordinances with respect to distance from street/right of ways, size, etc.

## **Notification to the Public**

## Notice of Public Hearings

In compliance with the City of Fulshear Ordinance Number 2012-1069, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on December 7, 2018 at 8:30AM. The hearing will be held at City Hall located at 30603 FM 1093. The second hearing will be held by the City Council on December 18, 2018 at 7:00PM. The hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.

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

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

The applicant reserves the right to supplement this application and/or seek at the time of the hearing, such other approvals, interpretations, and/or waivers as may be requested or required by the applicant or the Board/Council. A copy of said application and documents is on file at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5 p.m. and Fridays from 8:00 a.m. to 3 p.m. in the City Secretary's office for all interested parties prior to said hearing.

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

Posted: 11/19/2018  
Date:

11/21/2018



8418 Syms Street

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ID	Site City	Owner 1 Name	Owner 1 State	Building Square Feet	APN	Site State	Owner 1 Address	Owner 1 Zip Code	Site Address	Site Zip Code	Owner 1 City	Owner 2 Name
17	FULSHEAR	SIRHIONS, SOFIA LUICEBORD	TX	2382	3380-00-008-002D-901	TX	PO BOX 398	77441	8415 WILSON DR	77441	FULSHEAR	
18	FULSHEAR	KRPEC, MARK	TX	1540	3380-00-001-0093-901	TX	32619 WALTHAM KING	77441	8583 WILSON DR	77441	FULSHEAR	KRPEC, MONICA
19	FULSHEAR	UNKER, JOHN PAUL	TX	704	3380-00-001-0094-901	TX	PO BOX 423	77441	30315 1ST ST	77441	FULSHEAR	
20	FULSHEAR	LIPPHAM, LOUIS IN	TX		3380-00-001-0040-901	TX	1616 FOUNTAIN VIEW DR APT 611	77057	WILSON ST	77441	HOUSTON	
21	FULSHEAR	ROSH PROPERTIES LTD	TX	952	3380-00-001-0092-901	TX	431 W GAYWOOD DR	77079	8502 SYMS ST	77441	HOUSTON	
22	FULSHEAR	DESHAZO, BRETT	TX	1857	0029-00-000-0872-901	TX	PO BOX 87	77441	8411 SYMS ST	77441	FULSHEAR	DEBIAZDO, JULIE
23	FULSHEAR	PAWLEK, CLAUDE A	TX		3380-00-001-0010-901	TX	34333 PECAN HILL DR	77423	8505 SYMS ST	77441	BROOKSHIRE	

Rosenburg, TX 77471  
Richmond, TX 77464

3911 Avenue I  
Mail CTR

Lamar ISD  
Fort Bend County

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## **Sign Notification on the Property**

**PUBLIC HEARING - ZONING CHANGE**

The property owner's agent is seeking a Special Use Permit to allow for the use of this property as a Veterinary Office within the Downtown District zoning classification. The City will hold two public hearings. The first hearing will be held by the Planning and Zoning Commission on June 17, 2018 at City Hall located at 30801 M. 193. The second public hearing will be held by the City Council on June 18, 2018 at 1pm at the Bruce Sloan Community Center located at 6920 City Walkway Rd.

Both hearings will allow all interested persons an opportunity to be heard. If you have any questions regarding this request, please call the City of Fishers City Secretary's office at 317-346-1756.



# 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](http://WWW.FULSHEARTEXAS.GOV)

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

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

MEMBER- DAR HAKIMZADEH  
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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## PLANNING AND ZONING COMMISSION MEETING MINUTES NOVEMBER 2, 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, November 2, 2018 at City Hall, 30603 FM 1093, Fulshear, Texas 77441.*

### 2. Quorum

*A quorum was present.*

#### **Members Present**

*Amy Pearce, Chairman*

*Joan Berger*

*Dar Hakimzadeh*

*Gregory Ehman*

*John Dowdall*

*Jason Cherubini*

*Austin Weant*

*Kayleen Nelson (ex-officio)*

#### **City Staff**

Kimberly Kopecky, City Secretary  
Brant Gary, Assistant City Manager  
David Leyendecker, City Engineer

**Others Present:**

Gerald Grissom  
Josue Sandoval  
Kaye Kahlich

**3. Citizen's Comments**

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

*There were no citizen comments*

**4. Presentation and possible action on the Fulbrook on Fulshear Creek Revised General Land Use Plan**

*Chairman Pearce asked the Planning and Zoning members if this item could be moved on the agenda and addressed after item 10. There were no objections. (For full discussion, request audio)*

*Mr. Bill Sweitzer gave a brief presentation on the changes made to the Fulbrook on Fulshear Creek General Land Use Plan. Stephen Wilcox also answered questions regarding drainage.*

*A motion was made by Planning and Zoning member Hakimzadeh to accept the changes made to the Fulbrook on Fulshear Creek General Land Use Plan. 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*

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

*A motion was made by Planning and Zoning member Ehman to approve Minutes from the Planning and Zoning Commission meeting held on October 5, 2018. 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*

**6. Consideration and possible action to approve Polo Ranch Section 11/Final Plat**

*This item was pulled from the agenda by the developer.*

**7. Consideration and possible action to approve Argonne Drive Street Dedication/Final Plat (previously Sunset Drive- STD)**

*David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Hakimzadeh to approve Argonne Drive Street Dedication/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:*

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

**8. Consideration and possible action to approve Shoppes at Creek Crossing/Final Plat**

*David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Ehman to approve Shoppes at Creek Crossing/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*

**9. Consideration and possible action to approve Creek Cove at Cross Creek Ranch Section 16 (2<sup>nd</sup> Review)/Final Plat**

*David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Hakimzadeh to approve Creek Cove at Cross Creek Ranch Section 16 (2<sup>nd</sup> Review)/Final Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:*

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

**10. Consideration and possible action to approve Tamarron Section 57/Final Plat**

*David Leyendecker recommended approval of this plat. A motion was made by Planning and Zoning member Hakimzadeh to approve Tamarron Section 57/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:*

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

## **11. Adjournment**

*A motion was made by Planning and Zoning member Berger to adjourn. 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*

*Chairman Pearce adjourned the meeting at 8:56 a.m.*

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

<b>AGENDA OF:</b> December 7, 2018 <b>DATE SUBMITTED:</b> November 29, 2018 <b>PREPARED BY:</b> Kerry Sigler Building Official	<b>AGENDA ITEM:</b> 4 & 7 <b>DEPARTMENT:</b> Planning & Development <b>PRESENTER:</b> Kerry Sigler Building Official
<b>SUBJECT: Consideration and possible action to approve a Special Use Permit for Office/Retail Lease spaces at 30415 &amp; 30417 5<sup>th</sup> Street for GOKI Development</b>	
<b>ATTACHMENTS: SUP Documentation</b>	

**EXECUTIVE SUMMARY**

The owner of the properties located at 30415 & 30417 5<sup>th</sup> Street are requesting a Special Use Permit for the properties indicated. The properties are within the Downtown District and are currently occupied by numerous Office/Retail businesses. The owner is requesting an SUP to cover the properties as a whole to streamline the current process required for new tenants.

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

- **Completed Special Use Application:** Completed Application from the Owner. The owner has submitted a letter of intent regarding the proposed use. (See Item 1)
- **Owner Affidavit:** FBCAD records show ownership. This section includes Owner's Affidavits for both properties. The owner is requesting the SUP permits. (See Item 2)
- **Vicinity Map:** A map was provided that shows the location of the properties in relation to the surrounding areas. (See Item 3)
- **Context Map:** Map shows existing layout, pavement, and access points. Staff accepts this document as there will be no new buildings allowed without further approval via Special Use Permit(s) and/or Building Permit(s). (See Item 4)
- **Survey:** A survey was provided which shows the existing lot and the buildings that sit on it, along with metes and bounds for the property. (See Item 5)
- **Compliance with the Comprehensive Plan:** After review of the request from the applicant, City Staff finds that the requested use of Office/Retail lease spaces is an approved and desired use within the Downtown District. (See Item 6)
- **Site Plan:** The site plan shows the building layout and existing parking areas. Staff accepts this document as there will be no new buildings allowed without further approval via Special Use Permit(s) and/or Building Permit(s). (See Item 7)
- **Landscape Plan:** The applicant provided a site plan with a rough sketch of the current landscaping and a letter indicating that no modifications were planned at this time. (See Item 8)

- **Grading and Drainage Plan:** The applicant provided an overview of the current drainage flows and indicated that no modifications were planned at this time that would affect the grading and/or drainage of the area. (See Item 9)
- **Lighting Plan:** The applicant provided a letter indicating that no modifications were planned at this time and a picture of the existing light fixtures on the buildings that are approved under the Dark Sky Ordinance.(See Item 10)
- **Elevations:** The applicant provided pictures of the current building elevations and indicated that no modifications were planned at this time. (See Item 11)
- **Traffic Impact Study:** This requirement is waived based on the determination of the City Engineer.
- **Signage:** The applicant has indicated they will use wall signage and will comply with the sign ordinance for the Downtown District. (See Item 12)
- **Notification to the Public:** This has been completed. Notice was published in an approved newspaper and a notice was also sent by the City to a verified listing of adjacent property owner's as required by ordinance. (See Item 13)
- **Sign Notification on the Property:** The sign has been duly posted by the applicant and verified by Staff. (See Item 14)

### **RECOMMENDATION**

Staff recommends the Planning and Zoning Commission recommend approval of the SUP to the City Council for the use of the properties as Office/Retail Lease spaces located at 30415 and 30417 5<sup>th</sup> Street.

It is Staff's understanding that any conditions placed on the approval of this SUP must be met before a Certificate of Occupancy would be issued by City Staff. In addition, this SUP does not address any building code requirements/improvements necessary to obtain a Certificate of Occupancy for any Lessee's.

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

<b>AGENDA OF:</b> December 7, 2018	<b>AGENDA ITEM:</b> 5 & 8
<b>DATE SUBMITTED:</b> November 29, 2018	<b>DEPARTMENT:</b> Planning & Development
<b>PREPARED BY:</b> Kerry Sigler Building Official	<b>PRESENTER:</b> Kerry Sigler Building Official
<b>SUBJECT:</b> Consideration and possible action to approve a Special Use Permit for Office/Veterinarian Clinic at 8418 Syms Street	
<b>ATTACHMENTS:</b> SUP Documentation	

**EXECUTIVE SUMMARY**

The owner of the property located at 8418 Syms Street, along with their designated local representative from the Veterinary Clinic are requesting a Special Use Permit for the property indicated. The property is within the Downtown District and is currently a residential dwelling. The owner/agent is requesting an SUP as a requirement for the sale of the property to the Clinic.

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

- **Completed Special Use Application:** Completed Application from the Owner/Owner's Representative. The owner and buyer have submitted a letter authorizing the submission of the Special Use Permit as well as a letter of intent regarding the proposed use and operational specifics. (See Item 1)
- **Owner Affidavit:** FBCAD records show ownership. This section includes the Owner's Affidavits for the property. The property buyer is requesting the SUP permits as a condition of the property sale. (See Item 2)
- **Vicinity Map:** A map was provided that shows the location of the property in relation to the surrounding areas. (See Item 3)
- **Context Map:** Map shows existing layout, pavement, and access points. Staff accepts this document as there will be no new buildings allowed without further approval via Special Use Permit(s) and/or Building Permit(s). (See Item 4)
- **Survey:** A survey was provided which shows the existing lot and the buildings that sit on it, along with metes and bounds for the property. (See Item 5)
- **Compliance with the Comprehensive Plan:** After review of the request from the applicant, City Staff finds that the requested use of Office/Vet Clinic with no outside kenneling of animals is an approved and desired use within the Downtown District. (See Item 6)
- **Site Plan:** The site plan shows the building layout and existing parking areas. Staff accepts this document as there will be no new buildings allowed without further approval via Special Use Permit(s) and/or Building Permit(s). (See Item 7)
- **Landscape Plan:** The applicant provided a site plan with a rough sketch of the current landscaping and a letter indicating that no modifications, just preservation, are planned at this time. (See Item 8)

- **Grading and Drainage Plan:** The applicant provided an overview of the current drainage flows and indicated that no modifications were planned at this time that would affect the grading and/or drainage of the area. (See Item 9)
- **Lighting Plan:** The applicant provided an overview of existing lighting and a letter indicating that the current lighting will be modified to meet Dark Sky Ordinance.(See Item 10)
- **Elevations:** The applicant provided pictures of the current building elevations and indicated that no exterior modifications were planned at this time. (See Item 11)
- **Traffic Impact Study:** This requirement is waived based on the determination of the City Engineer.
- **Signage:** The applicant provided a sketch for a monument sign and indicated they will comply with the sign ordinance for the Downtown District. (See Item 12)
- **Notification to the Public:** This has been completed. Notice was published in an approved newspaper and a notice was also sent by the City to a verified listing of adjacent property owner's as required by ordinance. (See Item 13)
- **Sign Notification on the Property:** The sign has been duly posted by the applicant and verified by Staff. (See Item 14)

### RECOMMENDATION

Staff recommends the Planning and Zoning Commission recommend approval of the SUP to the City Council for the use of the property as an Office/Vet Clinic located at 8418 Syms Street with certain conditions applied. Staff recommends that conditions include the following:

- 1.) Outside kenneling of any animals is prohibited.
- 2.) Operating hours must be adhered to except in an emergency situation.
- 3.) Noise Ordinance must be complied with at all times.

It is Staff's understanding that any conditions placed on the approval of this SUP must be met before a Certificate of Occupancy would be issued by City Staff. In addition, this SUP does not address any building code requirements/improvements necessary to obtain a Certificate of Occupancy for the proposed use.

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

<b>AGENDA OF:</b>	December 7, 2018	<b>Items:</b> 10-19
<b>DATE SUBMITTED:</b>	December 4, 2018	<b>DEPARTMENT:</b> Planning and Development
<b>PREPARED BY:</b>	Sharon Valiante, Public Works Director, John Brown, Interim Building Official, Brant Gary, Executive Director of Planning and Development	<b>PRESENTER:</b> David Leyendecker, City Engineer
<b>SUBJECT:</b>	<b>Plat Summaries for Planning and Zoning Commission</b>	
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"> <li>1. <b>City Engineer’s Engineering Reviews: Preliminary Plats for: Tamarron Crossing Section 3- Street Dedication, Texana Center, Tamarron Section 13, <del>Creek Cove at Cross Creek Ranch Section 13</del>, West Cross Creek Bend Extension No. 5, and Creek Trace at Cross Creek Ranch Section 1; Final Plats for: Tamarron Lift Station No. 3, Tamarron Section 12, Creek Cove at Cross Creek Ranch Section 12, Willows at Cross Creek Ranch Section 2, and Childrens Lighthouse at Jordan Ranch</b></li> </ol>	

**EXECUTIVE SUMMARY**

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

1. **Preliminary Plat - Tamarron Crossing Section 3- Street Dedication**
2. **Preliminary Plat - Texana Center**
3. **Preliminary Plat - Tamarron Section 13**
4. ~~**Preliminary Plat - Creek Cove at Cross Creek Ranch Section 13**~~
5. **Preliminary Plat - West Cross Creek Bend Extension No. 5**
6. **Preliminary Plat - Creek Trace at Cross Creek Ranch Section 1**
7. **Final Plat - Tamarron Lift Station No. 3**
8. **Final Plat - Tamarron Section 12**
9. **Final Plat - Creek Cove at Cross Creek Ranch Section 12**
10. **Final Plat - Willows at Cross Creek Ranch Section 2**
11. **Final Plat - Childrens Lighthouse at Jordan Ranch**

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

The Preliminary and Final Plats submitted for consideration were reviewed by the City Engineer. Comments were sent to the applicants and asked to address all comments prior to the November 2nd Planning and Zoning Commission meeting. These plats are conditionally submitted pending completion of all comments being addressed to the City Engineer's satisfaction.

**NOTE:** Preliminary Plat for Creek Cove at Cross Creek Ranch Section 13 has been pulled from the agenda by the applicant and will not be considered by the Planning and Zoning Commission at this meeting. The applicant has requested additional time to prepare the proposed development for consideration.

### **RECOMMENDATION**

Staff recommends the Planning and Zoning Commission provide the following recommendations:

Positive for Approval of the

1. **Preliminary Plats for: Tamarron Crossing Section 3- Street Dedication, Texana Center, Tamarron Section 13, West Cross Creek Bend Extension No. 5, and Creek Trace at Cross Creek Ranch Section 1;**
2. **Final Plats for: Tamarron Lift Station No. 3, Tamarron Section 12, Creek Cove at Cross Creek Ranch Section 12, Willows at Cross Creek Ranch Section 2, and Childrens Lighthouse at Jordan Ranch**

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

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat: TAMARRON CROSSING SECTION 3- STD/PRELIMINARY PLAT

**City Engineer Review**

Reviewed  
 See Attached Letter

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BY: DAVID LEYENDECKER DATE: 11-29-2018

**City Secretary**

Processed  
 Returned for additional data

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BY: KIMBERLY KOPECKY DATE: NOVEMBER 19, 2018

**Planning Commission Review**

Approved  
 Returned for additional data

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BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**City Council Review**

Approved  
 Returned for additional data

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BY: \_\_\_\_\_ DATE: \_\_\_\_\_



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

Phone: 281-346-1795 ~ Fax: 281-346-2556

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 11/08/2018

Date Received by the City of Fulshear:

Subdivision: TAMARRON CROSSING SECTION 3 STREET DEDICATION Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

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

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

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

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

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

Engineer/Planner: LJA ENGINEERING, INC.
Contact Person: JOSUE SANDOVAL
Telephone: 713-953-5252
Fax Number:
Email Address: josandoval@lja.com

Platting Fees
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre
Amending or Minor Plat - \$200.00
Plat Vacation - \$500.00
2nd Review of plats - \$100.00 (each additional review)
TOTAL PLATTING FEE \$509.95
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 and 'SIGNATURE' label

Josue Sandoval / Platting Coordinator
TYPED OR PRINTED NAME/TITLE

11-08-2018
DATE

November 29, 2018

## Engineering Review

Preliminary Plat  
Tamarron Crossing Section 3 Street Dedication  
City of Fulshear, Texas

### For Information only:

1. This plat will create approximately 700 linear foot of right-of-way for Tamarron Crossing Road. The 50-foot width which is shown on the plat will be only one-half the total street width required.
2. The road will begin on the West where it intersects with Tayrns Way and extend East to the East line of Tamarron Section 26.
3. This plat was approved as a Preliminary Plat with the plat name of "Tamarron Crossover Road Street Dedication".

### Recommendations:

I recommend that this Preliminary Plat of Tamarron Crossing Section 3 Street Dedication be approved with the following additions/corrections.

- A) Explain the street name of Tayrns Way which appears to be the same as Tamarron Trace just North of Tamarron Crossing?







## Josue Sandoval

---

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

Good morning Laura/Leslie,

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

NOTE: the following (2) plats are attached:

- Tamarron Crossing Section 3 Street Dedication
- Tamarron Section 13

Please let me know if you need anything else.

Thanks!

**Josue Sandoval**  
Platting Coordinator

**LJA Engineering | We Build Civilization**  
• Katy  
P: 713.953.5200  
D: 713.953.5252  
[www.lja.com](http://www.lja.com)  
Facebook • Twitter • LinkedIn



## REVIEW FORM

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

**1. Plans**

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**2. Plat**

Tamarron Crossing Section 3 Street Dedication

---

**3. Permit**

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

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

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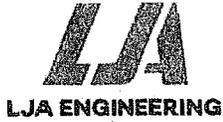
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Neil J. Hauck  
Reviewed by:

Mark Vogler  
Signature of Department Head

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

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



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

September 11, 2018

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

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

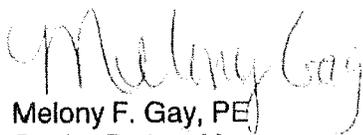
Dear Mr. Goertz:

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

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

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

Sincerely,



Melony F. Gay, PE  
Senior Project Manager

MFG/aa



Fort Bend County Engineering  
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.  
County Engineer

April 13, 2018]

Mr. Josue Sandoval  
LJA Engineering, Inc.  
1904 W. Grand Parkway North #100  
Katy, TX 77449  
[josandoval@lja.com](mailto:josandoval@lja.com)

**RE: Tamarron Crossing Section 3, Street Dedication**

Dear Mr Sandoval:

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

- Effective immediately all plat shall include this note: "Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction."
- Change to new FBC plat format. (see attached sample).
- Provide City of Fulshear approval.
- Provide Fort Bend County Drainage District approval.
- Provide current Tax Certificates and Tax Research Release form.
- Provide Subdivision Plat Application form.
- Provide Taxing Entity letter. (see Appendix "S", FBC Regulations, for sample letter).
- Provide current title report including metes and bound description. (original document only).
- Provide plat name review by County Clerk.
- Provide fee calculation form and check -or- credit card confirmation for recordation.
- Change street names as indicated on Street Name Review.
- Provide Engineers seal & signature to plat.
- Provide Surveyors seal & signature to plat.
- Provide no objection letter from MUD Engineer.
- Provide no objection letter from LID Engineer.
- Digital AutoCAD File (.DWG or .DXF), E-mailed to Mary Jane Sowa at [MaryJane.Sowa@FortBendCountyTx.gov](mailto:MaryJane.Sowa@FortBendCountyTx.gov) Phone 281-633-7519.
- Provide a bond or letter of credit for paving.
- Provide listing of street names and lengths when submitting bond for paving. (Appendix L)
- List MUD district & LID district and any other public facilities that provide services within the plat.
- Add Lighting ordinance acknowledgment to owner's acknowledgment and specify zone on plat.
- Dedicate additional right-of-way to comply with Fort Bend County Major Thoroughfare Plan & Contribute to build agreement.
- Add sidewalk note to general notes.
- Add contours at 1 ft. intervals.
- Add owner's address and phone number.
- Add key map page to vicinity map and add North arrow to vicinity map.
- Add x,y coordinates.
- Add pipeline notes.
- Update dates to 2018. Update Precinct 1 Commissioner to Vincent M. Morales, Jr.
- Provide recorded plat prior to commencing construction.
- Provide approved construction plans.
- Add note stating "A minimum distance of 10' shall be maintained between residential dwellings".
- Add note required per FBC Subdivision Regulations 5.12.C.1.b for 20' building lines.
- Submit Variance Letter for:  Building set back lines.  Min 25 ft. Building line requirement.
- Submit Traffic Impact Study according to Sec. 2.15 of the FBC Platting Policy.

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

Sincerely,

Casandra Garza  
Development Assistant

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

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

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

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat: TEXANA CENTER/PRELIMINARY PLAT

**City Engineer Review**

Reviewed  
 See Attached Letter

BY: DAVID LEYENDECKER DATE: 11-29-2018

**City Secretary**

Processed  
 Returned for additional data

BY: KIMBERLY KOPECKY DATE: 11/19/2018

**Planning Commission Review**

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**City Council Review**

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_



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

**Subdivision/Development Platting Application**

Date: \_\_\_\_\_ Date Received by the City of Fulshear: 11-19-18  
 Subdivision: \_\_\_\_\_ 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: 14.44 ACRES % CHURCHILL FULSHEAR LEAGUE, A-29

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

Total Acreage: \_\_\_\_\_  
 Number of Streets: \_\_\_\_\_  
 Number of Lots: \_\_\_\_\_  
 Number and Types of Reserves: \_\_\_\_\_  
 Total Acres in Reserve: \_\_\_\_\_

Owner: Texana Center  
 Address: 4910 Airport Ave, Bldg B  
 City/State: Roseberg, TX  
 Telephone: 281-239-4311  
 Email Address: sheree.prather@texanacenter.com

Engineer/Planner: TRUE MERIDIAN  
 Contact Person: TODD SLATON  
 Telephone: 281-412-0149  
 Fax Number: 281-412-5390  
 Email Address: TRUEMARIID@58CGLOBAL.NET

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 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$680.50</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.

George Pat  
 SIGNATURE

GEORGE PATTERSON, CEO  
 TYPED OR PRINTED NAME/TITLE

11-16-18  
 DATE

November 29, 2018

## Engineering Review

Preliminary Plat - Texana Center  
City of Fulshear, Texas

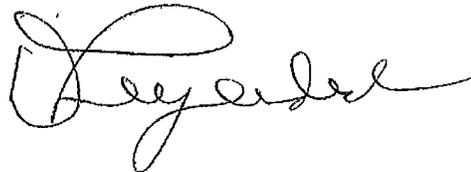
### For Information only:

1. This plat will create one (1) lot and/or Reserve that will cover a total acreage of 14.44 acres.
2. This tract will have access to Wallis Street along its Southeast property line.

### Recommendations:

I recommend that this Preliminary Plat of Texana Center be approved once the following items being addressed:

- A) Contour lines are required on the face of the plat. These can be taken from the Fort Bend County LIDAR.
- B) A note is required on the plat stating that this tract is contained wholly in the City Limits of the City of Fulshear.
- C) The West City Limits Line of the City of Fulshear needs to be updated on the Vicinity Map.





Monroe A Ashworth  
Escrow Officer

Stewart Title Company  
14100 Southwest Freeway, Suite 200  
Sugar Land, TX 77478  
(281) 275-4404 Phone  
Fax  
monroe.ashworth@stewart.com

November 12, 2018

File No.: 1515746569CPL

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 4th day of November, 2018, the last Deed that we find, of record, reflects the record owner to be:

TEXANA CENTER

Legal Description:

FIELD NOTES FOR A 14.44 ACRE TRACT OF LAND IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, BEING THAT CERTAIN CALLED 14.456 ACRE TRACT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2005099822, OFFICIAL PUBLIC RECORDS, FORT BEND COUNTY, TEXAS, FORT BEND COUNTY, TEXAS, WITH ALL BEARINGS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, BASED UPON GPS OBSERVATIONS.

BEGINNING at a 1/2 inch iron rod found in the southwest right-of-way line of F. M. Highway 359 for the north corner of said called 14.456 acre tract, same being the northeast corner of an adjoining called 131.863 acre tract (First Tract) recorded under County Clerk's File Number 2013077977, Official Public Records, Fort Bend County, Texas, and described under County Clerk's File Number 2006025582, Official Public Records, Fort Bend County, Texas, for the north corner and Place of Beginning of the herein described tract;

THENCE South 51 degrees 54 minutes 18 seconds East (called South 49 degrees 33 minutes 19 seconds East) along the northeast line of the herein described tract and the northeast line of said called 14.456 acre tract, same being the apparent occupied southwest right-of-way line of F. M. Highway 359, 191.67 feet (called 191.67 feet) to a 5/8 inch iron rod with cap found for angle point;

THENCE South 43 degrees 49 minutes 56 seconds East (called South 41 degrees 28 minutes 56 seconds East) continuing along said line, and along the apparent occupied southwest right-of-way line of Wallis Street, 868.98 feet (called 868.98 feet) to a chain-link fence corner post found for the east corner of the herein described tract and said called 14.456 acre tract, same being the north corner of an adjoining called 6.176 acre tract recorded in Volume 922, Page 509, Deed Records, Fort Bend County, Texas;

THENCE South 69 degrees 06 minutes 10 seconds West (called South 71 degrees 27 minutes 09 seconds West) along the common line of the herein described tract and said adjoining called 6.176 acre tract, 296.46 feet (called 296.46 feet) to a 1/2 inch iron pipe with cap marked "Kalkomey Surveying" set for angle point, from which point a found 6-inch fence corner post bears South 66 degrees 32 minutes 05 seconds West, 1.65 feet;

THENCE South 56 degrees 13 minutes 52 seconds West (called South 59 degrees 09 minutes 08 seconds West) continuing along said common line, 30.66 feet (called 30.44 feet) to a 1/2 inch iron pipe found for angle

point;

THENCE South 16 degrees 20 minutes 12 seconds West (called South 18 degrees 41 minutes 19 seconds West) continuing along said common line, 515.00 feet to a 1/2 inch iron pipe with cap marked "Kalkomey Surveying" set for the southeast corner of the herein described tract, same being the southwest corner of said adjoining called 6.176 acre tract, and being an angle point in the north line of an adjoining called 101 acre tract recorded under County Clerk's File Number 2005014004, Official Public Records, Fort Bend County, Texas, and described as Tract A in Volume 562, Page 741, Deed Records, Fort Bend County, Texas, from which point a inch iron pipe found for the called southeast corner of said called 14.456 acre tract bears South 16 degrees 20 minutes 12 seconds West, 3.97 feet;

THENCE South 85 degrees 39 minutes 49 seconds West along the south line of the herein described tract, same being the north line of said adjoining called 101 acre tract, 407.29 feet to a 1/2 inch iron pipe found for the southwest corner of the herein described tract and said called 14.456 acre tract, same being the northwest corner of said adjoining called 101 acre tract, and being an angle point in the east line of the aforementioned adjoining called 131.863 acre tract;

THENCE North 03 degrees 05 minutes 07 seconds East (called North 05 degrees 25 minutes 59 seconds East) along the common line of the herein described tract and said adjoining called 131.863 acre tract, 307.55 feet (called 307.55 feet) to a 1/2 inch iron pipe found for angle point;

THENCE North 04 degrees 26 minutes 06 seconds East (called North 06 degrees 47 minutes 20 seconds East) continuing along said common line, 1,089.06 feet (called 1,089.06 feet) to the Place of Beginning and containing 14.44 acres of land, more or less.

Subject to the following:

1. Restrictions:

(NONE FOUND OF RECORD)

2. Easements/Other Exceptions:

Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.

Rights of tenants, and assigns, as tenants only, under currently effective lease agreements.

3. Liens/Misc:

(NO LIENS FOUND OF RECORD.)

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

A handwritten signature in cursive script that reads "Quinn A. Tuma".

Quinn A. Tuma  
Sr. Title Examiner

---

**Subject:** UTILITY SERVICE LETTER

---

**From:** Todd Slaton (truemarid@sbcglobal.net)

---

**To:** david.jones@centerpointenergy.com;

---

**Date:** Tuesday, November 20, 2018 9:36 AM

---

Please review and comment on attached plat.

Thank you,

**Todd J. Slaton**  
**TRUE MERIDIAN PLLC**  
P.O. Box 566  
Pearland, Texas 77588-0566  
Office 281/412-0149  
Fax 281/412-5390  
[truemarid@sbcglobal.net](mailto:truemarid@sbcglobal.net)

[www.true-meridian.com](http://www.true-meridian.com)

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### Attachments

- CenterPoint.pdf (556.72KB)
- Page 1.pdf (501.59KB)
- Page 2.pdf (112.91KB)

# TRUE MERIDIAN PLLC

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P.O. Box 566•Pearland, Texas 77588-0566•Office: (281) 412-0149•Fax: (281) 412-5390  
Email: [truemarid@sbcglobal.net](mailto:truemarid@sbcglobal.net)

November 19, 2018

CenterPoint Energy Survey & Mapping  
Att: David Jones  
1111 Louisiana St.  
Houston, TX 77002

RE: Utility Service Letter

To Whom It May Concern:

We are preparing a plat in the City Limits of Fulshear, Fort Bend County, Texas and interested if we will obtain utility service at this vacant site. The property is located 0.9 miles Northwest of Fulshear off F.M. Highway 359.

Please see attached plat of TEXANA CENTER and let us know of your comments.

Sincerely,

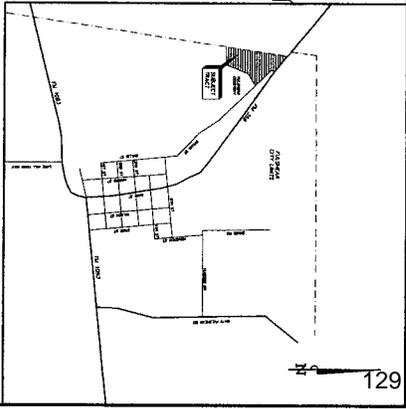
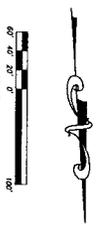


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Todd J. Slaton, RPLS 5082



PLANNED DEVELOPMENT  
 CALL NO. 121861  
 FILE NO. 2018-0000000000  
 PROJECT NO. 2018000000

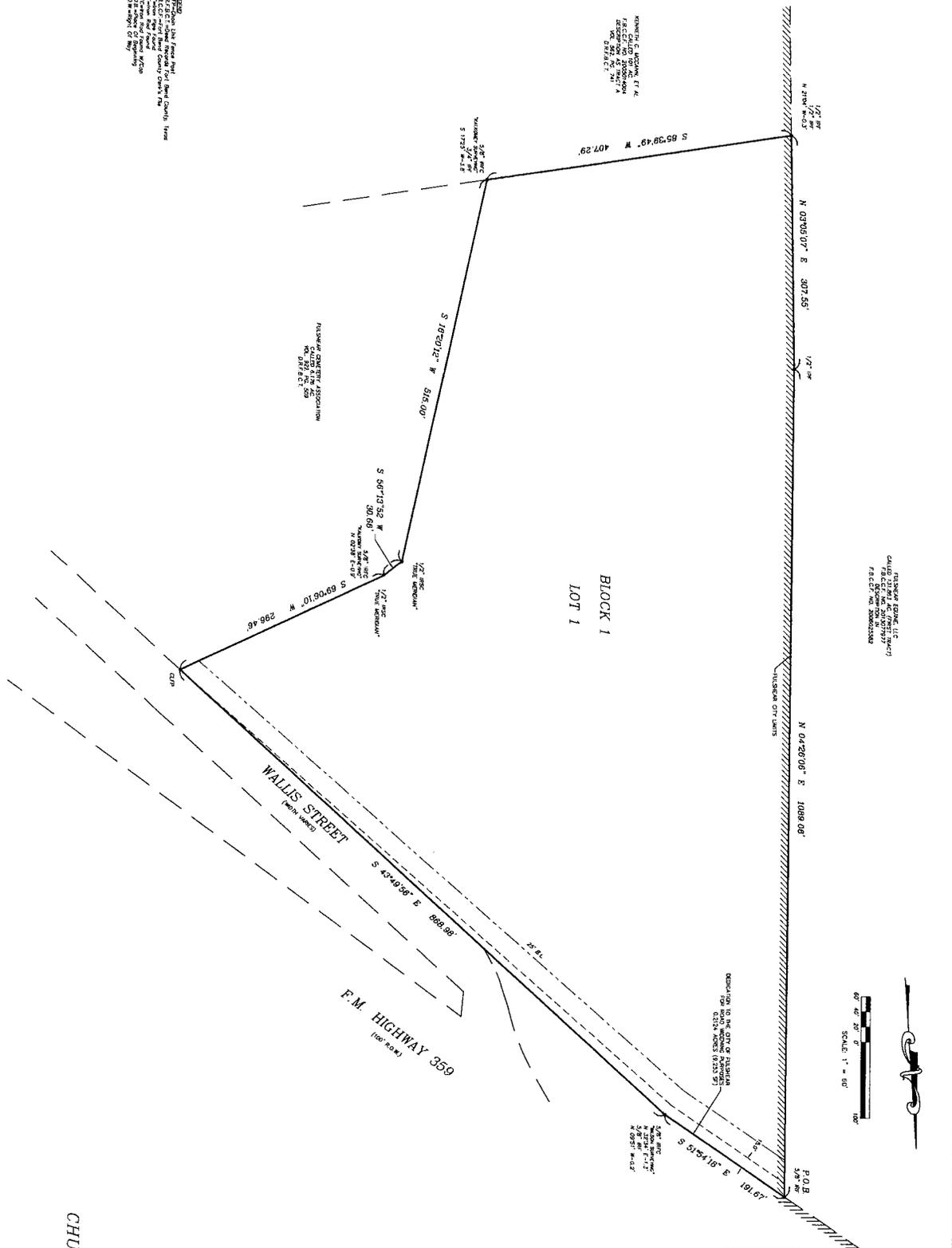


AREA TABLE
14.44 ACRES / 626,923 S.F.

**PRELIMINARY PLAT**  
 OF  
**TEXANA CENTER**  
 1 BLOCK, 1 LOT  
 IN THE  
 CITY OF FULSHEAR  
 14.44 ACRES  
 OUT OF THE  
**CHURCHILL FULSHEAR LEAGUE**  
 ABSTRACT 29  
 FORT BEND COUNTY, TEXAS

PREPARED: NOVEMBER 13, 2018  
 SURVEYOR: **THE ENGINEERS**  
 4910 ARBONITE AVE. # 1000  
 HOUSTON, TX 77056  
 281-412-0749

QUANTITY:  
 4910 ARBONITE AVE. # 1000  
 HOUSTON, TX 77056  
 281-412-0749



REVISIONS:  
 1. 11/13/18 - Initial Plat  
 2. 11/13/18 - Amend Plat for Fort Bend County, Texas  
 3. 11/13/18 - Amend Plat for Fort Bend County, Texas  
 4. 11/13/18 - Amend Plat for Fort Bend County, Texas  
 5. 11/13/18 - Amend Plat for Fort Bend County, Texas  
 6. 11/13/18 - Amend Plat for Fort Bend County, Texas  
 7. 11/13/18 - Amend Plat for Fort Bend County, Texas  
 8. 11/13/18 - Amend Plat for Fort Bend County, Texas

REVISIONS:  
 1. 11/13/18 - Initial Plat  
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 5. 11/13/18 - Amend Plat for Fort Bend County, Texas  
 6. 11/13/18 - Amend Plat for Fort Bend County, Texas  
 7. 11/13/18 - Amend Plat for Fort Bend County, Texas  
 8. 11/13/18 - Amend Plat for Fort Bend County, Texas

**Subject:** UTILITY SERVICE LETTER  
**From:** Todd Slaton (truemarid@sbcglobal.net)  
**To:** david\_miller4@comcast.com;  
**Date:** Tuesday, November 20, 2018 9:30 AM

Please review and comment on attached plat.

Thank you,

**Todd J. Slaton**  
**TRUE MERIDIAN PLLC**  
P.O. Box 566  
Pearland, Texas 77588-0566  
Office 281/412-0149  
Fax 281/412-5390  
[truemarid@sbcglobal.net](mailto:truemarid@sbcglobal.net)

[www.true-meridian.com](http://www.true-meridian.com)

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### Attachments

- Comcast.pdf (557.51KB)
- Page 1.pdf (501.59KB)
- Page 2.pdf (112.91KB)

# TRUE MERIDIAN PLLC

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P.O. Box 566•Pearland, Texas 77588-0566•Office: (281) 412-0149•Fax: (281) 412-5390  
Email: [truemarid@sbcglobal.net](mailto:truemarid@sbcglobal.net)

November 19, 2018

Comcast Houston Region  
Att: David Miller  
8590 West Tidwell Rd.  
Houston, TX 77040

RE: Utility Service Letter

To Whom It May Concern:

We are preparing a plat in the City Limits of Fulshear, Fort Bend County, Texas and interested if we will obtain utility service at this vacant site. The property is located 0.9 miles Northwest of Fulshear off F.M. Highway 359.

Please see attached plat of TEXANA CENTER and let us know of your comments.

Sincerely,

  
\_\_\_\_\_  
Todd J. Slaton, RPLS 5082

---

**Subject:** UTILITY SERVICE LETTER

---

**From:** Todd Slaton (truemarid@sbcglobal.net)

---

**To:** gr2017@att.com;

---

**Date:** Tuesday, November 20, 2018 8:38 AM

---

Please review and comment on attached plat.

Thank you,

**Todd J. Slaton**  
**TRUE MERIDIAN PLLC**  
P.O. Box 566  
Pearland, Texas 77588-0566  
Office 281/412-0149  
Fax 281/412-5390  
[truemarid@sbcglobal.net](mailto:truemarid@sbcglobal.net)

[www.true-meridian.com](http://www.true-meridian.com)

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### Attachments

- ATT.pdf (554.69KB)
- Page 1.pdf (501.59KB)
- Page 2.pdf (112.91KB)

# TRUE MERIDIAN PLLC

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P.O. Box 566•Pearland, Texas 77588-0566•Office: (281) 412-0149•Fax: (281) 412-5390  
Email: [truemarid@sbcglobal.net](mailto:truemarid@sbcglobal.net)

November 19, 2018

AT&T  
Att: Gary  
510 Arkansas St. Room 200 South  
Houston, TX 77587

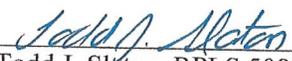
RE: Utility Service Letter

To Whom It May Concern:

We are preparing a plat in the City Limits of Fulshear, Fort Bend County, Texas and interested if we will obtain utility service at this vacant site. The property is located 0.9 miles Northwest of Fulshear off F.M. Highway 359.

Please see attached plat of TEXANA CENTER and let us know of your comments.

Sincerely,

  
\_\_\_\_\_  
Todd J. Sláton, RPLS 5082

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

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat: TAMARRON SECTION 13/PRELIMINARY PLAT

**City Engineer Review**

Reviewed  
 See Attached Letter

---

BY: DAVID LEYENDECKER DATE: 11-29-2018

**City Secretary**

Processed  
 Returned for additional data

---

BY: KIMBERLY KOPECKY DATE: NOVEMBER 19, 2018

**Planning Commission Review**

Approved  
 Returned for additional data

---

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**City Council Review**

Approved  
 Returned for additional data

---

BY: \_\_\_\_\_ DATE: \_\_\_\_\_



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 11/08/2018

Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: TAMARRON SECTION 13

Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

[X] Preliminary

[ ] Replat

[ ] Amending Plat

[ ] Final

[ ] Vacation Plat

[ ] Short Form Final

[ ] Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

[X] Single-Family Residential

[ ] Planned Development

[ ] Zero Lot Line/ Patio Home

[ ] Commercial

[ ] Multi-Family Residential

[ ] Industrial

Plat Location: [ ] City

[X] ETJ (Extraterritorial Jurisdiction)

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

Variance: \_\_\_\_\_ Yes (Attach a Copy of Approval Letter) [X] No

Total Acreage: 30.981

Number of Streets: 7

Number of Lots: 103

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

Total Acres in Reserve: 2.116

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

Address: 14100 SOUTHWEST FREEWAY, SUITE 500

City/State: SUGAR LAND, TEXAS 77478

Telephone: 281-566-2100

Email Address: \_\_\_\_\_

Engineer/Planner: LJA ENGINEERING, INC.

Contact Person: JOSUE SANDOVAL

Telephone: 713-953-5252

Fax Number: \_\_\_\_\_

Email Address: josandoval@lja.com

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

2<sup>nd</sup> Review of plats - \$100.00 (each additional review)

TOTAL PLATTING FEE \$1,247.76

Park Fees (due at Final Plat Application) \_\_\_\_\_

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

[Signature] SIGNATURE

Josue Sandoval / Platting Coordinator

TYPED OR PRINTED NAME/TITLE

11-08-2018

DATE

November 29, 2018

## Engineering Review

Preliminary Plat  
Tamarron Section 13  
Fort Bend County, Texas

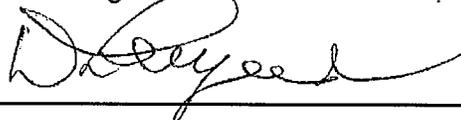
### For Information only:

1. This plat will create 103 Lots in four (4) Blocks with seven (7) Reserves that covers a total area of 30.981 acres.
2. These lots will have access from Tamarron Parkway and from an extension of Colorado Bend Drive.
3. A typical lot in this section is approximately 55-foot by 12.5-foot.
4. Since this tract is located in the ETJ of the City of Fulshear it will need approval from both the City and Fort Bend County.

### Recommendations:

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

- A) The Metes and Bounds description does not match the exterior of this section and needs to be corrected.
- B) Contour lines are required on the face of the plat per the City's Subdivision Ordinance.
- C) Note #9 appears not to be correct as a 10-foot Si Energy Pipeline Easement is shown.
- D) The Front Building Line needs to be identified on Lot 12, Block 1.







## Josue Sandoval

---

**From:** Josue Sandoval  
**Sent:** Thursday, November 08, 2018 9:22 AM  
**To:** 'Goertz, Neil'  
**Subject:** Tamarron Section 13\_No-Objection Request\_2018-11-08  
**Attachments:** TamarronSec-13\_2018-11-08.pdf

Good morning Neil,

Please review the plat attached (Tamarron Section 13) and provide me with a no-objection letter.

The physical copy of the plat will be delivered to your office by the end of the day today.

Please let me know if you have any questions.

Thanks!

**Josue Sandoval**  
Platting Coordinator

**LJA Engineering** | We Build Civilization

• Katy

P: 713.953.5200

D: 713.953.5252

[www.lja.com](http://www.lja.com)

Facebook • Twitter • LinkedIn

## Josue Sandoval

---

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

Good morning Laura/Leslie,

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

NOTE: the following (2) plats are attached:

- Tamarron Crossing Section 3 Street Dedication
- Tamarron Section 13

Please let me know if you need anything else.

Thanks!

**Josue Sandoval**  
Platting Coordinator

**LJA Engineering** | We Build Civilization

• Katy

P: 713.953.5200

D: 713.953.5252

[www.lja.com](http://www.lja.com)

Facebook • Twitter • LinkedIn



October 24, 2018

Josue Sandoval  
Platting Coordinator

LJA Engineering | We Build Civilization  
œ Katy

**Re: Tamarron Section 13**

To Whom It May Concern,

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

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

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

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

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

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

Sincerely,

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

Leslie Noyola  
Construction Coord., Planning & Design

**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: WEST CROSS CREEK BEND EXTENSION NO. 5/PRELIMINARY PLAT

**City Engineer Review**

Reviewed  
 See Attached Letter

---

BY: DAVID LEYENDECKER DATE: 11-29-2018

**City Secretary**

Processed  
 Returned for additional data

---

BY: KIMBERLY KOPECKY DATE: 11-21-2018

**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: 11-21-2018 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: W. CROSS CREEK BEND EXT#5 Development: Cross Creek Ranch

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**

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

**TYPE OF PLAT: (Check Appropriate Selection)**

Single-Family Residential \_\_\_\_\_ Zero Lot Line/ Patio Home \_\_\_\_\_ Multi-Family Residential  
 \_\_\_\_\_ Planned Development \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial  
 \_\_\_\_\_ ETJ (Extraterritorial Jurisdiction)

Plat Location:  City \_\_\_\_\_ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 6.75 Acres out of the M. Autrey Survey, A-100 & A.G. Sharpless Survey, A-322

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

Total Acreage: 6.75  
 Number of Streets: 1  
 Number of Lots: 0  
 Number and Types of Reserves: 0  
 Total Acres in Reserve: 0

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: META Planning + Design LLC  
 Contact Person: Kathryn Parker  
 Telephone: 281-810-1422  
 Fax Number: \_\_\_\_\_  
 Email Address: kedwards@metaplanningdesign.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$584.38</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Parker  
 SIGNATURE

Kathryn Parker/ Planner  
 TYPED OR PRINTED NAME/TITLE

November 21, 2018  
 DATE

November 29, 2018

## Engineering Review

Preliminary Plat  
W. Cross Creek Bend Extension No. 5  
City of Fulshear, Fort Bend County, Texas

### For Information only:

1. This plat will create approximately 4200 L.F. of Right-of-Way for W. Cross Creek Bend (70-Foot Right-of-Way).
2. The new R.O.W. dedication will begin at the intersection of Sage Meadow Trail on the South and extend in a Northern direction.

### Recommendations:

I recommend that this Preliminary Plat of W. Cross Creek Bend Extension No. 5 be approved as submitted.





**From:** [Kathryn Edwards](#)  
**To:** ["dm8736@att.com"](mailto:dm8736@att.com)  
**Subject:** W. Cross Creek Bend Ex 5 and Creek Trace 01 at CCR\_No Objection Request\_11-20-18  
**Date:** Tuesday, November 20, 2018 9:52:00 AM  
**Attachments:** [MTA-1350A Creek Trace at Cross Creek S.1 11-19-18.pdf](#)  
[MTA-1350A W. Cross Creek Bend Ext.#5 11-19-18.pdf](#)

---

Good Morning,

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

- W. Cross Creek Ext #5 Street Dedication Preliminary Plat
- Creek Trace at Cross Creek Ranch Sec 01 Preliminary Plat

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

Please contact me if you need any additional information.

Thank you,

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

**From:** [Kathryn Edwards](#)  
**To:** ["Chris\\_Grey@cable.comcast.com"](mailto:Chris_Grey@cable.comcast.com)  
**Subject:** W. Cross Creek Bend Ex 5 and Creek Trace 01 at CCR\_No Objection Request\_11-20-18  
**Date:** Tuesday, November 20, 2018 9:52:00 AM  
**Attachments:** [MTA-1350A Creek Trace at Cross Creek S.1 11-19-18.pdf](#)  
[MTA-1350A W. Cross Creek Bend Ext.#5 11-19-18.pdf](#)

---

Good Morning,

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

- W. Cross Creek Ext #5 Street Dedication Preliminary Plat
- Creek Trace at Cross Creek Ranch Sec 01 Preliminary Plat

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

Please contact me if you need any additional information.

Thank you,

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

**From:** [Kathryn Edwards](#)  
**To:** ["LROW@centerpointenergy.com"](mailto:LROW@centerpointenergy.com)  
**Subject:** W. Cross Creek Bend Ex 5 and Creek Trace 01 at CCR\_No Objection Request\_11-20-18  
**Date:** Tuesday, November 20, 2018 9:52:00 AM  
**Attachments:** [MTA-1350A Creek Trace at Cross Creek S.1 11-19-18.pdf](#)  
[MTA-1350A W. Cross Creek Bend Ext.#5 11-19-18.pdf](#)

---

Good Morning,

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

- W. Cross Creek Ext #5 Street Dedication Preliminary Plat
- Creek Trace at Cross Creek Ranch Sec 01 Preliminary Plat

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

Please contact me if you need any additional information.

Thank you,

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

**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 TRACE AT CROSS CREEK RANCH SECTION 1/PRELIMINARY PLAT

**City Engineer Review**

Reviewed  
 See Attached Letter

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BY: DAVID LEYENDECKER DATE: 11-29-2018

**City Secretary**

Processed  
 Returned for additional data

---

BY: KIMBERLY KOPECKY DATE: 11-21-2018

**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: 11-21-2018

Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: Creek Trace at Cross Creek

Development: Cross Creek Ranch

Ranch Sec 01

**SUBMITTAL OF PLAT: (Check Appropriate Selection)**



Preliminary

\_\_\_\_\_ Final

\_\_\_\_\_ Short Form Final

\_\_\_\_\_ Replat

\_\_\_\_\_ Vacation Plat

\_\_\_\_\_ Admin. (Minor) Plat

\_\_\_\_\_ Amending Plat

**TYPE OF PLAT: (Check Appropriate Selection)**



Single-Family Residential

\_\_\_\_\_ Zero Lot Line/ Patio Home

\_\_\_\_\_ Multi-Family Residential

\_\_\_\_\_ Planned Development

\_\_\_\_\_ Commercial

\_\_\_\_\_ Industrial

Plat Location:  City

\_\_\_\_\_ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 19.57 Acres out of the M. Autrey Survey, A-100

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

Total Acreage: 19.57

Number of Streets: 5

Number of Lots: 73

Cross Creek Bend Land Extension No. 10

Number and Types of Reserves: 1 - Landscape/Unres.

Total Acres in Reserve: 1.26

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: META Planning + Design LLC

Contact Person: Kathryn Parker

Telephone: 281-810-1422

Fax Number: \_\_\_\_\_

Email Address: kedwards@metaplanningdesign.com

**Platting Fees**

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

2<sup>nd</sup> Review of plats - \$100.00 (each additional review)

TOTAL PLATTING FEE \$1,000.13

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

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

Kathryn Parker  
SIGNATURE

Kathryn Parker/ Planner

TYPED OR PRINTED NAME/TITLE

November 21, 2018

DATE

November 29, 2018

**Engineering Review**

Preliminary Plat  
Creek Trace at Cross Creek Ranch Section One  
City of Fulshear, Texas

**For Information only:**

1. This plat will create 73 Lots in three (3) Blocks with one (1) Reserve that covers a total area of 19.57 acres.
2. Access to these lots will be from Creek Trace Lane off of West Cross Creek Bend.
3. The typical lot in this section is 55-foot by 125-foot with a 25-foot Front Building Line.

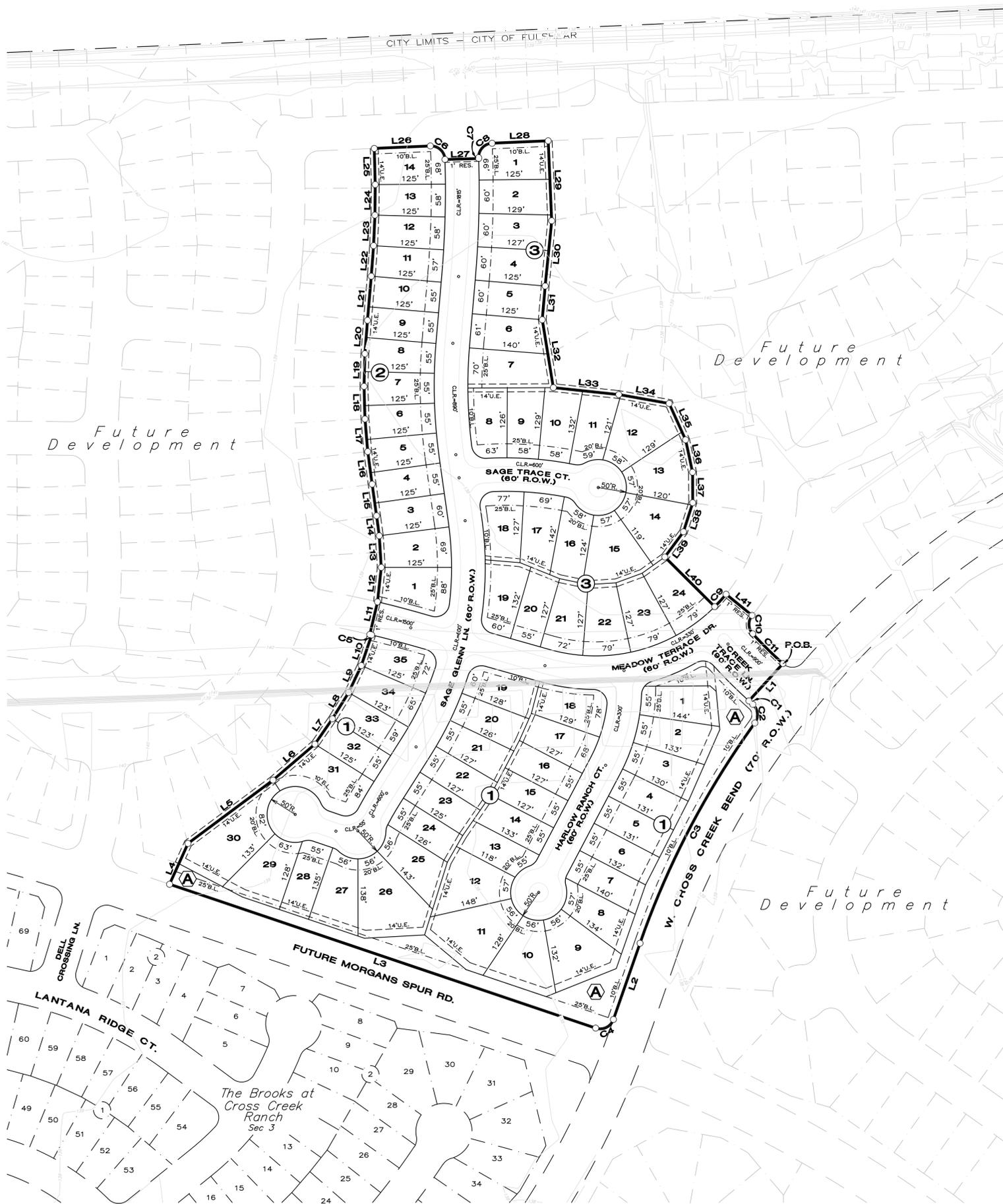
**Recommendations:**

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

- A) A note is required on the face of the plat that this section is wholly contained in the City Limits of the City of Fulshear.



Acres



- GENERAL NOTES:
- "B.L." INDICATES BUILDING LINE.
  - "U.E." INDICATES UTILITY EASEMENT.
  - "1' RES." INDICATES ONE FOOT RESERVE.
  - dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicant, his heirs, assigns or successors.
  - "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.
  - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
  - ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
  - THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0105L, REVISED APRIL 2, 2014.
  - THE ENTIRE PLAT FOR CREEK TRACE AT CROSS CREEK RANCH SECTION 1, LIES WITHIN THE CITY LIMITS OF THE CITY OF FULSHEAR.

NOTE:  
 RESTRICTED RESERVE "A"  
 LANDSCAPE/OPEN SPACE  
 ±1.18 ACRES

A PRELIMINARY PLAT OF  
**CREEK TRACE AT  
 CROSS CREEK  
 RANCH  
 SECTION ONE**

**BEING 19.57± ACRES OF LAND**

CONTAINING 73 LOTS AND  
 ONE RESERVE IN THREE BLOCKS.

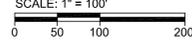
OUT OF THE  
**M. AUTREY SURVEY, A-100**  
 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER:  
**CCR TEXAS HOLDINGS, LP**  
 ATTN: ROB BAMFORD  
 6450 CROSS CREEK BEND LANE  
 FULSHEAR, TEXAS 77441

PLANNER:

**META**  
 PLANNING + DESIGN  
 - Land Planning Consultants -  
 P.O. BOX 598  
 Katy, Texas 77492  
 Tel: 281-810-1422

DISCLAIMER AND LIMITED WARRANTY  
 THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE FULSHEAR PLANNING & ZONING COMMISSION AND / OR CITY - COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

PAGE 2 OF 2  
 SCALE: 1" = 100'  


NOVEMBER 21, 2018  
 MTA# 1350A



**From:** [Kathryn Edwards](#)  
**To:** "[LROW@centerpointenergy.com](mailto:LROW@centerpointenergy.com)"  
**Subject:** W. Cross Creek Bend Ex 5 and Creek Trace 01 at CCR\_No Objection Request\_11-20-18  
**Date:** Tuesday, November 20, 2018 9:52:00 AM  
**Attachments:** [MTA-1350A Creek Trace at Cross Creek S.1 11-19-18.pdf](#)  
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- W. Cross Creek Ext #5 Street Dedication Preliminary Plat
- Creek Trace at Cross Creek Ranch Sec 01 Preliminary Plat

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

Please contact me if you need any additional information.

Thank you,

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

**From:** [Kathryn Edwards](#)  
**To:** ["Chris\\_Grey@cable.comcast.com"](mailto:Chris_Grey@cable.comcast.com)  
**Subject:** W. Cross Creek Bend Ex 5 and Creek Trace 01 at CCR\_No Objection Request\_11-20-18  
**Date:** Tuesday, November 20, 2018 9:52:00 AM  
**Attachments:** [MTA-1350A Creek Trace at Cross Creek S.1 11-19-18.pdf](#)  
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- Creek Trace at Cross Creek Ranch Sec 01 Preliminary Plat

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Please contact me if you need any additional information.

Thank you,

---

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

**From:** [Kathryn Edwards](#)  
**To:** ["dm8736@att.com"](mailto:dm8736@att.com)  
**Subject:** W. Cross Creek Bend Ex 5 and Creek Trace 01 at CCR\_No Objection Request\_11-20-18  
**Date:** Tuesday, November 20, 2018 9:52:00 AM  
**Attachments:** [MTA-1350A\\_Creek\\_Trace\\_at\\_Cross\\_Creek\\_S.1\\_11-19-18.pdf](#)  
[MTA-1350A\\_W.\\_Cross\\_Creek\\_Bend\\_Ext.#5\\_11-19-18.pdf](#)

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Please contact me if you need any additional information.

Thank you,

Kathryn Parker | Senior Planner  
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24275 Katy Freeway, Suite 200  
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**CITY OF FULSHEAR**  
**Registration & Permit Department**  
Ph: (281) 346- 1796 fax: (281) 346-2556  
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat: TAMARRON LIFT STATION NO. 3/FINAL PLAT

**City Engineer Review**

Reviewed  
 See Attached Letter

BY: DAVID LEYENDECKER DATE: 11-29-2018

**City Secretary**

Processed  
 Returned for additional data

BY: KIMBERLY KOPECKY DATE: NOVEMBER 19, 2018

**Planning Commission Review**

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**City Council Review**

Approved  
 Returned for additional data

BY: \_\_\_\_\_ DATE: \_\_\_\_\_



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

**Subdivision/Development Platting Application**

Date: 2018-11-12 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: TAMARRON LIFT STATION NO. 3 Development: TAMARRON

**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: 0.2978 ACRES IN THE J.D. VERMILLION SURVEY, A-339

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

Total Acreage: 0.2978  
 Number of Streets: 0  
 Number of Lots: 0  
 Number and Types of Reserves: 1 - Lift Station  
 Total Acres in Reserve: 0.2978

Owner: D.R. HORTON-TEXAS, LTD.  
 Address: 14100 SOUTHWEST FREEWAY, SUITE 500  
 City/State: SUGAR LAND, TEXAS 77478  
 Telephone: 281-566-2100  
 Email Address: \_\_\_\_\_  
 Engineer/Planner: LJA ENGINEERING, INC.  
 Contact Person: JOSUE SANDOVAL  
 Telephone: 713-953-5252  
 Fax Number: \_\_\_\_\_  
 Email Address: josandoval@lja.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$507.45</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.

Josue Sandoval SIGNATURE Josue Sandoval / Platting Coordinator TYPED OR PRINTED NAME/TITLE 2018-11-12 DATE

November 29, 2018

**Engineering Review**

Final Plat – Tamarron Lift Station Site No. 3  
Fort Bend County, Texas

For Information only:

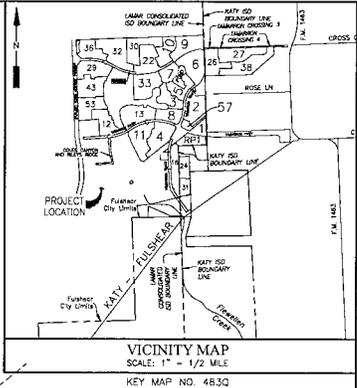
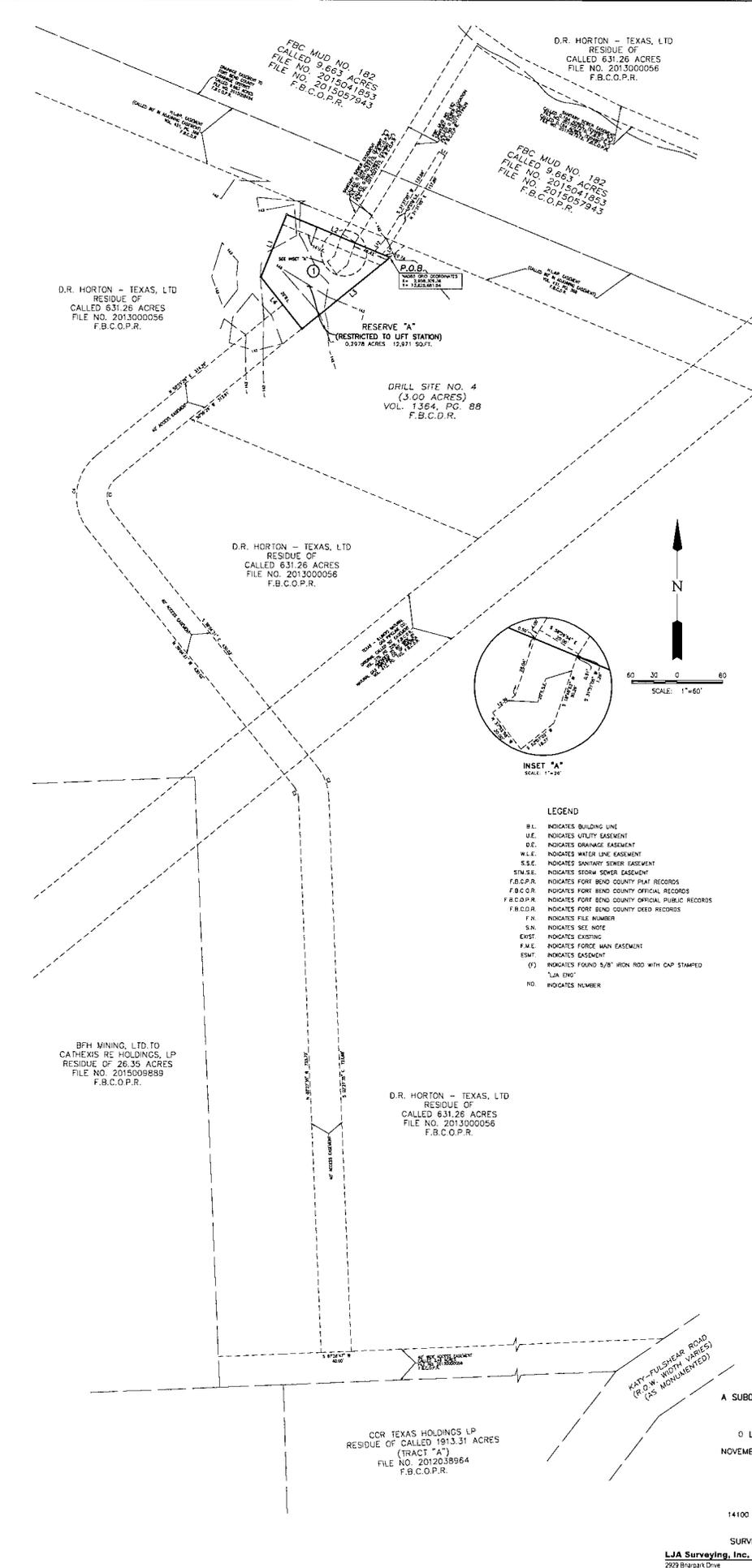
1. This plat will create one (1) Reserve of 0.2978 acre for Sanitary Sewer Lift Station for Tamarron.
2. Access for this tract is from a 40-foot wide access easement shown on the plat.
3. This tract is located in the E.T.J. of the City of Fulshear and will require approval from the City and Fort Bend County.

Recommendations:

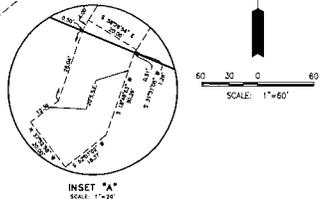
I recommend that this Final of Tamarron Lift Station Site No. 3 be approved as submitted.







- NOTES:
- BENCHMARK NOS MONUMENT HOSD 66, TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 6 INCH PVC PIPE WITH A LEAD CAP STAINLESS RODS 66-1886. THE POINT IS LOCATED 47'-73 FEET WEST OF THE CENTERLINE OF FM 1483 AND 47'-0.34 MILES NORTH OF THE INTERSECTION OF FM 1483 AND CHURCHLAND PARKS BLVD. KATY, TX. ELEV. = 126.21 FEET NAVD83
  - TBM INDICATES TEMPORARY BENCHMARK TEM 1: TOP OF 5/8 INCH ROD WITH ALUMINUM DISK SET IN CONCRETE. 47'-20 FEET NORTH OF THE CENTERLINE OF KATY FULSHEAR ROAD. THE POINT IS LOCATED 147'-310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION KATY FULSHEAR ROAD AND FM 1483. ELEV. = 138.15 FEET NAVD83
  - TO ADJUST TO FORT BEND CO. LEARN DATUM ADD 0.39 FEET.
  - ELEVATIONS FOR BEGINNING CONTOUR LINES ARE BASED UPON NAVD83.
  - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
  - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY THE TITLE CENTRAL TEXAS, EFFECTIVE JUNE 1, 2018, AND ISSUED JUNE 8, 2018. THE SURVEYOR WAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 183, FORT BEND SUBURBANE DISTRICT, FORT BEND COUNTY, DRAINAGE DISTRICT, LAJAH CONSOLIDATED SCHOOL DISTRICT AND THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
  - THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48157C 0301, REVISED APRIL 5, 2014, DESIGNATED AS AREA OUTSIDE THE CITY ANNUAL FLOODPLAIN. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
  - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
  - THERE ARE NO PIPELINES AND/OR PIPELINE EXEMPTIONS WITHIN THE LIMITS OF THE SUBDIVISION.
  - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE ORDINANCE MANUAL, WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
  - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
  - THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE IN 2011 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING CORRECTION SCALE: 1.0001331065.
  - OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 183.
  - FIVE (5) INCH (5/8) IRON RODS THREE (3) FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
  - FORT BEND COUNTY M.U.D. NO. 182 WILL OWN AND MAINTAIN RESERVE "A".
  - THE MINIMUM SLAB ELEVATION SHALL BE 143.50 FEET (NAVD 83), EIGHTEEN INCHES (18") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB ON THE FRONT OF THE LOT, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES (18") ABOVE NATURAL GROUND. FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST TWELVE INCHES (12") ABOVE MAXIMUM PONDING WITHIN THE SITE.
  - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



- LEGEND
- B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - 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.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
  - F.N. INDICATES FILE NUMBER
  - S.N. INDICATES SEE NOTE
  - EXIST. INDICATES EXISTING
  - F.M.E. INDICATES FORCE MAIN EASEMENT
  - ESMT. INDICATES EASEMENT
  - (P) INDICATES FOUND 5/8" IRON ROD WITH CAP STAMPED
  - "LJA ENG" INDICATES NUMBER
  - N.D. INDICATES NUMBER

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 22°52'37" E	368.77
L2	S 87°43'16" E	1422.01
L3	S 62°58'23" W	149.08
L4	N 38°31'16" E	85.59
L5	N 41°27'10" E	18.57
L11	N 86°44'11" W	10.87
L12	S 41°27'10" E	18.77

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	30.00	89°00'00"	47.12	42.43	S 65°56'28" W
C2	87.50	89°20'34"	43.14	42.41	S 22°46'53" E
C3	27.50	88°34'34"	17.47	17.26	N 22°46'53" W
C4	75.00	89°20'30"	39.89	36.89	N 22°46'24" E

**FINAL PLAT OF TAMARRON**  
**LIFT STATION NO. 3**  
 A SUBDIVISION OF 0.2978 ACRES OF LAND SITUATED IN THE MICAJAH AUTREY SURVEY, ABSTRACT 100, FORT BEND COUNTY, TEXAS.  
 0 LOTS 1 RESERVE (0.2978 ACRES) 1 BLOCK  
 NOVEMBER 12, 2018 JOB NO. 1931-1324C  
 OWNERS:  
**D.R. HORTON - TEXAS, LTD.**  
 A TEXAS LIMITED PARTNERSHIP  
**CHRIS LINDHORST, PRESIDENT**  
 14100 SOUTHWEST FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478  
 PH. (281) 566-2100

SURVEYOR: **LJA Surveying, Inc.**  
 2929 Briarpark Drive  
 Suite 175  
 Houston, Texas 77042  
 Phone 713.853.5200  
 Fax 713.853.5228  
 T.B.P.L.S. Firm No. 15116392

ENGINEER: **LJA Engineering, Inc.**  
 1904 W. Grand Parkway North  
 Suite 100  
 Katy, Texas 77449  
 Phone 713.853.5200  
 Fax 713.853.5228



June 19, 2018

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Tamarron Lift Station No. 3**

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated May 22, 2018.

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

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

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

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

If there are any questions, please contact Wesley Maresh at 713.207.6212.

Sincerely,

A handwritten signature in blue ink that reads "Wesley Maresh".

Wesley Maresh  
Associate Right of Way Agent

C: Josue Sandoval <josandoval@lja.com >

**PLR18.324**



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

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June 20, 2018

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

Re: Tamarron Lift Station No. 3 Preliminary Plat and Construction Plans  
Fort Bend County Municipal Utility District No. 182  
Job No. 1931-1324 (6.0)

Dear Mr. Leyendecker:

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

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

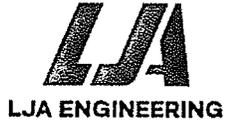
Should you have any questions or need any additional information concerning these plans, please call me at 713.380.4430.

Sincerely,

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

Melony Gay, PE  
Senior Project Manager

MFG/bt



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

---

May 31, 2018

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

Re: Tamarron Lift Station No. 3 Preliminary Plat and Construction Plans  
Fort Bend County Municipal Utility District No. 182  
Job No. 1931-1324 (6.0)

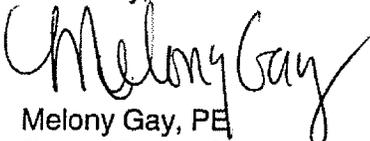
Dear Mr. Goertz:

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

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

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

Sincerely,

  
Melony Gay, PE  
Senior Project Manager

MFG/bt



## REVIEW FORM

On June 20, 2018 the Fort Bend County Drainage District reviewed the:

**1. Plans**

**2. Plat** Tamarron Lift Station No. 3

**3. Permit**

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

The proposed minimum slab elevation of 143.50' above m.s.l. appears to meet the minimum requirements of *Fort Bend County Regulations of Subdivisions, Sec. 4.16* as shown in the attached "Minimum Slab Elevation Analysis". Tamarron Lift Station No. 3 lies within Fort Bend County Municipal Utility District No. 182. The attached no objection letter from the FBCMUD No. 182 engineer acknowledges that drainage facilities, including detention capacity and outfall, are currently available or under design and states that no impervious cover will be added until they have been constructed. The letter also certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan approved by the Drainage District.

Neil J. Harty  
Reviewed by

Mark Vayler  
Signature of Department Head

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

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

June 13, 2018

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

Re: Minimum Slab Elevation Recommendation  
Tamarron Lift Station No. 3  
Fort Bend County Municipal District No. 182  
LJA Job No.: 1931-1324 (6.0)

Dear Mr. Goertz:

Tamarron Lift Station No. 3 lies within zone x unshaded as per federal emergency management agency FEMA FIRM, Map No. 48157C0085L, (April 2, 2014).

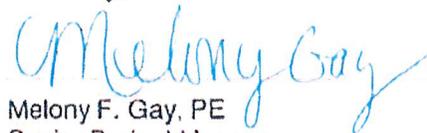
Based on our drainage studies using Fort Bend County Drainage District Criteria, the maximum 100-year floodplain elevation for Tamarron Lift station No. 4 is 138.74 feet, msl 2001 adj., for localized flow. Based on this information the recommended minimum slab elevation for this lift station has been determined as follows:

1. Eighteen inches (1.5') above the Lowest Natural Ground Contour  
Lowest Contour Line = 142.00  
Eighteen inches (1.5') above Lowest Contour = **143.50** (2001 adj.)
2. 100-year Water Surface Elevation at Lake System outfall for subdivision = 139.52  
Eighteen inches (1.5') above the 100-year Floodplain = 141.02 (2001 adj.)

Based on the above criteria, we recommend the top of all floor slabs shall be a minimum of **143.50** feet, 2001 adj. above mean sea level. Future development will verify that the minimum slab elevation proposed is at least twelve inches (12") above the maximum ponding elevation within the site.

Please call me at 713.380.4430 if you have any questions or if you need additional information.

Sincerely,



Melony F. Gay, PE  
Senior Project Manager

MFG/bt

Enclosure(s)



LJA ENGINEERING

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449  
t 713953 5200 f 713953 5026 LJA.com TBPE F-1386

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May 31, 2018

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

Re: Tamarron Lift Station No. 3 Preliminary Plat and Construction Plans  
Fort Bend County Municipal Utility District No. 182  
Job No. 1931-1324 (6.0)

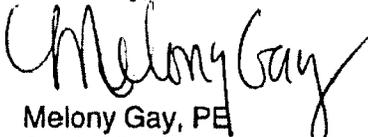
Dear Mr. Goertz:

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

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

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

Sincerely,

  
Melony Gay, PE  
Senior Project Manager

MFG/bt

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

**CITY PLANNING LETTER**

November 16, 2018

City Planning Commission

To Whom It May Concern:

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

**Record Owner:**

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

**Recording Instrument:**

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

**Legal Description:**

**TAMARRON LIFT STATION NO. 3 (Proposed Plat)**

Being 0.2978 of an acre (12,971 square feet) of land located in the Micajah Autrey Survey, Abstract 100, Fort Bend County, Texas, more particularly being a portion of that certain called 631.26 acre tract conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), said 0.2978 of an acre tract being more particularly described by metes and bounds in Exhibit A attached hereto.

**1. Deed Restrictions:**

None of record.

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

Terms and conditions of Development Agreement by and between Tamarron Lakes, L. P. and Pederson 631, LP, recorded in Document No. 2007020120, of the Official Public Records of Fort Bend County, Texas.

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

Texas Commission on Environmental Quality Notice of Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008063993, and Petition for Creation of Fort Bend County Municipal Utility District No. 188, recorded in Document No. 2008064844, both of the Official Public Records of Fort Bend County, Texas.

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

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

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

Waiver of Special Appraisal for the Benefit of Fort Bend County Municipal Utility District No. 182, dated August 4, 2015, recorded in Document No. 2015088919 of the Official Public Records of Fort Bend County, Texas.

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

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

**3. Lien Holders:** None of record.

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

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

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

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

Sincerely,

*George T. Dunn*

George T. Dunn

DHI Title of Central Texas

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

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat: TAMARRON SECTION 12/FINAL PLAT

**City Engineer Review**

Reviewed  
 See Attached Letter

---

BY: DAVID LEYENDECKER DATE: 11-29-2018

**City Secretary**

Processed  
 Returned for additional data

---

BY: KIMBERLY KOPECKY DATE: NOVEMBER 19, 2018

**Planning Commission Review**

Approved  
 Returned for additional data

---

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**City Council Review**

Approved  
 Returned for additional data

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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: 11/14/2018

Date Received by the City of Fulshear:

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: 6 (Landscape/Open Space/Recreation 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: JOSUE SANDOVAL

Telephone: 713-953-5252

Fax Number:

Email Address: josandoval@lja.com

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE \$1,503.35

Park Fees (due at Final Plat Application)

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

Signature of Josue Sandoval

Josue Sandoval / Platting Coordinator

11-14-2018

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

November 29, 2018

## Engineering Review

Final Plat – Tamarron Section 12  
Fort Bend County, Texas

### For Information only:

1. This plat will create 85 lots in five (5) Blocks 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 Final Plat of Tamarron Section 12 be approved as submitted.







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

**CITY PLANNING LETTER**

November 14, 2018

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 7th day of November, 2018, we find the following:

**Record Owner:**

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

**Recording Instrument:**

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

**Legal Description:**

**TAMARRON SECTION 12 (Proposed Plat)**

**DESCRIPTION OF  
23.134 ACRES  
TAMARRON SECTION 12**

Being 23.134 acres (1,007,707 square feet) of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (described as Tract 1) conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056 in the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 23.134 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone);

BEGINNING at a 5/8-inch iron rod with cap "LJA ENG" marking the southerly end of a radial cut back corner at the intersection of the northerly right-of-way line of Tamarron Parkway (100 feet right-of-way) and the west right-of-way line of Coles Canyon (80 feet wide) as shown on Tamarron Parkway Phase 3 Street Dedication, a subdivision of record under Plat Number 20170116, of the Plat Records of said Fort Bend County (F.B.C.P.R.);

Thence, South 86° 16' 34" West, 384.15 feet to a point for corner;

Thence, North 01° 55' 13" West, 790.39 feet to a point for corner;

Thence, South 86° 16' 34" West, 335.75 feet to a point for corner;

Thence, North 01° 55' 13" West, 479.76 feet to a point for corner;

Thence, North 88° 04' 47" East, 181.00 feet to a point for corner;

Thence, South 01° 55' 13" East, 10.00 feet to a point for corner;

Thence, North 88° 04' 47" East, 579.00 feet to a point for corner, same being on the westerly line of that certain called 49.033 acre tract conveyed to Fort Bend County Municipal Utility District No. 182 by an instrument of record under File Number 2017129621, F.B.C.O.P.R., and corrected in File Number 2018016118, F.B.C.O.P.R.;

Thence, along the westerly line of said feet to a point for corner, same being on the westerly line of said 49.033 acre tract, the following fifteen (15) courses;

1. South 01° 55' 13" East, 108.88 feet to a point for corner, the beginning of a curve;
2. 121.28 feet along the arc of a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 138° 58' 46", and a chord which bears South 38° 52' 23" East, 93.66 feet to a point for corner, the beginning of a reverse curve;
3. 15.04 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of 34° 28' 15", and a chord which bears South 13° 22' 52" West, 14.81 feet to a point for corner; tangent
4. South 03° 51' 15" East, 118.97 feet to a point for corner;
5. North 86° 08' 45" East, 103.93 feet to a point for corner;
6. South 20° 08' 15" East, 52.09 feet to a point for corner;
7. South 06° 40' 51" East, 50.06 feet to a point for corner;
8. South 03° 51' 15" East, 104.07 feet to a point for corner;
9. North 82° 44' 56" East, 54.24 feet to a point for corner;
10. South 11° 59' 00" East, 134.50 feet to a point for corner;
11. South 41° 32' 47" West, 10.14 feet to a point for corner, the beginning of a curve;

12. 56.28 feet along the arc of a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of  $64^{\circ} 29' 26''$ , and a chord which bears South  $16^{\circ} 12' 30''$  East, 53.35 feet to a point for corner;
13. South  $35^{\circ} 20' 34''$  East, 142.60 feet to a point for corner;
14. South  $67^{\circ} 48' 52''$  East, 107.26 feet to a point for corner;
15. South  $30^{\circ} 56' 58''$  East, 298.92 feet to a point for the southwest corner of said 49.033 acre tract, said point being on the arc of a curve on the northwesterly right-of-way line of the aforementioned Tamarron Parkway;

Thence, along the northwesterly right-of way line of said Tamarron Parkway, the following five (5) courses;

1. 500.77 feet along the arc of a non-tangent curve to the right, having a radius of 1,950.00 feet, a central angle of  $14^{\circ} 42' 50''$ , and a chord which bears South  $76^{\circ} 08' 28''$  West, 499.40 feet to a point for the southerly end of a radial cut-back corner at the intersection of said northwesterly right-of-way line of Tamarron Parkway and the east right-of-way line of the aforementioned Coles Canyon, the beginning of a compound curve;
2. 48.38 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of  $92^{\circ} 23' 29''$ , and a chord which bears North  $50^{\circ} 18' 22''$  West, 43.30 feet to a point for the northerly end of said cut-back corner;
3. South  $85^{\circ} 53' 22''$  West, 80.00 feet to a point for corner;
4. South  $04^{\circ} 06' 38''$  East, 1.31 feet to a point for the northerly end of the radial cut-back corner at the intersection of the northerly right-of-way line of said Tamarron Parkway and the west right-of-way line of said Coles Canyon, the beginning of a curve;

5. 47.33 feet along the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of 90° 23' 11", and a chord which bears South 41° 04' 58" West, 42.57 feet to the POINT OF BEGINNING and containing 23.134 acre (1,007,707 square feet) of land.

**1. Deed Restrictions:**

None of record.

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

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

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

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

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

Memorandum of Fulshear Parkway Private Participation Agreement, dated August 30, 2013, recorded in Document No. 2013119270, Official Public Records of Fort Bend County, Texas. Assignment and Assumption of Private Participation Agreement recorded in Document No. 2018029002, Official Public Records of Fort Bend County, Texas.

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

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

Sanitary Sewer Easement conveyed to Fort Bend County Municipal Utility District No. 182, recorded in Document No. 2017136011, Official Public Records of Fort Bend County, Texas.

15' Sanitary Sewer Easement, 5' Water Line Easement, 10' Water Line Easement, 15' Water Line Easement and 1' reserve, created by the plat of Tamarron Parkway Phase 3 Street Dedication, recorded in Plat No. 20170116, Plat Records of Fort Bend County, Texas, said 1' reserve conditioned in Note 15 of the plat that upon platting of the adjoining property said reserve shall vest in the public for street right of way purposes and fee tile thereto shall re-vest in the dedicator, its heirs, assigns or successors.

**3. Lien Holders:** None of record.

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

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

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

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

Sincerely,

*George T. Dunn*

George T. Dunn  
DHI Title of Central Texas



## DRAINAGE DISTRICT

Fort Bend County, Texas

October 29, 2018

Mr. Fred J. Escobedo  
DHI Engineering, LLC  
14100 Southwest Freeway, Suite 500  
Sugar Land, TX 77478  
Ph.: 281-566-2100  
Email: FJEscobedo@dhiengineering.com

Re: Tamarron Section 12

Dear Mr. Escobedo:

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

Plat:

1. Please provide a letter from the Fort Bend County MUD No. 182 engineer offering no objection to the plat and plans, including the following statements:
  - a. Acknowledgement that detention and outfall capacity are in place to serve the proposed development or that no impervious cover will be added until they are constructed.
  - b. "Fort Bend County MUD No. \_\_\_ certifies that the design of this section of development is in full compliance with the most up-to-date master drainage plan titled \_\_\_\_\_, dated \_\_\_\_\_, and approved by the Fort Bend County Drainage District on \_\_\_\_\_."
2. Please provide a Minimum Slab Elevation Analysis to support the shown in Note 10.
3. The "Reserve Table" shows 5 reserves and the title block shows 6 reserves, but only 4 appear to be labeled on the plat. Please check and revise as needed.
4. Please provide a final copy of the plat, including Sheet 1 of 2 signed and sealed by the engineer.

Construction Plans:

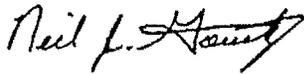
5. Sheets 5, 6 & 12: Sheets 5 & 12 appear to show an E-Inlet extending from MH-B2 to Reserve "B", but the reserve does not appear to be included in the drainage area map or the storm sewer calculations. Will a separate outfall be constructed in the future? Please check and revise as needed.

6. Sheet 9: Please label the maintenance berm width and detention pond side slopes in the typical section for Block 2 Lots 1 – 4 and confirm that it meets one of the scenarios in *Fort Bend County Drainage Criteria Manual, Fig. 6-2*.
7. Sheet 9: The typical section for Block 2 Lots 1 – 4 appears to show a portion of the lots sloping directly back to the detention pond. The Drainage District recommends all lots drain to the street to prevent potential erosion caused by runoff flowing over the detention pond highbank. Please revise if possible, or at least provide specific approval from the MUD for the proposed condition.
8. Please provide a final copy of the construction plans signed and sealed by the professional engineer.

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

Please let me know if you have any questions.

Sincerely,



Neil J. Goertz  
Engineer  
Fort Bend County Drainage District

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

**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/FINAL PLAT

**City Engineer Review**

Reviewed  
 See Attached Letter

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BY: DAVID LEYENDECKER DATE: 11-29-2018

**City Secretary**

Processed  
 Returned for additional data

---

BY: KIMBERLY KOPECKY DATE: 11/20/2018

**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: 11/16/2018 Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: CREEK COVE AT CROSS CREEK RANCH Development: CROSS CREEK RANCH  
SECTION TWELVE

**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: 21.73 ACRES OF LAND IN THE J.W. SCOTT SURVEY A-321

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

Total Acreage: 21.73  
 Number of Streets: 4  
 Number of Lots: 45  
 Number and Types of Reserves: 6  
 Total Acres in Reserve: 2.165

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,268.25</u>
Park Fees (due at Final Plat Application)	_____

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

  
 SIGNATURE

Trey DeVillier  
 TYPED OR PRINTED NAME/TITLE

11/16/2018  
 DATE

November 29, 2018

## Engineering Review

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

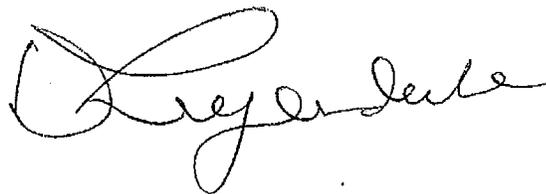
### For Information only:

1. This will create 45 Lots in one (1) Block with six (6) Reserves that covers a total acreage of 21.73 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 Final Plat of Creek Cove at Cross Creek Ranch Section Twelve be approved with the following additions/corrections:

- A) Reserve "C" needs an arrow pointing to the Reserve. It is shown on the plat on top of Lot 16.
- B) Reserve "E" is shown incorrectly as Reserve "F" on top of Lot 25. This needs to be corrected and an arrow provided as to the correct location.





December 3, 2018

Clay & Leyendecker, Inc.  
Attn: Mr. David Leyendecker  
1350 Avenue D  
Katy, Texas 77493

*Sent via email*

Re: CREEK COVE AT CROSS CREEK RANCH SECTION TWELVE – Response to Final Plat Comments

Dear Mr. Leyendecker:

Below is our response to the Engineering Review comments, dated October 2, 2018, regarding the above referenced plat. If you have any questions, or require any additional information, please do not hesitate to call.

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

**A. Reserve “C” needs an arrow pointing to the Reserve. It is shown on the plat on top of Lot 16.**

*RESPONSE: A leader pointing to Reserve “C” has been applied.*

**B. Reserve “E” is shown incorrectly as Reserve “F” on top of lot 25. This needs to be corrected and an arrow provided as to the correct location.**

*RESPONSE: Reserve “E” and Reserve “F” have been correctly identified.*

Sincerely,

A handwritten signature in blue ink that reads "Trey DeMillier". The signature is fluid and cursive.

Trey DeMillier  
Platting Coordinator

cc: Kimberly Kopecky, Interim City Secretary  
Sharon Valiante, Director of Public Works  
Jack Harper, City Manager  
Brant Gary, Executive Director of Planning & Development



November 15, 2018

File No.: 315248

To Whom It May Concern:

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

CCR TEXAS HOLDINGS, LP  
CCR LOAN SUBSIDIARY I, L.P.

By virtue of deed recorded in/under Clerk's File No. [2012038964](#), [2013019469](#), [2016059209](#), of the Official Public Records of Fort Bend County, Texas.

**Legal Description:**

BEING a 21.73 acre (946,719 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 of the City of Fulshear of Fort Bend County, Texas and being a portion of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038964, a portion of a called 66.97 acre tract of land as described in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 20150236, and a portion of the remainder of a called 244.5 acre tract of land described as Tract 4 in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2013019469, said 21.73 acre tract of land described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of FULSHEAR BEND DRIVE EXTENSION NO 1, a subdivision per plat recorded under Plat No. 20170069 of the Fort Bend County Plat Records (F.B.C.P.R.) and the most Southerly Northwest corner of CROSS CREEK BEND LANE EXTENSION NO.7, a subdivision per plat recorded under Plat No. 20130240 of the F.B.C.P.R., lying on the Northerly right-of-way line of Fulshear Bend Drive (100 feet wide) as shown on said FULSHEAR BEND DRIVE EXTENSTION NO 2;

THENCE, along and with the Northerly right-of-way line of said Fulshear Bend Drive, the following courses and distances:

S 60°17'43" W, a distance of 359.84 feet to the POINT OF BEGINNING and the most Easterly corner of the herein described tract;

S 60°17'43" W, a distance of 177.98 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Westerly direction, along said curve to the right, a distance of 648.50 feet, having a radius of 1,950.00 feet, a central angle of 19°03'16" and a chord which bears S 69°49'21" W, 645.51 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of compound curvature to the right, being the Southeast end of a cutback corner at the Northeast intersection of said Fulshear Bend Drive and Riverwood Park Lane (90 feet wide) as shown on said FULSHEAR BEND DRIVE EXTENSION NO 1;

THENCE, in a Northwesterly direction, along and with said cutback corner and said curve to the right, a distance of 40.18 feet, having a radius of 25.00 feet, a central angle of 92°05'02" and a chord which bears N 54°36'30" W, 35.99 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest end of said cutback corner, the East end of the terminus of said Riverwood Park Lane and an interior corner of the herein described tract;

THENCE, S 81°26'01" W, a distance of 90.00 feet along and with said terminus line to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the West end of said terminus line and the Northeast end of a cutback corner at the Northwest intersection of said Fulshear Bend Drive and said Riverwood Park Lane, an interior corner of the herein described tract and the beginning of a non-tangent curve to the right from which its center bears S 81°26'01" W, 25.00 feet;

THENCE, in a Southwesterly direction, along and with said cutback corner and said curve to the right, a distance of 40.18 feet, having a radius of 25.00 feet, a central angle of 92°05'02" and a chord which bears S 37°28'32" W, 35.99 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southwest end of said cutback corner and the point of compound curvature to the right;

THENCE, in a Westerly direction, along and with the Northerly right-of-way line of said Fulshear Bend Drive and said curve to the right, a distance of 440.50 feet, having a radius of 1,950.00 feet, a central angle of 12°56'35" and a chord which bears S 89°59'21" W, 439.56 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

THENCE, N 83°32'22" W, a distance of 107.77 feet, continuing along and with said Northerly right-of-way line to the most Southerly corner of the herein described tract;

THENCE, over and across said 244.5 acre tract, said 66.97 acre tract and said 1,913.31 acre tract, the following courses and distances:

N 06°27'38" E, a distance of 84.09 feet to a point for corner;

N 06°05'08" W, a distance of 282.18 feet to a point for corner;

N 13°01'56" W, a distance of 142.87 feet to the most Westerly corner of the herein described tract;

N 07°05'47" E, a distance of 88.78 feet to a point for corner;

N 40°37'19" E, a distance of 124.38 feet to a point for corner;

N 79°40'26" E, a distance of 126.23 feet to a point for corner;

S 71°55'24" E, a distance of 155.81 feet to a point for corner;

N 63°05'20" E, a distance of 171.94 feet to a point for corner;

S 89°21'22" E, a distance of 162.35 feet to a point for corner;

N 75°48'26" E, a distance of 79.04 feet to a point for corner;

N 73°42'38" E, a distance of 86.17 feet to a point for corner;

N 73°08'25" E, a distance of 97.39 feet to a point for corner;

N 79°29'32" E, a distance of 86.98 feet to the most Northerly corner of the herein described tract;

S 80°29'31" E, a distance of 132.35 feet to a point for corner;

S 60°28'33" E, a distance of 132.35 feet to a point for corner;

S 40°27'36" E, a distance of 111.18 feet to a point for corner;

S 32°31'30" E, a distance of 181.54 feet to a point for corner;

S 11°45'32" E, a distance of 100.28 feet to a point for corner;

S 29°42'17" E, a distance of 93.18 feet to the POINT OF BEGINNING and containing 21.73 acres (946,719 square feet) of land.

—  
Subject to the following:

1. Restrictions, Easements and Other Exceptions:

Those recorded in/under Clerk's File No. [2005003096](#), of the County Clerk Official Records of Fort Bend County, Texas; and those recorded under Clerk's File Nos. [9526750](#), [2006020008](#), [2006020010](#), [2006020011](#), [2008039552](#), [2008054441](#), [2008054612](#), [2009026093](#), [2010080761](#), [2010084354](#), [2010105647](#), [2010084305](#), [2010118973](#), [2010127400](#), [2011021854](#), [2011070462](#), [2011070465](#), [2011086599](#), [2011090436](#), [2011024416](#), [2012016789](#), [2012105404](#), [2012074766](#), [2012082910](#), [2012122202](#), [2013012580](#), [2013012617](#), and by Supplemental Amendment and Declaration of Supplemental Restrictions recorded under Clerk's File No. [2015130877](#) and Second Amended and Restate ByLaws under Clerk's File No. 201511107, of the Official Records of Fort Bend County, Texas and amended by Certificate Of Formation Of Cross Cross Creek Ranch Community Association, Inc., as attached to that Management Certificate For Cross Creek Ranch recorded under Clerk's File No. [2008054615](#), of the Official Records of Fort Bend County, Texas. Management Certificate for Cross Creek Ranch Community Association, Inc., recorded under Clerk's File Nos. 201209010, of the Official Records of Fort Bend County, Texas. (Supersedes all previous management certificates) Cross Creek Ranch Community Association, Inc., Document Retention, Access, Production And Copy Policy, recorded under Clerk's File No. [2012006437](#), of the Official Records of Fort Bend County, Texas. Cross Creek Ranch Community Association, Inc. Solar Energy devices And Roofing Materials Policy recorded under Clerk's File No. [2012006438](#), of the Official Records of Fort Bend County, Texas. Cross Creek Ranch Community Association, Inc., display Of Religious Items Policy, recorded under Clerk's File No. [2012006439](#), of the Official Records of Fort Bend County, Texas. Cross Creek Ranch Community Association, Inc., Flag Display Policy, recorded under Clerk's File No. [2012006443](#), of the Official Records of Fort Bend County, Texas. Cross Creek Ranch Community Association, Inc., Rain Barrel Policy, recorded under Clerk's File No. [2012006444](#), of the Official Records of Fort Bend County, Texas. Cross creek Ranch community Association, Inc., Collection Policy And Payment Plan Guidelines, recorded under Clerk's File No. [2012016697](#), of the Official Records of Fort Bend County, Texas.

Sanitary sewer easement 25 feet by 15 feet, the location of which is shown on the recorded plat of Fulshear Bend Drive Extension No. 1, recorded under Plat No. [20150236](#), of the Plat Records of Fort Bend County, Texas.

Water line easement 20 feet by 20 feet, the location of which is reflected on the recorded plat of Fulshear Bend Drive Extension No. 1, recorded under Plat No. [20150236](#), of the Plat Records of Fort Bend County, Texas.

A water line easement Ten (10) feet wide, the location of which is reflected under the recorded plat of Fulshear Bend Drive Extension No. 1, recorded under Plat No. [20150236](#), of the Plat Records of Fort Bend County, Texas.

Water line easement Five (5), located along the South property line, as shown on the recorded plat under Plat No. [20150236](#), of the Plat Records of Fort Bend County, Texas.

A one (1) 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, as reflected by the recorded plat under No. [20150236](#), of the Plat Records of Fort Bend County, Texas.

A one (1) 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, as reflected by the recorded plat under No. [20170069](#), of the Plat Records of Fort Bend County, Texas.

Partial waiver of surface rights and drillsite and access easement use agreement, dated January 5, 2005, executed by Steven E. Stern, Joyce C. Herlands, Roy Howard Stern, and Judith I. Stern, recorded under Clerk's File No. [2005003095](#), of the County Clerk Official Records of Fort Bend County, Texas. Joinder

agreement recorded under Clerk's File No. [2005040993](#), [2005040994](#), [2005040995](#), [2005040996](#) and [2005040997](#), of the County Clerk Official Records of Fort Bend County, Texas.

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

All terms, conditions, and provisions of that certain Assignment of Utility Rights, recorded in/under Clerk's File No. [2005115747](#), of the County Clerk Records of Fort Bend County, Texas.

All terms, conditions, and provisions of that certain Assignment of Utility Rights, recorded in/under Clerk's File No. [2006020018](#), of the County Clerk Records of Fort Bend County, Texas.

All terms, conditions, and provisions of that certain Memorandum of Development Agreement, dated November 16, 2006, recorded in/under Clerk's File No. [2007001836](#), of the County Clerk Records of Fort Bend County, Texas.

All terms, conditions, and provisions of that certain Utility Deed, recorded in/under Clerk's File No. [2017036272](#), of the Official Public Records of Fort Bend County, Texas.

All terms, conditions, and provisions of that certain Utility conveyance and security agreement, recorded in/under Clerk's File No. [2017025047](#), of the Official Public Records of Fort Bend County, Texas.

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

Memorandum of Preferential Purchase Right Agreement entered into as of the 12 day of April, 2012, by and between CCR TEXAS HOLINGS, LP, a Delaware limited liability company ("Grantor"), and TRENDMAKER HOMES, INC., a Texas corporation ("Grantee"), and recorded under Clerk's File No. [2012038961](#), of the Official Records of Fort Bend County, Texas.

All charges, liens, and assessments payable to Cross Creek Ranch Community Association Inc., including that lien to secure the payment thereof, recorded under Clerk's File No. [2008039552](#), of the Official Records of County, Texas. This lien being subordinate to any recorded mortgage liens.

Covenants, Conditions and Restrictions, set forth in instrument recorded in/under Clerk's File No. [2008039552](#), of the Official Records of County, Texas, together with transfer fees set forth therein. This instrument includes provisions purporting to create a lien on the Land payable upon each transfer of the Land. Notwithstanding any Covered Risk, policy provision, or endorsement to the contrary, this policy does not insure against and excepts all loss or damage due to the failure to pay any fees, amounts, or assessments: (a) on any prior transfers of Title; (b) on the current conveyance of Title; and (c) on any future transfers of Title. (Applies to the Owner Policy only.)

Covenants, Conditions and Restrictions, set forth in instrument recorded under Clerk's File No. [2008039552](#), of the Official Records of, County, Texas, together with transfer fees and set forth therein. This instrument includes provisions purporting to create a lien on the Land payable upon each transfer of the Land. Notwithstanding any Covered Risk, policy provision, or endorsement to the contrary, this policy does not insure against and excepts all loss or damage due to the failure to pay any fees, amounts, or assessments: (a) on any prior transfers of Title; (b) on the current conveyance of Title; (c) on any future transfers of Title; and (d) a lack or loss of priority of the lien of the Insured Mortgage to any lien securing the payment of such fees, amounts, or assessments. (Applies to the Loan Policy only.)

Cross Creek Ranch Foundation Fee as set forth and created in that Foundation Supplemental Amendment To The Community Charter For Cross Creek Ranch recorded under Clerk's File No. [2008054441](#), of the Official Records of Fort Bend County, Texas. This lien is subordinate to any first mortgage of record.

## 2. Liens/Misc:

Deed of Trust dated April 12, 2012, recorded in/under Clerk's File No. [2012038977](#) of the Official Public Records of Fort Bend County, Texas, executed by CCR Texas Holdings LP, 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 thereof, 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, and being additionally secured by Vendor's Lien in Deed of even date therewith and recorded under Clerk's File No. [2012038960](#), [2012038964](#) of the Official Public Records of Fort Bend County, Texas. Collateral assignment of Note and Liens as reflected by instrument recorded under Clerk's File No. [2012054544](#) of the Official Public Records of Fort Bend County, Texas. Intercreditor Agreement as reflected by instrument recorded under Clerk's File No. [2016059210](#) of the Official Public Records of Fort Bend County, Texas. First amendment as reflected by instrument recorded under Clerk's File No. [2017097223](#) of the Official Public Records of Fort Bend County, Texas.

Deed of Trust dated June 2, 2016, recorded in/under Clerk's File No. [2016059211](#) of the Official Public Records of Fort Bend County, Texas, executed by CCR Loan Subsidiary 1, L.P., 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 dab Housing Capital Company. Collateral assignment of construction documents, design contracts, plans, licenses, builder lot contracts and permits as reflected by instrument recorded under Clerk's File No. [2016059212](#) of the official Public Records of Fort Bend County, Texas. Collateral assingment of MUD Proceeds as reflected by instrument recorded under Clerk's File No. [2016059213](#) of the Official Public Records of Fort Bend County, Texas.

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

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

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

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

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

Sincerely,  
Stewart Title Company



Debbie A. Hooper-McDurham

**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 21.73 acres of land out of the J.W. SCOTT SURVEY, A-321, Fort Bend County, Texas, which property was surveyed and platted on \_\_\_\_\_ by, Brown & Gay Engineers, Inc., DBA BGE, Inc, and known as CREEK COVE AT CROSS CREEK RANCH SECTION 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. 2012038960, 2012038964, 2012038977, 2012054544, 2016059210 and 2017097223 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of CREEK COVE AT CROSS CREEK RANCH SECTION 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 COVE 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 COVE 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 21.73 acres of land out of the J.W. SCOTT SURVEY, A-321, Fort Bend County, Texas, which property was surveyed and platted on \_\_\_\_\_ by, Brown & Gay Engineers, Inc., DBA BGE, Inc., and known as CREEK COVE AT CROSS CREEK RANCH SECTION 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 and 2016059213 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 COVE 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 COVE 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 COVE 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



Southwest OSPE  
1110 Louise St  
Rosenberg, Texas 77471

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

November 15, 2018

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

Re: CREEK COVE AT CROSS CREEK RANCH SECTION 12- No Objection Letter

Dear Mr. DeVillier:

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

Sincerely,

A handwritten signature in black ink that reads "Michael Jones".

Michael Jones  
Manager Engineering - Design



November 15, 2018

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

**Re: Creek Cove at Cross Creek Ranch Section Twelve**

To Whom It May Concern,

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

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

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

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

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

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

Sincerely,

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

Leslie Noyola  
Construction Coord., Planning & Design

## Trey DeVillier

---

**From:** Trey DeVillier  
**Sent:** Tuesday, November 13, 2018 2:20 PM  
**To:** 'LROW@centerpointenergy.com'  
**Subject:** CREEK COVE AT CROSS CREEK RANCH SECTION TWELVE - NO OBJECT REQUEST (CPE)  
**Attachments:** 2018-11-13\_PLAT\_CREEK COVE 12\_final plat.pdf

Please provide us a letter of **“utility availability”**, **“will serve”** or **“no objection”** for the attached plat as required for final plats by the City of Fulshear.

If you have any questions or require any additional information please feel free to call or email.

Respectfully,

### Trey DeVillier | Platting Coordinator

BGE, Inc.  
10777 Westheimer, Suite 400  
Houston, Texas 77042  
Tel: 281-558-8700 x8204  
Direct: 713-488-8204  
Fax: 281-558-9701  
[tdevillier@bgeinc.com](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://www.bgeinc.com)



Serving. Leading. Solving.™

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

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat: WILLOWS AT CROSS CREEK RANCH/FINAL PLAT  
SECTION 2

**City Engineer Review**

Reviewed  
 See Attached Letter

---

BY: DAVID LEYENDECKER DATE: 11-29-2018

**City Secretary**

Processed  
 Returned for additional data

---

BY: KIMBERLY KOPECKY DATE: 11/20/2018

**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: 11/16/2018 Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: WILLOWS AT CROSS CREEK RANCH Development: CROSS CREEK RANCH  
SECTION TWO

**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:** 13.36 ACRES OF LAND IN THE M. AUTREY SURVEY, A-100

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

Total Acreage: 13.36  
 Number of Streets: 2  
 Number of Lots: 62  
 Number and Types of Reserves: 6  
 Total Acres in Reserve: 5.899

**Owner:** CCR LOAN SUBSIDIARY 1, L.P.  
**Address:** 5005 RIVERWAY, SUITE 500  
**City/State:** HOUSTON, TX 77056  
**Telephone:** 713-960-9977  
**Email Address:** \_\_\_\_\_

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

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

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

**Trey DeVillier** 11/16/2018  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

November 29, 2018

**Engineering Review**

Final Plat  
Willows at Cross Creek Ranch Section Two  
City of Fulshear, Fort Bend County, Texas

**For Information only:**

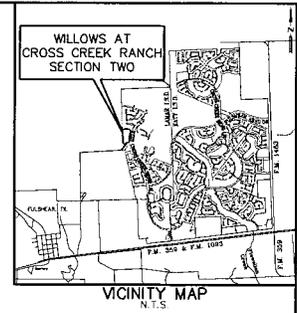
1. This plat will create 62 lots in one (1) Block with six (6) Reserves that cover a total acreage of 13.36 acres.
2. The lots being created are for Town Homes (two (2) family units) and have a typical size of 28-foot by 110-foot with a 25-foot Front Building Line.
3. Access to this section will be from Willow Manor Lane off of West Cross Creek Bend.

**Recommendations:**

I recommend that this Final Plat of Willows at Cross Creek Ranch Section Two be approved as submitted.







STATE OF TEXAS  
COUNTY OF FORT BEND

We, COX LEAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through Larry D. Johnson, President of COX LEAN Sub 1, LLC, a Texas limited liability company, the general partner, owner, hereinafter referred to as owners of the 13.36 acre tract described in the above and foregoing map of WILLOWS AT CROSS CREEK RANCH SECTION TWO, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, easements and notations on said map of plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or personal access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and so hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easement shall extend horizontally on additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted herein, whereby the aerial easement totals twenty feet (20'0") in width.

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

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

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

IN WITNESS WHEREOF, COX LEAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through Johnson/COX GP, LLC, a Texas limited liability company, the sole general partner, has caused these presents to be signed by Larry D. Johnson, its President, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

COX LEAN SUBSIDIARY 1, L.P., a Texas limited partnership  
By: COX LEAN Sub 1, LLC, a Texas limited liability company, its General Partner

By: Larry D. Johnson  
President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, President of Johnson/COX GP, LLC, a Texas limited liability company, the sole general partner of COX LEAN SUBSIDIARY 1, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

Judy S. Mann  
Notary Public in and for the State of Texas  
Commission Expires \_\_\_\_\_

I, Alan C. Bentley, an registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct. Was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, single points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet, and that the plat boundary corners have been tied to the nearest survey corner.

Alan C. Bentley, P.E.  
Texas Registration No. 2005

I, Koreno B. Houser, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.

Koreno B. Houser, P.E.  
Texas Registration No. 102103  
BCE & Co. Engineers, Inc.  
TBPE Registration No. F-1046

This plat of WILLOWS AT CROSS CREEK RANCH SECTION TWO is approved by the City Planning Commission of the City of Fulshear, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Any Patrick  
Chairperson

Austin Heatt  
Co-Chairperson

This plat of WILLOWS AT CROSS CREEK RANCH SECTION TWO was approved on \_\_\_\_\_ by the City of Fulshear City Council and signed on this \_\_\_\_\_ day of \_\_\_\_\_, 2018; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

Alan Craft  
Mayor

KIMBERLY KOPACKY  
City Secretary

I, Laura Richmond, County Clerk in and for Fort Bend County, Texas, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Plat Number \_\_\_\_\_ of the plat records of said county.

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

Laura Richmond  
County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

## WILLOWS AT CROSS CREEK RANCH SECTION TWO

A SUBDIVISION OF 13.36 ACRES OF LAND  
LOCATED IN THE M. AUTREY SURVEY, A-100  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

LOTS: 62 RESERVES: 6 BLOCKS: 1  
SCALE: 1"=60' DATE: NOVEMBER, 2018

OWNER: COX LEAN SUBSIDIARY 1, L.P.  
3003 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77058  
(713) 960-1977  
LARRY JOHNSON

LAND PLANNER: BJE | JERRY R. GILBERT & ASSOCIATES, INC.  
21501 CROSS CREEK BLVD., #A-150  
KATY, TEXAS 77454  
(281) 578-0240  
TERRY GAVILLEN



BGE, Inc.  
10777 Westheimer, Suite 450, Houston, TX 77042  
Tel: 281-558-8700 • www.bge.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101655-00  
KARENA HAUTER, P.E.

November 16, 2018

File No.: 1790400CPL

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 4th day of November, 2018, the last Deed that we find, of record, reflects the record owner to be:  
CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership  
by virtue of Deed recorded in/under Clerk's File No. [2016059209](#) of the Official Public Records of Fort Bend County, Texas.

Legal Description:

DESCRIPTION OF A 13.36 ACRE TRACT OF LAND SITUATED  
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100  
FORT BEND COUNTY, CITY OF FULSHEAR, TEXAS

BEING a 13.36 acre (581,882 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100 of Fort Bend County, City of Fulshear, Texas and being a portion of a called 239.7 acre tract of land described as Tract 10 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 13.36 acre tract of land described by metes and bounds as follows:

**COMMENCING** at a 1/2-inch iron rod with cap stamped "Gullet & Assoc." found for the North corner of a called 2.07 acre tract described as Parcel 1 in an instrument to Teppco Crude Pipeline, L.P. recorded under F.B.C.C.F. No. [2004025376](#);

THENCE, S 37°53'42" W, along and with the Northwest line of said 2.07 acre tract, a distance of 181.53 feet to a Northeast corner of a called 1,913.31 acre tract described as Tract A in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. [2012038964](#) and a South corner of said 239.7 acre tract;

THENCE, N 52°06'18" W, along and with a South line of said 239.7 acre tract, a distance of 50.00 feet to the **POINT OF BEGINNING** and the most Southerly corner of the herein described tract;

THENCE, N 52°06'18" W, continuing along and with a South line of said 239.7 acre tract, a distance of 18.30 feet to the most Easterly corner of a called 573.84 acre tract described in an instrument to Ronald W. Henriksen, Trustee recorded under F.B.C.C.F. No. [2008132362](#) and an angle point of the herein described tract;

THENCE, N 51°53'12" W, along and with the Southwest line of said 239.7 acre tract and an East line of said 573.84 acre tract, a distance of 223.26 feet to the most Westerly Southwest corner of the herein described tract;

THENCE, N 01°26'01" W, along and with the West line of said 239.7 acre tract and the East line of said

573.84 acre tract, a distance of 1,076.34 feet to the Northwest corner of the herein described tract;

THENCE, over and across said 239.7 acre tract, the following courses and distances:

N 88°33'59" E, a distance of 385.55 feet to the most Northerly corner of the herein described tract;

S 68°14'14" E, a distance of 115.39 feet to a point for corner;

S 42°01'34" E, a distance of 88.96 feet to a point for corner;

S 65°45'17" E, a distance of 119.60 feet to the beginning of a non-tangent curve to the left from which its center bears S 65°45'17" E, 1,835.00 feet;

In a southerly direction, along said curve to the left, a distance of 885.37 feet, having a radius of 1,835.00 feet, a central angle of 27°38'40" and a chord which bears S 10°25'22" W, 876.80 feet to the Southeast corner of the herein described tract;

S 86°36'02" W, a distance of 62.77 feet to a point for corner;

S 70°56'46" W, a distance of 165.90 feet to a point for corner;

S 88°33'59" W, a distance of 37.89 feet to a point for corner;

S 52°19'30" E, a distance of 73.30 feet to a point for corner;

S 37°53'42" W, a distance of 140.35 feet to the **POINT OF BEGINNING** and containing 13.36 acres (581,882 square feet) of land.

Subject to the following:

1. Restrictions:

None

2. Easements/Other Exceptions:

Easement granted to Seaway Pipeline, Inc., as set forth and described that Judgment recorded in [Volume 862, Page 672](#) of the Deed Records of Fort Bend County, Texas. Same subject to that easement agreement by and between Stern and Phillips Natural Gas Company, as set forth and described in [Volume 1914, Page 2104](#) of the County Clerk Official Records of Fort Bend County, Texas. Same being amended by that document recorded under Clerk's File No. [9622059](#) of the County Clerk Official Records of Fort Bend County, Texas.

Temporary workspace easement 87.5 feet, located along the most Southwesterly portion of the property, as reflected by instrument recorded under Clerk's File No. [2014003386](#) of the Official Public Records of Fort Bend County, Texas.

A Maintenance easement Ten (10) feet wide, located along the Southwest corner, granted to Seaway Crude Pipeline Company, as reflected by instrument recorded under Clerk's File No. [2014062296](#) of the Official Public Records of Fort Bend County, Texas.

A temporary workspace easement Fifty (50) feet wide, located along the Southwest corner, granted to Seaway Crude Pipeline Company, as reflected by instrument recorded under Clerk's File No. [2014062296](#) of the Official Public Records of Fort Bend County, Texas.

Sanitary sewer easement Fifteen (15) feet wide, located along the North portion of the East property line, as shown on the recorded plat under Plat No. [20180074](#) of the Plat Records of Fort Bend County, Texas.

Sanitary sewer easement Five (5) feet wide, located along the East property line, as shown on the recorded plat under Plat No. [20180074](#) of the Plat Records of Fort Bend County, Texas.

Water line easement Fifteen (15) feet by Fifteen (15) feet located in the Northeasterly portion of the property, as shown on the recorded plat under Plat No. [20180074](#) of the Plat Records of Fort Bend County, Texas.

Utility easement Fourteen (14) feet wide, together with an aerial easement, as reflected by instrument recorded under Clerk's File No. [2018015580](#) of the Official Public Records of Fort Bend County, Texas.

1/3rd oil, gas and other minerals of every character in and under the herein described property, as reserved in instrument(s) recorded in [Volume 205, Page 596](#), of the Deed Records of Fort Bend County, Texas, reference to which instrument(s) is here made for all purposes. Title to said interest has not been investigated subsequent to date of the aforesaid instrument(s).

1/13th and 16.5/432 oil, gas and other minerals of every character in and under the herein described property, as reserved in instrument(s) recorded in [Volume 286, Page 293](#), of the Deed Records of Fort Bend County, Texas, reference to which instrument(s) is here made for all purposes. Title to said interest has not been investigated subsequent to date of the aforesaid instrument(s).

1.5/432 oil, gas and other minerals of every character in and under the herein described property, as reserved in instrument(s) recorded in [Volume 289, Page 1](#), of the Deed Records of Fort Bend County, Texas, reference to which instrument(s) is here made for all purposes. Title to said interest has not been investigated subsequent to date of the aforesaid instrument(s).

All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument recorded in [Volume 308, Page 288](#), of the Deed Records of Fort Bend County, Texas. (Said interest not investigated subsequent to date of reservation or conveyance.)

All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted therefrom and not insured hereunder, as the same are set forth in instrument(s) filed for record under Fort Bend County Clerk's File No. [2005115742](#). (Said interest not investigated subsequent to date of reservation or conveyance.)

Designation of Drill Sites Access easements, as set forth and described under Clerk's File Nos. [2005115746](#) and [2005003095](#) of the County Clerk Official Records of Fort Bend County, Texas. Partial waiver of surface rights and drillsite and access easement use agreement, dated January 5, 2005, executed by Steven E. Stern, Joyce C. Herlands, Roy Howard Stern, and Judith I. Stern, recorded under Clerk's File No. [2005003095](#), as amended by instrument(s) recorded under Clerk's File No. [2006069769](#) and [2008070479](#) and 2018005759 of the County Clerk Official Records of Fort Bend County, Texas. Joinder agreement recorded under Clerk's File Nos. [2005040993](#), [2005040994](#), [2005040995](#), [2005040996](#) and [2005040997](#) of the County Clerk Official Records of Fort Bend County, Texas.

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.

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

### 3. Liens/Misc:

Construction Deed of Trust and Security Agreement and Assignment of Rents and Fixture Filing dated April 12, 2012, recorded in/under Clerk's File No. [2012038977](#) of the Official Records of Fort Bend County, Texas, executed by CCR Texas Holdings LP., a Delaware limited partnership, securing the payment of one note in

the principal amount of \$90,000,000.00, (which Loan is evidenced and secured by (i) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$9,000,000 made by Grantor in favor of CCR TEXAS LENDER INC. ("Note A"), (ii) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$81,000,000 made by Grantor in favor of PSPIB-CCR INC. ("Note B")) bearing interest and payable as therein provided to the order of CCR Texas Agent, Inc., an Ontario corporation, in its capacity as agent for lenders.

Said lien additionally secured by Collateral Assignment of Note and Liens recorded in/under Clerk's File No. [2012054544](#) of the Official Records of Fort Bend County, Texas.

Intercreditor Agreement dated June 2, 2016 and recorded under Clerk's File No. [2016059210](#) of the Official Records of Fort Bend County, Texas.

Said Note and Deed of Trust modified and/or extended by instrument recorded in/under Clerk's File No. [2017097223](#) 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.

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



**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 13.36 acres of land out of the M. Autrey Survey, A-100, Fort Bend County, Texas, which property was surveyed and platted on \_\_\_\_\_ by, Brown & Gay Engineers, Inc., DBA BGE, Inc., and known as WILLOWS AT CROSS CREEK RANCH SECTION TWO, 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. 2016059210, 2016059211, 2016059212, 2016059213 and 2017097223 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 WILLOWS AT CROSS CREEK RANCH SECTION TWO.

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

**LIENHOLDER'S SUBORDINATION TO DEDICATION**

THE STATE OF TEXAS  
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR TEXAS HOLDINGS L.P., a Delaware limited partnership, has platted that certain 13.36 acres of land out of the M. Autrey Survey, A-100, Fort Bend County, Texas, which property was surveyed and platted on \_\_\_\_\_ by, Brown & Gay Engineers, Inc., DBA BGE, Inc, and known as WILLOWS AT CROSS CREEK RANCH SECTION TWO, recorded at Plat Number \_\_\_\_\_ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

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

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 L.P., 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 WILLOWS AT CROSS CREEK RANCH SECTION TWO and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of WILLOWS AT CROSS CREEK RANCH SECTION TWO 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



October 6, 2017

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Willow At Cross Creek Ranch Section Two**

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October, 2017.

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

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

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

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

If there are any questions, please contact LaWanda J. Grant at 713.207.6539.

Sincerely,

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

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

C: Trey DeVillier <tdevillier@bgeinc.com>

PLR17.524



October 12, 2017

BGEinc  
Attn: Trey Devillier  
10777 Westheimer, Suite 400  
Houston, TX. 77042

Mr. Devillier,

AT&T is pleased to respond to your request for no objection letter of plans received for the Reading Alliance LLC project located in the Willows at Cross Creek Ranch Section 2 subdivision. AT&T places facilities within easements and/or public right-of-way adjacent to property requiring service.

Please contact me as soon as this development is approved, or have your agent call me. I will need adequate time to place new facilities for service to this development. Thank you very much. If you have any questions or require additional information, please contact me at my office: 979-836-2186 or e-mail me at: [CV6525@ATT.COM](mailto:CV6525@ATT.COM).

Sincerely,

A handwritten signature in black ink that reads "Chad W. Vogler". The signature is fluid and cursive.

Chad Vogler  
Manager OSP Planning and Engineering Design



October, 2017

Trey DeVillier | Platting Coordinator  
BGE, Inc.  
10777 Westheimer, Suite 400  
Houston, Texas 77042  
Tel: 281-558-8700 x8204  
Direct: 713-488-8204  
Fax: 281-558-9701  
[tdevillier@bgeinc.com](mailto:tdevillier@bgeinc.com)  
[www.bgeinc.com](http://www.bgeinc.com)

**Re: Willows at Cross Creek Ranch Section Two**

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated October, 2017.

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

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

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

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

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

Sincerely,

Leslie Noyola  
Construction, Coord 2, Planning & Design

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

**PLATTING AND SUBDIVISION REVIEW**

Plan or Plat: CHILDRENS LIGHTHOUSE AT JORDAN RANCH / FINAL PLAT

**City Engineer Review**

Reviewed  
 See Attached Letter

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BY: DAVID LEYENDECKER DATE: 11-29-2018

**City Secretary**

Processed  
 Returned for additional data

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BY: KIMBERLY KOPECKY DATE: 11-21-2018

**Planning Commission Review**

Approved  
 Returned for additional data

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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: 11/9/18
Date Received by the City of Fulshear:
Subdivision:
Development: Childrens Lighthouse at Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: \_\_\_ City \_\_\_ ETJ (Extraterritorial Jurisdiction)

Legal Description: 1.967AC H.+T. R.R. Co. SURVEY, SECTION 105, A-261, FORT BEND COUNTY, TX

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

Total Acreage: 1.967
Number of Streets: 0
Number of Lots: 0
Number and Types of Reserves: 1; UNRESTRICTED
Total Acres in Reserve: 1.967

Owner: JR CHILDCARE HOLDING LLC
Address: 2602 JORDAN RANCH BWD
City/State: BROOKSHIRE, TX
Telephone: 713-397-0110
Email Address: randyscraft@yahoo.com

Engineer/Planner: GBI PARTNERS, LP
Contact Person: KYLE KACAL
Telephone: 281-499-4539
Fax Number:
Email Address: kkacal@gbisurvey.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE (549.10), and Park Fees.

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

SIGNATURE: [Handwritten Signature]
TYPED OR PRINTED NAME/TITLE: KYLE KACAL / RPLS
DATE: 11/9/18

November 29, 2018

## Engineering Review

Final Plat  
Childrens Lighthouse at Jordan Ranch  
Fort Bend County, Texas

### For Information only:

1. This plat will create one (1) Unrestricted Reserve that will have a total acreage of 1.967 acres.
2. This Unrestricted Reserve will have access to Jordan Ranch Drive on its East.
3. Since this tract is located in the ETJ of the City of Fulshear it will need approval of the City, Fort Bend County and Brookshire Katy Drainage District.

### Recommendations:

I recommend that this Final Plat of Childrens Lighthouse at Jordan Ranch be approved with the following additions/correction:

- A) The City Planning Letter shows that this tract is encumbered by lien. A Lien Holder Subordination is required.







Monroe A Ashworth  
Escrow Officer

Stewart Title Company  
14100 Southwest Freeway, Suite 200  
Sugar Land, TX 77478  
(281) 275-4404 Phone  
Fax  
monroe.ashworth@stewart.com

November 07, 2018

File No.: 18157038185CPL

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 28th day of October, 2018, the last Deed that we find, of record, reflects the record owner to be:  
JR CHILDCARE HOLDING LLC

Legal Description:

BEING 1.967 acres (85,689 square feet) of land in the H. & T. R. R. CO. Survey, Section 105, Abstract Number 261 in Fort Bend County, Texas and being a portion of the 1352.43 acre tract of land described in deed from Massimo Fabio Silvestri Irrevocable Trust and Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 of the Official Public Records of Fort Bend County, Texas and being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

**COMMENCING** at a 5/8-inch iron rod with cap stamped "IDS" found for the southwest corner of the intersection of Jordan Ranch Boulevard (width varies) and Dahlia Run Drive (width varies), according to the plat of JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES, recorded under File Number 20170207 of the Official Public Records of Fort Bend County, Texas, being a northerly corner of a Proposed Access Easement to Jordan Ranch LDS Church Site, and being at the beginning of a non-tangent curve to the right;

**THENCE** in a southerly direction, with a westerly line of said Proposed Access Easement and said curve to the right, having a radius of 1450.00 feet, a central angle of 01° 15' 52", and a chord bearing and distance of South 15° 06' 32" East - 32.00 feet, and an arc distance of 32.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the north corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE** in a southerly direction, with said curve to the right, having a radius of 1450.00 feet, a central angle of 15° 11' 04", and a chord bearing and distance of South 06° 53' 04" East - 383.15 feet, and an arc distance of 384.28 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of the herein described tract;

**THENCE** South 82° 42' 56" West - 235.98 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the southwest corner of the herein described tract;

**THENCE** North 41° 53' 06" West - 179.86 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the most westerly corner of the herein described tract;

**THENCE** North 48° 06' 54" East - 414.01 feet to the **POINT OF BEGINNING** of the herein described tract and containing 1.967 acres (85,689 square feet) of land, more or less.

Subject to the following:

1. Restrictions:

Those recorded in/under County Clerk's File Nos. 2015116664 and 2018104020 of the Official Public Records of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

2. Easements/Other Exceptions:

An easement for purposes of temporary access by and between Fort Bend Jordan Ranch LP and JR Childcare Holding LLC by instrument recorded in/under County Clerk's File No. 2018104022 of the Official Public Records of Fort Bend County, Texas.

Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.

Waiver Of Special Appraisal For The Benefit Of Fulshear Municipal Utility District No. 3A, and recorded under Clerk's File No. 2017018161 of the Official Records of Fort Bend County, Texas.

All terms, conditions, and provisions of that certain Right of First Opportunity Agreement, recorded in/under County Clerk's File No. 2018104023 of the Official Public Records of Fort Bend County, Texas.

All terms, conditions, and provisions of that certain Repurchase Option Agreement, recorded in/under County Clerk's File No. 2018104024 of the Official Public Records of Fort Bend County, Texas.

Maintenance Charge and/or Assessments payable to the Jordan Ranch Commercial Association, Inc. as set forth in instrument recorded in/under County Clerk's File No. 2015116664 of the Official Public Records of Fort Bend County, Texas, and additionally secured by a Vendor's Lien as set forth therein. Said lien is subordinate to a mortgagee's purchase money mortgage lien.

Foundation Fee as set forth in Declaration of Covenants, Conditions and Restrictions for Jordan Ranch (Commercial Property) recorded in/under County Clerk's File No. 2015116664 of the Official Public Records of Fort Bend County, Texas.

3. Liens/Misc:

Deed of Trust dated September 12, 2018, recorded in/under County Clerk's File No. 2018104025 of the Official Public Records of Fort Bend County, Texas, executed by JR Childcare Holding LLC, securing the payment of one note in the principal amount of \$4,250,000.00, bearing interest and payable as therein provided to the order of Live Oak Banking Company.

|  
Said lien additionally secured by Assignment of Leases and Rents recorded in/under County Clerk's File No. 2018104026 of the Official Public Records of Fort Bend County, Texas.

|  
Security Interest granted to Live Oak Banking Company, Secured Party, as reflected by Financing Statement (UCC-1) filed September 14, 2018, recorded in/under County Clerk's File No. 2018104688 of the Official Public Records of Fort Bend County, Texas.

The Company requires for its review, satisfactory copy of the Certificate of Formation and Operating Agreement and any amendments thereto, a certificate of good standing and satisfactory evidence of authority of the officers, managers or members to execute the documents.

Subject property is located in the Fulshear Municipal Utility District No. 3A. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is \$1.50 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is \$N/A on each \$100.00 of assessed valuation. The total amount of voter approved bonds is \$290,200,000.00 and the aggregate principal amount of all bonds issued for specific facilities is \$0.00. The amount of the standby fee is \$0.00. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

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



Quinn A. Tuma  
Sr. Title Examiner

*mckeever@lcisd.org*

*Tel: 832.223.0250*

*Fax: 832.223.0111*

*3911 Avenue I*

*Rosenberg, Texas 77471*

*www.lcisd.org*

October 4, 2018

GBI Partners, L.P.  
Kyle Kacal  
13340 South Gessner Road  
Missouri City, TX 77489

Re: Children's Lighthouse at Jordan Ranch

Dear Mr. Kacal,

I have received and reviewed the plat for the above referenced development. There will be no objection with Lamar CISD.

Sincerely,



J. Kevin McKeever  
Executive Director of Facilities & Planning



October 8, 2018

City of Fulshear  
30603 FM 1093  
Fulshear, TX 77441

**Re: Childrens Lighthouse At Jordon Ranch**

To Whom It May Concern:

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

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

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

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

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

If there are any questions, please contact LaWanda J. Grant at 713.207.6539

Sincerely,

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

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

C: Kyle Kacal <kkacal@GBISurvey.com>

PLR18.558A



November 7, 2018

Ms. Sandy Garza  
Development Assistant  
Fort Bend County Engineering Department  
301 Jackson Street, Suite 401  
Richmond, Texas 77469

Reference: Plat for Children's Lighthouse at Jordan Ranch  
Fulshear Municipal Utility District No. 3A  
IDS Project No. 2141-001-Site

Dear Ms. Dalton:

On behalf of Fulshear Municipal Utility District No. 3A ("FMUD3A"), we have reviewed the plat for the above-referenced project and find them to be in substantial conformance with the overall development and drainage plan for FMUD3A.

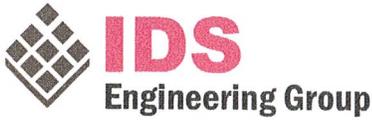
Accordingly, we offer no objection to the project proceeding. If you have any questions or comments, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Eric D. Johnson".

Eric D. Johnson, P.E.  
Vice President

P:\2100\214100100 Fulshear MUD 3A Gen Con\Site\Childrens Lighthouse (day care)\Plat 2018-11-01 FBCED No Obj Ltr.docx



November 7, 2018

Neil J. Goertz, P.E., CFM  
Fort Bend County Drainage District  
1124 Blume Road  
Rosenberg, Texas 77471

Reference: Plat for Children's Lighthouse at Jordan Ranch  
Fulshear Municipal Utility District No. 3A  
IDS Project No. 2141-001-Site

Dear Mr. Goertz:

On behalf of Fulshear Municipal Utility District No. 3A ("FMUD3A"), we have reviewed the plat for the above-referenced project and find the plat to be in substantial conformance with the "Stormwater Drainage Study to Serve the Jordan Tract – Phase 1", dated September 22, 2014, and approved by the Fort Bend County Drainage District on March 25, 2015.

Stormwater detention capacity for the project is or will be available to serve the proposed development. No impervious cover will be constructed prior to the detention facilities being completed.

If you have any questions or comments, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Eric D. Johnson".

Eric D. Johnson, P.E.  
Vice President

P:\2100\214100100 Fulshear MUD 3A Gen Con\Site\Childrens Lighthouse (day care)\Plat 2018-11-07 FBCDD No Obj Ltr.docx



# FORT BEND COUNTY DRAINAGE DISTRICT

## Project Submission Form

APPLICANT INFORMATION REQUIRED		
Company Name: <b>GBI Partners, L.P.</b>		Date: <b>9/25/18</b>
Contact Name: <b>Kyle Kacal</b>		
Office Address: <b>13340 South Gessner Road</b>		
City: <b>Missouri City</b>	State: <b>TX</b>	Zip: <b>77489</b>
Mailing Address: <b>22316 Grand Corner Drive</b>		
City: <b>Katy</b>	State: <b>TX</b>	Zip: <b>77494</b>
Office Phone: <b>281-499-4539</b>	Email: <b>kkacal@gbisurvey.com</b>	
Cell Phone: <b>713-502-5306</b>	Fax: <b>n/a</b>	
PROJECT INFORMATION REQUIRED		
Project Name: <b>Children's Lighthouse at Jordan Ranch</b>		
Project Address:		
City: <b>Brookshire</b>	State: <b>TX</b>	Zip: <b>77423</b>
Legal Description: <b>1.967ac H.&amp;T. R.R. Co. Survey, Section 105, Abstract 261, Fort Bend County, Texas</b>		
PROJECT SUMMARY REQUIRED		
Project Summary: <b>Platting a 1.967 acre tract into single unrestricted reserve</b>		
Commissioner Precinct No. <u>3</u>		
MUD Name: <u>Fulshear</u>	MUD No. <u>3A</u>	
LID Name: _____	LID No. _____	
City or City ETJ: <u>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.)		



## REVIEW FORM

On November 20, 2018 the Fort Bend County Drainage District reviewed the:

**1. Plans**

**2. Plat** Children's Lighthouse at Jordan Ranch

**3. Permit**

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

The proposed minimum slab elevation of 156.50' above m.s.l. appears to meet the minimum requirements of *Fort Bend County Regulations of Subdivisions, Sec. 4.16* as shown in the attached "Minimum Slab Elevation Analysis". The attached no objection letter from the Fulshear MUD No. 3A engineer confirms that detention capacity is or will be available to serve the proposed development and that no impervious cover will be constructed prior to the detention facilities being completed. The letter also certifies that the plat is in compliance with the most up-to-date master drainage plan approved by the Drainage District.

Neil J. Haerdt  
Reviewed by:

Mark Vogler  
Signature of Department Head

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

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



October 30, 2018

NOV 14 2018

FBC DRAINAGE DIST.

Neil Loertz  
Fort Bend County Drainage District  
11243 Jume Road  
Roseberg, TX 77471

Re: **Extreme Event Ponding and Minimum Slab Elevation for Proposed Children's Lighthouse located at Jordan Ranch, Fort Bend County, Texas**

The purpose of this letter is to analyze the maximum ponding elevation anticipated on the above referenced site and to establish a minimum slab elevation for the proposed development.

**Minimum Slab Elevation**

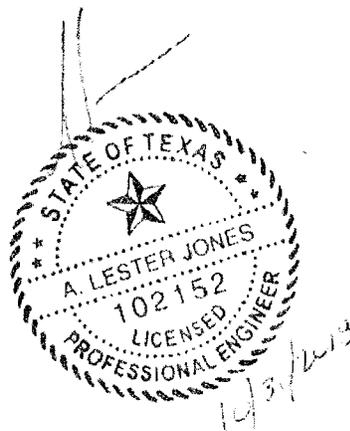
Fort Bend County Drainage District establishes the minimum slab elevation as the greater of the following: (1) 18" above the lowest natural ground contour; (2) 18" above the nearest 100-year floodplain, or (3) one foot above the maximum water surface elevation during an extreme event.

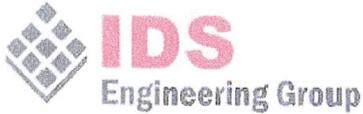
For the above referenced site those conditions are: (1) based on the proposed plat referenced in the design drawings the lowest natural ground elevation on the site is 155', therefore the minimum slab elevation based on this criterion is 156.50'. (2) The nearest applicable 100-year water surface elevation is 152.49' in the detention pond serving the tract. Therefore, the minimum slab elevation based on this elevation is 152.49'. (3) The maximum anticipated extreme event ponding on the site is 155.40', based on internal break over elevations. Therefore, based on this criterion the minimum slab elevation is 156.40'. The minimum slab elevation is established as the highest of these three criteria or 156.50', and the proposed slab elevation is 156.50'.

If you have any questions regarding this letter, please contact me directly at 281-301-5955 ext. 1002.

Sincerely,

  
Lester Jones, P.E.  
ALJ-Lindsey, LLC  
Phone: 281-301-5955  
Email: [ljones@aljindsey.com](mailto:ljones@aljindsey.com)  
Web: [www.aljindsey.com](http://www.aljindsey.com)  
Cc: File





RECEIVED  
NOV 14 2018  
FBC DRAINAGE DIST.

November 7, 2018

Neil J. Goertz, P.E., CFM  
Fort Bend County Drainage District  
1124 Blume Road  
Rosenberg, Texas 77471

Reference: Plat for Children's Lighthouse at Jordan Ranch  
Fulshear Municipal Utility District No. 3A  
IDS Project No. 2141-001-Site

Dear Mr. Goertz:

On behalf of Fulshear Municipal Utility District No. 3A ("FMUD3A"), we have reviewed the plat for the above-referenced project and find the plat to be in substantial conformance with the "Stormwater Drainage Study to Serve the Jordan Tract – Phase 1", dated September 22, 2014, and approved by the Fort Bend County Drainage District on March 25, 2015.

Stormwater detention capacity for the project is or will be available to serve the proposed development. No impervious cover will be constructed prior to the detention facilities being completed.

If you have any questions or comments, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Eric D. Johnson".

Eric D. Johnson, P.E.  
Vice President

P:\2100\214100100 Fulshear MUD 3A Gen Con\Site\Childrens Lighthouse (day care)\Plat 2018-11-07 FBCDD No Obj Ltr.docx



September 5, 2018

Ms. Dana B. Swanson  
HPI Construction  
P.O. Box 70  
Richmond, Texas 77406

Reference: Availability of Water, Wastewater, and Stormwater Detention Capacity for a Proposed Children's Lighthouse Within Fulshear Municipal Utility District No. 3A;  
IDS Project No. 2141-001-UC

Dear Ms. Swanson:

This letter is written on behalf of Fulshear Municipal Utility District No. 3A ("District") related to the proposed development of a Children's Lighthouse on a 1.967-acre site ("Tract") located on the western side of Jordan Ranch Boulevard.

Water, wastewater, and stormwater detention capacity is currently available or will be constructed to serve the Tract, subject to the following conditions:

1. The Developer must obtain a formal Utility Commitment Letter, approved by the District's Board of Directors, prior to any connection to the District's facilities.
2. Plans and specifications for internal water, wastewater (sanitary sewer) and drainage facilities required to provide service to the Tract in accordance with applicable City of Fulshear, Fort Bend County, and Texas Commission on Environmental Quality regulations and standards shall be prepared by a registered or licensed professional engineer, and shall be approved by all applicable regulatory authorities as well as the District's Engineer prior to beginning construction of such facilities. Construction of all water, wastewater and drainage facilities shall be reviewed by the District's Operator and/or Engineer to determine if such facilities have been constructed in accordance with the approved plans and specifications.
3. The Developer and/or Contractor shall pay all applicable rates and fees and comply with all terms and conditions in accordance with the District's then existing Rate Order. Please note that this Rate Order prohibits the discharge of wastewater, other than typical domestic wastewater, which exceeds certain defined quality parameters.
4. The District hereby specifically reserves the right at any time after completion of development of the Tract to reallocate surplus water supply and wastewater treatment capacity not required by such development to other customers of the District.
5. The District is authorized by State law to withhold or discontinue water and wastewater service to property owners who are not current in payment to the District of monthly water and sewer charges, standby fees, and taxes.

Ms. Dana B. Swanson  
HPI Construction  
September 5, 2018  
Page 2

6. You are hereby advised that the District is subject to the supervision of various local, State and Federal authorities and cannot exercise independent control over all activities and actions affecting development of the Tract. This information is provided subject to the actions and approvals of such authorities as provided by law.

Please contact me if you have any questions.

Sincerely,



Eric D. Johnson, P.E.  
Vice President

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