



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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

WWW.FULSHEARTEXAS.GOV

CHAIRMAN- AMY PEARCE
MEMBER- JOAN BERGER
MEMBER- JENNIFER ECKROTH

PLANNING & ZONING:
MEMBER- RANDY STACY
MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

STAFF:
CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING AGENDA OCTOBER 2, 2020

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD BY VIDEOCONFERENCE ON FRIDAY, OCTOBER 2, 2020 AT 8:30 A.M., FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS. AUDIO, AND TO THE EXTENT FEASIBLE, VIDEO OF THE MEETING WILL BE AVAILABLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK:

! <https://global.gotomeeting.com/join/335303965> **!**

The above videoconference link allows for two-way communication with members of the public; however, to avoid disruption of the meeting by channel noise, audio feedback loops, or excessive background noise, members of the public may be muted by the presiding officer or the officer's designee except during the citizen's comments portion of the agenda. A recording of the meeting will be made available to the public.

Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Therefore, in addition to the foregoing notice, notice is

hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice.”

1. Call to Order

2. Quorum

3. Citizen’s Comments

Members of the public who may have been muted by the presiding officer or the officer’s designee will be unmuted at this time and allowed to speak, provided that such members of the public may be muted after speaking for the applicable duration and hereafter. The presiding officer or the officer’s designee will moderate the order, number, and duration of speakers to the extent practicable.

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.

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meetings held on September 4, 2020

5. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 15 Final Plat

6. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 6 Preliminary Plat

7. Consideration and possible action to recommend approval of the Jordan Ranch Model Home Park No. 2 Preliminary Plat

8. Consideration and possible action to recommend approval of the Jordan Ranch Street Dedication No. 9 Final Plat

9. Consideration and possible action to recommend approval of the Tamarron FM 1463 Commercial Reserve No. 1 Final Plat

10. Consideration and possible action to recommend approval of the Tamarron Section 33 Final Plat

11. Consideration and possible action to recommend approval of the Tamarron Section 44 Final Plat

12. Consideration and possible action to recommend approval of the Tamarron Crossing Section 2 Street Dedication Final Plat

13. Consideration and possible action to recommend approval of the Tamarron Section 28 Preliminary Plat

14. Consideration and possible action to recommend approval of the Fort Bend County MUD No. 198 Water Plant No. 1 Preliminary Plat

15. Adjournment

The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting regarding the matters listed above, as authorized by Texas Government Code Section 551.071 (if necessary consultation with attorney).

Note: In compliance with the American Disabilities Act, and to the extent applicable, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive

service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, Kimberly Kopecky, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on Friday, September 25, 2020 by 5:00 p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Kimberly Kopecky – City Secretary



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PLANNING & ZONING:
MEMBER- RANDY STACY
MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

STAFF:
CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING AGENDA SEPTEMBER 4, 2020

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD BY VIDEOCONFERENCE ON FRIDAY, SEPTEMBER 4, 2020 AT 8:30 A.M., FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS. AUDIO, AND TO THE EXTENT FEASIBLE, VIDEO OF THE MEETING WILL BE AVAILABLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK:

| <https://global.gotomeeting.com/join/213874845> **|**

The above videoconference link allows for two-way communication with members of the public; however, to avoid disruption of the meeting by channel noise, audio feedback loops, or excessive background noise, members of the public may be muted by the presiding officer or the officer's designee except during the citizen's comments portion of the agenda. A recording of the meeting will be made available to the public.

Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Therefore, in addition to the foregoing notice, notice is

hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice.”

1. Call to Order

A REGULAR MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION HELD BY VIDEO CONFERENCE WAS CALLED TO ORDER BY PLANNING AND ZONING CHAIRMAN AMY PEARCE AT 8:30 A.M. ON FRIDAY SEPTEMBER 04, 2020.

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*AMY PEARCE
JENNIFER ECKROTH
RANDY STACY
DAR HAKIMZADEH
JOAN BERGER
GREGORY EHMAN*

ABSENT

JOHN DOWDALL

CITY STAFF PRESENT

*KIMBERLY KOPECKY
ZACH GOODLANDER
CHANDLER MARKS
BYRON BROWN
MARIELA RODRIGUEZ
KERRY SIGLER*

OTHERS PRESENT

*OWNER
MALINA SPRINGER
NOAH WORLEY
TREY DEVILLIER
ROBERT DEDEN
DOUG
PAT MOLLERE
ELIZABETH GRISHAM
MATT STOOPS
GLORIA SEPHERS
ROB
TRACY YOUNGBLOOD*

LOGAN ZHOU
MAYOR GROFF
TODD HAMILTON
KAYE KAHLICH
OWEN BEMENT
KEVIN GILLIGAN
JOHN HERZOG
KENT MILSON
GEOFF FREEMAN
DAVID BAIRD
BRYAN THOMAS
DANIEL VALDEZ
GERALD GRISSOM
RENE RODRIGUEZ
JAMES FLORES

3. Citizen's Comments

Members of the public who may have been muted by the presiding officer or the officer's designee will be unmuted at this time and allowed to speak, provided that such members of the public may be muted after speaking for the applicable duration and hereafter. The presiding officer or the officer's designee will moderate the order, number, and duration of speakers to the extent practicable.

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

THERE WERE NO CITIZEN COMMENTS.

4. PUBLIC HEARING –

In compliance with the City of Fulshear Zoning Ordinance and Chapter 211 of the Local

Government Code, the City will hold four Public Hearings regarding the Consolidated Development Ordinance (CDO), an ordinance setting forth new zoning, architectural, parking, and other development related standards, regulations, and classifications affecting the area within the city limits and extra-territorial jurisdiction, at which interested parties may appear and be heard. The first Public Hearing will be held by the Planning and Zoning Commission on September 4, 2020 at 8:30 a.m., the hearing will be held at (<https://global.gotomeeting.com/join/213874845>). The second hearing will be held by the

City Council on September 8, 2020 at 7:00 p.m., the hearing will be held at (<https://global.gotomeeting.com/join/561425717>). A third public hearing will be by the Planning and

Zoning Commission on September 4, 2020 at 9 am., the hearing will be held at City Hall, 30603 FM 1093 Fulshear, Texas. A fourth public hearing will be held by City Council on September 8, 2020 at 5:30 p.m., at the Irene Stern Community Center, 6920 Katy-Fulshear Rd., Fulshear, Texas. A copy of the CDO is on file at the City of Fulshear Development Services Department located at 29255 FM 1093 Suite #12C Fulshear, Texas 77441 on Monday through Thursdays from 7:00 a.m. to 4:00 p.m. and Fridays from 7:00 a.m. to 3 p.m. for all interested parties prior to said hearing. If you have any questions regarding this request please call Zach Goodlander, City of Fulshear, 281-346-8852. Potential cancellation disclaimer: At the time of this notice, certain provisions of the Texas Open Meetings Act have been suspended by the Texas Governor in response to COVID-19, which provisions may become effective again prior to one or more of the foregoing public hearings being held. Therefore, one or more of such public hearings may be cancelled. Please refer to the City's website, <http://www.fulsheartexas.gov/>, for the most current information regarding the status of these hearings.

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:32 A.M.

OWEN BEMENT SPOKE REGARDING SIGNS AND ELECTRONIC MESSAGE BOARDS.

PAT MOLLERE SPOKE REGARDING LED LIGHTING FOR SIGNAGE.

ELIZABETH GRISHAM SPOKE REGARDING CONCERNS FOR THE DEVELOPMENT OF THE CITY (SIGNS).

ROB BAMFORD SPOKE REGARDING QUESTIONS AND CONCERNS REGARDING THE ETJ.

KENT MILSON SPOKE REGARDING CLARIFICATION TO SOME ITEMS IN THE CDO.

DAN VALDEZ SPOKE REGARDING COMMENTS HE PROVIDED TO THE CITY.

MATT STOOPS SPOKE REGARDING NEEDING MORE CLARITY ABOUT WHAT APPLIES TO THE ETJ.

GERALD GRISSOM SPOKE REGARDING COMMENTS HE PROVIDED TO ZACH GOODLANDER LAST NIGHT.

ROB BAMFORD SPOKE AGAIN REGARDING HIS CONCERNS.

CHAIRMAN PEARCE ENDED THE PUBLIC HEARING AT 8:48 A.M.

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meetings held on August 7, 2020

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON AUGUST 7, 2020. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*JENNIFER ECKROTH
RANDY STACY
DAR HAKIMZADEH
AMY PEARCE*

*JOAN BERGER
GREGORY EHMAN*

*NAYS: NONE
ABSENT: JOHN DOWDALL*

6. Consideration and possible action to recommend approval of the Polo Ranch Section 12 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER ECKROTH TO RECOMMEND APPROVAL OF THE POLO RANCH SECTION 12 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*JENNIFER ECKROTH
RANDY STACY
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN*

*NAYS: NONE
ABSENT: JOHN DOWDALL*

7. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 16 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE FULBROOK ON FULSHEAR CREEK SECTION 16 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*JENNIFER ECKROTH
RANDY STACY
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN*

*NAYS: NONE
ABSENT: JOHN DOWDALL*

8. Consideration and possible action to recommend approval of the Commons at Jordan Ranch Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE COMMONS AT JORDAN RANCH FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*JENNIFER ECKROTH
RANDY STACY
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN*

NAYS: NONE

ABSENT: JOHN DOWDALL

9. Consideration and possible action to recommend approval of the Bend in Jordan Ranch Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER ECKROTH TO RECOMMEND APPROVAL OF THE BEND IN JORDAN RANCH FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*JENNIFER ECKROTH
RANDY STACY
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN*

NAYS: NONE

ABSENT: JOHN DOWDALL

10. Consideration and possible action to recommend approval of the Jordan Ranch Street Dedication No. 8 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF THE JORDAN RANCH STREET DEDICATION NO. 8 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*JENNIFER ECKROTH
RANDY STACY*

DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN

NAYS: NONE
ABSENT: JOHN DOWDALL

11. Consideration and possible action to recommend approval of the Tamarron Section 21 Final Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 21 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

JENNIFER ECKROTH
RANDY STACY
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN

NAYS: NONE
ABSENT: JOHN DOWDALL

12. Consideration and possible action to recommend approval of the Tamarron Section 44 Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 44 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

JENNIFER ECKROTH
RANDY STACY
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN

NAYS: NONE
ABSENT: JOHN DOWDALL

13. Consideration and possible action to recommend approval of the Tamarron FM 1463 Commercial Reserve Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON FM 1463 COMMERCIAL RESERVE PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*JENNIFER ECKROTH
RANDY STACY
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN*

NAYS: NONE

ABSENT: JOHN DOWDALL

14. Consideration and possible action to recommend approval of the Tamarron Parkway Phase 4 Street Dedication Preliminary Plat

(THIS ITEM WAS ORIGINALLY MISSED AND ACTION WAS TAKEN AFTER ITEM 19)

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON PARKWAY PHASE 4 STREET DEDICATION PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER ECKROTH. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*JENNIFER ECKROTH
RANDY STACY
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN*

NAYS: NONE

ABSENT: JOHN DOWDALL

15. Consideration and possible action to recommend approval of the Tamarron Section 33 Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON SECTION 33 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

JENNIFER ECKROTH
RANDY STACY
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN

NAYS: NONE

ABSENT: JOHN DOWDALL

16. Consideration and possible action to recommend approval of the Tamarron Crossing Street Dedication No. 2 Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER ECKROTH TO RECOMMEND APPROVAL OF THE TAMARRON CROSSING STREET DEDICATION NO. 2 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

JENNIFER ECKROTH
RANDY STACY
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN

NAYS: NONE

ABSENT: JOHN DOWDALL

17. Consideration and possible action to recommend approval of the Jordan Ranch Section 25 Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF THE JORDAN RANCH SECTION 25 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

JENNIFER ECKROTH
RANDY STACY
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN

NAYS: NONE

ABSENT: JOHN DOWDALL

18. Consideration and possible action to recommend approval of the Fulshear Run Section 4 Preliminary Plat

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF THE FULSHEAR RUN SECTION 4 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

JENNIFER ECKROTH
RANDY STACY
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN

NAYS: NONE

ABSENT: JOHN DOWDALL

19. Consideration and possible action to recommend approval an update to the Cross Creek Ranch General Plan

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE UPDATE TO THE CROSS CREEK RANCH GENERAL PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

JENNIFER ECKROTH
RANDY STACY
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN

NAYS: NONE

ABSENT: JOHN DOWDALL

****PLANNING AND ZONING MEMBERS WENT BACK TO ITEM 14 TO TAKE ACTION****

20. Consideration and possible action to recommend approval of Ordinance No. 2020-1331, adopting the Consolidated Development Ordinance (CDO)

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER STACY TO RECOMMEND APPROVAL OF ORDINANCE NO. 2020-1331, ADOPTING THE CDO WITH THE PROHIBITION OF

ELECTRONIC SIGNS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*JENNIFER ECKROTH
RANDY STACY
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN*

NAYS: NONE

ABSENT: JOHN DOWDALL

21. Adjournment

A MOTION TO ADJOURN WAS MADE BY PLANNING AND ZONING MEMBER BERGER. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBERS-

*JENNIFER ECKROTH
RANDY STACY
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN*

NAYS: NONE

ABSENT: JOHN DOWDALL

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:39 A.M.

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

AGENDA OF:	October 2, 2020		
DATE SUBMITTED:	September 21, 2020	DEPARTMENT:	Planning and Development
PREPARED BY:	Zach Goodlander, Director of Development Services,	PRESENTER:	Zach Goodlander, Director of Development Services, David Leyendecker, City Engineer
SUBJECT:	Plat recommendations of approval for Planning and Zoning Commission		
ATTACHMENTS:	<ol style="list-style-type: none">1. Plat Application2. Copy of Plat3. City Engineer's Review Letter		

EXECUTIVE SUMMARY

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

1. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 15 Final Plat
2. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 6 Preliminary Plat
3. Consideration and possible action to recommend approval of the Jordan Ranch Model Home Park No. 2 Preliminary Plat
4. Consideration and possible action to recommend approval of Jordan Ranch Street Dedication No. 9 Final Plat
5. Consideration and possible action to recommend approval of the Tamarron FM 1463 Commercial Reserve No. 1 Final Plat
6. Consideration and possible action to recommend approval of the Tamarron Section 33 Final Plat
7. Consideration and possible action to recommend approval of the Tamarron Section 44 Final Plat
8. Consideration and possible action to recommend approval of the Tamarron Crossing Section 2 Street Dedication Final Plat
9. Consideration and possible action to recommend approval of the Tamarron Section 28

Preliminary Plat

10. Consideration and possible action to recommend approval of the Fort Bend County MUD No. 198 Water Plant No.1 Preliminary Plat

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

RECOMMENDATION

Staff recommends the Planning & Zoning Commission approve the plats under consideration per the City Engineer's recommendation.



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: 9-18-2020

Date Received by the City of Fulshear: _____

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

SUBMITTAL OF PLAT: (Check Appropriate Selection)

___ Preliminary

Final

___ Short Form Final

___ Replat

___ Vacation Plat

___ Admin. (Minor) Plat

___ Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

Single-Family Residential

___ Zero Lot Line/ Patio Home

___ Multi-Family Residential

___ Planned Development

___ Commercial

___ Industrial

Plat Location: City

___ ETJ (Extraterritorial Jurisdiction)

Legal Description: 21.47 AC. LOCATED IN THE CHURCHILL FULSHEAR LEAGUE, A -29 FORT BEND CO.

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

Total Acreage: 21.47 AC.

Number of Streets: 5

Number of Lots: 69

Number and Types of Reserves: 1 LANDSCAPE / OPEN SPACE

Total Acres in Reserve: 0.059

Owner: FULSHEAR LAND PARTNERS

Address: 1600 WEST LOOP SOUTH #2600

City/State: HOU. TX. 77027

Telephone: 713-623-2466

Email Address: RFONDREN@TRENDDVELOPMENT.COM

Engineer/Planner: COSTELLO, INC.

Contact Person: ALEX KOSH

Telephone: 713-783-7788

Fax Number: 713-783-3580

Email Address: AKHOSHAKHLAGH@COSTELLOINC.COM

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE \$ 1,418.50

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

JORGEL DELA ROSA / PLAT COORDINATOR: 9/16/2020

TYPED OR PRINTED NAME/TITLE

DATE

STATE OF TEXAS
COUNTY OF FORT BEND

WE, FULSHEAR LAND INVESTMENT PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY THROUGH DUNCAN K. UNDERWOOD, ITS PRESIDENT HEREINAFTER REFERRED TO AS OWNERS OF THE 21.47 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FULBROOK ON FULSHEAR CREEK SECTION FIFTEEN, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS, OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR 5 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 HEREOF, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK TO BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK TO BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK TO BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE 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 HEREOF, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

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

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY 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, GULLY, CREEK OR OTHER NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY, AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF FULBROOK ON FULSHEAR CREEK SECTION FIFTEEN, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE; THE CONDITION OF SUCH DEDICATION BEING THAT THESE BUILDING SETBACK LINES AND PUBLIC UTILITY EASEMENTS WILL TERMINATE AND BE AUTOMATICALLY ABANDONED WHEN THE ADJOINING PROPERTY IS SUBDIVIDED IN A RECORDED PLAT.

IN TESTIMONY WHEREOF, FULSHEAR LAND INVESTMENT PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, AS OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DUNCAN K. UNDERWOOD, PRESIDENT,

THEREUNTO AUTHORIZED THIS ___ DAY OF _____, 2020.

FULSHEAR LAND INVESTMENT PARTNERS, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: _____
DUNCAN K. UNDERWOOD, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DUNCAN K. UNDERWOOD, PRESIDENT OF FULSHEAR LAND INVESTMENT PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, JOSEPH B. MAY, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE FERROUS METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

JOSEPH B. MAY
TEXAS REGISTRATION NO. 5484

I, A. KHOSHAKHLAGH, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF FULSHEAR.

A. KHOSHAKHLAGH
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 101133

THIS PLAT OF FULBROOK ON FULSHEAR CREEK SECTION FULBROOK ON FULSHEAR CREEK SECTION FIFTEEN, IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS ___ DAY OF _____, 2020.

AMY PEARCE, CHAIRMAN

DAR HAKIMZADEH, CO-CHAIR
CO-CHAIRMAN

THIS PLAT OF FULBROOK ON FULSHEAR CREEK SECTION FULBROOK ON FULSHEAR CREEK SECTION FIFTEEN, WAS APPROVED ON _____, 2020 BY THE CITY OF FULSHEAR CITY COUNCIL

AND SIGNED ON THIS ___ DAY OF _____, 2020, 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 THEREAFTER.

AARON GROFF, MAYOR

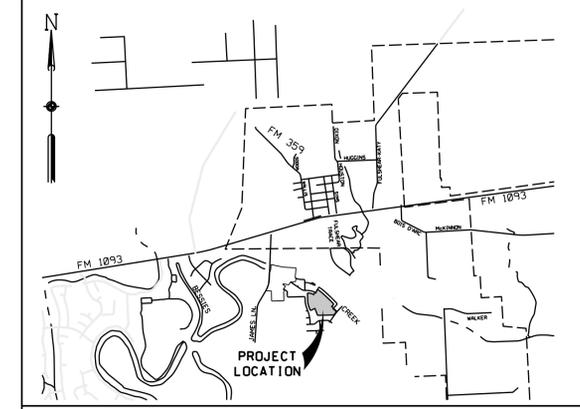
KIMBERLY KOPECKY, CITY SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2020, A.D., AT _____ O'CLOCK (A.M. OR P.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 RICHARD
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY



VICINITY MAP
FORT BEND COUNTY KEY MAP 522R

**FULBROOK ON
FULSHEAR CREEK
SECTION FIFTEEN**
**A SUBDIVISION OF 21.47 ACRES
LOCATED IN THE
CHURCHILL FULSHEAR LEAGUE, A-29
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS**
69 LOTS 2 BLOCKS 1 RESERVE
DATE: SEPTEMBER, 2020
OWNER:
FULSHEAR LAND INVESTMENT PARTNERS, LTD.
A TEXAS LIMITED PARTNERSHIP
1600 WEST LOOP SOUTH, SUITE 2600
HOUSTON, TEXAS 77027
TELEPHONE (713) 623-2486

PLANNER:
SWEITZER AND ASSOCIATES
13300 KATY FREEWAY
HOUSTON, TEXAS 77079
281-496-3111

ENGINEER/SURVEYOR:
Costello
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

FULBROOK ON
FULSHEAR CREEK
SECTION FIVE
PLAT NO. 20190106
F.B.C.P.R.

FULBROOK ON
FULSHEAR CREEK
SECTION THIRTEEN
PLAT NO. 20190113
F.B.C.P.R.

FULBROOK ON
FULSHEAR CREEK
SECTION FOURTEEN
PARTIAL REPLAT NO. 1
PLAT NO. 20190241
F.B.C.P.R.

FULBROOK ON
FULSHEAR CREEK
SECTION FOURTEEN
PARTIAL REPLAT NO. 1
PLAT NO. 20190241
F.B.C.P.R.

LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC UNLESS OTHERWISE NOTED"
- ⊙ FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
- ① INDICATES BLOCK NUMBER
- Ⓐ INDICATES RESERVE
- INDICATES STREET NAME BREAK



CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	44.16	2565.00	0° 59' 11"	S39°10'02"E	44.16
C2	5.59	25.00	12° 48' 27"	N45°10'41"E	5.58
C3	130.65	2350.00	3° 11' 7"	S36°45'31"W	130.63
C4	50.70	740.00	3° 55' 33"	S57°24'31"E	50.69
C5	37.60	25.00	86° 10' 39"	N12°21'25"W	34.16
C6	144.26	1675.00	4° 56' 5"	N54°16'10"W	144.21
C7	293.61	1980.00	8° 29' 47"	S51°15'2"E	293.34
C8	86.39	55.00	90° 0' 0"	S01°56'58"E	77.78
C9	184.68	170.00	62° 14' 32"	S19°55'46"W	175.73
C10	176.55	140.00	72° 15' 17"	S55°19'08"E	165.08
C11	80.79	90.00	51° 25' 56"	N62°50'15"E	78.10
C12	73.13	2535.00	1° 39' 10"	N37°56'52"E	73.13
C13	152.31	225.00	38° 47' 9"	N17°56'47"E	149.42
C14	115.23	2850.11	7° 18' 59"	N38°29'52"E	115.22
C15	34.02	525.00	3° 42' 46"	S41°13'39"W	34.01
C16	158.54	275.00	33° 1' 52"	S24°32'06"W	156.35
C17	39.27	25.00	90° 0' 0"	N01°56'58"W	35.36
C18	39.59	25.00	90° 44' 22"	S84°42'27"W	35.58
C19	21.57	25.00	50° 20' 37"	S12°48'17"E	21.27
C20	241.14	50.00	276° 19' 41"	N79°48'45"W	66.70
C21	20.36	25.00	46° 39' 19"	N35°01'26"E	19.80
C22	42.28	25.00	96° 53' 47"	N05°16'33"W	37.42
C23	21.45	25.00	49° 10' 4"	N79°22'45"W	20.80
C24	241.17	50.00	276° 21' 54"	N34°13'10"E	66.68
C25	20.62	25.00	47° 15' 16"	S31°13'30"E	20.04
C26	36.49	25.00	83° 37' 11"	N84°51'37"E	33.33
C27	40.25	25.00	92° 14' 15"	N06°46'51"W	36.04
C28	18.69	25.00	42° 50' 0"	S68°21'58"E	18.26
C29	153.30	50.00	175° 40' 1"	S01°56'58"E	99.93
C30	18.69	25.00	42° 50' 0"	S68°21'58"E	18.26
C31	39.27	25.00	90° 0' 0"	N43°33'13"E	35.36
C32	20.78	25.00	47° 38' 6"	N14°43'28"E	20.19
C33	241.18	50.00	276° 22' 28"	S50°44'22"E	66.67
C34	21.28	25.00	48° 45' 33"	S62°54'06"W	20.64
C35	39.27	25.00	90° 0' 0"	S46°26'47"E	35.36

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S54°53'42"E	85.91
L2	S53°17'54"E	81.82
L3	S50°56'31"E	81.88
L4	S48°28'26"E	82.65
L5	S47°03'32"E	85.72
L6	S46°25'48"E	33.19
L7	S44°45'15"E	83.28
L8	S42°11'16"W	82.41
L9	S40°32'03"W	72.55
L10	S31°13'31"E	60.00
L11	S06°20'05"E	28.96
L12	S51°38'55"E	17.77
L13	S35°09'58"W	6.24
L14	S88°37'07"W	94.78
L15	N19°11'30"W	83.98
L16	N27°29'01"W	64.58
L17	N19°50'47"W	5.00
L18	N21°21'34"W	62.45
L19	N21°07'00"W	62.00
L20	N20°50'13"W	61.57
L21	N17°32'31"W	60.92
L22	N13°26'05"W	60.92
L23	N09°19'39"W	60.92
L24	N05°13'14"W	60.92
L25	N01°50'10"W	61.56
L26	S86°31'05"E	20.64
L27	S81°30'09"E	68.42
L28	S75°10'38"E	68.41
L29	S68°51'11"E	68.39
L30	S62°33'53"E	68.35
L31	N34°33'15"E	60.00
L32	N30°43'54"E	97.24
L33	S46°55'24"E	86.56
L34	S46°55'24"E	86.68
L35	S46°55'24"E	80.00
L36	S46°55'24"E	51.64
L37	S44°10'48"E	86.74
L38	S44°10'48"E	54.65
L39	N01°30'08"W	62.00
L40	N01°30'08"W	62.00
L41	N01°30'08"W	34.35
L42	S88°03'02"W	22.78
L43	S55°26'45"E	8.00
L44	N37°20'22"E	39.85
L45	S10°01'10"W	46.52
L46	N66°29'09"E	45.53
L47	S14°28'16"W	34.64
L48	S81°41'17"E	10.04

NOTES:

1. THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, GF NO. HFC-15, DATED AUGUST 18, 2020 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
2. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; STM S.E. INDICATES STORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; H.L.P. INDICATES HOUSTON LIGHTING AND POWER; O.P.R.F.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; D.R.F.B.C. INDICATES FORT BEND COUNTY DEED RECORDS; S.W.B.T. INDICATES SOUTHWESTERN BELL TELEPHONE, S.C.E. INDICATES SANITARY CONTROL EASEMENT.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.000119014.
4. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA.
5. THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0095 L DATED APRIL 2, 2014.
6. THIS PROPERTY LIES WITHIN FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1, THE CITY OF FULSHEAR, FORT BEND COUNTY, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND FORT BEND ESD #4.
7. CONTROL BENCHMARK: NGS MONUMENT DESIGNATED HGCD 66, LOCATE ALONG THE EAST RIGHT-OF-WAY OF FM 1463 APPROXIMATELY 2.65 MILE NORTH OF FM 1093, ELEVATION 136.60, NAVD 88.
8. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
9. "ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES."
10. ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. ALL PROPERTY IS TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
12. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
13. ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE ON EACH SIDE EXCEPT CORNER LOTS WHICH HAVE A FIVE (5) FOOT SIDE LOT BUILDING LINE ON THE INNER LOT LINE AND A TEN (10) FOOT BUILDING LINE ON THE STREET SIDE.
14. ALL PROPERTY LIES WITHIN THE CITY LIMITS OF FULSHEAR, TEXAS.

FULBROOK ON
FULSHEAR CREEK
SECTION FIVE
PLAT NO. 20190106
F.B.C.P.R.

**FULBROOK ON
FULSHEAR CREEK
SECTION FIFTEEN**
A SUBDIVISION OF 21.47 ACRES
LOCATED IN THE
CHURCHILL FULSHEAR LEAGUE, A-29
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

69 LOTS 2 BLOCKS 1 RESERVE
SCALE: 1"=60' DATE: SEPTEMBER, 2020

OWNER:
FULSHEAR LAND INVESTMENT PARTNERS, LTD.
A TEXAS LIMITED PARTNERSHIP

1600 WEST LOOP SOUTH, SUITE 2800
HOUSTON, TEXAS 77056
TELEPHONE (713) 823-2466

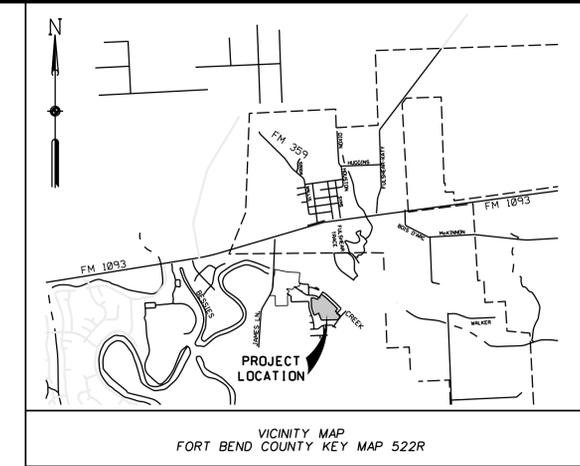
PLANNER:
SWEITZER AND ASSOCIATES
1800 KATY FREEWAY
HOUSTON, TEXAS 77056
281-496-3111

ENGINEER/SURVEYOR:



Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 763-7788 FAX: 763-3560
TBPFE FIRM REGISTRATION NO. 280
TBPFS FIRM REGISTRATION NO. 100486

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.0595 AC./2,590 SQ.FT.
TOTAL:		0.0595 AC./2,590 SQ.FT.



METES AND BOUNDS DESCRIPTION
21.47 ACRES

Being a 21.47 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 21.47 acre tract being a part of a called 217,8392 acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in County Clerk's File (C.F.) No. 2006107659 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), a part of a called 57,379 acre tract of land recorded in the name of Fulshear Land Investment Partners, LTD. in C.F. No. 2006157088 of the O.P.R.F.B.C., and a part of a called 52,7273 acre tract of land (Tract 1) and a called 46,8106 acre tract of land (Tract 2), both recorded in the name of Fulshear Land Investment Partners, LTD. in C.F. No. 2006150741 of the O.P.R.F.B.C.; said 21.47 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone and the southerly line of Fulbrook on Fulshear Creek Section Five, a 33.69 acre subdivision recorded in Plat No. 20190106 of the Plat Records of Fort Bend County (P.R.F.B.C.):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of Fulbrook on Fulshear Creek Lift Station Site No. 9, as recorded in Plat No. 20190110 of the P.R.F.B.C., and being on the northwesterly right-of-way line of Fulshear Trace (100 feet wide) as established by the plat of Fulbrook on Fulshear Creek Section Fourteen, a 28.95 acre subdivision recorded in Plat No. 20190177 of the P.R.F.B.C.;

1. Thence, with the northerly line of said Lift Station Site No. 9, South 88 degrees 33 minutes 13 seconds West, a distance of 169.91 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest corner of said Lift Station Site No. 9 and an exterior corner of Fulbrook on Fulshear Creek Section Fourteen Partial Replat No. 1, a 9.794 acre subdivision recorded in Plat No. 20190241 of the P.R.F.B.C.;

Thence, with the northerly line of said Section Fourteen Replat No. 1, the following six (6) courses:

2. South 88 degrees 37 minutes 07 seconds West, a distance of 94.78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
3. South 88 degrees 32 minutes 10 seconds West, a distance of 484.60 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
4. North 22 degrees 06 minutes 29 seconds West, a distance of 216.46 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
5. North 19 degrees 11 minutes 30 seconds West, a distance of 81.98 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
6. North 27 degrees 29 minutes 01 seconds West, a distance of 64.58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
7. South 65 degrees 23 minutes 13 seconds West, a distance of 231.75 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest corner of aforesaid Section Fourteen Partial Replat No. 1, and being on the easterly line of Lot 29, Block 2 of Fulbrook on Fulshear Creek Section Thirteen, a 19.64 acre subdivision recorded in Plat No. 20190113 of the P.R.F.B.C.;

Thence, with the easterly line of said Section Thirteen, the following ten (10) courses:

8. North 19 degrees 50 minutes 47 seconds West, a distance of 5.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
9. North 21 degrees 21 minutes 34 seconds West, a distance of 62.45 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
10. North 21 degrees 07 minutes 00 seconds West, a distance of 62.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
11. North 20 degrees 50 minutes 13 seconds West, a distance of 61.37 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
12. North 17 degrees 32 minutes 31 seconds West, a distance of 60.92 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
13. North 13 degrees 26 minutes 05 seconds West, a distance of 60.92 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
14. North 09 degrees 19 minutes 39 seconds West, a distance of 60.92 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
15. North 05 degrees 13 minutes 14 seconds West, a distance of 60.92 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
16. North 01 degrees 50 minutes 10 seconds West, a distance of 61.56 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
17. North 01 degrees 30 minutes 08 seconds West, a distance of 285.18 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of Lot 17, Block 2 of said Section Thirteen, and being on the southerly line of Lot 14, Block 4 of aforesaid Fulbrook on Fulshear Creek Section Five;

Thence, with said southerly line of Section Five, the following twenty eight (28) courses:

18. South 86 degrees 31 minutes 05 seconds East, a distance of 20.64 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

19. South 81 degrees 30 minutes 09 seconds East, a distance of 68.42 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
20. South 75 degrees 10 minutes 38 seconds East, a distance of 68.41 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
21. South 68 degrees 51 minutes 11 seconds East, a distance of 68.39 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
22. South 62 degrees 31 minutes 53 seconds East, a distance of 68.35 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
23. North 30 degrees 37 minutes 43 seconds East, a distance of 120.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
24. 50.70 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 55 minutes 33 seconds, a radius of 740.00 feet and a chord that bears South 57 degrees 24 minutes 31 seconds East, a distance of 50.69 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
25. North 34 degrees 33 minutes 15 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
26. 37.60 feet along the arc of a curve to the right, said curve having a central angle of 86 degrees 10 minutes 39 seconds, a radius of 25.00 feet and a chord that bears North 12 degrees 21 minutes 25 seconds West, a distance of 34.16 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
27. North 30 degrees 43 minutes 54 seconds East, a distance of 97.24 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
28. South 54 degrees 53 minutes 42 seconds East, a distance of 85.91 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
29. South 53 degrees 17 minutes 54 seconds East, a distance of 81.82 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
30. South 50 degrees 56 minutes 31 seconds East, a distance of 81.88 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
31. South 48 degrees 28 minutes 26 seconds East, a distance of 82.65 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
32. South 47 degrees 03 minutes 32 seconds East, a distance of 85.72 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
33. South 46 degrees 55 minutes 24 seconds East, a distance of 304.88 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
34. South 46 degrees 25 minutes 48 seconds East, a distance of 33.19 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
35. South 44 degrees 45 minutes 15 seconds East, a distance of 83.28 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
36. South 44 degrees 10 minutes 48 seconds East, a distance of 141.39 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
37. South 42 degrees 11 minutes 16 seconds West, a distance of 82.41 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
38. South 40 degrees 32 minutes 03 seconds West, a distance of 72.55 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
39. South 50 degrees 14 minutes 22 seconds East, a distance of 120.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
40. 44.16 feet along the arc of a curve to the left, said curve having a central angle of 00 degrees 59 minutes 11 seconds, a radius of 2,565.00 feet and a chord that bears South 39 degrees 16 minutes 02 seconds West, a distance of 44.16 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
41. South 51 degrees 13 minutes 33 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
42. 5.59 feet along the arc of a curve to the right, said curve having a central angle of 12 degrees 48 minutes 27 seconds, a radius of 25.00 feet and a chord that bears North 45 degrees 10 minutes 41 seconds East, a distance of 5.58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
43. South 49 degrees 57 minutes 19 seconds East, a distance of 116.19 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
44. South 06 degrees 20 minutes 05 seconds East, a distance of 28.96 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
45. South 51 degrees 38 minutes 55 seconds East, a distance of 17.77 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found on the northwesterly right-of-way line of aforesaid Fulshear Trace;
46. Thence, with said northwesterly right-of-way line of Fulshear Trace, 130.65 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 11 minutes 07 seconds, a radius of 2,350.00 feet and a chord that bears South 36 degrees 45 minutes 31 seconds West, a distance of 130.63 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
47. Thence, continuing with said northwesterly right-of-way line of Fulshear Trace, South 35 degrees 09 minutes 58 seconds West, a distance of 6.24 feet to the **Point of Beginning** and containing 21.47 acres of land.

**FULBROOK ON
FULSHEAR CREEK
SECTION FIFTEEN**
A SUBDIVISION OF 21.47 ACRES
LOCATED IN THE
CHURCHILL FULSHEAR LEAGUE, A-29
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

69 LOTS 2 BLOCKS 1 RESERVE

DATE: SEPTEMBER, 2020

OWNER:

**FULSHEAR LAND INVESTMENT PARTNERS, LTD.
A TEXAS LIMITED PARTNERSHIP**

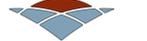
1600 WEST LOOP SOUTH, SUITE 2600
HOUSTON, TEXAS 77057
TELEPHONE 713/623-2466

**PLANNER:
SWEITZER AND ASSOCIATES**

13300 KATY FREEWAY
HOUSTON, TEXAS 77079
281-496-9111

ENGINEER/SURVEYOR:

Costello



Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

September 29, 2020

Engineering Review

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

For Information only:

1. This plat will create 69 lots in two (2) Blocks with one (1) Reserve that covers a total area of 21.47 acres.
2. Access to this section is provided by an extension of South Creek Way out of Section Five and Creekbend Drive.
3. The typical lot in this Section is 70-foot wide by 120-foot deep with a 25-foot Front Building Line.

Recommendations:

I recommend that this Final Plat of Fulbrook on Fulshear Creek Section Fifteen be approved as submitted.



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: 10.2.2020 Date Received by the City of Fulshear: _____
 Subdivision: Fulbrook On Fulshear Creek Development: Section 6

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 17.04 Acres Out Of The Churchill Fulshear League A-29

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

Total Acreage: 17.04
 Number of Streets: 4
 Number of Lots: 54 -60'x125' Typical
 Number and Types of Reserves: 2 Landscape Reserve Open Space
 Total Acres In Reserve: 1.6238

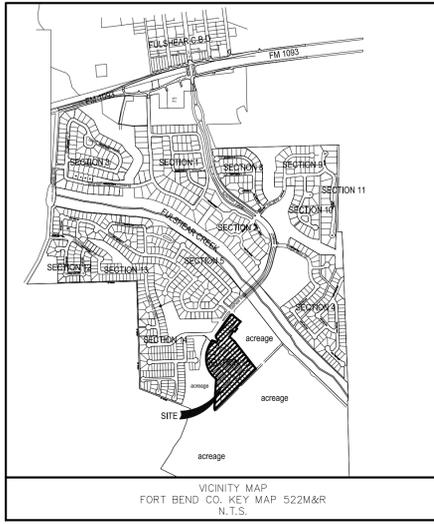
Owner: Fulshear Land Partners LTD
 Address: 1600 West Loop South #2600
 City/State: Houston, Texas
 Telephone: 713.623.2466
 Email Address: rfondren@trenddevelopment.com

Engineer/Planner: sweitzer + associates
 Contact Person: Bill Sweitzer
 Telephone: 281.813.8641
 Fax Number: _____
 Email Address: sweitzer.assoc@gmail.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$902.00
Park Fees (due at Final Plat Application)	_____

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

W.A. Sweitzer W.A. Sweitzer 9.18.20
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



METES AND BOUNDS DESCRIPTION
28.92 ACRES

Being a 17.04 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas, said 17.04 acre tract being a portion of a called 217,839.2 acre tract of land recorded in the name of Fulshear Land Investment Partners, Ltd. in Fort Bend County Clerk's File (C.F.) No. 2005107659 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.) and a portion of a called 46,810.6 acre tract of land (Tract 2) recorded in the name of Fulshear Land Investment Partners, Ltd. in C.F. No. 2006150741 of the O.P.R.F.B.C.; said 17.04 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Exhibit Page 9 of 3 Pages

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeasterly end of the southeasterly terminus line of Parkside Passage Drive (60 feet wide) as established by the plat of Fulbrook on Fulshear Creek Section Fourteen, a 28.95 acre subdivision recorded under Plat No. 20190177 of the Plat Records of Fort Bend County (P.R.F.B.C.):

1. Thence, with the northeasterly right-of-way line of said Parkside Passage Drive, North 54 degrees 50 minutes 02 seconds West, a distance of 31.74 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
2. Thence, continuing with said northeasterly right-of-way line, 78.54 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 50.00 feet and a chord that bears North 09 degrees 50 minutes 02 seconds West, a distance of 70.71 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found on the southeasterly right-of-way line of Fulshear Trace (100 feet wide) as established by said plat of Fulbrook on Fulshear Creek Section Fourteen;
3. Thence, with said southeasterly right-of-way line of Fulshear Trace, North 35 degrees 09 minutes 58 seconds East, a distance of 306.76 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
4. Thence, continuing with said southeasterly right-of-way line, 130.78 feet along the arc of a curve to the right, said curve having a central angle of 03 degrees 19 minutes 49 seconds, a radius of 2,250.00 feet and a chord that bears North 36 degrees 49 minutes 52 seconds East, a distance of 130.76 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
5. Thence, across aforesaid 217,839.2 acre tract, the following ten (10) courses:
 - 47.93 feet along the arc of a curve to the right, said curve having a central angle of 91 degrees 32 minutes 55 seconds, a radius of 30.00 feet and a chord that bears North 84 degrees 16 minutes 14 seconds East, a distance of 43.00 feet;
 - South 49 degrees 57 minutes 19 seconds East, a distance of 184.41 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - 118.93 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 20 minutes 55 seconds, a radius of 2,035.00 feet and a chord that bears South 37 degrees 31 minutes 33 seconds West, a distance of 118.91 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - 38.95 feet along the arc of a curve to the left, said curve having a central angle of 89 degrees 16 minutes 22 seconds, a radius of 25.00 feet and a chord that bears South 08 degrees 47 minutes 05 seconds East, a distance of 35.13 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - 3.25 feet along the arc of a curve to the right, said curve having a central angle of 00 degrees 31 minutes 00 seconds, a radius of 360.00 feet and a chord that bears South 53 degrees 09 minutes 46 seconds East, a distance of 3.25 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - South 37 degrees 05 minutes 44 seconds West, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - 40.09 feet along the arc of a curve to the left, said curve having a central angle of 91 degrees 52 minutes 14 seconds, a radius of 25.00 feet and a chord that bears South 81 degrees 09 minutes 37 seconds West, a distance of 35.93 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - South 35 degrees 13 minutes 30 seconds West, a distance of 108.83 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - South 47 degrees 23 minutes 43 seconds East, a distance of 126.62 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - South 38 degrees 00 minutes 24 seconds East, a distance of 629.15 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the westerly line of a 30.00-foot wide Dow Pipeline easement recorded in C.F. No. 2014043634 of the O.P.R.F.B.C.;
 - Thence with the westerly line of said pipeline easement, South 45 degrees 12 minutes 53 seconds West, a distance of 1,050.37 feet;
 - Thence, across aforesaid 217,839.2 acre tract and aforesaid 46,810.6 acre tract, the following four (4) courses:
 - North 20 degrees 58 minutes 00 seconds West, a distance of 33.30 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - North 03 degrees 37 minutes 52 seconds East, a distance of 528.16 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - 496.41 feet along the arc of a curve to the right, said curve having a central angle of 63 degrees 12 minutes 19 seconds, a radius of 450.00 feet and a chord that bears North 22 degrees 13 minutes 38 seconds West, a distance of 471.62 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
 - 275.75 feet along the arc of a curve to the right, said curve having a central angle of 26 degrees 06 minutes 41 seconds, a radius of 605.08 feet and a chord that bears North 22 degrees 25 minutes 53 seconds East, a distance of 273.37 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the southerly right-of-way line of aforesaid Parkside Passage Drive;
 - Thence, with said southerly right-of-way line, 66.48 feet along the arc of a curve to the right, said curve having a central angle of 38 degrees 05 minutes 15 seconds, a radius of 100.00 feet and a chord that bears South 73 degrees 52 minutes 40 seconds East, a distance of 65.26 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
 - Thence, continuing with said southerly right-of-way line, South 54 degrees 50 minutes 02 seconds East, a distance of 22.20 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southwesterly end of the aforesaid easterly terminus line of Parkside Passage Drive;
 - Thence, with said terminus line, North 35 degrees 09 minutes 58 seconds East, a distance of 60.00 feet to the **Point of Beginning** and containing 17.04 acres of land.

NUMBER	DIRECTION	DISTANCE
L1	N 54°50'02" W	31.74
L2	S 37°05'44" W	60.00
L3	S 35°13'30" W	108.83
L4	S 47°23'43" E	126.62
L5	N 20°38'00" W	33.30
L6	S 54°30'02" E	22.20
L7	N 35°09'58" E	60.00

NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	78.54	50.00	N 09°50'02" W	70.71
C2	130.78	2250.00	N 36°49'52" E	130.76
C3	47.93	30.00	N 84°16'14" E	43.00
C4	118.93	2035.00	S 37°31'33" W	118.91
C5	38.95	25.00	S 08°47'05" E	35.13
C6	3.25	360.00	S 53°09'46" E	3.25
C7	40.09	25.00	S 81°09'37" W	35.93
C8	496.41	450.00	N 22°13'38" W	471.62
C9	275.75	605.08	N 22°25'53" E	273.37
C10	66.48	100.00	S 73°52'40" E	65.26



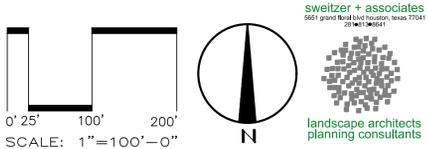
- (A) RESTRICTED RESERVE "A"**
LANDSCAPE / OPEN SPACE
0.3549 ACRES (15,463.02 SQUARE FEET)
- (B) RESTRICTED RESERVE "B"**
LANDSCAPE / OPEN SPACE
1.142ACRES (49747.03 SQUARE FEET)
- (C) RESTRICTED RESERVE "C"**
LANDSCAPE / OPEN SPACE
0.1269 ACRES (5528.93 SQUARE FEET)

FULBROOK ON FULSHEAR CREEK SECTION 6

PRELIMINARY SUBDIVISION PLAT
17.04 ACRES OF LAND LOCATED IN THE
CHURCHILL FULSHEAR LEAGUE,
ABSTRACT NO. 29
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS
DATE: SEPT 18 2020

3 BLOCKS
3 RESERVES
(54 LOTS – 60' X 125' TYPICAL)

OWNER: FULSHEAR LAND PARTNERS LTD.
1600 WEST LOOP SOUTH SUITE 2600 HOUSTON, TEXAS 77027
DEVELOPER: FULSHEAR LAND PARTNERS LTD.
1600 WEST LOOP SOUTH SUITE 2600 HOUSTON, TEXAS 77027
ENGINEER: COSTELLO INC.
2107 CityWest Blvd. | 3rd Floor | Houston, Texas 77042
LAND PLANNER: SWEITZER + ASSOCIATES,
LANDSCAPE ARCHITECTS, INC.
5651 Grand Floral, Houston, texas 77041



- GENERAL NOTE:**
1. U.E. indicates Utility Easement
 2. B.L. indicates Building Line
 3. R.O.W. indicates Right-of-Way

5. The preliminary plat is part of a planned community that the subdivider has a legal or beneficial interest in adjacent property.

6. The extent of the property of such ownership is indicated on the General Plan for Fulbrook on Fulshear Creek.

7. All lots to have a five foot (5') side building line measured parallel to each lot line.

8. All street rights of way are to be dedicated to the city of fulshear.

FLOODPLAIN INFORMATION:
THE ENTIRE SUBJECT SITE IS LOCATED OUTSIDE OF THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL INSURANCE RATE MAP NUMBER 48157C0095L, DATED, 03-03-2014 ZONES "X"

September 29, 2020

Engineering Review

Preliminary Plat
Fulbrook on Fulshear Creek Section 6
City of Fulshear, Texas

For Information only:

1. This plat will create 54 lots in three (3) Blocks with 3 Reserves that cover a total area of 17.04 acres.
2. The typical Lot size in this section is 60-foot by 125-foot with a 35-foot Front Building Line.
3. Access to this section is provided by an extension of Parkside Passage Drive out of Section 14.

Recommendations:

I recommend that this Preliminary Plat of Fulbrook on Fulshear Creek Section 6 be denied approval with the following considerations:

- A) Much of the Text on the Plat is printed upside down. The 25-foot Building Line is printed over the contour interval on Lots 1, Block 2.
- B) A note is required on the plat stations that this tract is entirely in the City Limits of the City of Fulshear.
- C) The date for the Fort Bend County Flood Plain maps is shown incorrect on the plat.
- D) The Pipeline name needs to be shown on the Pipeline that runs along the back of the lots at the S.E. side of the subdivision.



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: 9-17-2020 Date Received by the City of Fulshear:

Subdivision: Jordan Ranch Model Home Park 2 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City or ETJ (Extraterritorial Jurisdiction)

Legal Description: 5.203 acres of land out of the JD Vermillion Survey, A-339, Fort Bend County, Texas

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

Total Acreage: 5.203 Ac
Number of Streets: 2
Number of Lots: 14
Number and Types of Reserves: 3- Landscape/Open Space/Utilities
Total Acres in Reserve: 0.67 Ac

Owner: Fort Bend Jordan Ranch LP
Address: 5005 Riverway, Suite 500
City/State: Houston, Texas 77056
Telephone: 713-960-9977
Email Address: steves@johnsondev.com

Engineer/Planner: META Planning + Design LLC
Contact Person: Dan Valdez
Telephone: 281-619-6420
Fax Number:
Email Address: dvaldez@metaplanningdesign.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 (\$614.04), and 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.

Handwritten signature of Dan Valdez

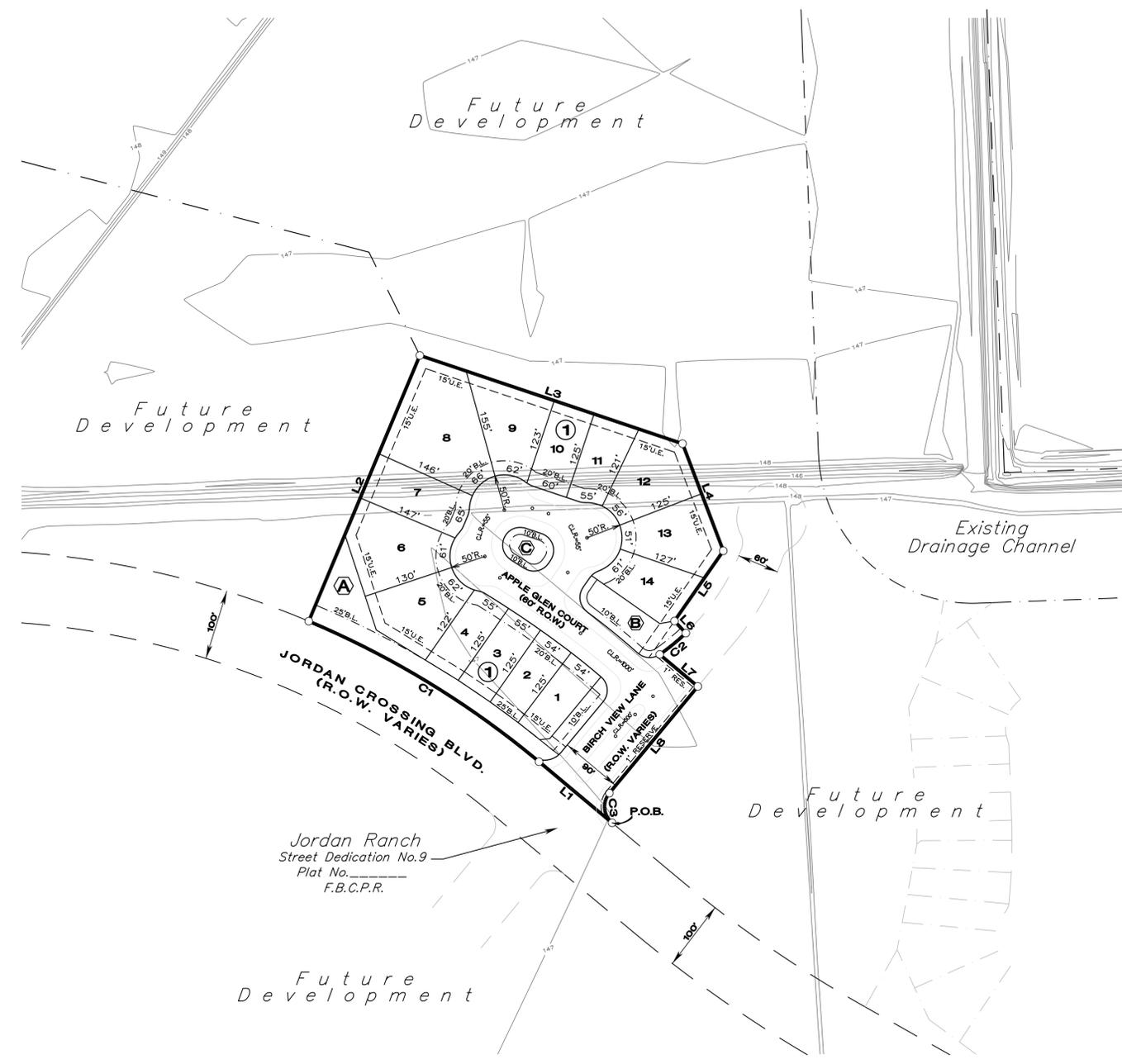
SIGNATURE

Dan Valdez/Sr. Planner

TYPED OR PRINTED NAME/TITLE

September 17, 2020

DATE

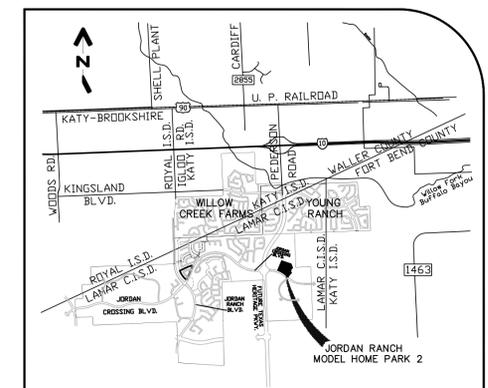


JORDAN RANCH MODEL HOME PARK 2

BEING 5.203 acres of land in the JD Vermillion Survey, A-339, Fort Bend County, Texas, and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and 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 north corner of Restricted Reserve "C" of JORDAN RANCH SEC. 5 according to the plat thereof recorded under Film Code No. 20160010, in the Official Plat Records of Fort Bend County, Texas, the northeast corner of JORDAN RANCH BLVD. and JORDAN CROSSING BLVD. STREET DEDICATION NO. 1 according to the plat thereof recorded under Film Code No. 20150304, in the Official Plat Records of Fort Bend County, Texas, and in the H. & T.C.R.R. CO. SURVEY, Section 105, Abstract 261

- Then, S 80° 57' 08" E for a distance of 4,713 feet to a POINT OF BEGINNING,
- Then, N 22° 45' 54" E for a distance of 410 feet to a point on a line.
- Then, S 71° 30' 26" E for a distance of 395 feet to a point on a line.
- Then, S 20° 56' 37" E for a distance of 163 feet to a point on a line.
- Then, S 34° 58' 15" W for a distance of 122 feet to a point on a line.
- Then, S 43° 26' 03" E for a distance of 24 feet to the beginning of a non-tangential curve,
- Said curve turning to the right through an angle of 08° 37' 52", having a radius of 320 feet, and whose long chord bears S 50° 52' 53" W for a distance of 48 feet to a point of intersection with a non-tangential line.
- Then, S 50° 13' 14" E for a distance of 71 feet to a point on a line.
- Then, S 39° 46' 46" W for a distance of 197 feet to the beginning of a curve,
- Said curve turning to the left through an angle of 90° 00' 01", having a radius of 30 feet, and whose long chord bears S 05° 13' 14" E for a distance of 42 feet.
- Then, N 50° 13' 14" W for a distance of 136 feet to the beginning of a curve,
- Said curve turning to the left through 17° 00' 52", having a radius of 1300 feet, and whose long chord bears N 58° 43' 40" W for a distance of 385 feet to the POINT OF BEGINNING



Vicinity Map

NOTE:

- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE/UTILITIES ±0.42 ACRE
- B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE/UTILITIES ±0.17 ACRE
- C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE/UTILITIES ±0.08 ACRE

- GENERAL NOTES:
- 1) "B.L." INDICATES BUILDING LINE.
 - 2) "U.E." INDICATES UTILITY EASEMENT.
 - 3) "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 vest in the dedicator, his heirs, assigns or successors.
 - 4) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
 - 5) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
 - 6) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - 7) 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.
 - 8) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
 - 9) 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 48157C0040L, REVISED APRIL 2, 2014.
 - 10) THIS PRELIMINARY PLAT LIES IN FORT BEND COUNTY, THE ETJ OF THE CITY OF FULSHEAR, FULSHEAR MUD 3A AND LAMAR CISD.

LINE DATA

LINE	DISTANCE	BEARING
L1	136'	S50°13'14"E
L2	410'	S22°45'54"W
L3	395'	S71°30'26"E
L4	163'	N20°56'37"W
L5	122'	S34°58'15"W
L6	24'	S43°26'03"E
L7	71'	N60°13'14"W
L8	197'	S39°46'46"W

CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1300'	17°00'52"	386'	194'	N58°43'40"W	385'
C2	320'	08°37'52"	48'	24'	S50°52'53"W	48'
C3	30'	90°00'00"	47'	30'	S 05°13'14" E	42'

A PRELIMINARY PLAT OF
**JORDAN RANCH
 MODEL HOME PARK 2**
 BEING 5.203± ACRES OF LAND
 CONTAINING 14 LOTS AND THREE RESERVES IN ONE BLOCK.

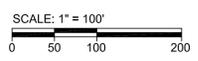
OUT OF THE
 JD VERMILLION SURVEY, A-339
 FORT BEND COUNTY, TEXAS

OWNER:
FORT BEND JORDAN RANCH LP.

PLANNER:



24275 KATY FREEWAY, SUITE 200
 KATY, TEXAS 77494
 Tel: 281-810-1422



SEPTEMBER 18, 2020
 MTA# 8004C

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 TO THE PROVISIONS OF THE AFOREMENTIONED 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.

September 29, 2020

Engineering Review

Preliminary Plat
Jordan Ranch Model Home Park 2
City of Fulshear, Texas

For Information only:

1. This plat will create 14 lots in one (1) Block with three (3) Reserves that cover an area of 5.203 acres. a total area of 21.47 acres.
2. Access to these lots will be provided by an extension of Birch View Lane ff of Jordan Crossing Blvd.
3. Since this section is located in the E.T.J. of the City of Fulshear approval will be needed from both the City and Fort Bend County.

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch Model Home Park 2 be denied approval with the following considerations: be approved as submitted.

- A) The Point-of-Beginning shown on the plat does not match the one shown in the Metes and Bounds description.
- B) I recommend that this street layout be reviewed as the layout will be congested and dangerous because of the following:
 - a. It will be a Model Home Park.
 - b. It is shown with a 30-foot Building Line which will limit off street parking.
 - c. With on street parking visibility and Traffic Flow will be limited.
 - d. The straight sections of the street are extremely short.
 - e. A Reserve is shown and is the center of the three (3) Knuckles. Any planting and/or signs within this Reserve will further limit the visibility.



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: 9/16/2020 Date Received by the City of Fulshear: _____
Subdivision: Jordan Ranch St Ded No. 9 Development: 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: See Attached Plat for Metes and Bounds Description

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

Total Acreage: 5.782
Number of Streets: 1
Number of Lots: 0
Number and Types of Reserves: 2 (Landscape/Open Space/Utilities/Drainage)
Total Acres in Reserve: _____

Owner: FORT BEND JORDAN RANCH LP
Address: 5005 Riverway Drive, Suite 500
City/State: Houston, TX
Telephone: (713) 960-9977
Email Address: steves@johnsondev.com

Engineer/Planner: IDS Engineering Group
Contact Person: John R. Herzog, P.E.
Telephone: (713)-590-7145
Fax Number: _____
Email Address: jherzog@idseg.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$644.55</u>
Park Fees (due at Final Plat Application)	<u>\$0*</u>

*Per development agreement, Park Fees will be paid prior to the plat being recorded

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

John R. Herzog, P.E., Project Manager

TYPED OR PRINTED NAME/TITLE

9/16/2020

DATE

STATE OF TEXAS

COUNTY OF FORT BEND

I, STEPHEN A. SAMS, Vice President of JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, the general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, hereinafter referred to as owners of the 5.782 acre tract described in the above and foregoing map of JORDAN RANCH STREET DEDICATION NO. 9, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title to the land so dedicated.

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

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

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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

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

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

FURTHER, We do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of JORDAN RANCH STREET DEDICATION NO. 9 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

IN TESTIMONY WHEREOF, JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, as general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, has caused these presents to be signed by Stephen A. Sams, Vice President, this ____ day of _____, 2020.

BY: FORT BEND JORDAN RANCH LP, a Texas Limited Partnership

BY: JOHNSON JORDAN RANCH GP, LLC a Texas Limited Liability Company Its General Partner

By: Stephen A. Sams, Vice President

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Stephen A. Sams, Vice President, 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 set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public in and for the State Of Texas

I, Douglas W. Turner, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

Douglas W. Turner, R.P.L.S. Registered Professional Land Surveyor Texas Registration No. 3988

I, John R. Herzog, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 09/03/20. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

John R. Herzog, P.E. Licensed Professional Engineer, No. 126468

This plat of JORDAN RANCH STREET DEDICATION NO. 9 is approved by the City Planning Commission of the City of Fulshear, Texas this ____ day of _____, 2020.

Amy Pearce, Chair Dar Hakimzadeh, Co-Chair

The plat of JORDAN RANCH STREET DEDICATION NO. 9 was approved by the City of Fulshear Council on the ____ day of _____, 2020, and signed on this ____ day of _____, 2020, provided; however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

Aaron Groff, Mayor Kimberly Kopecky, City Secretary

NOTES

- 1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00013.
2. B.L. indicates a building line
A.E. indicates an aerial easement
U.E. indicates a utility easement
W.S.E. indicates a water and sewer easement
VOL. PG. indicates Volume, Page
F.B.C.P.R. indicates Fort Bend County Public Records
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
ESMT. indicates Easement
H.L. & P. indicates Houston Lighting and Power
SQ. FT. indicates square feet
AC. indicates acre
R.O.W. indicates right-of-way
O.R.F.B.C. indicates Original Records of Fort Bend County
F.B.C.O.P.R.P.R. indicates Fort Bend County Official Public Records of Real Property
● Indicates found 5/8" iron rod (unless otherwise noted)
○ indicates set 5/8" iron rod (unless otherwise noted)
3. All building lines along street rights-of-way are as shown on the plat.
4. All sidelot building lines to be 5' unless otherwise noted.
5. All non-perimeter easements on property lines are centered unless otherwise noted.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
7. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-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 revest in the dedicator, his heirs, assigns, or successors.
8. The plated area is located within Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No. 48157C0202L, effective April 02, 2014.
9. This property lies within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas and within Fulshear Municipal Utility District No. 3A.
10. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
11. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
12. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
13. The Lighting Zone Code Is LZ3.
14. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
15. Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or obstruction by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
16. Benchmark: Elevations are based on Harris County Floodplain RM 190055, located on the east side of FM 1463, approximately 550' south of Corbett Road, 15'± east of the power lines and 2'± off curb line of a driveway leading to a shopping center. Top of a stainless-steel rod inside an 8" PVC sleeve. Note: The RM is now 3'± below ground level
NAVD88, 2001 Adj. Elevation = 136.32
17. A minimum distance of 10' shall be maintained between residential dwellings.
18. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
19. All property to drain into the drainage easement only through an approved drainage structure.
20. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.

Table with 2 columns: DISTRICT NAMES, COUNTY ASSISTANCE DISTRICT NO. 7. Rows include WCID, MUD, LID, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY OR CITY ETJ, UTILITIES CO.

BEING 5.782 acres of land in the J.D. Vermillion Survey, Abstract Number 339, Fort Bend County, Texas and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at the most easterly northeast corner of said 1352.43 acre tract and an angle corner of the 429.590 acre tract described in the deed from MCM Properties, LTD. to JDC/Firethorne, LTD. recorded under File Number 2005132315 in the Official Public Records of Fort Bend County, Texas, from which a 3/4-inch iron pipe bears, North 72° 45' 55" East - 0.35 feet;

THENCE South 01° 56' 41" East - 1027.51 feet, with an east line of said 1352.43 acre tract and a west line of said 429.590 acre tract, to the northeast corner of the herein described tract;

THENCE South 01° 56' 41" East - 70.03 feet, continuing with said common line, to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of the herein described tract;

THENCE across said 1352.43 acre tract the following courses and distances:

South 89° 35' 22" West - 263.90 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

in a northwesterly direction, with said curve to the right, having a radius of 1835.00 feet, a central angle of 08° 10' 05", a chord bearing and distance of North 86° 19' 35" West - 261.37 feet, and an arc distance of 261.60 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

in a southwesterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 87° 47' 29", a chord bearing and distance of South 53° 51' 43" West - 41.60 feet, and an arc distance of 45.97 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 80° 47' 52" West - 60.01 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

in a northwesterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 88° 35' 23", a chord bearing and distance of North 34° 15' 37" West - 41.90 feet, and an arc distance of 46.39 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

in a northwesterly direction, with said curve to the right, having a radius of 1835.00 feet, a central angle of 07° 48' 05", a chord bearing and distance of North 74° 39' 16" West - 249.66 feet, and an arc distance of 249.86 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 70° 45' 13" West - 158.98 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

in a northwesterly direction, with said curve to the right, having a radius of 1000.00 feet, a central angle of 10° 46' 48", a chord bearing and distance of North 65° 21' 49" West - 187.87 feet, and an arc distance of 188.15 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;

in a northwesterly direction, with said curve to the right, having a radius of 1850.00 feet, a central angle of 09° 45' 11", a chord bearing and distance of North 55° 05' 50" West - 314.53 feet, and an arc distance of 314.91 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 50° 13' 14" West - 122.24 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

in a southwesterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 90° 00' 00", a chord bearing and distance of South 84° 46' 46" West - 42.43 feet, and an arc distance of 47.12 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 50° 16' 32" West - 90.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

in a northwesterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 90° 41' 46", a chord bearing and distance of North 05° 34' 07" West - 42.68 feet, and an arc distance of 47.49 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;

in a northwesterly direction, with said curve to the left, having a radius of 1200.00 feet, a central angle of 40° 55' 51", a chord bearing and distance of North 71° 22' 55" West - 839.14 feet, and an arc distance of 857.25 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 88° 09' 09" West - 33.24 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 01° 50' 51" West - 100.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 88° 09' 09" East - 33.24 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;

in a southeasterly direction, with said curve to the right, having a radius of 1300.00 feet, a central angle of 41° 00' 52", a chord bearing and distance of South 71° 20' 25" East - 910.85 feet, and an arc distance of 930.59 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

in a northwesterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 89° 23' 16", a chord bearing and distance of North 84° 28' 23" East - 42.20 feet, and an arc distance of 46.80 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 50° 16' 08" East - 90.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

in a southeasterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 90° 00' 00", a chord bearing and distance of South 05° 13' 14" East - 42.43 feet, and an arc distance of 47.12 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 50° 13' 14" East - 122.24 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

in a southeasterly direction, with said curve to the left, having a radius of 1750.00 feet, a central angle of 10° 25' 03", a chord bearing and distance of South 55° 25' 46" East - 317.75 feet, and an arc distance of 318.18 feet to the end of said curve;

South 60° 38' 17" East - 169.48 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

in a southeasterly direction, with said curve to the left, having a radius of 800.00 feet, a central angle of 08° 28' 56", a chord bearing and distance of South 64° 52' 45" East - 118.32 feet, and an arc distance of 118.43 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;

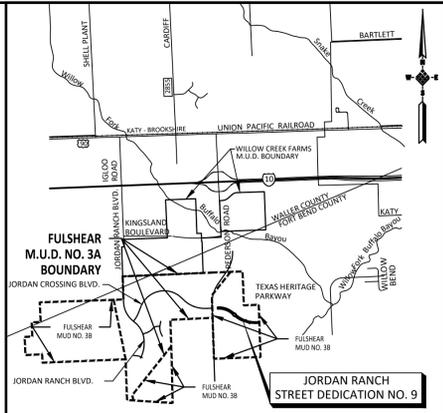
in a northwesterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 92° 53' 26", a chord bearing and distance of North 64° 26' 04" East - 43.48 feet, and an arc distance of 48.64 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 71° 50' 40" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;

in a southeasterly direction, with said curve to the left, having a radius of 30.00 feet, a central angle of 91° 58' 54", a chord bearing and distance of South 28° 00' 06" East - 43.15 feet, and an arc distance of 48.16 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of compound curvature;

in a southeasterly direction, with said curve to the left, having a radius of 1765.00 feet, a central angle of 16° 25' 05", a chord bearing and distance of South 82° 12' 05" East - 504.03 feet, and an arc distance of 505.76 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 89° 35' 22" East - 262.02 feet to the POINT OF BEGINNING of the herein described tract and containing 5.782 acres of land.



FORT BEND COUNTY KEY MAP NO. 482K VICINITY MAP SCALE 1" = 5,000'

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

J. Stacy Slawinski, P.E. Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this ____ day of _____, 2020.

Vincent M. Morales, Jr. Precinct 1, County Commissioner

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

KP George County Judge

Grady Prestage County Commissioner

Ken R. DeMerchant Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2020, at _____ o'clock ____ M. Filed in plat number(s) _____ of the plat records of Fort Bend County, Texas.

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

Laura Richard, County Clerk Fort Bend County, Texas

By: Deputy

JORDAN RANCH STREET DEDICATION NO. 9

A SUBDIVISION OF 5.782 ACRES

LOCATED IN J.D. VERMILLION SURVEY, A-339 FORT BEND COUNTY, TEXAS 0 LOTS 0 BLOCKS 0 RESERVES

OWNER: FORT BEND JORDAN RANCH LP

ENGINEER: IDS Engineering Group



September 30, 2020

Engineering Review

Final Plat
Jordan Ranch Street Dedication No. 9
Fort Bend County, Texas

For Information only:

1. This plat will create approximately 2600 foot of Street Right-of-way for Jordan Crossing Boulevard. The Right-of-Way varies from 100-foot on the West where it intersects The Heritage Parkway to 70-foot on the East where it ties into South Firethorne Drive.
2. Since this tract is located within the E.T.J. of the City of Fulshear approval will be required of both the City and Fort Bend County.

Recommendations:

I recommend that this Final Plat of Jordan Ranch Street Dedication be denied approval with the following considerations:

- A) Three of the side streets have the text "Street Name" shown on the plat. The actual street names need to be shown on the plat.
- B) I recommend that the transition from the street being named South Firethorne Drive take place at the intersection with Shrub Oak Drive. Changing street names mid-block is always a problem with the Public and the Emergency Services people.



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: 09/08/2020 Date Received by the City of Fulshear: 09/18/2020
Subdivision: Tamarron FM 1463 Commercial Reserve 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: 3.089 acres out of the A.G. Sharpless Survey, A-322, Fort Bend County, Texas

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

Total Acreage: 3.089
Number of Streets: 0
Number of Lots: 0
Number and Types of Reserves: 1
Total Acres in Reserve: 3.09

Owner: DHI Commercial - Tamarron, LLC (attn Andrew Wiley)
Address: 1341 Horton Circle
City/State: Arlington, Texas 76011
Telephone: (817) 390-8200
Email Address: AJWiley@drhorton.com

Engineer/Planner: LJA Engineering, Inc.
Contact Person: Geoff Freeman
Telephone: (713) 480-8883
Fax Number: (713) 953-5026
Email Address: gfreeman@lja.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>577.23</u>
Park Fees (due at Final Plat Application)	<u></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.

GA FREEMAN

Geoff Freeman / Platting Manager

09/08/2020

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

STATE OF TEXAS
COUNTY OF FORT BEND

WE, DHI COMMERCIAL-TAMARRON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BILL W. WHEAT, CHIEF FINANCIAL OFFICER, BEING AN OFFICER OF DHI COMMERCIAL, INC., A DELAWARE CORPORATION, THE SOLE MEMBER OF DHI COMMERCIAL-TAMARRON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE 3.087 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

IN TESTIMONY WHEREOF, DHI COMMERCIAL-TAMARRON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DHI COMMERCIAL, INC., A DELAWARE CORPORATION, ITS SOLE MEMBER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BILL W. WHEAT, ITS CHIEF FINANCIAL OFFICER, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____, 2020.

DHI COMMERCIAL-TAMARRON, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: DHI COMMERCIAL, INC.,
A DELAWARE CORPORATION,
ITS SOLE MEMBER

BY: _____
BILL W. WHEAT
CHIEF FINANCIAL OFFICER

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILL W. WHEAT, CHIEF FINANCIAL OFFICER OF DHI COMMERCIAL, INC., A DELAWARE CORPORATION, THE SOLE MEMBER OF DHI COMMERCIAL-TAMARRON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

I, MELONY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

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

THIS PLAT OF TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 1 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2020.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 1 WAS APPROVED ON _____ BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2020, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

Being a tract containing 3.087 acres of land, located in the A.G. Sharpless Survey, Abstract 322, in Fort Bend County, Texas; Said 3.087 acre tract being a portion of a call 119.4655 acre tract of land recorded in the name of D.R. Horton - Texas, Ltd. in Fort Bend County Clerk's File (F.B.C.C.F.) Number 2014039914; Said 3.087 acre tract being more particularly described by metes and bounds as follows (bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, as derived from GPS observations):

COMMENCING at a 5/8-inch capped iron rod found at the southwestery intersection of Tamarron Crossing (90 feet wide) recorded in Tamarron Crossing Section 4 Street Dedication, a subdivision recorded in Plat Number 20190039 of the Fort Bend County Plat Records (F.B.C.P.R.) and FM 1463 (width varies) recorded in Volume 275, Page 547 and Volume 275, Page 548 of the Fort Bend County Deed Records (F.B.C.D.R.) and being on the easterly line of said 119.4655 acre tract;

Thence, with the westerly Right-of-Way (R.O.W.) line of said FM 1463, South 01 degree 59 minutes 53 seconds East, a distance of a distance of 645.13 feet to a capped 5/8-inch iron rod set for the POINT OF BEGINNING of the tract herein described;

Thence, continuing with said westerly R.O.W. line, South 01 degree 59 minutes 53 seconds East, a distance of 48.78 feet to a capped 5/8-inch iron rod set at the northerly corner of proposed 0.3318 acre TXDOT Tract Number 159;

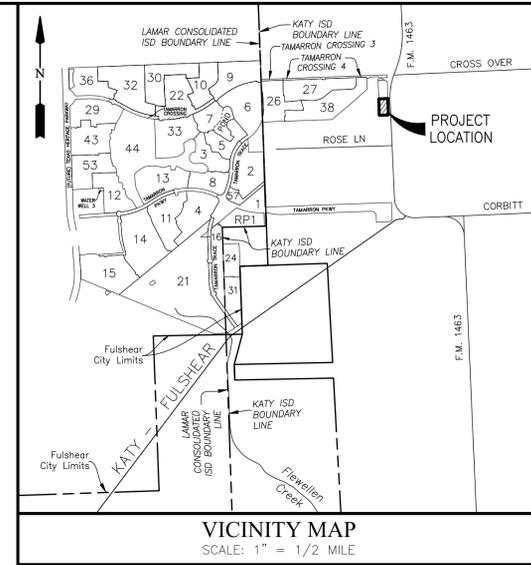
Thence, with said proposed TXDOT tract, the following five (5) courses:

- 1) South 08 degrees 22 minutes 36 seconds West, a distance of 122.32 feet to a capped 5/8-inch iron rod set;
- 2) 140.04 feet along the arc of a curve to the left, said curve having a central angle of 02 degrees 44 minutes 02 seconds, a radius of 2935.00 feet and a chord which bears South 00 degrees 27 minutes 15 seconds East, a distance of 140.03 feet to a capped 5/8-inch iron rod set;
- 3) South 01 degree 49 minutes 16 seconds East, a distance of 171.64 feet to a capped 5/8-inch iron rod set;
- 4) South 42 degrees 52 minutes 26 seconds West, distance of 35.54 feet to a capped 5/8-inch iron rod set;
- 5) South 01 degree 49 minutes 16 seconds East, a distance of 5.75 feet to a capped 5/8-inch iron rod set on the northerly line of Reserve "B", Tamarron Multifamily, a subdivision recorded in Plat Number 20190169 of the F.B.C.P.R.;

Thence, with the northerly and easterly lines of said Reserve "B", the following two (2) courses:

- 1) South 88 degrees 10 minutes 47 second West, a distance of 233.15 feet to a 5/8-inch capped iron rod found;
- 2) North 01 degree 49 minutes 13 seconds West, a distance of 509.96 feet to a capped 5/8-inch iron rod set;

Thence, through and across aforesaid 119.4655 acre tract, North 87 degrees 48 minutes 17 seconds East, a distance of 282.99 feet to the Point of Beginning and containing 3.087 acres of land.



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

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,
THIS _____ DAY OF _____, 2020.

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2020 AT _____ O'CLOCK ____M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 1

A SUBDIVISION OF 3.087 ACRES OF LAND SITUATED IN THE
A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE (3.089 ACRES) 1 BLOCK

SEPTEMBER 16, 2020 JOB NO. 1931_2-1463A

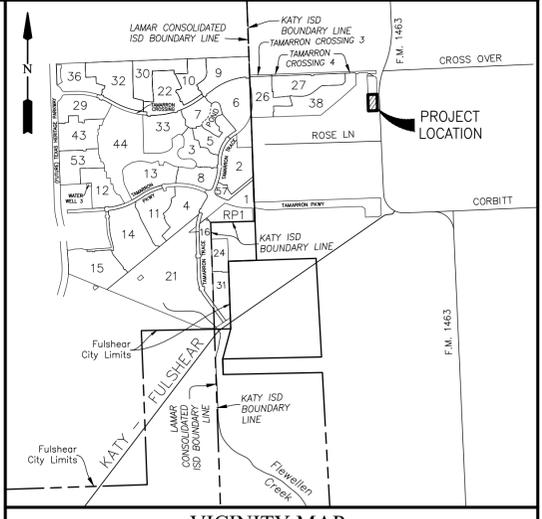
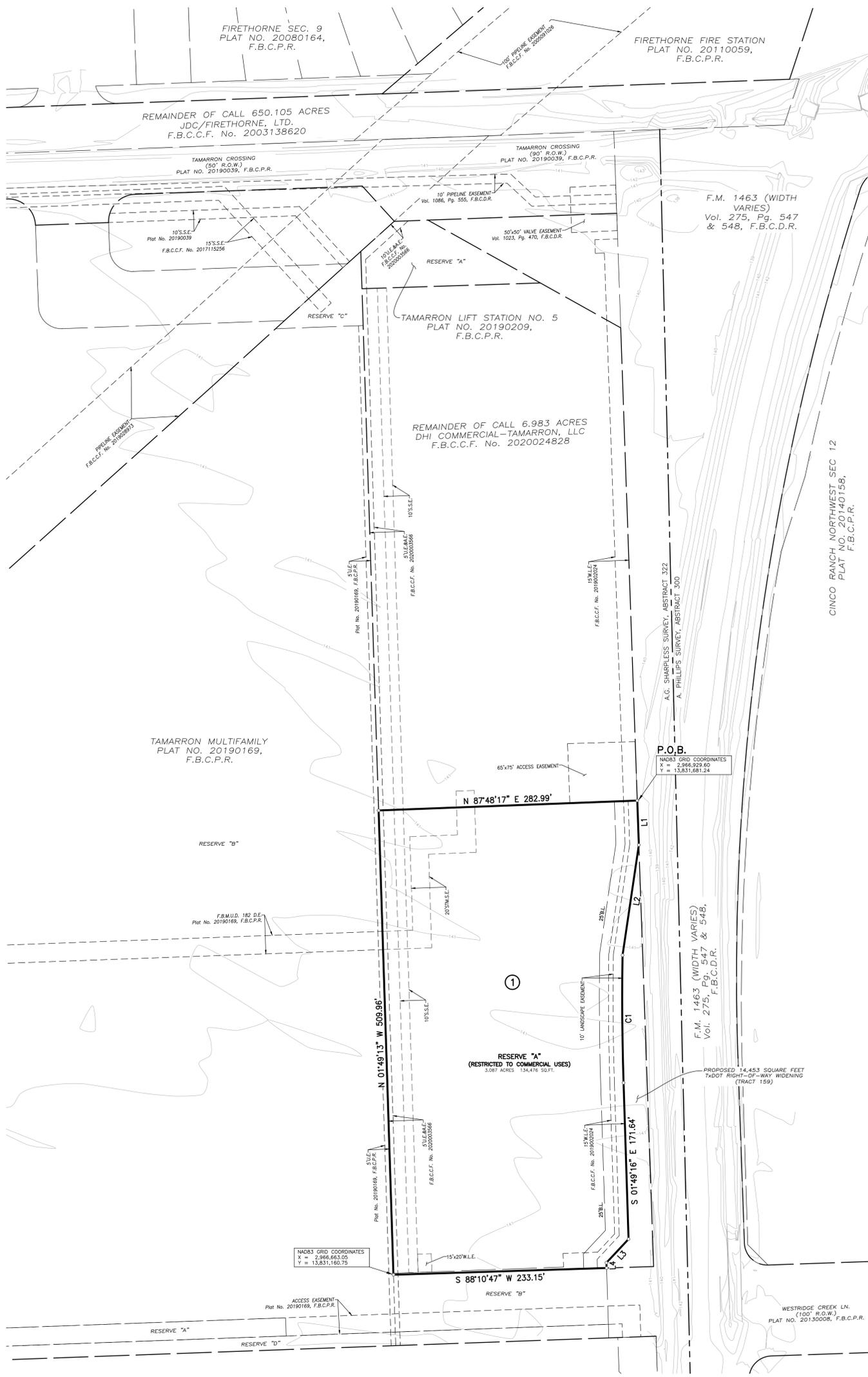
OWNERS:

DHI COMMERCIAL - TAMARRON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BILL W. WHEAT, CHIEF FINANCIAL OFFICER
1341 HORTON CIRCLE, ARLINGTON, TEXAS 76011
PH: 817.390.8200

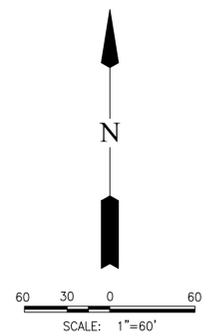


SURVEYOR:
GBI PARTNERS
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 817-499-4539 • GBSurvey@GBISurvey.com
TBPELS FIRM # 10130300 • www.GBISurvey.com

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



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



LEGEND

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°59'53" E	48.78'
L2	S 08°22'36" W	122.32'
L3	S 42°52'26" W	35.54'
L4	S 01°49'16" E	5.75'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2935.00'	2°44'02"	140.04'	S 00°27'15" E	140.03'

NAD83 GRID COORDINATES
X = 2,966,663.05
Y = 13,831,160.75

P.O.B.
NAD83 GRID COORDINATES
X = 2,966,663.05
Y = 13,831,160.75

F.M. 1463 (WIDTH VARIES)
Vol. 275, Pg. 547 & 548,
F.B.C.D.R.

CINCO RANCH NORTHWEST SEC 12
PLAT NO. 20140158,
F.B.C.P.R.

TAMARRON MULTIFAMILY
PLAT NO. 20190169,
F.B.C.P.R.

REMAINDER OF CALL 650.105 ACRES
JDC/FIRETHORNE, LTD.
F.B.C.C.F. No. 2003138620

FIRETHORNE FIRE STATION
PLAT NO. 20110059,
F.B.C.P.R.

REMAINDER OF CALL 6.983 ACRES
DHI COMMERCIAL-TAMARRON, LLC
F.B.C.C.F. No. 2020024828

TAMARRON LIFT STATION NO. 5
PLAT NO. 20190209,
F.B.C.P.R.

- NOTES:
- BENCHMARK: NGS MONUMENT HGCSO 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCSO 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX. ELEV. = 136.21 FEET NAVD88
 - TBM INDICATES TEMPORARY BENCHMARK: TBM 13: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE EAST SIDE OF THE NORTH BOUND LANE OF TAMARRON TRACE. THE POINT IS LOCATED +/- 290 FEET SOUTH OF THE CENTERLINE OF THE INTERSECTION OF TAMARRON TRACE AND TAMARRON PARKWAY. ELEV. = 142.09 FEET NAVD88 TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
 - ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
 - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE xxxxxxx, 2020 AND ISSUED xxxxxxx, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND ESD #4, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY AND KATY I.S.D.
 - THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0105L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
 - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 146.30 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN (24) INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591065.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "GBI PARTNERS" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO SHORT FORM BLANKET EASEMENT AS SET OUT UNDER CLERK'S FILE NO. 2014039155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- 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.
- THERE ARE NO VISIBLE PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.

TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 1

A SUBDIVISION OF 3.087 ACRES OF LAND SITUATED IN THE
A.G. SHARPLESS SURVEY, ABSTRACT 322, FORT BEND COUNTY, TEXAS.
0 LOTS 1 RESERVE (3.089 ACRES) 1 BLOCK
SEPTEMBER 16, 2020 JOB NO. 1931_2-1463A

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SURVEYOR:
GBI PARTNERS
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD - PASADENA, TX 77505
PHONE: 281-493-4339 • CBSurvey@GBISurvey.com
TBPELS FIRM # 10130300 • www.GBISurvey.com

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

September 30, 2020

Engineering Review

Final Plat
Tamarron FM 1463 Commercial Reserve Section 1
Fort Bend County, Texas

For Information only:

1. This plat will create one (1) Restricted Reserve that will cover an area of 3.087 acres of land.
2. The Reserve will adjoin F.M. 1463 along its Eastern boundary line.

Recommendations:

I recommend that this Final Plat of Tamarron FM 1463 Commercial Reserve Section 1 be denied approval with the following considerations:

- A) There was no City Planning Letter provided making it impossible to check Ownership and/or Liens.
- B) Note #5 needs to be completed once a City Planning Letter is obtained.



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: 09/08/2020

Date Received by the City of Fulshear: 09/18/2020

Subdivision: Tamarron Section 33 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: 30.673 acres out of the J.D. Vermillion Survey, A-339, Fort Bend County, Texas

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

Total Acreage: 30.673

Number of Streets: 9

Number of Lots: 125

Number and Types of Reserves: 15

Total Acres in Reserve: 3.31

Owner: DR Horton-Texas, Ltd. (attn Daniel Rose)

Address: 6744 Horton Vista Drive, Suite 100

City/State: Richmond, Texas 77407

Telephone: (281) 556-2100

Email Address: drose@drhorton.com

Engineer/Planner: LJA Engineering, Inc.

Contact Person: Geoff Freeman

Telephone: (713) 480-8883

Fax Number: (713) 953-5026

Email Address: gfreesman@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 1,891.83

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.

G A Freeman

Geoff Freeman / Platting Manager

09/08/2020

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 30.673 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 33, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON SECTION 33 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

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

THIS _____ DAY OF _____, 2020.

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

BY: _____
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, MELONY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

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

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

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

THIS PLAT OF TAMARRON SECTION 33 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2020.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

DESCRIPTION OF
30.673 ACRES
TAMARRON SECTION 33

Being 30.673 acres of land located in the J. D. Vermillion Survey, Abstract Number 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 in File Number 2013000056 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 30.673 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83):

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the northwest corner of Reserve "A" as shown on Tamarron Section 7, a subdivision of record under Plat Number 20150019, of the Plat Records of said Fort Bend County, Texas (F.B.C.P.R.), some being on the south right-of-way line of Tamarron Crossing (100 feet wide) as shown on Tamarron Section 22, a subdivision of record under Plat Number 20119211, F.B.C.P.R.;

Thence, departing the south right-of-way line of said Tamarron Crossing, along the westerly lines of said Tamarron Section 7 the following five (5) courses:

1. South 21° 41' 54" East, 13.27 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
2. South 00° 25' 51" East, 88.27 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
3. South 20° 06' 16" East, 130.13 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
4. South 42° 27' 03" East, 112.30 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
5. South 00° 48' 58" West, 175.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for a north corner of Reserve "D" as shown on Tamarron Section 3, a subdivision of record under Plat Number 20140157, F.B.C.P.R.;

Thence, South 57° 24' 43" East, departing a south line of aforementioned Tamarron Section 7, along a northwesterly line of said Tamarron Section 3, 110.92 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for a northwesterly corner of said Tamarron Section 3;

Thence, South 37° 25' 16" West, along a northwesterly line of said Tamarron Section 3, 185.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for a northwesterly corner of Colorado Bend Drive (60 feet wide) as shown on said Tamarron Section 3, the beginning of a curve;

Thence, continuing along a northwesterly line of said Tamarron Section 3 and 5.95 feet along the arc of a non-tangent curve to the left, having a radius of 270.00 feet, a central angle of 01° 15' 48", and a chord which bears North 53° 12' 38" West, 5.95 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for a northwesterly corner of said Tamarron Section 3;

Thence, South 43° 36' 22" West, continuing along a northwesterly line of said Tamarron Section 3, 137.34 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for a northwesterly corner of said Tamarron Section 3, said point being on the arc of a curve on the northerly line of that certain called 49.033 acre tract conveyed to F.B.C.M.U.D. No. 182, by an instrument of record under File Number 2017129621, F.B.C.O.P.R., corrected in File Number 2018016118, F.B.C.O.P.R., the beginning of a curve;

Thence, along the northerly lines of said 49.033 acre tract the following eight (8) courses:

1. 188.71 feet along the arc of a non-tangent curve to the left, having a radius of 135.00 feet, a central angle of 80° 05' 21", and a chord which bears South 78° 32' 07" West, 173.71 feet to a point for corner;
2. South 58° 20' 40" West, 157.51 feet to a point for corner;
3. South 03° 06' 48" East, 269.74 feet to a point for corner;

4. South 46° 47' 15" West, 142.14 feet to a point for corner;
5. South 67° 17' 15" West, 136.67 feet to a point for corner;
6. South 75° 29' 06" West, 76.90 feet to a point for corner;
7. South 84° 52' 51" West, 73.79 feet to a point for corner;
8. South 88° 15' 03" West, 503.55 feet to a point for corner;

Thence, North 01° 43' 05" West, departing a north line of aforementioned 49.033 acre tract, 1,204.59 feet to a point for corner on the arc of a curve on the south right-of-way line of Tamarron Crossing (100 feet wide) as shown on Tamarron Crossing Section 1 Street Dedication, a subdivision of record under Plat Number 20170061, F.B.C.P.R., the beginning of a curve;

Thence, along the south right-of-way line of said Tamarron Crossing, along the arc of a non-tangent curve to the left, having a radius of 2,450.00 feet, passing at an arc length of 123.80 feet a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the southeast corner of said Tamarron Crossing Section 1 Street Dedication, same being the southwest corner of Tamarron Crossing as shown on the aforementioned Tamarron Crossing Section 22, continuing along the south right-of-way line of said Tamarron Crossing for a total arc length of 138.29 feet, through a central angle of 03° 14' 02", and a chord which bears South 84° 51' 54" East, 138.27 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for a southerly corner of said Tamarron Crossing, the beginning of a reverse curve;

Thence, along the south right of way line of said Tamarron Crossing the following nine (9) courses:

1. 36.99 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 84° 45' 50", and a chord which bears South 44° 06' 00" East, 33.70 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
2. South 01° 43' 05" East, 8.47 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the southwest corner of Kobuk Valley Way (80 feet wide at this point);
3. North 88° 16' 55" East, 80.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the southeast corner of Kobuk Valley Way, the beginning of a curve;
4. 40.24 feet along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 92° 13' 12", and a chord which bears North 44° 23' 31" East, 36.03 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a reverse curve;
5. 706.61 feet along the arc of a tangent curve to the left, having a radius of 2,450.00 feet, a central angle of 16° 31' 29", and a chord which bears North 82° 14' 22" East, 704.16 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a reverse curve;
6. 38.61 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 88° 29' 42", and a chord which bears South 61° 46' 32" East, 34.89 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
7. North 72° 28' 19" East, 80.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a curve;
8. 38.61 feet along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 88° 29' 42", and a chord which bears North 26° 43' 11" East, 34.89 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner, the beginning of a reverse curve;
9. 113.98 feet along the arc of a tangent curve to the left, having a radius of 2,450.00 feet, a central angle of 02° 39' 56", and a chord which bears North 69° 38' 04" East, 113.97 feet to the POINT OF BEGINNING and containing 30.673 acres of land.

1. 188.71 feet along the arc of a non-tangent curve to the left, having a radius of 135.00 feet, a central angle of 80° 05' 21", and a chord which bears South 78° 32' 07" West, 173.71 feet to a point for corner;
2. South 58° 20' 40" West, 157.51 feet to a point for corner;
3. South 03° 06' 48" East, 269.74 feet to a point for corner;

NOTES:

1. BENCHMARK: NGS MONUMENT HGCS 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCS 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD., KATY, TX.
ELEV. = 136.21 FEET NAVD88
2. TBM INDICATES TEMPORARY BENCHMARK: TBM 14: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE SOUTH SIDE OF TAMARRON PARKWAY +/- 220 FEET WEST OF THE CENTERLINE OF A CULVERT BETWEEN TWO PONDS ON EITHER SIDE OF TAMARRON PARKWAY AND LOCATED +/- 500 FEET EAST OF THE INTERSECTION OF TAMARRON PARKWAY AND COLES CANYON.
ELEV. = 142.94 FEET NAVD88
3. TO ADJUST TO FORT BEND CO. LIAR DATUM ADD 0.39 FEET.
4. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
5. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE xxxxxxx xx, 2020 AND ISSUED xxxxxxx xx, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
7. THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND COUNTY EMERGENCY SERVICE DISTRICT #4, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
8. 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.
9. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.
10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 145.69 FEET ABOVE MEAN SEA LEVEL DATUM. IN ADDITION, THE TOP OF SLAB ELEVATION SHALL BE LESS THAN (24) INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

11. ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
12. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
13. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
15. ALL PROPERTY TO PREPARE INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
16. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
17. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM (NORTH AMERICAN DATUM OF 1983 (NAD 83), SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591065.
18. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
19. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
20. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
21. 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.
22. THIS PLAT IS SUBJECT TO SHORT FORM BLANKET EASEMENT AS SET OUT UNDER CLERK'S FILE NO. 2014039155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
23. 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 PURSUANT TO 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 REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,
THIS _____ DAY OF _____, 2020.

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

KP GEORGE
COUNTY JUDGE

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

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2020 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

TAMARRON SECTION 33

A SUBDIVISION OF 30.673 ACRES OF LAND LOCATED IN THE
J.D. VERMILLION SURVEY, ABSTRACT 339,
FORT BEND COUNTY, TEXAS.

125 LOTS 15 RESERVES (3.331 ACRES) 7 BLOCKS

SEPTEMBER 16, 2020

JOB NO. 1931-6033C

OWNERS:

D.R. HORTON - TEXAS, LTD.

A TEXAS LIMITED PARTNERSHIP

JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407

PH: 281-566-2100

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.

3600 W. Sam Houston Parkway S.
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

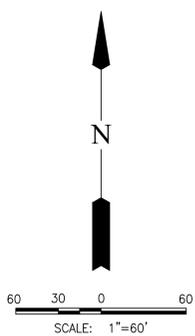
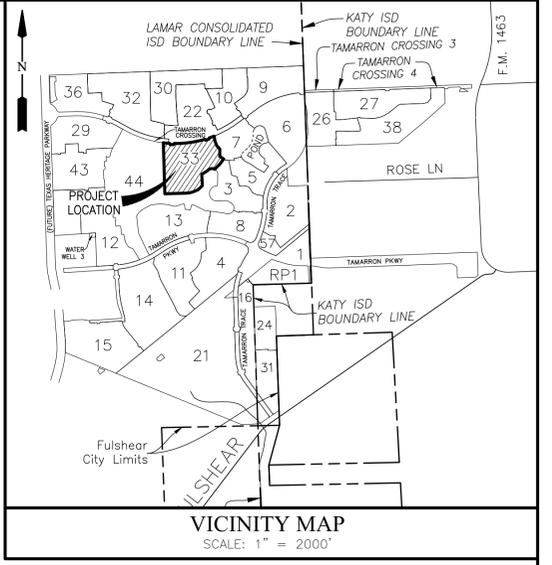
SHEET 1 OF 3

THIS PLAT OF TAMARRON SECTION 33 WAS APPROVED ON _____ BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2020, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.034	1,465	LANDSCAPE / OPEN SPACE / PIPELINE
B	0.034	1,464	OPEN SPACE / DRAINAGE
C	0.084	3,664	LANDSCAPE / OPEN SPACE
D	0.389	16,934	LANDSCAPE / OPEN SPACE
E	0.288	12,542	LANDSCAPE / OPEN SPACE
F	1.616	70,391	LANDSCAPE / OPEN SPACE
G	0.100	4,371	OPEN SPACE / DRAINAGE
H	0.029	1,250	OPEN SPACE / DRAINAGE
I	0.029	1,250	LANDSCAPE / OPEN SPACE / PIPELINE
J	0.186	8,118	LANDSCAPE / OPEN SPACE / PIPELINE
K	0.186	8,105	OPEN SPACE / DRAINAGE
L	0.109	4,757	LANDSCAPE / OPEN SPACE
M	0.034	1,463	LANDSCAPE / OPEN SPACE
N	0.186	8,092	LANDSCAPE / OPEN SPACE
O	0.029	1,250	LANDSCAPE / OPEN SPACE
TOTAL	3.331	145,117	



- 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
 - ST.M.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - EXIST. INDICATES EXISTING
 - F.M.E. INDICATES FORCE MAIN EASEMENT

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

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

TAMARRON SECTION 33

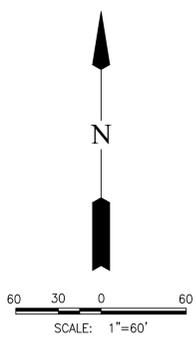
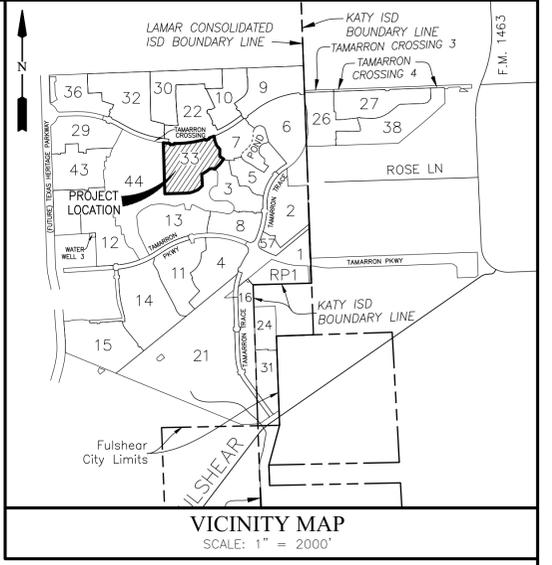
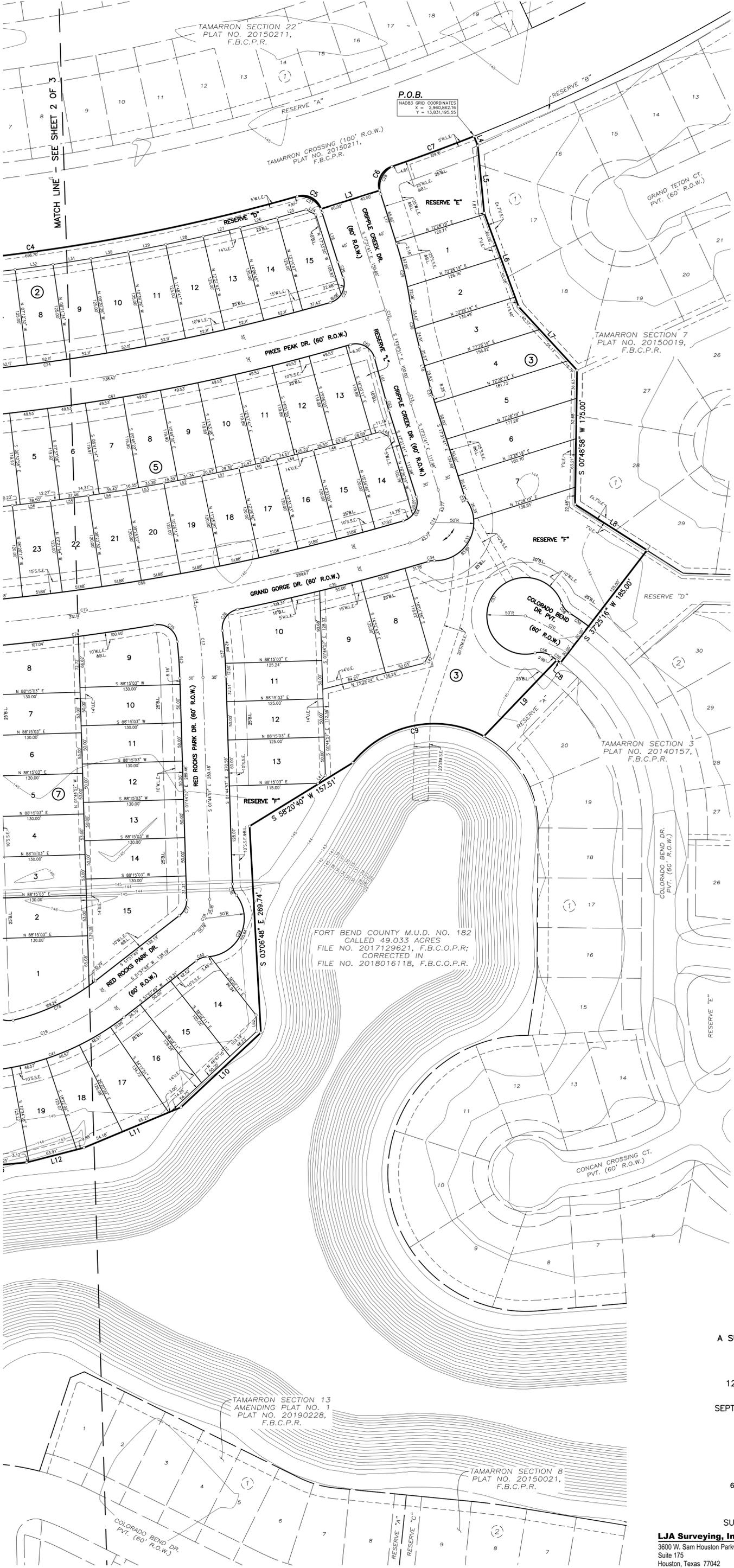
A SUBDIVISION OF 30.673 ACRES OF LAND LOCATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS.

125 LOTS 15 RESERVES (3.331 ACRES) 7 BLOCKS
SEPTEMBER 16, 2020 JOB NO. 1931-6033C

OWNERS:
D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR: **LJA Surveying, Inc.**
3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

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



- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
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 - ST.M.S.E. INDICATES STORM SEWER EASEMENT
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 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - EXIST. INDICATES EXISTING
 - F.M.E. INDICATES FORCE MAIN EASEMENT

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

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REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

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

September 30, 2020

Engineering Review

Final Plat
Tamarron Section 33
Fort Bend County, Texas

For Information only:

1. This plat will create 125 Lots in seven (7) Blocks with 15 Reserves and covers 30.673 acres of land.
2. Access to this Section will be provided by an extension of Cripple Creek Drive off of Tamarron Crossing and an extension of Kobuk Valley Way.
3. The typical lot in this Section is 50-foot in width by 130-foot in depth.
4. All of the streets in this section are public with the exception of Colorado Bend Drive which is shown as Private.

Recommendations:

I recommend that this Final Plat of Tamarron Section 33 be denied approval with the following considerations:

- A) No City Planning Letter was provided so it is not possible to check Ownership or Liens.
- B) When a City Planning Letter is obtained the blanks in Note #5 need to be filled in.
- C) There are three (3) Surveyors Certifications on each of the three (3) pages this is not necessary.



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: 09/08/2020

Date Received by the City of Fulshear: 09/18/2020

Subdivision: Tamarron Section 44 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: 77.496 acres out of the J.D. Vermillion Survey, A-339, Fort Bend County, Texas

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

Total Acreage: 77.496

Number of Streets: 6

Number of Lots: 128

Number and Types of Reserves: 4

Total Acres in Reserve: 49.81

Owner: DR Horton-Texas, Ltd. (attn Daniel Rose)

Address: 6744 Horton Vista Drive, Suite 100

City/State: Richmond, Texas 77407

Telephone: (281) 556-2100

Email Address: drose@drhorton.com

Engineer/Planner: LJA Engineering, Inc.

Contact Person: Geoff Freeman

Telephone: (713) 480-8883

Fax Number: (713) 953-5026

Email Address: gfreeman@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 3,077.40

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.

G A Freeman

Geoff Freeman / Platting Manager

09/08/2020

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, A BODY POLITIC ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, ACTING BY AND THROUGH D. SCOTT SULLIVAN, PRESIDENT OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, A BODY POLITIC ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, OWNERS OF THE 77.496 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON SECTION 44, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TAMARRON SECTION 44 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY WISH AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

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

THIS _____ DAY OF _____, 2020.

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

BY: _____
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, A BODY POLITIC ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY D. SCOTT SULLIVAN, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2020.

FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 182
A BODY POLITIC ORGANIZED AND EXISTING
UNDER THE LAWS OF THE STATE OF TEXAS

BY: _____
D. SCOTT SULLIVAN, PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED D. SCOTT SULLIVAN, PRESIDENT OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, A BODY POLITIC ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, MELONY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

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

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

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

THIS PLAT OF TAMARRON SECTION 44 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2020.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF TAMARRON SECTION 44 WAS APPROVED ON _____ BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2020, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

NOTES:

1. BENCHMARK: NGS MONUMENT HGCD 66: TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.

ELEV. = 136.21 FEET NAVD88

2. TBM INDICATES TEMPORARY BENCHMARK: TBM 14: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE SOUTH SIDE OF TAMARRON PARKWAY +/- 220 FEET WEST OF THE CENTERLINE OF A CULVERT BETWEEN TWO PONDS ON EITHER SIDE OF TAMARRON PARKWAY AND LOCATED +/- 500 FEET EAST OF THE INTERSECTION OF TAMARRON PARKWAY AND COLES CANYON.

ELEV. = 142.94 FEET NAVD88

TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.

3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.

4. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE xxxxxx, 2020 AND ISSUED xxxxxx, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

6. THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, FORT BEND COUNTY EMERGENCY SERVICE DISTRICT #4, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.

7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO.S 48157C0085L & 48157C0105L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

8. 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.

9. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.

10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 145.69 FEET ABOVE MEAN SEA LEVEL (NAVD 83 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN (24) INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

11. ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.

12. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

13. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

16. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.

17. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAVD 83) SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591065.

18. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.

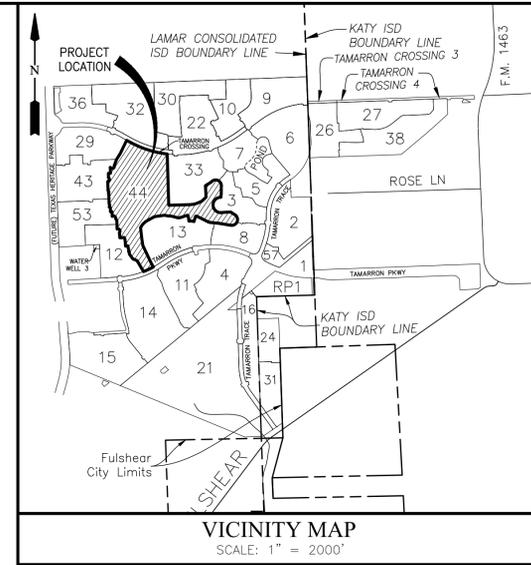
19. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182 WILL OWN AND MAINTAIN RESERVES "C", "D", "E", "F", "G", "H" & "I"; HOWEVER, THE FORT BEND COUNTY DRAINAGE DISTRICT HAS THE RIGHT TO ACCESS THEIR EASEMENTS, THAT MAY BE WITHIN THESE RESERVES, AS NEEDED. SEE DOCUMENTS FILED IN CLERK'S FILE NO. 2015058452, 2015058453 & 2015058454 FOR MORE DETAILS.

20. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.

21. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS; THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO 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 REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

22. 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.

23. THIS PLAT IS SUBJECT TO SHORT FORM BLANKET EASEMENT AS SET OUT UNDER CLERK'S FILE NO. 2014039155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.



VICINITY MAP
SCALE: 1" = 2000'

KEY MAP NO. 483P/T/U

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

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

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

THIS _____ DAY OF _____, 2020.

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDED IN MY OFFICE ON _____, 2020 AT _____ O'CLOCK _____M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

TAMARRON SECTION 44

A SUBDIVISION OF 77.496 ACRES OF LAND LOCATED IN THE
J.D. VERMILLION SURVEY, ABSTRACT 339,
FORT BEND COUNTY, TEXAS.

128 LOTS 4 RESERVES (49.813 ACRES) 3 BLOCKS
SEPTEMBER 16, 2020 JOB NO. 1931-6044C

OWNERS:

D.R. HORTON - TEXAS, LTD.

A TEXAS LIMITED PARTNERSHIP

JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 182
D. SCOTT SULLIVAN, PRESIDENT

3401 LOUISIANA STREET, SUITE 400, HOUSTON, TEXAS 77002

SURVEYOR:

LJA Surveying, Inc.

3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382



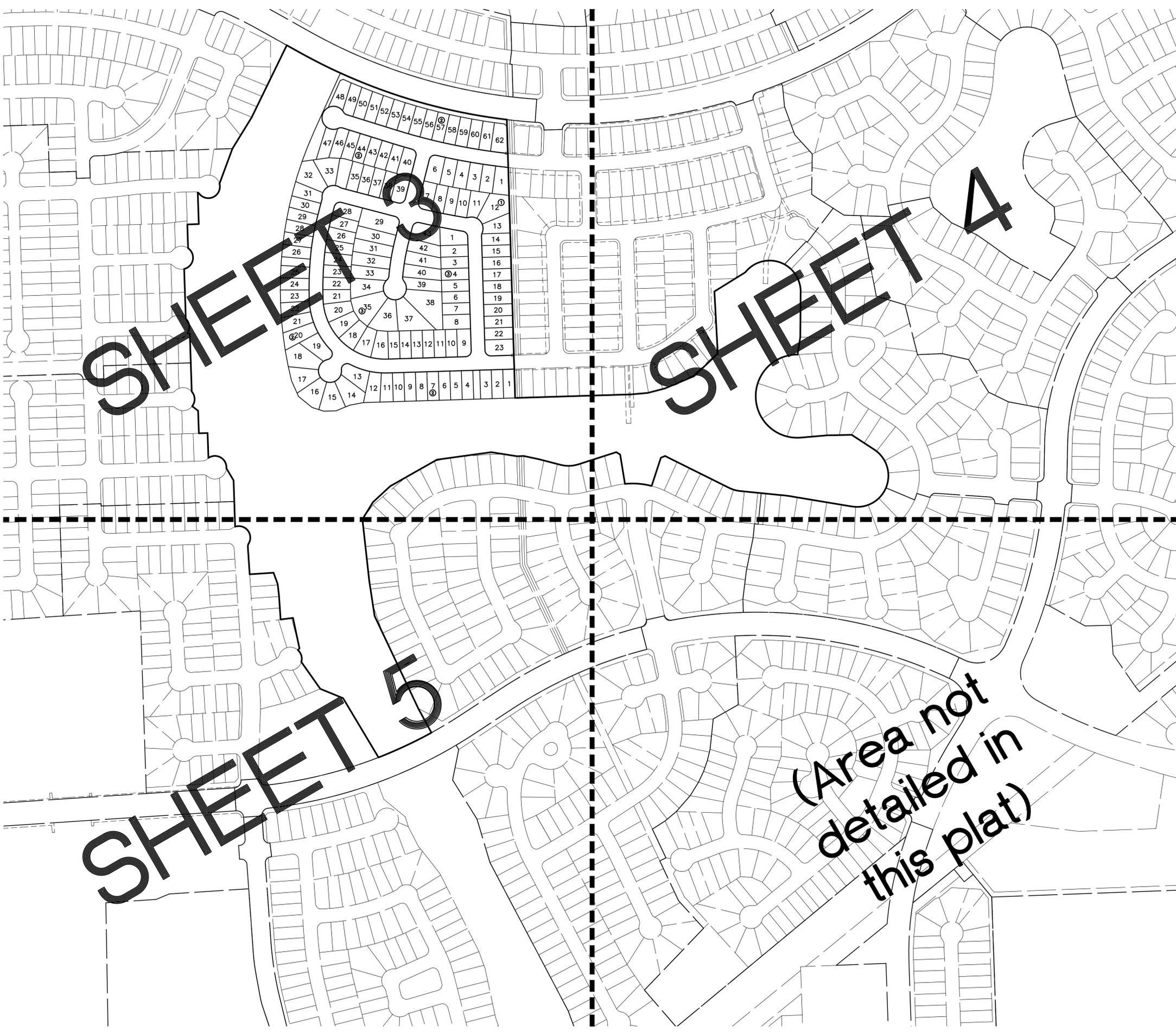
ENGINEER:

LJA Engineering, Inc.

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



SHEET 1 OF 6

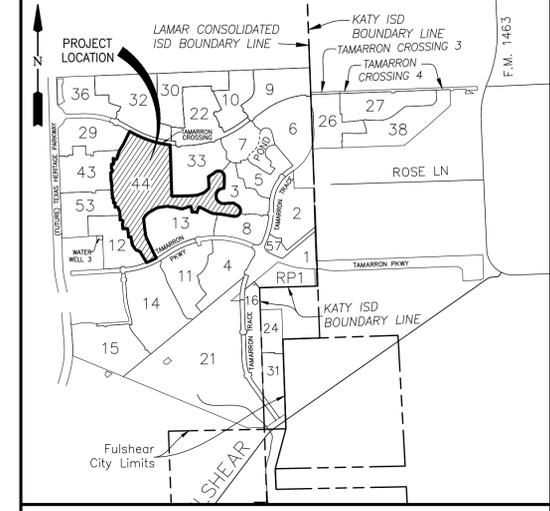
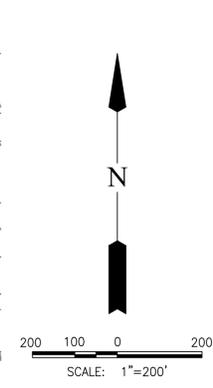


SHEET 3

SHEET 4

SHEET 5

(Area not detailed in this plat)



VICINITY MAP
SCALE: 1" = 200'
KEY MAP NO. 483P/T/U

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.086	3,750	LANDSCAPE / OPEN SPACE / DRAINAGE
B	0.104	4,549	LANDSCAPE / OPEN SPACE / DRAINAGE
C	0.590	25,707	LANDSCAPE / OPEN SPACE
D	49.033	2,135,865	LANDSCAPE / OPEN SPACE / DRAINAGE / DETENTION
TOTAL	49.813	2,169,871	

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

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

TAMARRON SECTION 44

A SUBDIVISION OF 77.496 ACRES OF LAND LOCATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS.

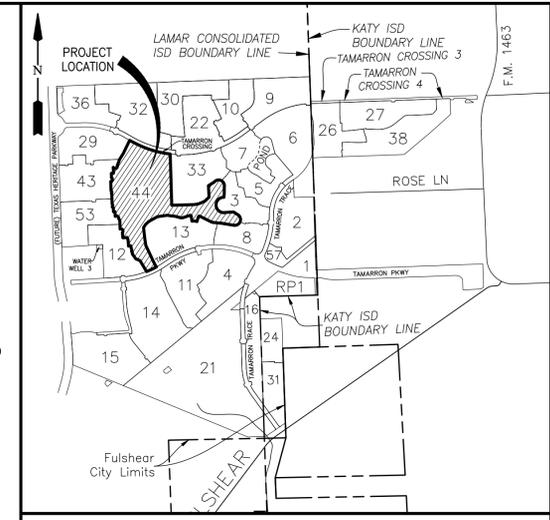
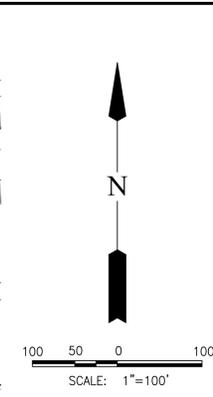
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PH: 281-566-2100

FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 182
D. SCOTT SULLIVAN, PRESIDENT
3401 LOUISIANA STREET, SUITE 400, HOUSTON, TEXAS 77002

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VICINITY MAP
SCALE: 1" = 2000'
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REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

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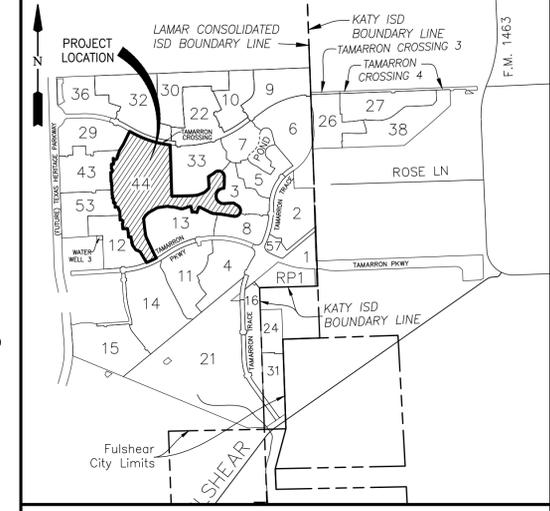
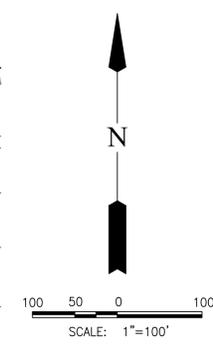
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FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 182
D. SCOTT SULLIVAN, PRESIDENT
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TEXAS REGISTRATION NO. 5659

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FORT BEND COUNTY
MUNICIPALITY DISTRICT NO. 182
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Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

September 30, 2020

Engineering Review

Final Plat
Tamarron Section 44
Fort Bend County, Texas

For Information only:

1. This plat will create 128 Lots in three (3) Blocks with 4 Reserves and covers 77.496 acres of land.
2. Access to this Section will be provided by an extension of Pikes Peak Drive and an extension of Red Rock Park Drive.
3. The typical lot in this Section is 50-foot in width by 125-foot in depth.

Recommendations:

I recommend that this Final Plat of Tamarron Section 44 be approved as submitted.



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: 09/08/2020 Date Received by the City of Fulshear: 09/18/2020
 Subdivision: Tamarron Crossing Section 2 St. Ded. 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: 2.355 acres out of the J.D. Vermillion Survey, A-339, Fort Bend County, Texas

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

Total Acreage: 2.355
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0.00

Owner: DR Horton-Texas, Ltd. (attn Daniel Rose)
Address: 6744 Horton Vista Drive, Suite 100
City/State: Richmond, Texas 77407
Telephone: (281) 556-2100
Email Address: drose@drhorton.com

Engineer/Planner: LJA Engineering, Inc.
Contact Person: Geoff Freeman
Telephone: (713) 480-8883
Fax Number: (713) 953-5026
Email Address: gfreeman@lja.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE <u>558.88</u>	
Park Fees (due at Final Plat Application)	<u> </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.

G A Freeman Geoff Freeman / Platting Manager 09/08/2020
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 2.355 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF TAMARRON CROSSING SECTION 2 STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

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

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

THIS _____ DAY OF _____, 2020.

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

BY: _____
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, MELONY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

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

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

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

THIS PLAT OF TAMARRON CROSSING SECTION 2 STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2020.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF TAMARRON CROSSING SECTION 2 STREET DEDICATION WAS APPROVED ON _____ BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2020, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

DESCRIPTION OF
2.355 ACRES
TAMARRON CROSSING 02 STD

Being 2.355 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (Tract 1) described in the deed to D.R. Horton-Texas, LTD by an instrument of record in File Number 2013000056 of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), said 2.355 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone):

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the northwest corner of Tamarron Crossing (100 feet wide) as shown on Tamarron Crossing Section 1 Street Dedication, a subdivision of record in Plat Number 20170061 of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), same being on the south line of Reserve "A" of Tamarron Section 36, a subdivision of record in Plat Number 20180045, F.B.C.P.R.;

Thence, South 17° 46' 02" West, along the west line of said Tamarron Crossing Section 1 Street Dedication, 100.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the southwest corner of said Tamarron Crossing Section 1 Street Dedication, same being the north line of Reserve "E" of Tamarron Section 29 Partial Replat No. 1, a subdivision of record in Plat Number 20180272, F.B.C.P.R., the beginning of a curve;

Thence, along the north line of said Reserve "E" and 670.05 feet along the arc of a non-tangent curve to the left, having a radius of 1,950.00 feet, a central angle of 19° 41' 15", and a chord which bears North 82° 04' 36" West, 666.75 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for a point of tangency on the north line of said Reserve "E";

Thence, South 88° 04' 47" West, continuing along the north line of said Reserve "E", 338.63 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for a point of curvature in the north line of said Reserve "E", same being on the east line of Texas Heritage Parkway (width varies) called 30.74 acres conveyed to Fort Bend County, Texas by an instrument of record under File Number 2020062517, F.B.C.O.P.R. ;

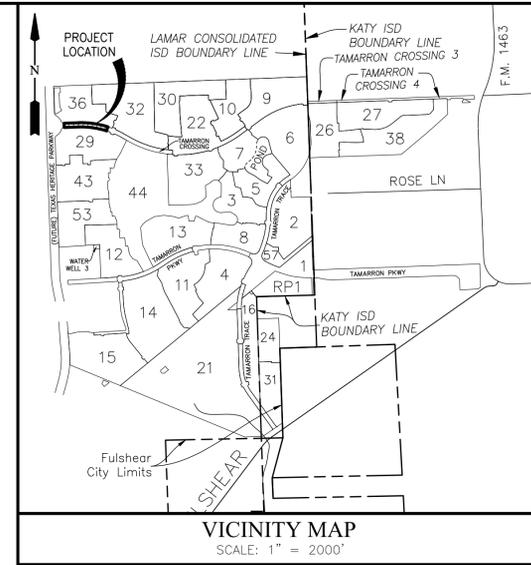
Thence, North 01° 55' 13" West, departing the north line of said Reserve "E", 100.00 feet to 5/8-inch iron rod with cap stamped "LJA ENG" found a point of tangency on the south line of the aforementioned Reserve "A";

Thence, North 88° 04' 47" East, along the south line of said Reserve "A", 338.63 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set on the south line of said Reserve "A", the beginning of a curve;

Thence, along the south line of said Reserve "A" and 704.41 feet along the arc of a tangent curve to the right, having a radius of 2,050.00 feet, a central angle of 19° 41' 15", and a chord which bears South 82° 04' 36" East, 700.95 feet to the POINT OF BEGINNING and containing 2.355 acres of land.

NOTES:

- BENCHMARK: NGS MONUMENT HGCS2 66; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCS2 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.
ELEV. = 136.21 FEET NAVD88
- TBM INDICATES TEMPORARY BENCHMARK: TBM 14: A BRASS DISK ON A CONCRETE CURB INLET LOCATED ALONG THE SOUTH SIDE OF TAMARRON PARKWAY +/- 220 FEET WEST OF THE CENTERLINE OF A CULVERT BETWEEN TWO PONDS ON EITHER SIDE OF TAMARRON PARKWAY AND LOCATED +/- 500 FEET EAST OF THE INTERSECTION OF TAMARRON PARKWAY AND COLES CANYON.
ELEV. = 142.94 FEET NAVD88
TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE SEPTEMBER 11, 2020 AND ISSUED SEPTEMBER 17, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ASSISTANCE DISTRICT #7, KATY INDEPENDENT SCHOOL DISTRICT, LAMAR CONSOLIDATED INDEPENDENT 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.S 48157C0085L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE NO PIPELINES AND/OR PIPELINE EASEMENTS 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 CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 (NAD 83), SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00011591065.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 182.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO 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 REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 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.
- THIS PLAT IS SUBJECT TO SHORT FORM BLANKET EASEMENT AS SET OUT UNDER CLERK'S FILE NO. 2014039155 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.



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

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

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

THIS _____ DAY OF _____, 2020.

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

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDED IN MY OFFICE ON _____, 2020 AT _____ O'CLOCK _____M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

TAMARRON CROSSING SECTION 2 STREET DEDICATION

A SUBDIVISION OF 2.355 ACRES OF LAND LOCATED IN THE
J.D. VERMILLION SURVEY, ABSTRACT 339,
FORT BEND COUNTY, TEXAS.

SEPTEMBER 17, 2020

JOB NO. 1931-1512C

OWNERS:
D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR:
LJA Surveying, Inc.
3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

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

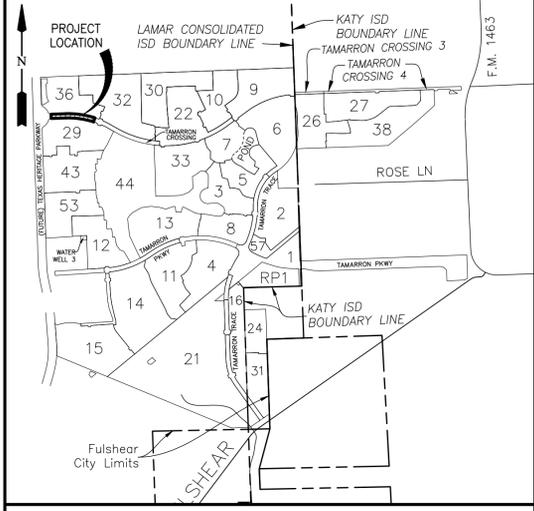
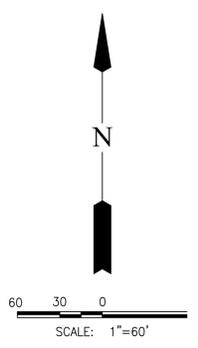
SHEET 1 OF 2

MVDAR CHECKS:

CAD: JAP

Path Name : I:\Projects\PLATINGS\1931\03_L_PLATINGS\Tamarron\Crossing Section 2.dwg

Date/Time : Thu, 17 Sep 2020 - 6:52pm



- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - EXIST. INDICATES EXISTING
 - F.M.E. INDICATES FORCE MAIN EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 17°46'02" W	100.00'
L2	N 01°55'13" W	100.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2050.00'	19°41'15"	704.41'	S 82°04'36" E	700.95'
C2	1950.00'	19°41'15"	670.05'	N 82°04'36" W	666.75'
C3	2000.00'	19°41'15"	687.23'	S 82°04'36" E	683.85'

TAMARRON CROSSING SECTION 2 STREET DEDICATION

A SUBDIVISION OF 2.355 ACRES OF LAND LOCATED IN THE J.D. VERMILLION SURVEY, ABSTRACT 339, FORT BEND COUNTY, TEXAS.

SEPTEMBER 17, 2020 JOB NO. 1931-1512C

OWNERS:
D.R. HORTON - TEXAS, LTD.
 A TEXAS LIMITED PARTNERSHIP
 JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
 6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
 PH: 281-566-2100

SURVEYOR:
LJA Surveying, Inc.
 3600 W. Sam Houston Parkway S. Phone 713.953.5200
 Suite 175 Fax 713.953.5026
 Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

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

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

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

Date/Time : Thu, 17 Sep 2020 - 6:52pm
 Path/Name : N:\Projects\PLATINGS\1931\03_L_PLOTS\TAMARRON\TAMARRON Crossing Section 2.dwg
 CAD: JAP
 MYLAR CHECK:

September 30, 2020

Engineering Review

Final Plat
Tamarron Crossing Section 2 - Street Dedication
Fort Bend County, Texas

For Information only:

1. This plat will create approximately 1000 foot of road right-of-way for Tamarron Crossing (100 foot width).
2. The Right-of-Way dedication begins on the East side of the Heritage Parkway and extends East to just West of the intersection with Jarvis Bay Pass.

Recommendations:

I recommend that this Final Plat of Tamarron Crossing Section 2 - Street Dedication be approved as submitted.



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: 09/08/2020 Date Received by the City of Fulshear: 09/18/2020
 Subdivision: Tamarron Section 28 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: 9.044 acres out of the J.D. Vermillion Survey, A-339 & Micajah Autrey Survey, A-100, Fort Bend County, T

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

Total Acreage: 9.044
 Number of Streets: 1
 Number of Lots: 21
 Number and Types of Reserves: 4
 Total Acres in Reserve: 4.62

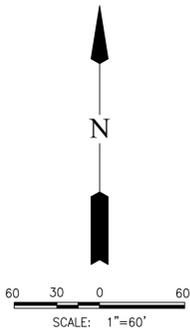
Owner: DR Horton-Texas, Ltd. (attn Daniel Rose)
 Address: 6744 Horton Vista Drive, Suite 100
 City/State: Richmond, Texas 77407
 Telephone: (281) 556-2100
 Email Address: drose@drhorton.com

Engineer/Planner: LJA Engineering, Inc.
 Contact Person: Geoff Freeman
 Telephone: (713) 480-8883
 Fax Number: (713) 953-5026
 Email Address: gfreesman@lja.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>686.55</u>
Park Fees (due at Final Plat Application)	<u></u>

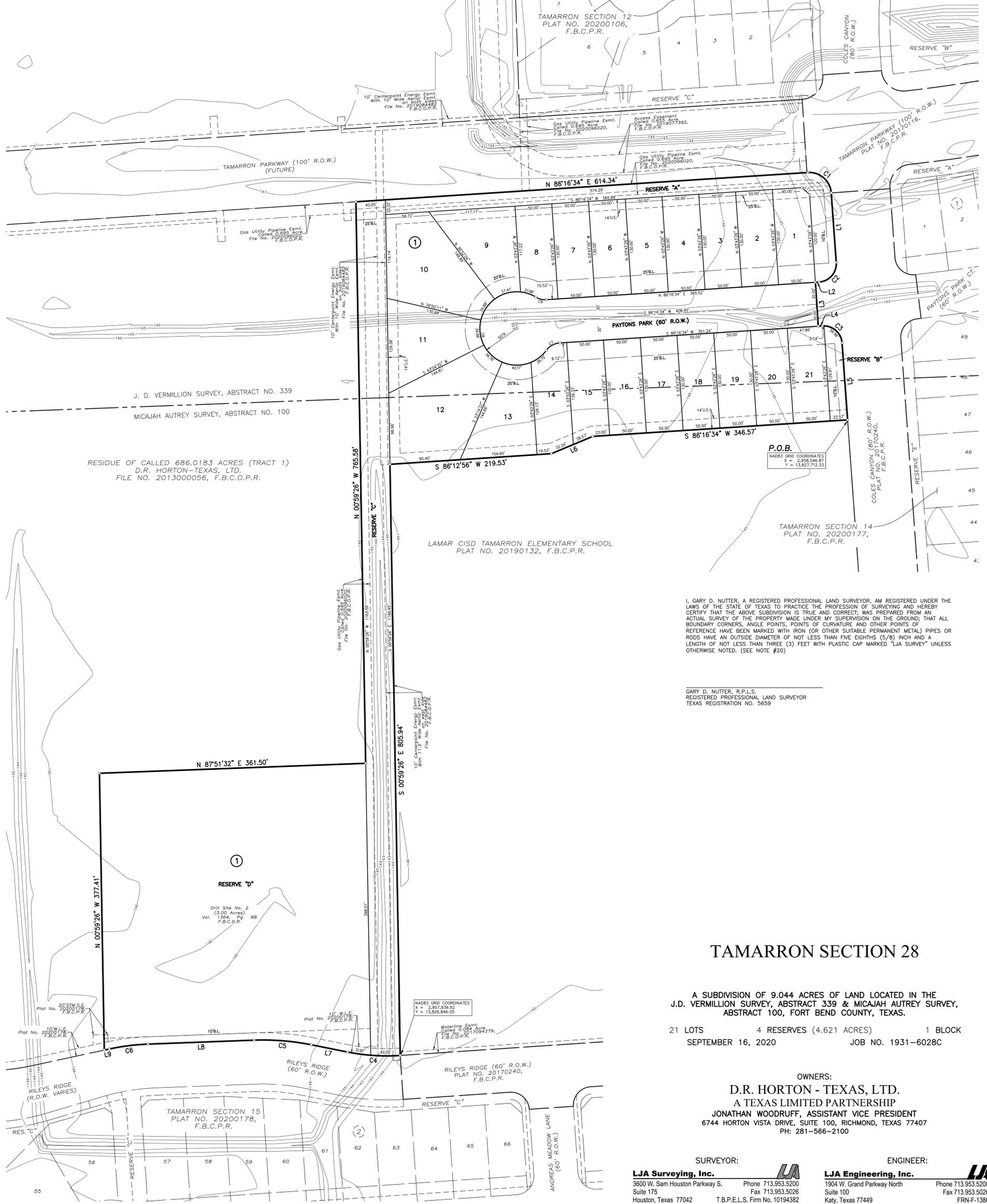
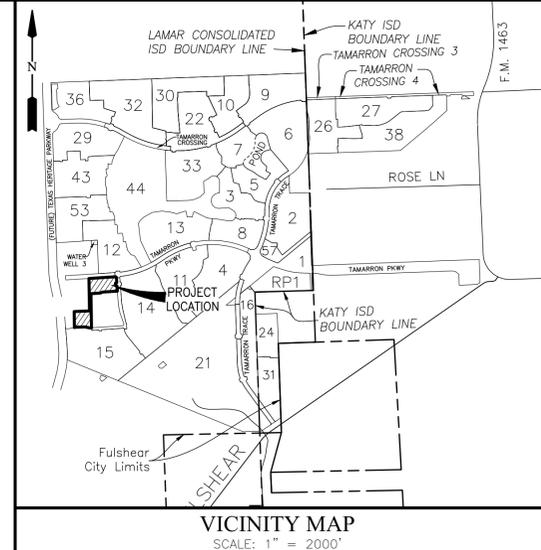
This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete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

G A Freeman Geoff Freeman / Platting Manager 09/08/2020
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



- 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
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 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
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 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - +— INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - EXIST. INDICATES EXISTING
 - F.M.E. INDICATES FORCE MAIN EASEMENT

RESIDUE OF CALLED 686.0183 ACRES (TRACT 1)
D.R. HORTON-TEXAS, LTD.
FILE NO. 201300056, F.B.C.O.P.R.



RESIDUE OF CALLED 686.0183 ACRES (TRACT 1)
D.R. HORTON-TEXAS, LTD.
FILE NO. 201300056, F.B.C.O.P.R.

J. D. VERMILLION SURVEY, ABSTRACT NO. 339
MICAHAH AUTREY SURVEY, ABSTRACT NO. 100

LAMAR CISD TAMARRON ELEMENTARY SCHOOL
PLAT NO. 20190132, F.B.C.P.R.

P.O.B.
NAD83 GRID COORDINATES
X = 2,957,939.92
Y = 13,827,712.33

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

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

TAMARRON SECTION 28

A SUBDIVISION OF 9.044 ACRES OF LAND LOCATED IN THE
J.D. VERMILLION SURVEY, ABSTRACT 339 & MICAHAH AUTREY SURVEY,
ABSTRACT 100, FORT BEND COUNTY, TEXAS.

21 LOTS 4 RESERVES (4.621 ACRES) 1 BLOCK
SEPTEMBER 16, 2020 JOB NO. 1931-6028C

OWNERS:
D.R. HORTON - TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT
6744 HORTON VISTA DRIVE, SUITE 100, RICHMOND, TEXAS 77407
PH: 281-566-2100

SURVEYOR:
LJA Surveying, Inc.
3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

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

September 30, 2020

Engineering Review

Preliminary Plat
Tamarron Section 28
Fort Bend County, Texas

For Information only:

1. This plat will create 21 lots in one (1) Block with four (4) Reserves that cover an area of 9.044 acres.
2. The typical lot in this Section is 50-foot in width and 130-foot in depth with a 25-foot Front Building Line.
3. Access to this section is provided by Paytons Park off of Coles Canyon
4. Since this Section is located in the E.T.J. of the City of Fulshear approval will be required from both the City and Fort Bend County.

Recommendations:

I recommend that this Preliminary Plat of Tamarron Section 28 be approved as submitted.



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: 09/18/2020

Date Received by the City of Fulshear:

Subdivision: FORT BEND COUNTY MUD NO. 198

Development: CROSS CREEK WEST

WATER PLNT NO. 1

SUBMITTAL OF PLAT: (Check Appropriate Selection)

[x] Preliminary

[] Final

[] Short Form Final

[] Replat

[] Vacation Plat

[] Admin. (Minor) Plat

[] Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

[x] Other: Water Plant/MUD Facility

[] Single-Family Residential

[] Zero Lot Line/ Patio Home

[] Multi-Family Residential

[] Planned Development

[] Commercial

[] Industrial

Plat Location: [x] City

[] ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.999 ACRES OF LAND LOCATED IN THE RUFUS WRIIGHT SURVEY, A-344

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

Total Acreage: 2.999

Number of Streets: 0

Number of Lots: 0

Number and Types of Reserves: 1 (Restricted, Water Plant & Related)

Total Acres in Reserve: 2.983

Owner: FF TEXAS HOLDINGS, L.P.

Address: 5005 RIVERWAY, STE. 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

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

TOTAL PLATTING FEE \$537.49

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.

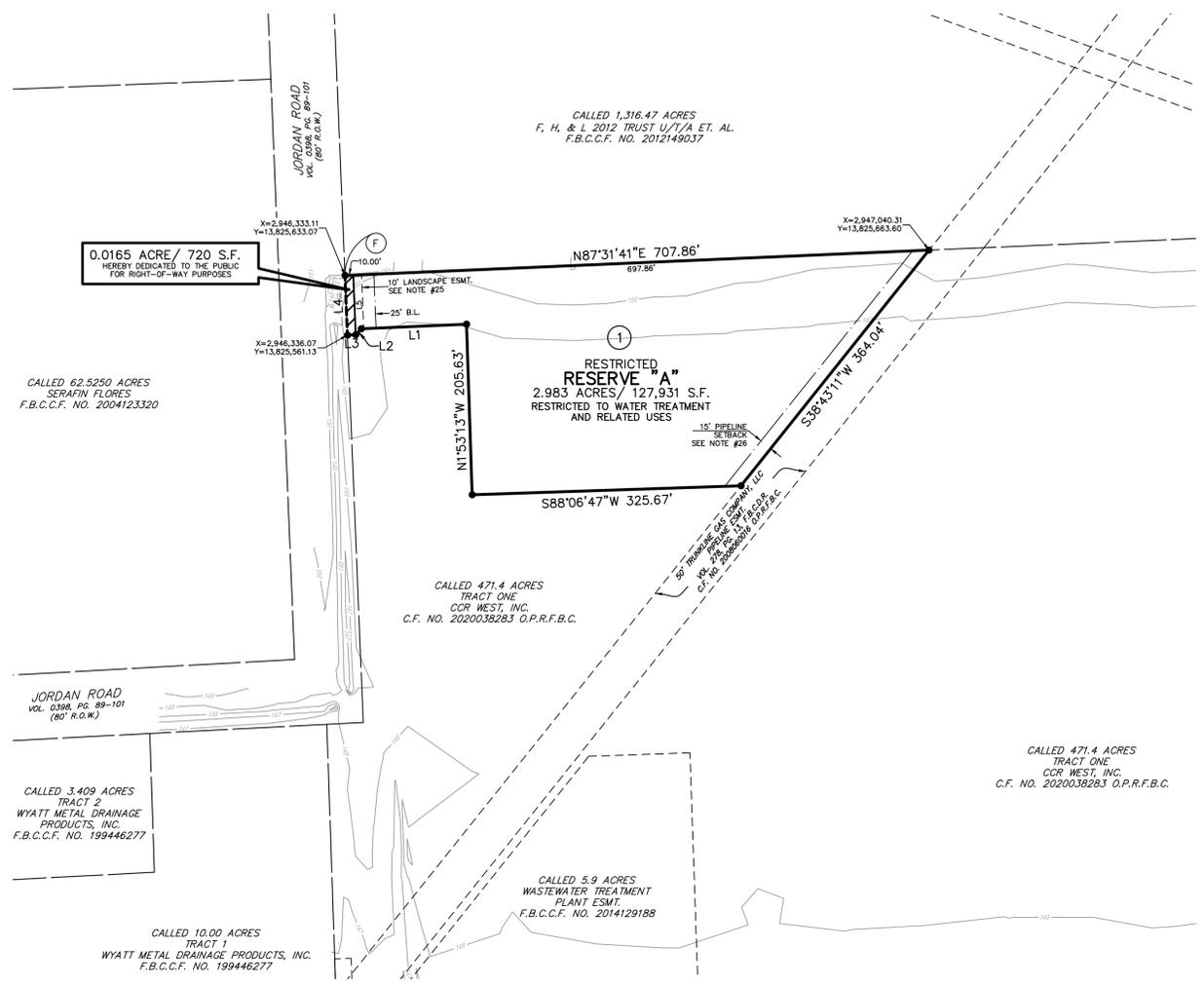
[Signature]
SIGNATURE

Trey DeVillier

TYPED OR PRINTED NAME/TITLE

09/18/2020

DATE



0.0165 ACRE / 720 S.F.
HEREBY DEDICATED TO THE PUBLIC
FOR RIGHT-OF-WAY PURPOSES

CALLED 1,316.47 ACRES
F. H. & L. 2012 TRUST U/T/A ET. AL.
F.B.C.C.F. NO. 2012149037

RESTRICTED
RESERVE "A"
2.983 ACRES / 127,931 S.F.
RESTRICTED TO WATER TREATMENT
AND RELATED USES

CALLED 471.4 ACRES
TRACT ONE
CCR WEST, INC.
C.F. NO. 2020038283 O.P.R.F.B.C.

CALLED 62.5250 ACRES
SERAFIN FLORES
F.B.C.C.F. NO. 2004123320

CALLED 3.409 ACRES
TRACT 2
WYATT METAL DRAINAGE
PRODUCTS, INC.
F.B.C.C.F. NO. 199446277

CALLED 10.00 ACRES
TRACT 1
WYATT METAL DRAINAGE PRODUCTS, INC.
F.B.C.C.F. NO. 199446277

CALLED 5.9 ACRES
WASTEWATER TREATMENT
PLANT ESMT.
F.B.C.C.F. NO. 2014129188

CALLED 471.4 ACRES
TRACT ONE
CCR WEST, INC.
C.F. NO. 2020038283 O.P.R.F.B.C.

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S87°31'41"W	127.66'
L2	S42°35'59"W	9.93'
L3	S87°35'59"W	10.02'
L4	N2°21'18"W	72.00'
L5	N2°21'18"W	72.03'

GENERAL NOTES

- "1" indicates Block Number.
- "U.E." indicates "Utility Easement".
- "B.L." indicates Building Line.
- "W.L.E." indicates Water Line Easement.
- "STM. S.E." indicates Storm Sewer Easement.
- "SAN. S.E." indicates Sanitary Sewer Easement.
- "ESMT." indicates Easement.
- "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.
- "F.B.C.P.R." indicates Fort Bend County Plat Records.
- "F.B.C.D.R." indicates Fort Bend County Deed Records.
- "I." indicates Iron.
- "FND." indicates found.
- "VOL." indicates volume.
- "PG." indicates page.
- "R.O.W." indicates right-of-way.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00013.
- Bearing based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the North line of 461.37 acre tract of land, designated Tract 2, as described in an instrument to FF Texas Holdings, LP, recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2013104491.
- There is no observable evidence of pipelines within the boundaries of the subject tract, based on the title research provided per City Planning Letter prepared by Stewart Title Company, File number 123456, certified date of September 18, 2020, that there is a pipeline easement of record within the boundaries of the subject tract and shown hereon.
- The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0085L, Revised April 2, 2014.
- The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
- Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plot boundary corners unless otherwise noted.
- (F) indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "KALKOMEY SURVEYING".
- This plot is within Lighting Zone LZ3.
- This tract is located within the extraterritorial jurisdiction of the City of Fulshear and Fort Bend County.
- Required per Fort Bend County Regulations of Subdivisions, Section 7.3, A.
- Required per Fort Bend County Regulations of Subdivisions, Section 5.12, C.

DESCRIPTION OF A 2.999 ACRE TRACT OF LAND SITUATED
IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344
FORT BEND COUNTY, TEXAS

BEING a 2.999 acre tract (130,651 square foot) of land situated in the Rufus Wright Survey, Abstract No. 344 of Fort Bend County, Texas and being a portion of a called 471.4 acre tract of land described as Tract One in an instrument to CCR West Inc., recorded under Clerk's File No. (C.F.N.) 2020038283 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 2.999 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the North line of said 461.37 acre tract as cited herein;

COMMENCING at a 3/4-inch iron pipe found for the Northwest corner of said 471.4 acre tract, same being the Southwest corner of a called 1,316.47 acre tract as described in an instrument to F.H. & L. 2012 Trust U/T/A Et. Al., recorded under C.F.N. 2012149037 of the O.P.R.F.B.C., same being the common West corner of said Rufus Wright Survey and the John J. Bond Survey, Abstract No. 113, said point lying in the centerline of Jordan Road (called 80 feet wide) (East 40 feet recorded under Volume 398, Page 094 of the Fort Bend County Deed Records (F.B.C.D.R.));

THENCE, N 87°31'41" E, along and with the common line of said 471.4 acre tract and said 1,316.47 acre tract, same being the common line of said Rufus Wright Survey and said John J. Bond Survey and over and across said Jordan Road, a distance of 39.79 feet to a 1/2-inch iron pipe with cap stamped "KALKOMEY SURVEYING" found for the POINT OF BEGINNING and Northwest corner of the herein described tract, lying on the East right-of-way line of said Jordan Road;

THENCE, N 87°31'41" E, along and with said common line, a distance of 707.86 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for the Northeast corner of the herein described tract lying on the Northwest line of a 50' wide Trunkline Gas Company, LLC pipeline easement, as described and recorded under Volume 278, Page 13 of F.B.C.D.R. and C.F.N. 2008060016 of the O.P.R.F.B.C.;

THENCE, S 38°43'11" W, over and across said 471.4 acre tract and along and with said pipeline easement, a distance of 364.04 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for the Southeast corner of the herein described tract;

THENCE, over and across said 461.36 acre tract of land, the following courses and distances:

S 88°06'47" W, a distance of 325.67 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for the Southernmost Southwest corner of the herein described tract;

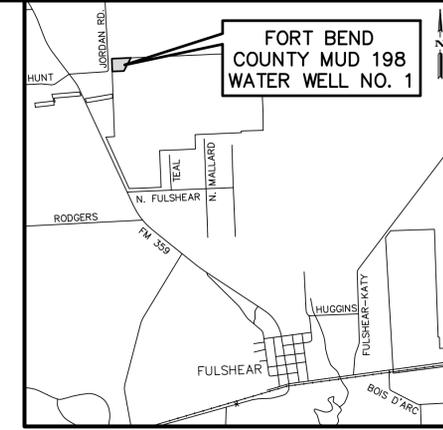
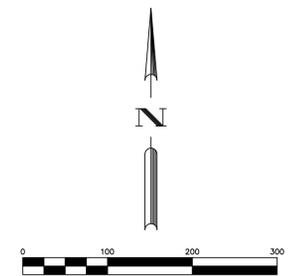
N 01°53'13" W, a distance of 205.63 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 87°31'41" W, a distance of 127.66 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for corner;

S 42°35'59" W, a distance of 9.93 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for corner;

S 87°35'59" W, a distance of 10.02 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for the Westernmost Southwest corner of the herein described tract line lying on the East right-of-way of said Jordan Road;

THENCE, N 02°21'18" W, along and with the East right-of-way of said Jordan Road, a distance of 72.00 feet to the POINT OF BEGINNING and containing 2.999 acres (130,651 square feet) of land.



VICINITY MAP
N.T.S.

DISTRICT NAMES	
M. U. D.	FORT BEND COUNTY M. U. D. 198
SCHOOL	LAMAR C. I. S. D.
FIRE	FIRE DISTRICT FULSHEAR
E. S. D.	FORT BEND ESD 4
CITY OR CITY ETJ	FULSHEAR E. T. J.
UTILITIES CO.	CENTERPOINT ENERGY

FORT BEND COUNTY MUD 198 WATER PLANT NO. 1

A SUBDIVISION OF 2.999 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVE: 1 BLOCKS: 1
SCALE: 1"=100' DATE: SEPTEMBER 18, 2020

OWNER:
CCR WEST, INC.,
a Texas Corporation
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
LARRY JOHNSON

LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
(281) 810-1422



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
JASON M. SVATEK, P.E.

September 2, 2020

Engineering Review

Preliminary Plat
Fort Bend County MUD 198, Water Plant No. I
Fort Bend County, Texas

For Information only:

1. This plat will create one (1) Restricted Reserve that will cover 2.983 acres that is Restricted to Water Treatment uses.
2. The Reserve has access to Jordan Road on its Northwest boundary line.

Recommendations:

I recommend that this Preliminary Plat of Fort Bend County MUD 198, Water Plant No. I be denied approval with the following considerations:

- A) The Right-of-way for Jordan Road does not match the width set out in the Thoroughfare Plan.

