

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

AGENDA OF:	April 13, 2018		
DATE SUBMITTED:	April 10, 2018	DEPARTMENT:	Planning and Development
	Sharon Valiante, Public Works Director, John Brown, Interim		Brant Gary – ACM/Executive Director P&D
PREPARED BY:	Building Official, Brant Gary, ACM Executive Director of Planning and Development	PRESENTER:	
SUBJECT:	Zone Change – 4.99 Acres 30200 FM 1093 – Downtown District to Commercial		
ATTACHMENTS:	Zoning Packet including: Letter of Request, Application, Site Plan, Legal Description, Notice of Public Hearing, Publisher’s Affidavit, Notice to Adjacent Property Owners Zoning Map		

EXECUTIVE SUMMARY

The owner of the property located at 30200 FM 1093, represented by George S Gayle, along with their designated local representative, Anderson Smith, are requesting a Zone Change for the property indicated. The requested change is to rezone the parcel from a Downtown District zoning classification to a Commercial zoning classification. They are proposing to develop the property into a Retail, Restaurant, Office, Medical and/or Service Tenants use. It is currently being used as mixed use with an Auto Repair Shop, a Barber Shop and a house. The representatives have provided the following documents as required by Article V, Section 1.279 Amendments, of the City’s Zoning Ordinance (2012-1069), which include the attached items referenced:

- Zoning Change Request & Application: Completed Letter of Request and Application by Owner/Owner’s Representative (See Item 1)
- Owner Affidavit: The owner has submitted a letter of authorization to request the Change in Zoning (See Item 2)
- Vicinity Map: Google Map of Fort Bend County show the location of the property in relation to the surrounding areas (See Item 3)
- Site Map: Map shows existing layout, pavement, access points. Staff accepts this document as representation of the existing site and current uses. (See Item 4)
- Survey/Legal Description: A survey which shows the existing lot and the buildings that sit on it, along with a metes and bounds for the property (See Item 5)
- Notification to the Public: In accordance with the Ordinance, Section 1.278: A mailing notice was sent to adjacent property owners within 300 feet of the subject property (4.99 acres). A Notice was published in an approved newspaper advertising the request for the change in zoning. Signs were installed on Syms Rd and on FM 1093. (See Item 6)

- Compliance with the Comprehensive Plan: After review of the request from the applicants, City Staff find that the requested zone change from Downtown District to Commercial is appropriate. The intended zoning change supports the orderly urban development through the land use, which promotes the unique sense of place in concert with the City's other regulations and Ordinances. In addition, it is in alignment with the current zoning in the area as shown on the current Zoning Map. The property fronts FM 1093 which would promote the existing commercial corridor within the area. The zoning change will promote economic development and protect the individual property rights. (See Item 7)

RECOMMENDATION

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

1. Positive for Approval, Zoning Change of the 4.99 Acres, 30200 FM 1093, from Downtown District to Commercial
2. Positive for Approval to amend the Zoning Map to reflect the change in zoning from Downtown District to Commercial.



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

April 4, 2018
Zoning Change Request
Staff Report

RE: Zoning Change application for 30200 FM 1093, 4.99 Acres located at the southwest corner of Syms Street and FM 1093, Fulshear TX 77441

The owner of the property located at 30200 FM 1093, along with their designated representatives, Mr. Anderson Smith, Capital Retail Properties, 6363 Woodway Dr., Suite 1125, Houston, TX 77057, and Mr. George Gayle, George Gayle Properties, 7007 Hunt Ln Fulshear, TX 77441, are requesting a change in zoning for the property indicated. The property is currently zoned Downtown District and lies at the lower southeast section of the Downtown District zone. It also is adjacent to the FM 1093 corridor, where much of the property fronting FM 1093 is zoned Commercial. They are requesting the zoning change to use the property as a commercial use, which would include retail, restaurant, medical, office, and commercial.

As it concerns the requested zoning change of this property in the Downtown District, the City of Fulshear's Comprehensive Plan generally addresses the ability to provide for prime consideration in efficient land use and a focus on community character integrated with all other aspects of the Comprehensive Plan.

The future land use map is intended to show the general pattern of uses anticipated and/or desired in and around the community in the years ahead and can be seen as an interim situation. As the development occurs, it is common to review or re-evaluate a land use.

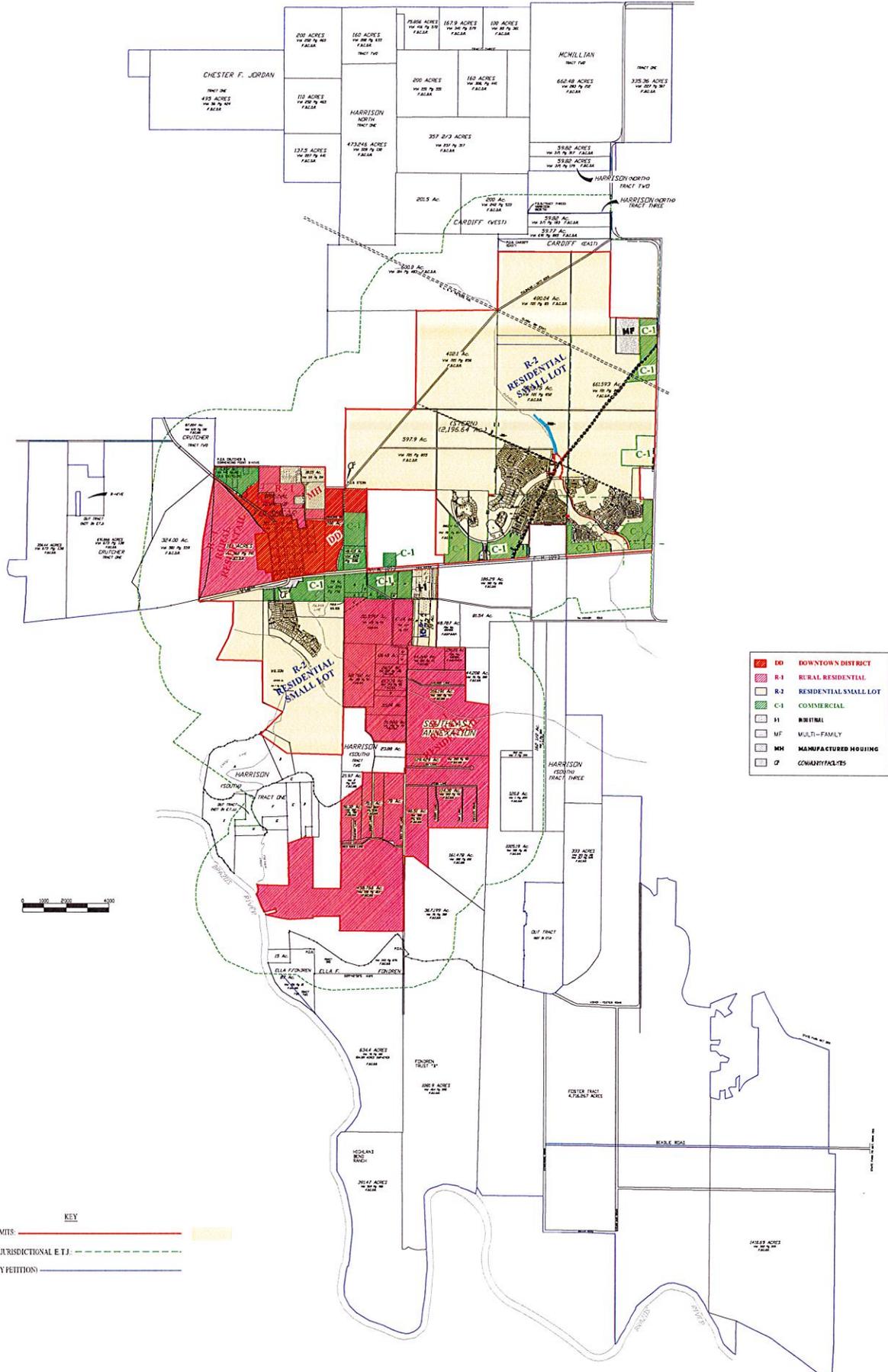
Based on a review of the documentation and of the Comprehensive Plan, City Staff have reason to believe the proposed zoning change requested by the applicant(s) will offer a variety of mixed uses that are permitted by the zoning change from Downtown District to Commercial, and will support the intent of the Zoning Ordinance and the Comprehensive Plan. The change will not adversely affect the public health, safety and well-being; nor will it diminish or impair the property values within the area and surrounding neighborhood. Thus, we find that the request to change the zoning classification for the property at 30200 FM 1093, 4.99 acres, is in line with the Comprehensive Plan.

Sincerely,

Sharon Valiante – Public Works Director
Brant Gary – Assistant City Manager/
Executive Director of Planning and Development
City of Fulshear

Zoning Change Request:
30200 FM 1093 4.99 acres
Item 7: Staff Report/Comp Plan Alignment

1 of 1



	DO	DOWNTOWN DISTRICT
	R-1	RURAL RESIDENTIAL
	R-2	RESIDENTIAL-SMALL LOT
	C-1	COMMERCIAL
	H	HABITAT
	MF	MULTI-FAMILY
	MH	MANUFACTURED HOUSING
	C	COMMUNITY



KEY

CITY LIMITS:

1/2 MILE JURISDICTIONAL E.T.J.:

E.T.J. BY PETITION:

APRIL, 2012

March 26, 2018

Brant Gary
City of Fulshear
30603 FM 1093 West – P.O. Box 279
Fulshear, Texas 77441

Re: Proposed Zone Change of 30200 FM 1093 Approximately 4.99 Acres

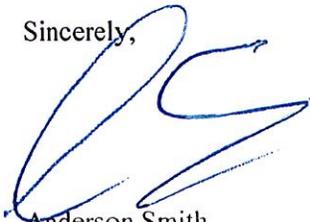
Mr. Gary:

Timbergrove Properties an affiliate of Capital Retail Properties is under contract to purchase 30200 FM 1093 in Fulshear, Texas from the Woodam Family Trust who is represented by George Gayle. The Subject Property is 4.99 Acres and we are requesting a zone change from Downtown District to Commercial.

Our intent is for a future Commercial Development that will encompass Retail, Restaurant, Office, Medical and or Service Tenants. Our goal is to have local, regional and a national Tenant mix. The property is currently an auto repair shop, barber shop and a house.

If you have any other questions or concerns feel free to email at the address below or call our office at 281-816-6550.

Sincerely,



Anderson Smith
Capital Retail Properties
Asmith@capitalretailproperties.com

Zoning Change Request:
30200 FM 1093 4.99 acres

Item 2: Letter of Request
and Application
1 of 4



APPLICATION TO AMEND THE ZONING ORDINANCE/SITE PLAN

(Must be a complete application for acceptance)

PROPERTY OWNER: WOODHAM FAMILY TRUST
Mailing Address 63 Big Circle Tr. City Bozeman State MT Zip 59718
Telephone (406) 539-7979 Email Awoodham@qwest.com

APPLICANT / AGENT: William G. Ginn (APPROVAL ZONING PERMITS)
Mailing Address 363 Woodvale City Houston State TX Zip 77055
Telephone (281) 552-1522 Cell (409) 447-4744 Email william.ginn@houston.gov

OTHER CONTACT Name _____ Phone _____

PURPOSE OF PROPOSAL:

Amend the ZONING MAP to change the zoning district boundaries on the following parcel(s):

Lot / Tract No. Lot / Tract No. Lot / Tract No. Lot / Tract No.

From DD From _____ From _____ From _____

To G-1 To _____ To _____ To _____

Location address or Legal lot and block range: See attached Survey

Present use of this property is: Auto Shop, Barber Shop, House

Describe proposed new use and purpose for zoning change:

RETAIL RESTAURANT, OFFICE, MEAT
COMMERCIAL

PROPERTY DESCRIPTION

Total net land area 4.99 acres (acres /or square feet)

Sketch Drawing of Area to be Re-Zoned, including Location Map (8 1/2" x 11")

Certified Legal Description:

NOT PLATTED: A Registered Texas Surveyor's certified metes and bounds legal description is required with case exhibit drawings of the entire area to be rezoned. The boundary description shall be furnished on 8 1/2" x 11" paper, bearing the surveyor's name, seal and date. If the area to be rezoned is entirely encompassed by a recorded deed, a copy of the deed description is acceptable. An Electronic copy of survey may be provided by CD, email or other method within 2 days of application. Send to bds@fulsheartexas.gov.

PLATTED: If it is within a recorded subdivision, provide a copy of the plat with the subdivision name and recording information. Any partial or non-surveyed parcel or tract, extracted from a recorded deed, will require a certified legal description as noted above.

Subdivision Name _____
Block _____ Lot(s) _____; Block _____ Lot(s) _____; Block _____ Lots(s) _____

Zoning Change Request:
30200 FM 1093 4.99 acres

Item 2: Letter of Request
and Application

2 of 4

Posting Requirements:

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

ACKNOWLEDGEMENTS:

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

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

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

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

Signature of Owner/ Agent* *George S. Gayle, IV* Date 3-15-18
(circle one)

Printed name George S. Gayle, IV Phone. No. 281-660-9440

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

Zoning Change Request:
30200 FM 1093 4.99 acres

Item 2: Letter of Request
and Application
3 of 4

LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO: George Gayle

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

[CERTIFIED	LEGAL	DESCRIPTION]
4.99 ac. in C. Fulshear, Abs. 29, Ft. Bend County, TX being part of a 34.23 ac. tract.		

ACKNOWLEDGEMENTS:

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

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

OWNER'S SIGNATURE of the above described property: Joseph F. Woodham

OWNER'S NAME (printed) Joseph F. Woodham

ADDRESS: 63 Big Chief Tr. Bezean, MT 59718

TELEPHONE: 406-539-7929 EMAIL: fbwoodham@gmail.com

LETTER OF AUTHORIZATION FOR ZONING CASE REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO: Anderson Smith

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

(CERTIFIED LEGAL DESCRIPTION)
4.99 ac. in C. Fulshear, Abs. 29, Ft. Bend County, TX being part of a 34.23 ac. tract.

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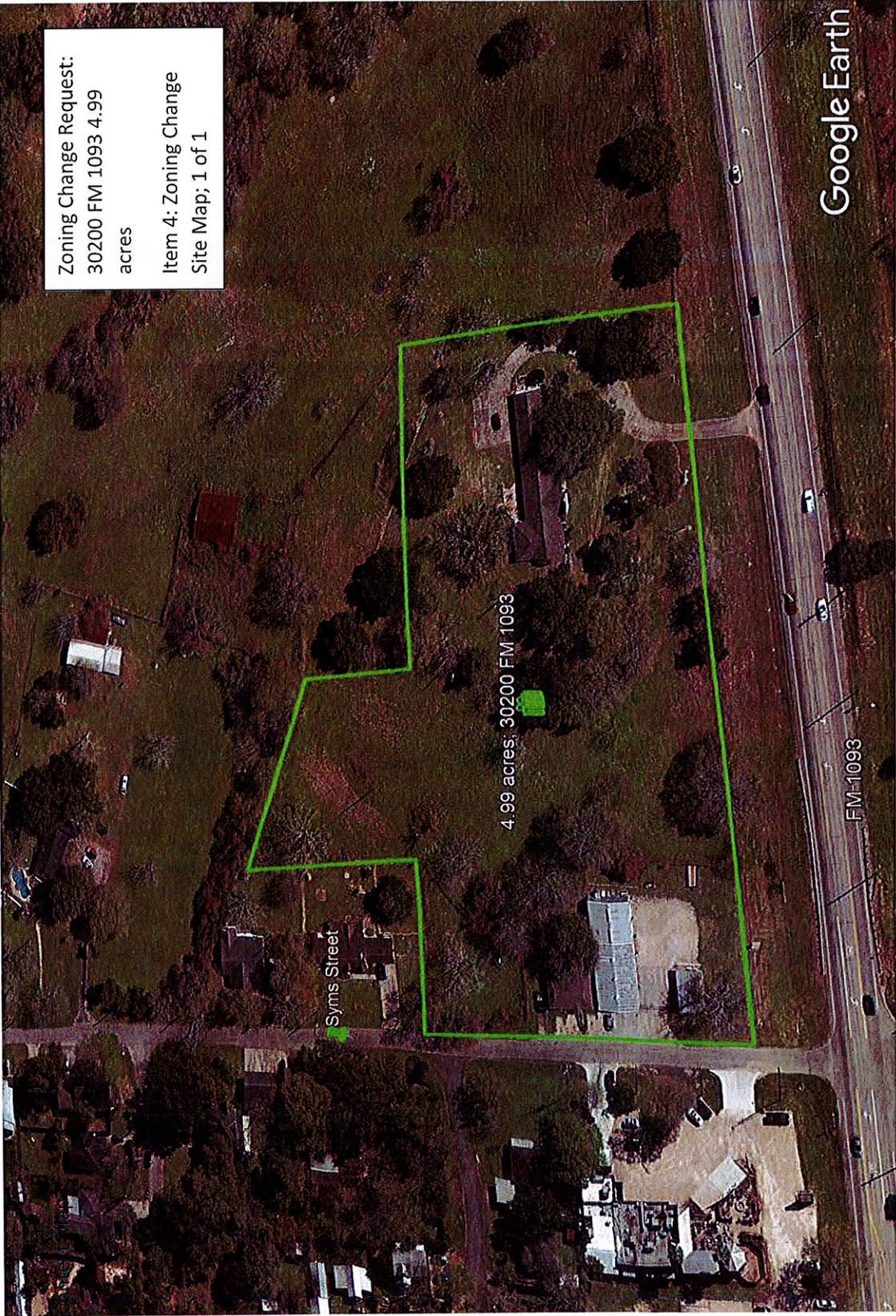
ADDRESS: 63 Big Chief Tr. Roseman, MT. 59718

TELEPHONE: 406-539-7979 EMAIL: fbwoodham@gmail.com



Zoning Change Request:
30200 FM 1093 4.99 acres
Item 3: Zoning Change
Vicinity Map; 1 of 1

Vicinity Map



Zoning Change Request:
30200 FM 1093 4.99
acres
Item 4: Zoning Change
Site Map; 1 of 1

Syms Street

4.99 acres; 30200 FM 1093

FM-1093

Google Earth



WINDROSE
LAND SURVEYING | PLATTING

Zoning CChange Request: 30200
FM 1093 4.99 acres

Item 5: Zoning Change - Survey &
Legal Description
2 of 2

**DESCRIPTION OF
4.990 ACRES OR 217,364 SQ. FT.**

A TRACT OR PARCEL CONTAINING 4.990 ACRES OR 217,364 SQUARE FEET OF LAND, SITUATED IN THE C. FULSHEAR LEAGUE, ABSTRACT NO. 29, FORT BEND COUNTY, TEXAS, AND BEING PART OF AND OUT OF THE RESIDUE OF A CALLED 34.23 ACRE TRACT OF LAND CONVEYED TO B.A. WOODHAM AS RECORDED UNDER VOL. 485, PG. 209 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), AND A PORTION OF THIRD STREET, FOURTH STREET, FIFTH STREET, AND HOUSTON STREET, (ALL CALLED 60' WIDE) AS RECORDED UNDER VOL. U, PGS. 177-179, F.B.C.D.R., CONVEYED TO HUGGINS RANCH, LTD. AS RECORDED UNDER F.B.C.C.F. NO. 2009007110, AND ALL OF BLOCKS 18, 19, AND 30 OF THE TOWN OF FULSHEAR, MAP OR PLAT THEREOF RECORDED UNDER VOL. U, PGS. 177-179, F.B.C.D.R., AND A PORTION OF A CALLED 2-1/4 ACRE TRACT OF LAND CONVEYED TO HUGGINS RANCH, LTD. AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2009007110, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83):

BEGINNING AT A 1/2 INCH IRON PIPE FOUND MARKING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF FARM-TO-MARKET (F.M.) ROAD NO. 1093 (120' WIDE) AND THE EAST R.O.W. LINE OF SYMS ROAD (CALLED 60' WIDE) AS RECORDED UNDER VOL. U, PGS. 177-179, F.B.C.D.R. AND THE SOUTHWEST CORNER OF SAID CALLED 34.23 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST R.O.W. LINE OF SAID SYMS ROAD, NORTH 07 DEG. 09 MIN. 04 SEC. WEST, A DISTANCE OF 295.09 FEET A 1/2 INCH IRON ROD AND AN ANGLE IRON FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 0.447 ACRE TRACT CONVEYED TO BRETT EDWARD DESHAZO AS RECORDED UNDER F.B.C.C.F. NO. 2012008871 AND THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE EAST R.O.W. LINE OF SAID SYMS ROAD, NORTH 82 DEG. 50 MIN. 56 SEC. EAST, A DISTANCE OF 150.00 FEET TO AN ANGLE IRON FOUND MARKING THE SOUTHEAST CORNER OF SAID CALLED 0.447 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST LINE OF SAID CALLED 0.447 ACRE TRACT AND THE EAST LINE OF A CALLED 0.3714 ACRE TRACT OF LAND CONVEYED TO VELA JEAN DESHAZO AS RECORDED UNDER F.B.C.C.F. NO. 2013061638, NORTH 07 DEG. 09 MIN. 04 SEC. WEST, PASSING AT A DISTANCE OF 130.00 FEET A 5/8 INCH IRON ROD FOUND MARKING THE COMMON EAST CORNER OF SAID CALLED 0.447 ACRE TRACT AND SAID CALLED 0.3714 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 200.93 FEET TO A POINT ON THE SOUTH LINE OF A CALLED 3.114 ACRE TRACT OF LAND CONVEYED TO BURGIN REAL ESTATE, LLC AS RECORDED UNDER F.B.C.C.F. NO. 2013004934, SAME BEING A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE, NORTH 81 DEG. 42 MIN. 13 SEC. WEST - 0.28 FEET;

THENCE, ALONG THE COMMON LINE OF SAID CALLED 34.23 ACRE TRACT AND SAID CALLED 3.114 ACRE TRACT, SOUTH 71 DEG. 04 MIN. 16 SEC. EAST, A DISTANCE OF 222.29 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID CALLED 3.114 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID CALLED 34.23 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 07 DEG. 09 MIN. 04 SEC. EAST A DISTANCE OF 103.20 FEET TO A CAPPED "5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 82 DEG. 50 MIN. 56 SEC. EAST A DISTANCE OF 282.82 FEET TO A CAPPED "5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 07 DEG. 01 MIN. 00 SEC. EAST A DISTANCE OF 296.57 FEET TO A CAPPED "5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH R.O.W. LINE OF SAID F.M. 1093, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH R.O.W. LINE OF SAID F.M. 1093, SOUTH 82 DEG. 59 MIN. 00 SEC. WEST, A DISTANCE OF 631.78 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 4.990 ACRES OR 217,364 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 52726_4.99AC, PREPARED BY WINDROSE LAND SERVICES.


PAUL A. JURICA JR.
R.P.L.S. NO. 4264
STATE OF TEXAS

FIRM REGISTRATION NO. 10108800



12/20/2017
DATE:

PUBLISHER'S AFFIDAVIT

u
Zoning (P+z)
2010-1028

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Lee Hartman who being by me duly sworn, deposes and says that he is the Publisher of *Fort Bend Herald* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

- 1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
- 2. it is published at least once each week;
- 3. it is entered as second-class postal matter in the county where it is published; and
- 4. it has been published regularly and continuously since 1959.
- 5. it is generally circulated within Fort Bend County.

(CLIPPING) (S)
ON Back

re

RECEIVED
CITY OF FULSHEAR

APR 09 2013

CITY SECRETARY OFFICE

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

4-2

_____, A.D. 2018

Lee Hartman
Publisher

SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

_____ b) provided the following evidence to establish his/her identity, _____

on this the 5th day of April, A.D. 2018 to certify which witness my hand and seal of office.

Zoning Change Request: 30200 FM 1093 4.99 access

Item 6: Zoning Change Notification to the Public 1 of 7

Brittani E. Ramirez
Notary Public, State of Texas



PUBLIC HEARING – ZONING CHANGE

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on April 13, 2018 at 8:30 a.m., the hearing will be held at city hall located at 30603 FM 1093. The second hearing will be held by the City Council on April 17, 2018 at 7:00 p.m. the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.

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

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

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

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

If you have any questions regarding this request please call the City Secretary's office at 281-346-1795.

PUBLIC HEARING – ZONING CHANGE

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings; **the first Public Hearing will be held by the Planning and Zoning Commission on April 13, 2018 at 8:30 a.m.**, the hearing will be held at city hall located at 30603 FM 1093. The second hearing will be held by the City Council on April 17, 2018 at 7:00 p.m. the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.

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CITY OF FULSHEAR

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

Notice of Zoning Change Request

March 29, 2018

TO WHOM IT MAY CONCERN;

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on **April 13, 2018 at 8:30 a.m.**, the hearing will be held at city hall located at 30603 FM 1093. The second hearing will be held by the City Council on **April 17, 2018 at 7:00 p.m.** the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearing will allow all interested persons will be given an opportunity to be heard.

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Sincerely,

John R. Brown
Interim Building Official

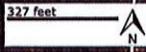
Zoning Change: 30200 FM 1093
4.99 Acres
Item 6 - Notification to the Public
4 of 7

CITY
COPY



Zoning Change Request: 30200 FM
 1093 4.99 acres
 Item 6: Zoning Change
 Notification to the Public
 5 of 7

Fulshear Lake



1

ID		APN	3380-00-008-0060-901	Site Address	8409 WILSON DR
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	GRACE, JASON	Owner 1 Address	PO BOX 432	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet	534				

2

ID		APN	0029-00-000-0870-901	Site Address	8509 SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	WOODHAM FAMILY TRUST	Owner 1 Address	63 BIG CHIEF TRL	Owner 1 City	BOZEMAN
Owner 1 State	MT	Owner 1 Zip Code	59718	Owner 2 Name	
Building Square Feet	1200				

3

ID		APN	3380-00-009-0011-901	Site Address	30306 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	AUSTIN, CHERILYN ELIZABETH	Owner 1 Address	PO BOX 701	Owner 1 City	STAFFORD
Owner 1 State	TX	Owner 1 Zip Code	77497	Owner 2 Name	
Building Square Feet	1056				

4

ID		APN	3380-00-008-0102-901	Site Address	30315 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	FULSHEAR COUNTRY ENTERPRISES LLC	Owner 1 Address	31311 RIVERLAKE RD	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet					

5

ID		APN	3380-00-008-0070-901	Site Address	8407 WILSON DR
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	FULSHEAR COUNTRY ENTERPRISES INC	Owner 1 Address	31311 RIVERLAKE RD	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet	1312				

6

ID		APN	3380-00-008-0072-901	Site Address	30315 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	FULSHEAR COUNTRY ENTERPRISES LLC	Owner 1 Address	31311 RIVERLAKE RD	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet					

7

ID		APN	0029-00-000-0665-901	Site Address	8319 SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	BURGIN REAL (ESTATE) LLC	Owner 1 Address	PO BOX 395	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet	2077				

8

ID		APN	3380-00-009-0014-901	Site Address	30302 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	BURGIN, JAMES N	Owner 1 Address	PO BOX 395	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	BURGIN, BARBARA
Building Square Feet	3164				

9

ID		APN	3380-00-008-0080-901	Site Address	30307 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	RIGGS, RODGER G	Owner 1 Address	PO BOX 675	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	RIGGS, CAROL L
Building Square Feet	4202				

10

ID		APN	0029-00-000-0873-901	Site Address	SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	OESHAZO, VELA JEAN	Owner 1 Address	15707 ENSENADA DR	Owner 1 City	HOUSTON
Owner 1 State	TX	Owner 1 Zip Code	77083	Owner 2 Name	
Building Square Feet	1350				

11

ID		APN	3380-00-009-0024-901	Site Address	30312 2ND ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	PECK, ROBERT	Owner 1 Address	209 CALETA CIR	Owner 1 City	RICHMOND
Owner 1 State	TX	Owner 1 Zip Code	77406	Owner 2 Name	PECK, CANDACE
Building Square Feet	1665				

12

ID		APN	3380-00-008-0020-901	Site Address	8415 WILSON DR
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	SIMMONS, SONYA LUNCEFORD	Owner 1 Address	PO BOX 98	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet	2382				

13

ID		APN	3380-00-001-0093-901	Site Address	8503 WILSON DR
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	KRPEC, MARK	Owner 1 Address	32619 WALTHAM XING	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	KRPEC, MONICA
Building Square Feet	1540				

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14

ID		APN	3380-00-001-0094-901	Site Address	30315 1ST ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	UNKER, JOHN PAUL	Owner 1 Address	PO BOX 423	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	
Building Square Feet	704				

15

ID		APN	3380-00-001-0041-901	Site Address	E FRONT ST
Site City		Site State	TX	Site Zip Code	77441
Owner 1 Name	QSR REAL (ESTATE) HOLDINGS LLC	Owner 1 Address	5015 FM 723 RD	Owner 1 City	RICHMOND
Owner 1 State	TX	Owner 1 Zip Code	77406	Owner 2 Name	
Building Square Feet					

16

ID		APN	3380-00-001-0040-901	Site Address	WILSON ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	LIPPMAN, LOUIS M	Owner 1 Address	1616 FOUNTAIN VIEW DR APT 611	Owner 1 City	HOUSTON
Owner 1 State	TX	Owner 1 Zip Code	77057	Owner 2 Name	
Building Square Feet					

17

ID		APN	3380-00-008-0010-901	Site Address	8414 SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	JONES, SELWIN W	Owner 1 Address	PO BOX 207	Owner 1 City	FULSHEAR
Owner 1 State	TX	Owner 1 Zip Code	77441	Owner 2 Name	JONES, DORIS J
Building Square Feet	2457				

18

ID		APN	3380-00-001-0092-901	Site Address	8502 SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	ROSH PROPERTIES LTD	Owner 1 Address	431 W GAYWOOD DR	Owner 1 City	HOUSTON
Owner 1 State	TX	Owner 1 Zip Code	77079	Owner 2 Name	
Building Square Feet	952				

19

ID		APN	3380-00-001-0010-901	Site Address	8506 SYMS ST
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	PAWELEK, CLAUDE A	Owner 1 Address	34333 PECAN HILL DR	Owner 1 City	BROOKSHIRE
Owner 1 State	TX	Owner 1 Zip Code	77423	Owner 2 Name	
Building Square Feet					

20

ID		APN	0029-00-000-0871-901	Site Address	30136 FM 1093 RD
Site City	FULSHEAR	Site State	TX	Site Zip Code	77441
Owner 1 Name	WOODHAM, B A	Owner 1 Address	63 BIG CHIEF TRL	Owner 1 City	BOZEMAN
Owner 1 State	MT	Owner 1 Zip Code	59718	Owner 2 Name	WOODHAM, JEAN
Building Square Feet	3705				

Zoning Change Request: 30200 FM 1093 4.99 access Item 6: Zoning Change Notification to the Public 7 of 7



CITY OF Incorporated 1977

FULSHEAR

281-346-1796 (ph) 281-346-2556 (fax)

30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES MARCH 2, 2018

1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Planning and Zoning Chairman Amy Pearce at 8:30 a.m. on March 2, 2018 in the City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present:

Amy Pearce-Chairman

Austin Weant- Co-chairman

Dar Hakimzadeh

Bijay Aryal

Members Absent:

Harold Collins

Dawn McRea

Jason Cherubini

City Staff:

D. Gordon Offord, City Secretary

Brant Gary, Executive Director of Planning & Development

April Jensen, Plans Examiner

David Leyendecker, City Engineer came at 8:35a.m.

Sharon Valiante, Public Works Director

Others Present:

Trey DeVillier

Gerald Grissom

J. D. McCann

Kayleen Nelson

And 5 others who did not sign in

PLANNING & ZONING MINUTES
MARCH 2, 2018
PAGE 2

3. Citizen's Comments

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

J. D. MCCANN ASKED THE COMMISSION IF THEY ARE OF THE NEW ELEVATIONS THAT CAME OUT FROM FEMA. HE STATED THEY HAVE BEEN PASTED ON FACEBOOK AND COMMISSION SHOULD BE AWARE BEFORE APPROVING MORE PLATS. HE STATED FOR EXAMPLE THE PROPERTY ACROSS FROM WESTON LAKES IS NOW IN THE FLOOD PLAIN WHERE IT WAS NOT BEFORE. HE SHARED SOME COPIES WITH THE COMMISSION. HE READ TO THE COMMISSION A RECENT STUDY PUT OUT BY TXDOT. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)

KAYLEEN NELSON STATED THAT CITIZENS ARE NOT TRYING TO STOP DEVELOPMENT BUT WANTS TO MAKE THE COMMISSION LOOK AT THE PROBLEMS WITH FLOODING AND HOW IT WILL IMPACT NEIGHBORHOODS THAT ARE ALREADY HERE. MS. NELSON ASKED SEVERAL QUESTIONS AND THERE WAS A RESPONSE FROM MEMBERS OF THE COMMISSION AS WELL AS ADMINISTRATIVE CITY STAFF. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on February 9, 2018

A MOTION WAS MADE BY PNZ MEMBER HAKIMZADEH TO APPROVE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON FEBRUARY 9, 2018. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WEANT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBER ARYAL, HAKIMZADEH, PEARCE, & WEANT

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBER CHERUBINI, COLLINS, AND MCREA

MOTION PASSES

BRANT GARY, EXEC. DIRECTOR OF PLANNING & DEVELOPMENT, LEFT AT 8:50 A.M.

5. Consideration and possible action to approve Creek Cove at Cross Creek Ranch Section 14/Preliminary Plat

CITY ENGINEER, DAVID LEYENDECKER, RECOMMENDS APPROVAL. CORRECTIONS HAVE BEEN MADE.

**PLANNING & ZONING MINUTES
MARCH 2, 2018
PAGE 3**

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE CREEK COVE AT CROSS CREEK RANCH SECTION 14, PRELIMINARY PLAT.

IT WAS SECONDED BY PLANNING AND ZONING ARYAL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBER ARYAL, HAKIMZADEH, PEARCE, & WEANT

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBER CHERUBINI, COLLINS, AND MCREA

MOTION PASSES

6. Consideration of and action on approval of a request for a variance as to street width for a Preliminary plat for the Fulbrook on Fulshear Creek Section 5 subdivision. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 5/Preliminary Plat

CHAIRMAN AMY PEARCE ANNOUNCED THAT FULBROOK ON FULSHEAR CREEK SECTION 5 HAS BEEN WITHDRAWN.

NO ACTION WAS TAKEN

7. Consideration and possible action to approve Fulbrook on Fulshear Creek Section 13/Preliminary Plat

STEVEN WILCOX, REPRESENTATIVE FOR FULBROOK ON FULSHEAR CREEK, SECTION 13 ENGINEER, PRESENTED TO COUNCIL. HE TALKED ABOUT THE MASTER DRAINAGE STUDY FOR THIS PROJECT. HE STATED HE ONLY LOOK AT DRAINAGE IN RELATIONSHIP TO FULSHEAR MUD ONE. A DISCUSSION CONTINUED AMONG AUDIENCE, PnZ MEMBERS, AND MR. WILCOX FOR APPROXIMATELY 40 MINUTES. (FOR ALL THE COMMENTS, REQUEST A COPY OF THE TAPE RECORDING)

DAVID LEYENDECKER, CITY ENGINEER STATED CORRECTION HAS BEEN MADE AND THAT DEVELOPER TURNED IN NEW PLATS AND HE RECOMMENDS APPROVAL OF PRELIMINARY PLAT.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER ARYAL SUBJECT TO THE RECOMMENDATIONS BY CITY ENGINEER, DAVID LEYENDECKER, TO APPROVE FULBROOK ON FULSHEAR CREEK SECTION 13/PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

**PLANNING & ZONING MINUTES
MARCH 2, 2018
PAGE 4**

*AYES: PLANNING AND ZONING MEMBER ARYAL, HAKIMZAKEH, PEARCE, & WEANT
NAYS: NONE
ABSENT: PLANNING AND ZONING MEMBER CHERUBINI, COLLINS, AND MCREA*

MOTION PASSES

8. Consideration and possible action to approve CC F.M. 1093 Tract 3/Final Plat
DAVID LEYENDECKER, CITY ENGINEER, STATED ONE RESERVE WAS CREATED ON THE 1.7 ACRE AND RECOMMEND APPROVAL. CHAIRMAN PEARCE ASKED ABOUT ACCESS. GERALD GRIMISSON, REPRESENTATIVE FOR CC FM 1093 PLAT, RESPONDED. (FOR ALL COMMENTS, REQUEST A COPY OF TAPE RECORDING)

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER WEANT TO APPROVE CC F.M. 1093 TRACT/ FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER ARYAL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBER ARYAL, HAKIMZADEH, PEARCE, & WEANT
NAYS: NONE
ABSENT: PLANNING AND ZONING MEMBER CHERUBINI, COLLINS, AND MCREA*

MOTION PASSES

9. Consideration and possible action to approve Fulshear Bend Drive Extension No. 3/Final Plat

MR. LEYENDECKER, CITY ENGINEER, RECOMMENDS APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE FULSHEAR BEND DRIVE EXTENSION NO. 3 /FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WEANT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: PLANNING AND ZONING MEMBER ARYAL, HAKIMZADEH, PEARCE, & WEANT
NAYS: NONE
ABSENT: PLANNING AND ZONING MEMBER CHERUBINI, COLLINS, AND MCREA*

MOTION PASSES

11. Adjournment

PLANNING & ZONING MINUTES
MARCH 2, 2018
PAGE 5

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO ADJOURN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER ARYAL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PLANNING AND ZONING MEMBER ARYAL, HAKIMZADEH, PEARCE, & WEANT

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBER CHERUBINI, COLLINS, AND MCREA

MOTION PASSES

CHAIRMAN PEARCE ANNOUNCED THAT MEETING IS ADJOURNED AT 9:11 A.M.



Zoning Change

APPLICANT/OWNER: Capital Retail Properties

ADDRESS OF PREMISES: 30200 FM 1093

REQUESTING: Zoning change for Commercial, Retail, Restaurant,
Office, Medical and/or Service Tenants

HEARING DATE: April 13, 2018

PLANNING AND ZONING COMMISSION REVIEW

GRANTED

DENIED

RETURNED FOR ADDITIONAL DATA

COMMENTS/CONDITIONS: _____

CHAIRMAN SIGNATURE: _____ DATE: _____

CITY COUNCIL REVIEW

GRANTED

DENIED

SIGNATURE: _____ DATE: _____

PRESENTATION

BY:

JOHNSON

DEVELOPMENT



LEGEND

- EXISTING TRAILS
- FUTURE TRAILS
- SCHOOL DISTRICT
- MODEL HOMES
- RECREATION CENTERS / PARKS & OPEN SPACE
- FLEWELLEN CREEK POOL
- CANINE COMMONS
- SCHOOLS
- MULTI-FAMILY
- DISC GOLF
- WELCOME CENTER & CAFE
- POLISHING POND / BOARDWALK
- ADVENTURE ISLAND & SPLASH PAD
- WASTE WATER TREATMENT PLANT
- WATER PLANT
- MIXED USE
- FUTURE DEVELOPMENT
- FUTURE DEVELOPMENT ACTIVE ADULT

CROSS CREEK RANCH

CREEK COVE SEC. 13 LOCATION



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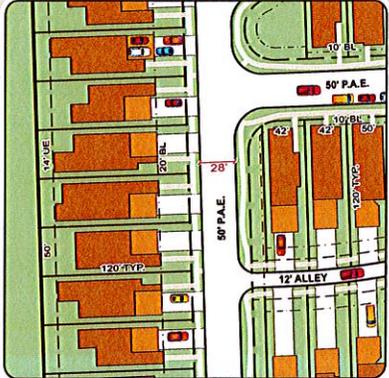


FLEWELLEN CREEK
±36.9 Ac.

LAKE / RETENTION
±43.6 Ac.

LINEAR PARK
±1.6 Ac.

OS
±0.2 Ac.



PROPOSED LAYOUT
(TYP. 50'x120' & 42'x120')

SF-26A
31 LOTS (TYP. 42'x120'-ALLEY)
10 LOTS (TYP. 50'x120'-ALLEY)
30 LOTS (TYP. 50'x120')
±17.0 Ac.
TOTAL - 71 LOTS

FULSHEAR BEND DR.

CREEK COVE AT CCR
SEC. 9

a section exhibit for
CROSS CREEK RANCH
SF-26A
 prepared for
JOHNSON DEVELOPMENT CORPORATION

BGE KERRY R. GILBERT & ASSOCIATES

Land Planning Consultants -
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77494
 Tel: 281-579-0340

OPTION B2



APRIL 2, 2018
 KGA 81330A

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

PLATTING AND SUBDIVISION REVIEW

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

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-10-18

City Secretary

Processed
 Returned for additional data

BY: X: Kerp DATE: 3-22-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

RECEIVED CITY OF FULSHEAR

MAR 22 2018

Subdivision/Development Platting Application

CITY SECRETARY OFFICE

Date: 3/23/18

Date Received by the City of Fulshear: _____

Subdivision: SECTION 5

Development: FULBROOK ON FULSHEAR CREEK

SUBMITTAL OF PLAT: (Check Appropriate Selection)

- Submittal options: Preliminary, Replat, Amending Plat, Final, Vacation Plat, Short Form Final, Admin. (Minor) Plat

TYPE OF PLAT: (Check Appropriate Selection)

- Type of Plat options: Single-Family Residential, Planned Development, Zero Lot Line/ Patio Home, Commercial, Multi-Family Residential, Industrial

Plat Location: City (checked) ETJ (Extraterritorial Jurisdiction)

Legal Description: 33.601 ACRES OUT OF THE CUPCHILL FULSHEAR LEAGUE A - 29

Variance: CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS (checked) Yes (Attach a Copy of Approval Letter) No

Total Acreage: 33.601
Number of Streets: 9
Number of Lots: 97
Number and Types of Reserves: 3 LANDSCAPE
Total Acres in Reserve: 2.0442

Owner: FULSHEAR LAND PARTNERS
Address: P.O. BOX 610349
City/State: HOUSTON, TEXAS 77056
Telephone: 713.625.2466
Email Address: rfondren@trenddevelopment.com

Engineer/Planner: SWETZER + ASSOCIATES

Contact Person: BILL SWETZER

Telephone: 281.496.3111

Fax Number: _____

Email Address: wswetzer@switzerassociates.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 (\$701.00), and Park Fees.

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

Signature: [Handwritten Signature] TYPED OR PRINTED NAME/TITLE: W.A. SWETZER DATE: 3/23/18

April 10, 2018

Engineering Review

Revised Preliminary Plat
Fulbrook on Fulshear Creek Section 5
City of Fulshear, Texas

For Information Only:

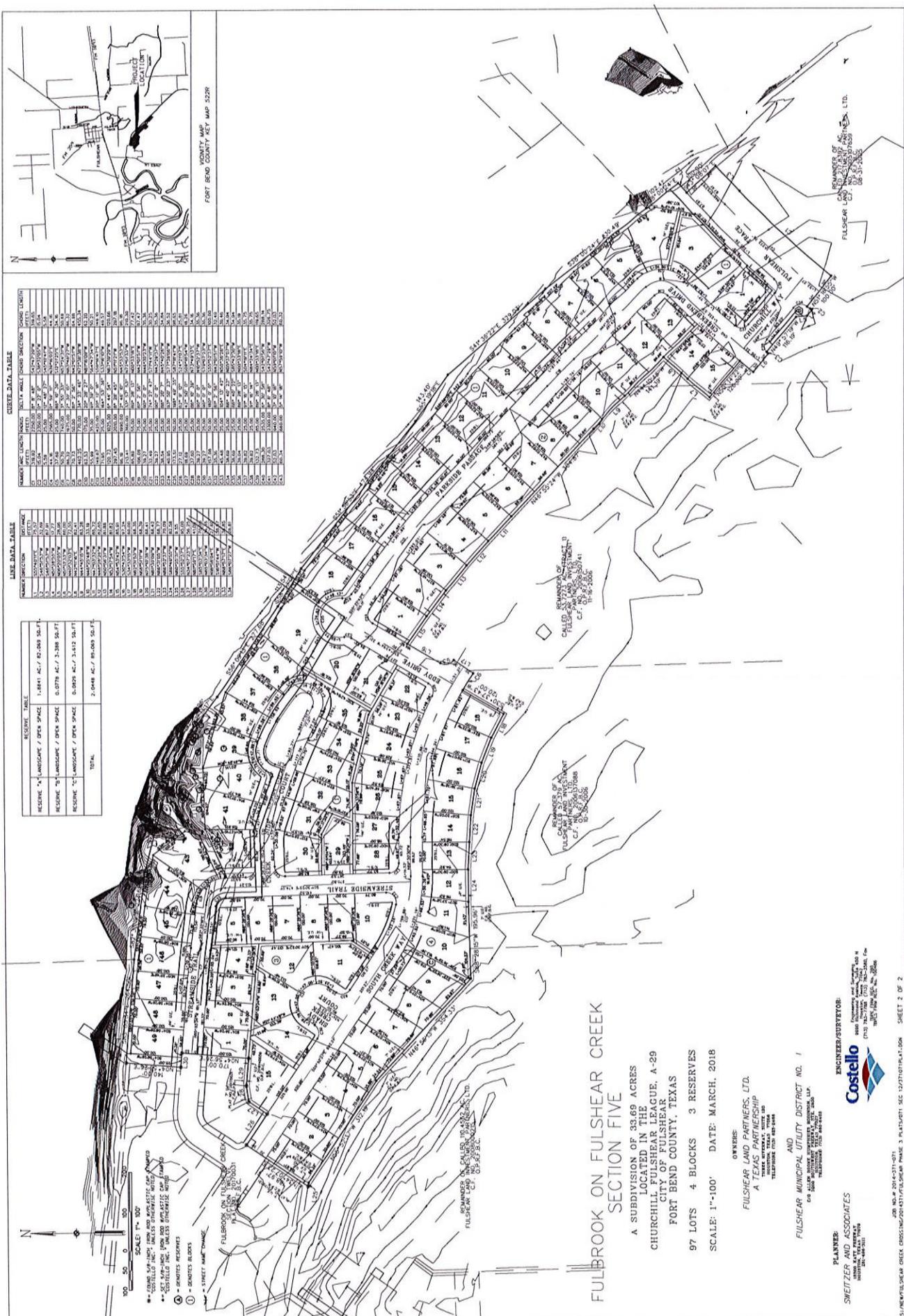
1. This plat will create 97 Lots in 4 Blocks with 3 Restricted Reserves that cover a total acreage of 33.69 acres.
2. Access to this section will be from Fulshear Trace on the Southeast corner and the extension of South Creek Way thru Section 12 which extends to James Lane.
3. The typical lot sizes in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

Recommendations:

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

- A) A Flood Plain Certification is required on the face of the plat showing if any of this area is in a Flood Hazard Zone.
- B) A Note is needed on the plat calling out a 5-foot Side Yard Building Line.
- C) The line types for easements, etc. which should be dashed are not shown correctly.
- D) A variance is required to allow a 50-foot street right-of-way for both Streamside Trace and Creekside Court.





CURVE DATA TABLE

NUMBER	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	PIVOT POINT
1	S 89° 58' 30" W	100.00	100.00	100.00	100.00
2	S 89° 58' 30" W	100.00	100.00	100.00	100.00
3	S 89° 58' 30" W	100.00	100.00	100.00	100.00
4	S 89° 58' 30" W	100.00	100.00	100.00	100.00
5	S 89° 58' 30" W	100.00	100.00	100.00	100.00
6	S 89° 58' 30" W	100.00	100.00	100.00	100.00
7	S 89° 58' 30" W	100.00	100.00	100.00	100.00
8	S 89° 58' 30" W	100.00	100.00	100.00	100.00
9	S 89° 58' 30" W	100.00	100.00	100.00	100.00
10	S 89° 58' 30" W	100.00	100.00	100.00	100.00
11	S 89° 58' 30" W	100.00	100.00	100.00	100.00
12	S 89° 58' 30" W	100.00	100.00	100.00	100.00
13	S 89° 58' 30" W	100.00	100.00	100.00	100.00
14	S 89° 58' 30" W	100.00	100.00	100.00	100.00
15	S 89° 58' 30" W	100.00	100.00	100.00	100.00
16	S 89° 58' 30" W	100.00	100.00	100.00	100.00
17	S 89° 58' 30" W	100.00	100.00	100.00	100.00
18	S 89° 58' 30" W	100.00	100.00	100.00	100.00
19	S 89° 58' 30" W	100.00	100.00	100.00	100.00
20	S 89° 58' 30" W	100.00	100.00	100.00	100.00
21	S 89° 58' 30" W	100.00	100.00	100.00	100.00
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29	S 89° 58' 30" W	100.00	100.00	100.00	100.00
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31	S 89° 58' 30" W	100.00	100.00	100.00	100.00
32	S 89° 58' 30" W	100.00	100.00	100.00	100.00
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34	S 89° 58' 30" W	100.00	100.00	100.00	100.00
35	S 89° 58' 30" W	100.00	100.00	100.00	100.00
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42	S 89° 58' 30" W	100.00	100.00	100.00	100.00
43	S 89° 58' 30" W	100.00	100.00	100.00	100.00
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52	S 89° 58' 30" W	100.00	100.00	100.00	100.00
53	S 89° 58' 30" W	100.00	100.00	100.00	100.00
54	S 89° 58' 30" W	100.00	100.00	100.00	100.00
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56	S 89° 58' 30" W	100.00	100.00	100.00	100.00
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91	S 89° 58' 30" W	100.00	100.00	100.00	100.00
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93	S 89° 58' 30" W	100.00	100.00	100.00	100.00
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95	S 89° 58' 30" W	100.00	100.00	100.00	100.00
96	S 89° 58' 30" W	100.00	100.00	100.00	100.00
97	S 89° 58' 30" W	100.00	100.00	100.00	100.00

LINE DATA TABLE

NUMBER	BEARING	LENGTH
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96	S 89° 58' 30" W	100.00
97	S 89° 58' 30" W	100.00

RESERVE TABLE

RESERVE	LANDSCAPE / OPEN SPACE	AREA
RESERVE "A"	LANDSCAPE / OPEN SPACE	1.8441 AC. / 82,269 SQ. FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.0778 AC. / 3,388 SQ. FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE	0.0028 AC. / 1,213 SQ. FT.
RESERVE "D"	LANDSCAPE / OPEN SPACE	2.0448 AC. / 89,069 SQ. FT.
TOTAL		

SCALE: 1"=100'

DATE: MARCH, 2018

OWNER: FULSHEAR LAND PARTNERS, LTD. A TEXAS PARTNERSHIP

PLANNED BY: SWEITZER AND ASSOCIATES

ENGINEER/SURVEYOR: Costello

PROJECT: FULBROOK ON FULSHEAR CREEK SECTION FIVE

LOT 1 TO 97

RESERVE "A" TO "D"

STREET NAME CHANGE

REMANUANCE OF FULSHEAR LAND PARTNERS, LTD. PROJECT MAP 5228

FULBROOK ON FULSHEAR CREEK SECTION FIVE

A SUBDIVISION OF 32.69 ACRES LOCATED IN THE CHURCHILL, FULSHEAR LEAGUE, A-29 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

97 LOTS 4 BLOCKS 3 RESERVES

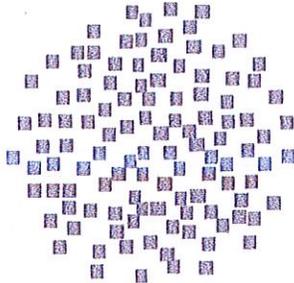
SCALE: 1"=100' DATE: MARCH, 2018

OWNERS:
FULSHEAR LAND PARTNERS, LTD.
 A TEXAS PARTNERSHIP
 10000 FULSHEAR LEAGUE, A-29
 CHURCHILL, FULSHEAR, TEXAS 78001
 TELEPHONE: (713) 865-8800

AND
FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1
 608 JAMES W. WALKER BLVD., SUITE 100
 FULSHEAR, TEXAS 78001
 TELEPHONE: (713) 865-8800

sweitzer + associates

13300 katy freeway* houston, texas 77079
281-496-3111 * fax 281-496-3113



**landscape architects
planning consultants**

February 15, 2018

Zachary Henson—Power Delivery Solutions
Ft. Bend Service Center
4011 Avenue H
Rosenberg, TX 77471

This is to inform you that a Preliminary Subdivision Plat is being submitted to the City of Fulshear for Fulbrook on Fulshear Creek Section 5. The area is in the city limits of the City of Fulshear and is in Fulshear M.U.D. 1. There are 97 standard single family lots in the 33.71 acre section that is expected to be approved 3/2/18. The master Plan for the development projects a total of 1,005 residential lots at final build out.

A handwritten signature in black ink, appearing to read 'W.A. Sweitzer'. The signature is stylized with a large, sweeping flourish that extends downwards and to the right, ending in a sharp hook.

W. A. Sweitzer, A.S.L.A.

sweitzer + associates

13300 katy freeway * houston, texas 77079
281-496-3111 * fax 281-496-3113



**landscape architects
planning consultants**

February 15, 2018

Fort Bend Co. Drainage District
1124 Blume Road
Rosenberg, TX 77471

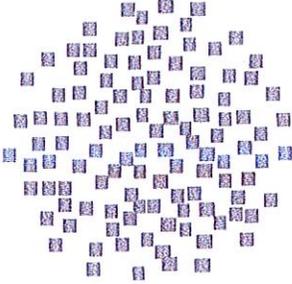
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W. A. Sweitzer, A.S.L.A.

sweitzer + associates

13300 katy freeway * houston, texas 77079
281-496-3111 * fax 281-496-3113



**landscape architects
planning consultants**

February 15, 2018

Charles Dupree, Superintendent
Ft. Bend I.S.D.
16431 Lexington Blvd.
Sugar Land, TX 77479

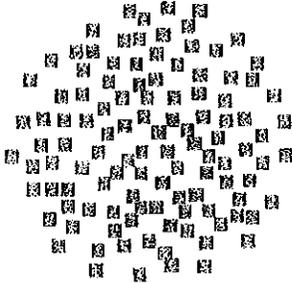
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A handwritten signature in black ink, appearing to read 'W. A. Sweitzer', with a long, sweeping horizontal stroke extending to the right.

W. A. Sweitzer, A.S.L.A.

sweitzer + associates

13300 katy freeway • houston, texas 77079
281-496-3111 * fax 281-496-3113

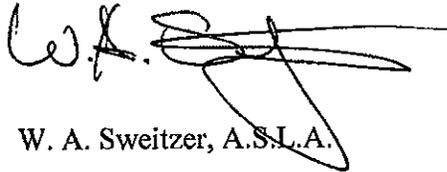


**landscape architects
planning consultants**

February 15, 2018

Mark Yentzen
Severn Trent.
2002 W. Grand Parkway
Suite 100
Katy, TX 77449

This is to inform you that a Preliminary Subdivision Plat is being submitted to the City of Fulshear for Fulbrook on Fulshear Creek Section 13. The area is in the city limits of the City of Fulshear and is in Fulshear M.U.D. 1. There are 74 standard single family lots in the 19.87 acre section that is expected to be approved 3/2/18. The master Plan for the development projects a total of 1,005 residential lots at final build out.



W. A. Sweitzer, A.S.L.A.

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Fulbrook on Fulshear Creek Lift Station No. 9 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-10-18

City Secretary

Processed
 Returned for additional data

BY: K. Keyf DATE: 3-22-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



Subdivision/Development Platting Application

Date: 3-22-2018

Date Received by the City of Fulshear: _____

Subdivision: FULBROOK ON FULSHEAR CREEK LIFT STATION SITE NO.9 Development: FULBROOK ON FULSHEAR CREEK

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: METES & BOUNDS ON THE FACE OF PLAT.

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

Total Acreage: 0.1943 AC.
 Number of Streets: N/A
 Number of Lots: N/A
 Number and Types of Reserves: 1 LIFT STATION
 Total Acres in Reserve: 0.1943 AC.

Owner: FULSHEAR LAND INV. PARTNERS, LTD.
 Address: THREE RIVERWAY #120
 City/State: HOUSTON, TEXAS 77056
 Telephone: 713-623-2466
 Email Address: _____

Engineer/Planner: COSTELLO, INC.
 Contact Person: ALEX KHOSHAKHLAGH, P.E.
 Telephone: 713-783-7788
 Fax Number: 713-783-3580
 Email Address: A.KHOSHAKHLAGH@COSTELLOINC.COM

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$ 502.43</u>
Park Fees (due at Final Plat Application)	_____

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

J. De La Rosa - JORGEL DE LA ROSA, PLAT COORDINATOR 3-22-18
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

April 10, 2018

Engineering Review

Preliminary Plat
Fulbrook on Fulshear Creek Lift Station No. 9
City of Fulshear, Texas

For Information only:

1. This plat will create one (1) Reserve with an area of 0.1943 acres for a Sanitary Sewer Lift Station
2. Access to this Reserve is from a 30-foot wide access easement that extends down from Fulshear Trace.

Recommendations:

I recommend that this Preliminary Plat of Fulbrook on Fulshear Creek Lift Station No. 9 be approved with the addition of a 25-foot Front Building Line.

A handwritten signature in cursive script, appearing to read "Leyendecker", with a large, stylized initial "C" on the left.



March 21, 2018

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

RE: Variance Request Reserves Tracts: Preliminary Plat of Fulbrook on Fulshear Creek Lift Station Site No. 9
Fulshear MUD No. 1
CI Job No. 2014-121-011

Dear Commission:

On behalf of Fulshear Land Investment Partners, LTD, We are submitting the preliminary plat for Fulbrook on Fulshear Creek Lift Station Site No. 9, for your consideration and approval during the April 6, 2018, City of Fulshear Planning and Zoning Commission meeting. We are requesting a variance to the Fulshear, Tx Code of Ordinances, Division 5.-Reserve Tracts Sec.34-343.-Generally. 1. Street Access. Reserves Shall have access to a public road. The variance request is to deviate from the standard requirement for the reserve to have public access. We will have a recorded 30' Temporary Access Easement in place prior to a public street being dedicated. A street right-of-way will be platted and constructed as a part of future development to provide permanent access to this reserve.

We respectfully request your consideration and approval of this variance request. Should you have any questions, please feel free to contact our office.

Sincerely,
Costello, Inc.

A handwritten signature in blue ink, appearing to read "J. De La Rosa".

Jorge L. De La Rosa
Plat Coordinator

County: Fort Bend
Project: Fulbrook on Fulshear Creek – Lift Station Boundary
C.I. No.: 1122-18 (Plat prepared)
Job Number: 2014-121-011

METES AND BOUNDS DESCRIPTION
0.1943 ACRES

Being a 0.1943-acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 0.1943-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 Fort Bend County Clerk's File (F.B.C.C.F.) No. 2005107659 of the Official Public Records of Fort Bend County (O.P.R.F.B.C), and a part of a called 46.8106-acre tract recorded in the name of Fulshear Land Investment Partners, LTD. in F.B.C.C.F. No. 2006150741 of the O.P.R.F.B.C.; said 0.1943-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):

Commencing at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of said 46.8106-acre tract and the southeast corner of a called 53.7273-acre tract recorded in the name of Fulshear Land Investment Partners, LTD. in F.B.C.C.F. No. 2006150741 of the O.P.R.F.B.C., same being on the west line of said 217.8392-acre tract;

Thence, through said 46.8106-acre tract, South 11 degrees 40 minutes 08 seconds West, a distance of 210.46 feet to the **Point of Beginning** of the herein described tract of land;

Thence, through said 46.8106-acre tract and said 217.8392-acre tract, the following four (4) courses:

1. North 88 degrees 33 minutes 13 seconds East, a distance of 146.93 feet;
2. South 35 degrees 09 minutes 58 seconds West, a distance of 87.21 feet;
3. South 88 degrees 33 minutes 13 seconds West, a distance of 94.92 feet;
4. North 01 degrees 26 minutes 47 seconds West, a distance of 70.00 feet to the **Point of Beginning** and containing 0.1943 acres of land.



County: Fort Bend
Project: Fulbrook on Fulshear Creek – 30' Access Easement
C.I. No.: 1117-18 (Sketch prepared)
Job Number: 2014-121-011

METES AND BOUNDS DESCRIPTION
1.179 ACRES

Being a 1.179-acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 1.179-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 Fort Bend County Clerk's File (F.B.C.C.F.) No. 2005107659 of the Official Public Records of Fort Bend County (O.P.R.F.B.C), and a part of a called 96.1496-acre tract recorded in the name of Fulshear Land Partners, LTD. in F.B.C.C.F. No. 2006163186 of the O.P.R.F.B.C.; said 1.179-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):

Commencing at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the westerly end of the southerly terminus line of Fulshear Trace (100 feet wide at this point), as established by the Fulshear Trace Street Dedication Plat as recorded under Film Code No. 20140163 of the Plat Records of Fort Bend County, and being on the easterly line of Restricted Reserve "C" of said Fulshear Trace Street Dedication Plat;

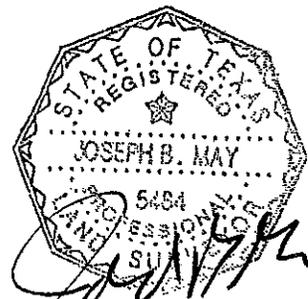
Thence, with said southerly terminus line of Fulshear Trace, South 81 degrees 42 minutes 07 seconds East, a distance of 20.00 feet to the **Point of Beginning** of the herein described tract of land;

1. Thence, continuing with said southerly terminus line of Fulshear Trace, South 81 degrees 42 minutes 07 seconds East, a distance of 30.00 feet

Thence, through said 217.8392-acre tract and said 96.1496-acre tract, the following fifteen (15):

2. 52.85 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 52 minutes 46 seconds, a radius of 515.00 feet and a chord that bears South 11 degrees 14 minutes 16 seconds West, a distance of 52.82 feet;
3. South 14 degrees 10 minutes 39 seconds West, a distance of 210.74 feet;
4. 487.78 feet along the arc of a curve to the right, said curve having a central angle of 32 degrees 41 minutes 13 seconds, a radius of 855.00 feet and a chord that bears South 30 degrees 31 minutes 16 seconds West, a distance of 481.19 feet;
5. South 46 degrees 51 minutes 53 seconds West, a distance of 400.72 feet;

6. 466.55 feet along the arc of a curve to the left, said curve having a central angle of 11 degrees 41 minutes 55 seconds, a radius of 2,285.00 feet and a chord that bears South 41 degrees 00 minutes 55 seconds West, a distance of 465.74 feet;
7. South 35 degrees 09 minutes 58 seconds West, a distance of 45.16 feet;
8. South 88 degrees 33 minutes 13 seconds West, a distance of 80.98 feet;
9. North 35 degrees 09 minutes 58 seconds East, a distance of 37.37 feet;
10. North 88 degrees 33 minutes 13 seconds East, a distance of 43.60 feet;
11. North 35 degrees 09 minutes 58 seconds East, a distance of 30.07 feet;
12. 472.68 feet along the arc of a curve to the right, said curve having a central angle of 11 degrees 41 minutes 55 seconds, a radius of 2,315.00 feet and a chord that bears North 41 degrees 00 minutes 55 seconds East, a distance of 471.86 feet;
13. North 46 degrees 51 minutes 53 seconds East, a distance of 400.72 feet;
14. 470.66 feet along the arc of a curve to the left, said curve having a central angle of 32 degrees 41 minutes 13 seconds, a radius of 825.00 feet and a chord that bears North 30 degrees 31 minutes 16 seconds East, a distance of 464.30 feet;
15. North 14 degrees 10 minutes 39 seconds East, a distance of 210.74 feet;
16. 49.77 feet along the arc of a curve to the left, said curve having a central angle of 05 degrees 52 minutes 46 seconds, a radius of 485.00 feet and a chord that bears North 11 degrees 14 minutes 16 seconds East, a distance of 49.75 feet to the **Point of Beginning** and containing 1.179 acres of land.



03-21-2018



FULSHEAR TRACE
STREET DEDICATION PLAT
PLAT NO. 20140163
F.B.C.P.R.

SUGARBERRY CRESCENT
RES^{7/8}C

FULSHEAR TRACE

P.O.C.

P.O.B.

FULSHEAR CREEK CROSSING
SECTION TWO
PLAT NO. 20080066
F.B.C.P.R.

WATER OAK CRESCENT
RES^{7/8}C

FULSHEAR CREEK

ACREAGE
REMAINDER OF
CALLED 217.8392 AC.
FULSHEAR LAND
INVESTMENT PARTNERS, LTD.
C.F. NO. 2005107659
O.P.R.F.B.C.

FUTURE
FULSHEAR TRACE

ACREAGE
96.1496 AC.
FULSHEAR LAND
PARTNERS, LTD.
C.F. 2006163186
O.P.R.F.B.C.

30' ACCESS EASEMENT
1.179 ACRES
MB#1117-18

FUTURE
FULSHEAR CREEK CROSSING
SECTION FIVE

FULSHEAR CREEK

ACREAGE
REMAINDER OF
CALLED 217.8392 AC.
FULSHEAR LAND
INVESTMENT PARTNERS, LTD.
C.F. NO. 2005107659
O.P.R.F.B.C.

FUTURE
LIFT
STATION



Engineering and Surveying
9980 Richmond Avenue, Suite 450 N
Houston, Texas 77042
(713) 783-7788 (713) 783-3580, Fax
TBPE FIRM REG. No. 280
TBPLS FIRM REG. No. 100485

FULBROOK ON
FULSHEAR CREEK
EXHIBIT OF
ACCESS EASEMENT

DRAWN BY: JBR	DWG. NO.: 111718.DGN	DATE: 03-20-18
CHECKED BY: JBM	JOB NO: 2018-044-110	SCALE: 1= 200'



March 22, 2018

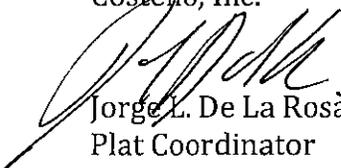
Facilities Planning
Royal Disposal and Recycling
P.O. Box 160
Fulshear, Texas 77441

Re: Fulbrook on Fulshear Creek Lift Station Site No. 9 (Preliminary Plat)
Costello, Inc. Job No. 2018-044-110

To Whom It May concern,

The attached preliminary plat is to be submitted to the City of Fulshear, Texas. The approval process requires notice to various entities for the proposed single family residential development. This preliminary plat is part of the Fulbrook on Fulshear Creek Planned Community. The preliminary plat is for Fulbrook on Fulshear Creek Lift Station Site No. 9, to provide service for Fulbrook on Fulshear Creek Planned Community.

Sincerely,
Costello, Inc.



Jorge L. De La Rosa
Plat Coordinator



March 22, 2018

Facilities Planning
Centerpoint Energy-Electric-Energy
P.O. Box 4981
Houston, Texas 77210-4981

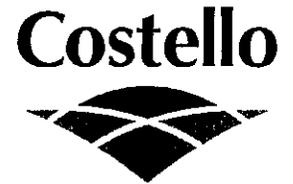
Re: Fulbrook on Fulshear Creek Lift Station Site No. 9 (Preliminary Plat)
Costello, Inc. Job No. 2018-044-110

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Sincerely,
Costello, Inc.


Jorge L. De La Rosa
Plat Coordinator



March 22, 2018

Facilities Planning
Centerpoint Energy-Natural Gas
P.O. Box 4981
Houston, Texas 77210-4981

Re: Fulbrook on Fulshear Creek Lift Station Site No. 9 (Preliminary Plat)
Costello, Inc. Job No. 2018-044-110

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The attached preliminary plat is to be submitted to the City of Fulshear, Texas. The approval process requires notice to various entities for the proposed single family residential development. This preliminary plat is part of the Fulbrook on Fulshear Creek Planned Community. The preliminary plat is for Fulbrook on Fulshear Creek Lift Station Site No. 9, to provide service for Fulbrook on Fulshear Creek Planned Community.

Sincerely,
Costello, Inc.



Jorge L. De La Rosa
Plat Coordinator



March 22, 2018

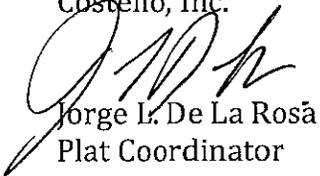
Fulshear M.U.D. No. 1
C/O Mrs. Lynn Humphries, ABHR
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Re: Fulbrook on Fulshear Creek Lift Station Site No. 9 (Preliminary Plat)
Costello, Inc. Job No. 2018-044-110

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The attached preliminary plat is to be submitted to the City of Fulshear, Texas. The approval process requires notice to various entities for the proposed single family residential development. This preliminary plat is part of the Fulbrook on Fulshear Creek Planned Community. The preliminary plat is for Fulbrook on Fulshear Creek Lift Station Site No. 9, to provide service for Fulbrook on Fulshear Creek Planned Community.

Sincerely,
Costello, Inc.

A handwritten signature in black ink, appearing to read "JDR", written over the typed name and title.

Jorge L. De La Rosa
Plat Coordinator



March 22, 2018

Superintendent of Schools
Facilities Planning
Lamar Consolidated I.S.D.
3911 Avenue I
Rosenberg, Texas 77471

Re: Fulbrook on Fulshear Creek Lift Station Site No. 9 (Preliminary Plat)
Costello, Inc. Job No. 2018-044-110

To Whom It May concern,

The attached preliminary plat is to be submitted to the City of Fulshear, Texas. The approval process requires notice to various entities for the proposed single family residential development. This preliminary plat is part of the Fulbrook on Fulshear Creek Planned Community. The preliminary plat is for Fulbrook on Fulshear Creek Lift Station Site No. 9, to provide service for Fulbrook on Fulshear Creek Planned Community.

Sincerely,
Costello, Inc.

A handwritten signature in black ink, appearing to read "J. De La Rosa".

Jorge L. De La Rosa
Plat Coordinator

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Fulshear Trace - STD Second Extension / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-10-18

City Secretary

Processed
 Returned for additional data

BY: K. Kerf DATE: 3-22-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



Subdivision/Development Platting Application

Date: 3-22-2018 Date Received by the City of Fulshear: _____
 Subdivision: FULSHEAR TRACE STREET Development: FULBROOK ON FULSHEAR CREEK
DEDICATION PLAT SECOND EXTENSION

SUBMITTAL OF PLAT: (Check Appropriate Selection)

- Preliminary Final Short Form Final
 Replat Vacation Plat Adm'n. (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: METES & BOUNDS ON THE FACE OF PLAT

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

Total Acreage: 4.426 AC.

Number of Streets: 1

Number of Lots: N/A

Number and Types of Reserves: 2 DRAINAGE LANDSCAPE

Total Acres in Reserve: 2.0064 AC. OPEN SPACE

Owner: FULSHEAR LAND INV. PARTNERS, LTD & FULSHEAR M.U.D. NO. 1

Address: THREE RIVERWAY #120

City/State: HOUSTON, TEXAS 77056

Telephone: 713-623-2466

Email Address: _____

Engineer/Planner: COSTELLO, INC.

Contact Person: ALEX KHOSHAKHLAGH, P.E.

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	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE <u>\$555.33</u>	
Park Fees (due at Final Plat Application)	_____

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

JORGE L. DELA ROSA, PLAT COORDINATOR
 TYPED OR PRINTED NAME/TITLE

3-22-2018
 DATE

April 10, 2018

Engineering Review

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

For Information only:

1. This plat will create approximately 1500-foot of right-of-way for Fulshear Trace with a width of 100-foot.
2. The plat will also create two Reserves which range in size from 0.7661 acre to 1.2403 acres in size. These will be utilized for Landscape/Open Space or Drainage.

Recommendations:

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





March 22, 2018

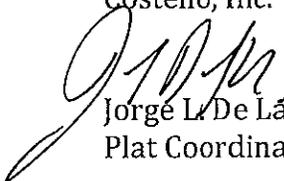
Fulshear M.U.D. No. 1
C/O Mrs. Lynn Humphries, ABHR
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027

Re: Fulshear Trace Street Dedication Plat Second Extension (Preliminary Plat)
Costello, Inc. Job No. 2014-121-011

To Whom It May concern,

The attached preliminary plat is to be submitted to the City of Fulshear, Texas. The approval process requires notice to various entities for the proposed single family residential development. This preliminary plat is part of the Fulbrook on Fulshear Creek Planned Community. The preliminary plat is for Fulshear Trace Second Extension, a major street that runs north and south through the Fulbrook on Fulshear Creek Planned Community.

Sincerely,
Costello, Inc.



Jorge L. De Lá Rosa
Plat Coordinator



March 22, 2018

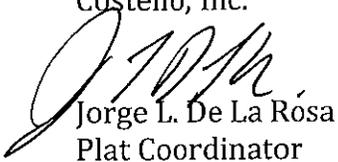
Superintendent of Schools
Facilities Planning
Lamar Consolidated I.S.D.
3911 Avenue I
Rosenberg, Texas 77471

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Costello, Inc. Job No. 2014-121-011

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Sincerely,
Costello, Inc.

A handwritten signature in black ink, appearing to read "J. De La Rosa".

Jorge L. De La Rosa
Plat Coordinator



March 22, 2018

Facilities Planning
Centerpoint Energy-Natural gas
P.O. Box 4981
Houston, Texas 77210-4981

Re: Fulshear Trace Street Dedication Plat Second Extension (Preliminary Plat)
Costello, Inc. Job No. 2014-121-011

To Whom It May concern,

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Sincerely,
Costello, Inc.

A handwritten signature in black ink, appearing to read "J. De La Rosa".

Jorge L. De La Rosa
Plat Coordinator



March 22, 2018

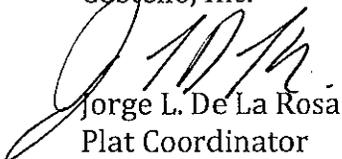
Facilities Planning
Centerpoint Energy-Electric Energy
P.O. Box 4981
Houston, Texas 77210-4981

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Sincerely,
Costello, Inc.

A handwritten signature in black ink, appearing to read "J. De La Rosa".

Jorge L. De La Rosa
Plat Coordinator



March 22, 2018

Facilities Planning
Royal Disposal and Recycling
P.O. Box 160
Fulshear, Texas 77441

Re: Fulshear Trace Street Dedication Plat Second Extension (Preliminary Plat)
Costello, Inc. Job No. 2014-121-011

To Whom It May concern,

The attached preliminary plat is to be submitted to the City of Fulshear, Texas. The approval process requires notice to various entities for the proposed single family residential development. This preliminary plat is part of the Fulbrook on Fulshear Creek Planned Community. The preliminary plat is for Fulshear Trace Second Extension, a major street that runs north and south through the Fulbrook on Fulshear Creek Planned Community.

Sincerely,
Costello, Inc.



Jorge L. De La Rosa
Plat Coordinator



March 22, 2018

Facilities Planning
Royal Disposal and Recycling
P.O. Box 160
Fulshear, Texas 77441

Re: Fulshear Trace Street Dedication Plat Second Extension (Preliminary Plat)
Costello, Inc. Job No. 2014-121-011

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Sincerely,
Costello, Inc.



Jorge L. De La Rosa
Plat Coordinator

County: Fort Bend
Project: Fulbrook on Fulshear Creek – Fulshear Trace Second Extension
C.I. No.: 1542-14R2 (Plat prepared)
Job Number: 2014-121-011

METES AND BOUNDS DESCRIPTION
4.426 ACRES

Being a 4.426-acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 4.426-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 Fort Bend County Clerk's File (F.B.C.C.F.) No. 2005107659 of the Official Public Records of Fort Bend County (O.P.R.F.B.C), a part of a called 96.1496-acre tract of land recorded in the name of Fulshear Land Partners, LTD. in F.B.C.C.F. No. 2006163186 of the O.P.R.F.B.C., and a part of a called 20.3661-acre tract of land recorded in the name of Fulshear Municipal Utility District No. 1 in F.B.C.C.F. No. 20160719256 of the O.P.R.F.B.C.; said 4.426-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the westerly end of the southerly terminus line of Fulshear Trace (100 feet wide at this point), as established by the Fulshear Trace Street Dedication Plat recorded under Plat No. 20140163 of the Fort Bend County Plat Records (F.B.C.P.R.), and being on the easterly line of Restricted Reserve "C" of said Fulshear Trace Street Dedication Plat;

1. Thence, with said southerly terminus line of Fulshear Trace, South 81 degrees 42 minutes 07 seconds East, a distance of 100.00 feet;

Thence, across said 217.8392-acre tract, said 96.1496-acre tract, and said 20.3661-acre tract, the following six (6) courses:

2. 56.44 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 52 minutes 46 seconds, a radius of 550.00 feet and a chord that bears South 11 degrees 14 minutes 16 seconds West, a distance of 56.41 feet;
3. South 14 degrees 10 minutes 39 seconds West, a distance of 210.74 feet;
4. 507.74 feet along the arc of a curve to the right, said curve having a central angle of 32 degrees 41 minutes 13 seconds, a radius of 890.00 feet and a chord that bears South 30 degrees 31 minutes 16 seconds West, a distance of 500.88 feet;
5. South 46 degrees 51 minutes 53 seconds West, a distance of 312.81 feet;
6. North 43 degrees 08 minutes 07 seconds West, a distance of 100.00 feet;

7. North 46 degrees 51 minutes 53 seconds East, a distance of 32.69 feet to the southwest line of said 20.3361-acre tract;
8. Thence, with said southwest line, North 38 degrees 00 minutes 24 seconds West, a distance of 102.41 feet, to the most southerly corner of Fulshear Creek Crossing Section Two, a subdivision recorded in Plat No. 20080066 of the F.B.C.P.R.;

Thence, with the southeasterly line of said Fulshear Creek Crossing Section Two, the following four (4) courses:

9. North 44 degrees 53 minutes 52 seconds East, a distance of 491.45 feet;
10. North 14 degrees 16 minutes 10 seconds West, a distance of 80.20 feet;
11. 103.47 feet along the arc of a curve to the left, said curve having a central angle of 118 degrees 33 minutes 57 seconds, a radius of 50.00 feet and a chord that bears North 16 degrees 27 minutes 09 seconds East, a distance of 85.97 feet;
12. North 44 degrees 53 minutes 52 seconds East, a distance of 175.04 feet to a southeasterly corner of said Fulshear Creek Crossing Section Two and the southwest corner of aforesaid Restricted Reserve "C";
13. Thence, with the south line of said Restricted Reserve "C", South 75 degrees 49 minutes 11 seconds East, a distance of 51.61 feet to the southeast corner of said Restricted Reserve "C";
14. Thence, with the easterly line of said Restricted Reserve "C" North 14 degrees 10 minutes 39 seconds East, a distance of 80.97 feet;
15. Thence, continuing with said easterly line, 46.18 feet along the arc of a curve to the left, said curve having a central angle of 05 degrees 52 minutes 46 seconds, a radius of 450.00 feet and a chord that bears North 11 degrees 14 minutes 16 seconds East, a distance of 46.16 feet to the **Point of Beginning** and containing 4.426 acres of land.



03-22-2018

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jade Springs Lane STD / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-10-18

City Secretary

Processed
 Returned for additional data

BY: K. Keyf DATE: 3-22-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

**RECEIVED
 CITY OF FULSHEAR**

MAR 22 2018

CITY SECRETARY OFFICE

Subdivision/Development Platting Application

Date: 03-23-2018 Date Received by the City of Fulshear: _____
 Subdivision: Jade Springs Ln. Development: Cross Creek Ranch
 Street Dedication

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 2.26 Acres out of the J.W. Scott Survey, A-321

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

Total Acreage: 2.26
 Number of Streets: 1
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0.0

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

Engineer/Planner: BGE | Kerry Gilbert & Assoc.
 Contact Person: Kathryn Edwards
 Telephone: 281-579-0340
 Fax Number: _____
 Email Address: kedwards@krqa.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>\$528.25</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards
 SIGNATURE

Kathryn Edwards/ Planner
 TYPED OR PRINTED NAME/TITLE

March 23, 2018
 DATE

April 10, 2018

Engineering Review

Preliminary Plat
Jade Springs Lane Street Dedication
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 1550 Linear Foot of Right-of-Way for Jade Springs Lane (varying widths).
2. The road will begin at the Northwest side of Fulshear Bend Drive and extend to the Northwest.

Recommendations:

I recommend that this Preliminary Plat of Jade Springs Lane Street Dedication be approved with the addition of identifiers on the contour lines.

A handwritten signature in cursive script, appearing to read "Leyendecker", is centered on the page. The signature is written in black ink and is somewhat stylized, with large loops and flourishes.

Kathryn Edwards

From: Kathryn Edwards
Sent: Tuesday, March 13, 2018 3:52 PM
To: 'dm8736@att.com'
Cc: landplan@krga.com
Subject: Creek Cove 15 ,16 and Jade Springs Prelim Plats_No Objection Request_03-13-18
Attachments: 1350_Creek Cove S 15_03-06-18.pdf; 1350_Creek Cove S 16_03-06-18.pdf; 1350_Jade Springs St.Dedication_03-06-18.pdf

Good Afternoon,

Please find the below referenced preliminary plat for your review

- Creek Cove Sec 15
- Creek Cove Sec 16
- Jade Springs Lane Street Dedication

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear. Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards

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



Serving. Leading. Solving.™

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*****CONFIDENTIALITY NOTICE*****

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Kathryn Edwards

From: Kathryn Edwards
Sent: Tuesday, March 13, 2018 3:52 PM
To: 'Chris_Grey@cable.comcast.com'
Cc: landplan@krga.com
Subject: Creek Cove 15 ,16 and Jade Springs Prelim Plats_No Objection Request_03-13-18
Attachments: 1350_Creek Cove S 15_03-06-18.pdf; 1350_Creek Cove S 16_03-06-18.pdf; 1350_Jade Springs St.Dedication_03-06-18.pdf

Good Afternoon,

Please find the below referenced preliminary plat for your review

- Creek Cove Sec 15
- Creek Cove Sec 16
- Jade Springs Lane Street Dedication

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear. Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards

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



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March 16, 2018

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: A Preliminary Plat of Jade Springs Lane Street Dedication

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated March 23, 2018.

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

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

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

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

If there are any questions, please contact Frankie Touchy at 713.207.5783.

Sincerely,

A handwritten signature in blue ink that reads "Frankie Touchy". The signature is written in a cursive, slightly slanted style.

Frankie Touchy
Associate Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR18.126

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Cove at Cross Creek Ranch Section 15 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-10-18

City Secretary

Processed
 Returned for additional data

BY: K. K. K. DATE: 3-22-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

RECEIVED
 CITY OF FULSHEAR

MAR 22 2018

CITY SECRETARY OFFICE

Subdivision/Development Platting Application

Date: 03-23-2018 Date Received by the City of Fulshear: _____
 Subdivision: Creek Cove at Cross Creek Ranch Sec 15 Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 21.48 Acres out of the J.W. Scott Survey, A-231

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

Total Acreage: 21.48
 Number of Streets: 4
 Number of Lots: 51
 Number and Types of Reserves: 3 - Landscape/o.s./Det
 Total Acres in Reserve: 2.04

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$947.00</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards Kathryn Edwards/ Planner March 23, 2018
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

April 10, 2018

Engineering Review

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

For Information only:

1. This will create 51 Lots in three (3) Blocks with three (3) Reserves that covers a total acreage of 21.48 acres.
2. Access to the section will be from Fulshear Bend Drive Extension No. 2 and Jade Springs Lane.
3. The typical lot in this section appears to be 80-foot by 140-foot with a 25' foot Front Building Line.

Recommendations:

I recommend that this Preliminary Plat of Creek Cove at Cross Creek Ranch Section Fifteen be approved with the addition of identifiers on the contour lines.





- NOTE:**
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.40 ACRE
 - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±1.46 ACRES
 - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.18 ACRE

- GENERAL NOTES:**
- 1) "BL" INDICATES BUILDING LINE.
 - 2) "UL" INDICATES UTILITY EXISTENCE.
 - 3) "1" INDICATES ONE FOOT RESERVE.
 - 4) "2" INDICATES TWO FOOT RESERVE.
 - 5) "3" INDICATES THREE FOOT RESERVE.
 - 6) "4" INDICATES FOUR FOOT RESERVE.
 - 7) "5" INDICATES FIVE FOOT RESERVE.
 - 8) "6" INDICATES SIX FOOT RESERVE.
 - 9) "7" INDICATES SEVEN FOOT RESERVE.
 - 10) "8" INDICATES EIGHT FOOT RESERVE.
 - 11) "9" INDICATES NINE FOOT RESERVE.
 - 12) "10" INDICATES TEN FOOT RESERVE.
 - 13) "11" INDICATES ELEVEN FOOT RESERVE.
 - 14) "12" INDICATES TWELVE FOOT RESERVE.
 - 15) "13" INDICATES THIRTEEN FOOT RESERVE.
 - 16) "14" INDICATES FOURTEEN FOOT RESERVE.
 - 17) "15" INDICATES FIFTEEN FOOT RESERVE.
 - 18) "16" INDICATES SIXTEEN FOOT RESERVE.
 - 19) "17" INDICATES SEVENTEEN FOOT RESERVE.
 - 20) "18" INDICATES EIGHTEEN FOOT RESERVE.
 - 21) "19" INDICATES NINETEEN FOOT RESERVE.
 - 22) "20" INDICATES TWENTY FOOT RESERVE.
 - 23) "21" INDICATES TWENTY ONE FOOT RESERVE.
 - 24) "22" INDICATES TWENTY TWO FOOT RESERVE.
 - 25) "23" INDICATES TWENTY THREE FOOT RESERVE.
 - 26) "24" INDICATES TWENTY FOUR FOOT RESERVE.
 - 27) "25" INDICATES TWENTY FIVE FOOT RESERVE.
 - 28) "26" INDICATES TWENTY SIX FOOT RESERVE.
 - 29) "27" INDICATES TWENTY SEVEN FOOT RESERVE.
 - 30) "28" INDICATES TWENTY EIGHT FOOT RESERVE.
 - 31) "29" INDICATES TWENTY NINE FOOT RESERVE.
 - 32) "30" INDICATES THIRTY FOOT RESERVE.
 - 33) "31" INDICATES THIRTY ONE FOOT RESERVE.
 - 34) "32" INDICATES THIRTY TWO FOOT RESERVE.
 - 35) "33" INDICATES THIRTY THREE FOOT RESERVE.
 - 36) "34" INDICATES THIRTY FOUR FOOT RESERVE.
 - 37) "35" INDICATES THIRTY FIVE FOOT RESERVE.

A PRELIMINARY PLAT OF
**CREEK COVE AT
 CROSS CREEK
 RANCH**
 SECTION FIFTEEN

BEING 21.48± ACRES OF LAND

CONTAINING 51 LOTS AND
 THREE RESERVES IN THREE BLOCKS.

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

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

PLANNER:
BGE KERRY R. GILBERT & ASSOCIATES

Land Planning Consultants -
 23501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77494
 Tel: 281-579-0340

PAGE 2 OF 2
 SCALE: 1" = 100'
 0 50 100 200
 MARCH 23, 2018
 KGAB 1330A

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 AND WITH ANY AMENDMENTS OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE FULSHEAR PLANNING & ZONING COMMISSION AND / OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF OBTAINING THE PROVISIONS OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE KERRY R. GILBERT & ASSOCIATES, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE ACCURACY, POSITION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

Kathryn Edwards

From: Kathryn Edwards
Sent: Tuesday, March 13, 2018 3:52 PM
To: 'dm8736@att.com'
Cc: landplan@krga.com
Subject: Creek Cove 15 ,16 and Jade Springs Prelim Plats_No Objection Request_03-13-18
Attachments: 1350_Creek Cove S 15_03-06-18.pdf; 1350_Creek Cove S 16_03-06-18.pdf; 1350_Jade Springs St.Dedication_03-06-18.pdf

Good Afternoon,

Please find the below referenced preliminary plat for your review

- Creek Cove Sec 15
- Creek Cove Sec 16
- Jade Springs Lane Street Dedication

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear. Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards

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



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Kathryn Edwards

From: Kathryn Edwards
Sent: Tuesday, March 13, 2018 3:52 PM
To: 'Chris_Grey@cable.comcast.com'
Cc: landplan@krga.com
Subject: Creek Cove 15 ,16 and Jade Springs Prelim Plats_No Objection Request_03-13-18
Attachments: 1350_Creek Cove S 15_03-06-18.pdf; 1350_Creek Cove S 16_03-06-18.pdf; 1350_Jade Springs St.Dedication_03-06-18.pdf

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Please find the below referenced preliminary plat for your review

- Creek Cove Sec 15
- Creek Cove Sec 16
- Jade Springs Lane Street Dedication

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear. Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards

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



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March 16, 2018

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: A Preliminary Plat of Creek Cove at Cross Creek Ranch Section 15

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated March 23, 2018.

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

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

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If there are any questions, please contact Frankie Touchy at 713.207.5783.

Sincerely,

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

Frankie Touchy
Associate Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR18.124

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Cove at Cross Creek Ranch Section 16 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-10-18

City Secretary

Processed
 Returned for additional data

BY: K. Keyf DATE: 3-22-18

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

RECEIVED
 CITY OF FULSHEAR

MAR 22 2018

CITY SECRETARY OFFICE

Subdivision/Development Platting Application

Date: 03-23-2018 Date Received by the City of Fulshear: _____
 Subdivision: Creek Cove at Cross Creek Development: Cross Creek Ranch
Ranch Sec 16

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 38.67 Acres out of the J.W. Scott Survey, A-231 and A.G. Sharpless Survey, A-322

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

Total Acreage: 38.67
 Number of Streets: 6
 Number of Lots: 109
 Number and Types of Reserves: 3 - Landscape/o.s./Det
 Total Acres in Reserve: 6.97

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,364.88</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

Owner: CCR Texas Holdings LP
 Address: 6450 Cross Creek Bend Lane
 City/State: Fulshear, Texas 77441
 Telephone: 281-341-8320
 Email Address: robb@johnsondev.com
 Engineer/Planner: BGE/Kerry Gilbert & Assoc.
 Contact Person: Kathryn Edwards
 Telephone: 281-579-0340
 Fax Number: _____
 Email Address: kedwards@krga.com

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

Kathryn Edwards
 SIGNATURE

Kathryn Edwards/ Planner
 TYPED OR PRINTED NAME/TITLE

March 23, 2018
 DATE

April 10, 2018

Engineering Review

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

For Information only:

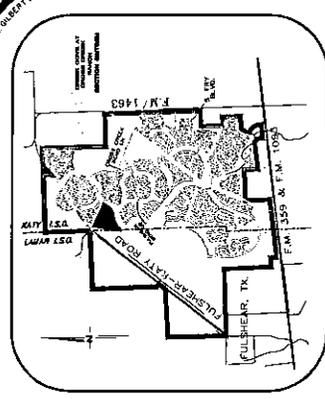
1. This will create 109 Lots in two (2) Blocks with eight (8) Reserves that covers a total acreage of 38.67 acres.
2. Access to the section will be from an extension of Jade Springs Lane from Creek Cove at Cross Creek Ranch Section Fifteen and from Haven Ridge Drive.
3. The typical lot in this section appears to be 65-foot by 130-foot with a 25' foot Front Building Line.

Recommendations:

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

- A) Identifiers are needed on the contour lines on the face of the plan per the City's Subdivision Ordinance.
- B) This section is shown to be in three (3) Surveys and three (3) Abstracts per the Metes and Bounds description but is shown to be in two (2) Surveys on the Plat Title.





Vicinity Map
N.T.S.

A PRELIMINARY PLAT OF CREEK COVE AT CROSS CREEK RANCH SECTION SIXTEEN

BEING 36.67± ACRES OF LAND
CONTAINING 108 LOTS AND
EIGHT RESERVES IN TWO BLOCKS.

OUT OF THE
SCOTT SURVEY, A-321
AS PART OF A
SCOTT SURVEY, A-322
CITY OF FULSHEAR, TEXAS COUNTY, TEXAS
OWNER
CCR TEXAS HOLDINGS, LP
ATTN: ROB BAMFORD
8460 CROSS CREEK BEND LANE
FARMERSBURG, TEXAS 77441
PLANNERS



JERRY B. GILBERT
& ASSOCIATES
1-Leaf Planning Consultants
25301 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77454
Tel: 281-579-9500

PAGE 1 OF 2
SCALE 1" = 100'
6" 30' 60' 120'

MARCH 21, 2018
KSO# 1356A

LINE DATA

LINE	DISTANCE	BEARING
L1	200'	S 76°32'02" W
L2	440'	N 67°52'05" E
L3	844'	N 02°30'22" W
L4	243'	N 04°17'00" E
L5	779'	S 10°02'06" W
L6	380'	N 05°12'27" E
L7	1819'	S 87°41'28" W
L8	45'	S 22°18'39" W
L9	60'	N 67°42'28" W
L10	34'	S 22°18'39" W
L11	280'	S 22°18'39" W
L12	76'	S 77°51'05" W
L13	300'	S 87°54'42" W
L14	600'	S 47°57'40" W
L15	300'	S 67°40'23" W
L16	100'	S 67°40'23" W
L17	46'	S 77°46'20" W
L18	61'	S 78°38'00" W
L19	70'	S 61°00'37" W
L20	79'	S 79°09'07" W
L21	160'	S 69°38'04" W
L22	160'	S 69°38'04" W
L23	79'	S 60°16'23" W
L24	270'	S 61°07'22" W
L25	70'	S 61°07'22" W
L26	87'	S 50°14'17" W
L27	75'	S 00°27'04" W

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1000'	240'	181'	N 04°20'07" E	238'
C2	1000'	501'	61'	S 07°48'43" W	121'
C3	1000'	280'	131'	N 11°42'50" E	209'
C4	1000'	262'	122'	N 10°38'47" E	242'
C5	20'	39'	20'	S 22°41'50" E	36'
C6	20'	39'	20'	S 67°46'04" W	36'

THIS PLAT IS A PRELIMINARY PLAT OF LAND AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PRESENT PURPOSES. THE CITY OF FULSHEAR, TEXAS COUNTY, TEXAS, IS THE RECORDING OFFICE FOR THIS PLAT. THE CITY OF FULSHEAR, TEXAS COUNTY, TEXAS, IS THE RECORDING OFFICE FOR THIS PLAT. THE CITY OF FULSHEAR, TEXAS COUNTY, TEXAS, IS THE RECORDING OFFICE FOR THIS PLAT.

THESE LOTS ARE BEING OFFERED FOR SALE AS PART OF THE CROSS CREEK RANCH SECTION SIXTEEN. THE LOTS ARE BEING OFFERED FOR SALE AS PART OF THE CROSS CREEK RANCH SECTION SIXTEEN. THE LOTS ARE BEING OFFERED FOR SALE AS PART OF THE CROSS CREEK RANCH SECTION SIXTEEN.

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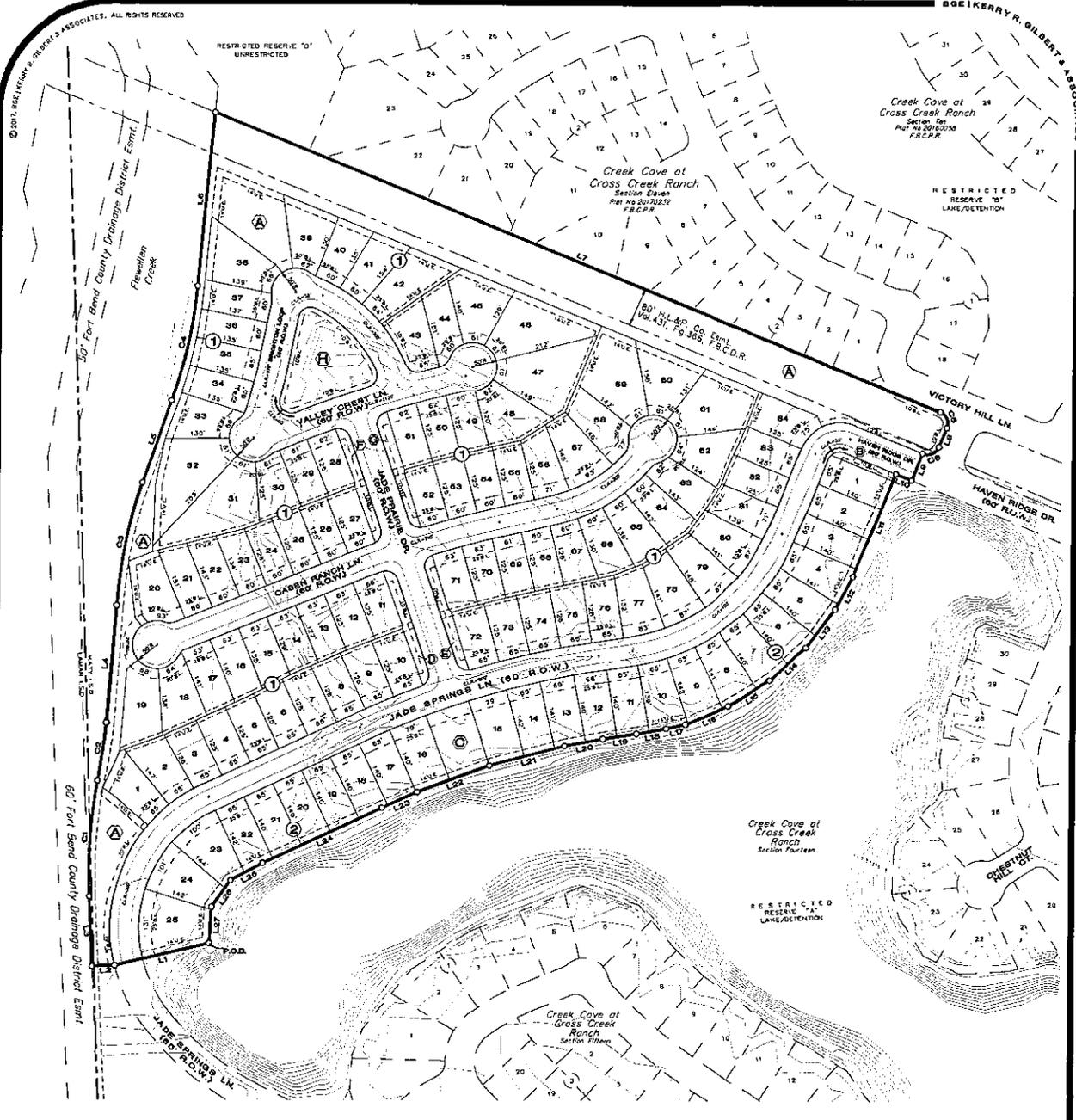
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GENERAL NOTES:

- "A" INDICATES BUILDING LINE.
- "U.C." INDICATES UTILITY EASEMENT.
- "1" INDICATES ONE FOOT RESERVE.
- RESERVED TO THE PUBLIC IN THE FORM OF A BUFFER SEPARATION BETWEEN THE SIDE OF A STREET AND ANY OTHER STRUCTURE OR OBJECT, THE POSITION OF WHICH IS SUBJECT TO THE DISCRETION OF THE CITY OF FULSHEAR, TEXAS. THE ONE FOOT RESERVE SHALL BE MAINTAINED IN THE FORM OF A BUFFER SEPARATION BETWEEN THE SIDE OF THE STREET AND ANY OTHER STRUCTURE OR OBJECT, THE POSITION OF WHICH IS SUBJECT TO THE DISCRETION OF THE CITY OF FULSHEAR, TEXAS.
- "B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
- "B.C.C.R." INDICATES FORT BEND COUNTY DEED RECORDS.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND ON THE REAR BUILDING PAD LINE.
- ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE YARD BUILDING LINE.
- THE PROPERTY LIES IN THE UNZONED ZONE "1" UNLESS OTHERWISE NOTED TO BE OUTSIDE THE 600 YEAR FLOODPLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 181301210L, REVISED APRIL 2, 2014.

NOTE:

A	RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±5.54 ACRES
B	RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.04 ACRE
C	RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.29 ACRE
D	RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.12 ACRE
E	RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE ±0.12 ACRE
F	RESTRICTED RESERVE "F" LANDSCAPE/OPEN SPACE ±0.11 ACRE
G	RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE ±0.13 ACRE
H	RESTRICTED RESERVE "H" LANDSCAPE/OPEN SPACE ±0.62 ACRE

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 AND WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCES 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 WHETHER BY JERRY R. GILBERT & ASSOCIATES, P.C., OR 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.

A PRELIMINARY PLAT OF
CREEK COVE AT CROSS CREEK RANCH
 SECTION SIXTEEN

BEING 38.67± ACRES OF LAND CONTAINING 109 LOTS AND EIGHT RESERVES IN TWO BLOCKS.

OUT OF THE J.W. SCOTT SURVEY, A-321 A.G. SHARPLESS SURVEY, A-322 CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS OWNER

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

BGE KERRY R. GILBERT & ASSOCIATES

- Land Planning Consultants -
 23501 Croo Ranch Blvd., Suite A-250
 Katy, Texas 77454
 Tel 281-575-0340

PAGE 2 OF 2
 SCALE 1" = 100'
 0 50 100 200

MARCH 23, 2013
 KGAM 1330A

Kathryn Edwards

From: Kathryn Edwards
Sent: Tuesday, March 13, 2018 3:52 PM
To: 'dm8736@att.com'
Cc: landplan@krga.com
Subject: Creek Cove 15 ,16 and Jade Springs Prelim Plats_No Objection Request_03-13-18
Attachments: 1350_Creek Cove S 15_03-06-18.pdf; 1350_Creek Cove S 16_03-06-18.pdf; 1350_Jade Springs St.Dedication_03-06-18.pdf

Good Afternoon,

Please find the below referenced preliminary plat for your review

- Creek Cove Sec 15
- Creek Cove Sec 16
- Jade Springs Lane Street Dedication

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear. Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards

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



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Kathryn Edwards

From: Kathryn Edwards
Sent: Tuesday, March 13, 2018 3:52 PM
To: 'Chris_Grey@cable.comcast.com'
Cc: landplan@krga.com
Subject: Creek Cove 15 ,16 and Jade Springs Prelim Plats_No Objection Request_03-13-18
Attachments: 1350_Creek Cove S 15_03-06-18.pdf; 1350_Creek Cove S 16_03-06-18.pdf; 1350_Jade Springs St.Dedication_03-06-18.pdf

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Thank you,

Kathryn Edwards

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Kathryn Edwards

From: Kathryn Edwards
Sent: Tuesday, March 13, 2018 3:52 PM
To: 'LROW@centerpointenergy.com'
Cc: landplan@krga.com
Subject: Creek Cove 15 ,16 and Jade Springs Prelim Plats_No Objection Request_03-13-18
Attachments: 1350_Creek Cove S 15_03-06-18.pdf; 1350_Creek Cove S 16_03-06-18.pdf; 1350_Jade Springs St.Dedication_03-06-18.pdf

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- Creek Cove Sec 16
- Jade Springs Lane Street Dedication

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Thank you,

Kathryn Edwards

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat The Market at Cross Creek Ranch - Partial Replat No. 2 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-10-18

City Secretary

Processed
 Returned for additional data

BY: K. Kays DATE: 3-23-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 03/23/2018 Date Received by the City of Fulshear: _____

Subdivision: THE MARKET AT CROSS CREEK RANCH PARTIAL REPLAT NO 2 Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.501 ACRES OF LAND IN THE J.W. SCTOOT SURVEY A-321

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

Total Acreage: 2.501
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres in Reserve: 2.501

Owner: TLM-CCR PHASE II, LLC
 Address: 110 EAST DAVIS STREET
 City/State: McKINNEY, TX 75069
 Telephone: 972-758-4446
 Email Address: _____

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$531.26</u>
Park Fees (due at Final Plat Application)	_____

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

SIGNATURE

Trey DeVillier

TYPED OR PRINTED NAME/TITLE

03/23/2018

DATE

April 10, 2018

Engineering Review

Preliminary Plat
The Market at Cross Creek Ranch
Partial Replat No. 2
City of Fulshear, Texas

For Information only:

1. This plat will create a one (1) Reserve that is 2.501 acre being a partial replat of Reserve "E", Block 1 of The Market at Cross Creek Ranch.
2. This Reserve does not appear to have any direct access to a dedicated street.

Recommendations:

I recommend that this Preliminary Plat of The Market at Cross Creek Ranch Partial Replat No. 2 be denied approval as no access is shown to a public street.



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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Fulbrook Section 2 "B" / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-10-18

City Secretary

Processed
 Returned for additional data

BY: K. Kopf DATE: 3-22-2018

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

RECEIVED
 CITY OF FULSHEAR

MAR 22 2018

CITY SECRETARY OFFICE

Subdivision/Development Platting Application

Date: 03/21/18 Date Received by the City of Fulshear: _____
 Subdivision: Fulbrook Section Two "B" Development: Fulbrook

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: 11.14 Acres out of John Randon Survey, A-76, Fort Bend County, Texas

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

Total Acreage: 11.14
 Number of Streets: 1
 Number of Lots: 5
 Number and Types of Reserves: 1
 Total Acres in Reserve: 0.17

Owner: Fulbrook Partners LTD c/o Trend Development, Inc.
 Address: 3 Riverway, Suite 120
 City/State: Houston, Texas 77056
 Telephone: 713-623-2466
 Email Address: dcannon@trenddevelopment.com

Engineer/Planner: Deden Services, LLC

Contact Person: Bobby Deden and Karen Rogers
 Telephone: (713)461-8822 (713)722-8897
 Fax Number: (713)461 2671 (713)722-8048
 Email Address: Robert@rtdeden.com kwrogers@M2Lassociates.net

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	(5 lots=\$25 & 11.14AC - 278.50)
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>\$803.50</u>
Park Fees (due at Final Plat Application)	_____

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

Karen W Rogers Karen W. Rogers, Principal, M2L Associates, Inc. 03/21/18
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

April 10, 2018

Engineering Review

Final Plat
Fulbrook Section Two "B"
Fort Bend County, Texas

For Information only:

1. This plat will create 5 Lots in one (1) Block with one (1) Reserve that covers a total acreage of 11.14 acres.
2. Access to these lots will be from Fulbrook Road that adjoins these lots along their East line.
3. The typical lot size for this section appears to vary from 1.75 acres in size to 3.03 acres.
4. These lots are located in the ETJ of the City of Fulshear and will require approval from both the City of Fulshear and Fort Bend County.

Recommendations:

I recommend that this Final Plat for Fulbrook Section Two "B" be approved with the following additions/corrections:

- A) The City Planning Letter shows that there are several liens on this property. A Lien Holder's Subordination for these liens is required.



CITY PLANNING LETTER

March 20, 2018

Frontier Title Company-WH, LLC
1177 West Loop South, Suite 1350
Houston, TX 77027
(713) 840-0208

City Planning Commission
City of Houston, Texas
Harris County, Texas.

Re: Proposed Fulbrook Section Two "B", a proposed subdivision of 11.14 acres of land out of the John Randon Survey, Abstract No. 76 of Fort Bend County, Texas.

To Whom It May Concern:

Frontier Title Company WH-LLC certifies that a diligent search of the real property records of Harris County Title Plant has been made, as to the herein described property, and as of 08:00 AM on the 14th day of March, 2018, we find the following:

Record Owner: FULBROOK PARTNERS, LTD., a Texas limited partnership

Legal Description:

All that certain 11.1387 acres of land out of the John Randon Survey, A-76 and being out of a called 908.469 acre tract of land described in a deed dated 05-21-1998 from Titus H. Harris, Jr., co-trustee, et al to Ft. Bend/Fulbrook filed in the Deed Records of Fort Bend County, Texas in Clerk's File No. 9838181 and being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8" iron rod with cap marking the northwest corner of Fulbrook, Section Two "A" according to the plat thereof filed in the Fort Bend County Plat Records in Slide 1823A to a found 5/8" iron rod with cap for corner;

Thence in a southerly direction with the west right-of-way line of Fulbrook Road (width varies) the following courses and distances:

Thence S 6° 59' 19" E – 153.74' to a found 5/8" iron rod with cap marking the Point of Curvature of a curve to the right having a central angle of 9° 44' 11", a radius of 110.00', a chord which bears S 2° 07' 11" E – 18.67';

Thence with said curve to the right for an arc distance of 18.69' to a found 5/8" iron rod with cap marking the Point of Tangency;

Thence S 2° 44' 58" W – 34.76' to a found 5/8" iron rod with cap marking the Point of Curvature of a curve to the left having a central angle of 12° 45' 40", a radius of 190.00', a chord which bears S 3° 37' 53" E – 42.23';

Thence with said curve to the left for an arc distance of 42.32' to a found 5/8" iron rod with cap marking the Point of Compound Curvature a curve to the left having a central angle of 20° 49' 37", a radius of 400.00', a chord which bears S 20° 25' 28" E – 144.60';

Thence with said curve to the left for an arc distance of 145.40' to a found 5/8" iron rod with cap marking the Point of Reverse Curvature of a curve to the right having a central angle of 10° 08' 51", a radius of 400.00', a chord which bears S 25° 45' 52" E – 70.75';

Thence with said curve to the right of an arc distance of 70.84' to a found 5/8" iron rod with cap marking the Point of Compound Curvature of a curve to the right having a central angle of 00° 12' 32", a radius of 1090.00', a chord which bears S 20° 35' 09" E – 3.97';

Thence with said curve to the right for an arc distance of 3.97' to a set 5/8" iron rod with cap and the POINT OF BEGINNING of the herein described tract, and being a point on a curve to the right having a central angle of 13° 27' 30", a radius of 1090.00', a chord bearing of S 13° 27' 30", a radius of 1090.00', a chord bearing of S 13° 45' 10" E - 255.44';

Thence With said curve to the right and continuing with said west right-of-way line an arc distance 256.03' to a found 5/8" iron rod with cap marking the Point of Compound Curvature of a curve to the right having a central angle of 17° 57' 19", a radius of 300.00', a chord which bears S 1° 57' 16" w – 93.63';

Thence continuing with said west right-of-way line the following courses and distances:

Thence with said curve for an arc distance of 94.01' to a found 5/8" iron rod with cap marking the Point of Reverse Curvature of a curve to the left having a central angle of 19° 59' 49", a radius of 330.00', a chord which bears S 00° 56' 05" W – 114.59';

Thence with said curve to the left for an arc distance of 115.17' to a found 5/8" iron rod with cap marking the Point of Reverse Curvature of a curve to the right having a central angle of 17° 57' 20", a radius of 300.00', a chord which bears S 00° 05' 07" E – 93.63';

Thence with said curve to the right for an arc distance of 94.01' to a found 5/8" iron rod with cap for the beginning of a curve to the right having a central angle of 11° 58' 40", a radius of 1090.00', a chord which bears S 14° 52' 55" W – 227.45';

Thence with said curve to the right for an arc distance of 227.86' to a found 5/8" iron rod with cap for the beginning of a curve to the left having a central angle of 10° 16' 06", a radius of 1035.00', a chord which bears S 15° 43' 55" W – 185.23';

Thence with said curve for an arc distance of 185.48' to a found 5/8" iron rod with cap for corner;

Thence N 82° 35' 59" W – 251.40', with the north line of Fulbrook, Section Two "C" according to the plat thereof filed in the Plat Records of Fort Bend County, Texas in Slide No. 1824a to a found 5/8" iron rod with cap for corner;

Thence N 66° 05' 28" W – 487.91', continuing with said north line to a found 5/8" iron rod with cap for corner;

Thence with the east line of said Fulbrook, Section 4A the following courses and distances:

Thence N 58° 12' 40" E – 43.11' to a found 5/8" iron rod with cap for corner;

Thence N 45° 43' 01" E – 131.35' to a found 5/8" iron rod with cap for corner;

Thence N 39° 23' 33" E – 158.52' to a found 5/8" iron rod with cap for corner;

Thence N 25° 41' 27" E -72.68' to a found 5/8" iron rod with cap for corner;
Thence N 18° 57' 19" E – 112.47' to a found 5/8" iron rod with cap for corner;
Thence N 10° 41' 00" E – 182.46' to a found 5/8" iron rod with cap for corner;
Thence N 8° 25' 38" W – 66.53' to a found 5/8" iron rod with cap for corner;
Thence N 81° 25' 58" E – 429.58' to the POINT OF BEGINNING containing 11.1387 acres of land more or less.

Subject to the following:

Restrictions: None filed of record.

Easements and building lines:

Those set forth on the proposed plat of Fulbrook Section Two "B".

Easement twenty-five (25) feet wide located southerly of and adjoining the southerly line of Fulbrook Road (and-or Churchill Field Lane), granted to Reliant Energy, Incorporated, as set forth in instrument recorded under Fort Bend County Clerk's File No. 2000002661.

Agreements:

Seismic Agreement and Lease Option Agreement by and between Anne H. Ivory, et al, Lessors and TAC Resources, Inc., as set forth in instrument recorded under Fort Bend County Clerk's File No. 9838181.

Liens:

Vendor's Lien retained in Deed dated May 21, 1998, executed by Titus H. Harris, Jr., as co-trustee, individually and as attorney and agent for Mary Elizabeth Harris Cooper, Jack B. Wendt, as co-trustee, individually and as attorney and agent for Hunter P. Harris, Jr., Billie Harris Wendt, Constance Harris Seger, Hunter Pittenger Harris, Benjamin P. Harris, Laurie Harris Salazar, Amilee Wendt, Evaldyn Wendt Moore, Jackie Wendt Dienna, and Laurel Wendt, The Estate of Edward Randall Harris, and The Estate of Anne Harris Ivory to Ft. Bend/Fulbrook Ltd., a Texas limited partnership filed under Fort Bend County Clerk's File No. 9838181, securing the payment of one note of even date therewith in the sum of \$5,400,000.00, payable to the order of **Riverway Bank** and being additionally secured by Deed of Trust dated May 15, 1998 to John E. Phillips, Trustee(s); said Deed of Trust filed for record on May 22, 1998, under Fort Bend County Clerk's File No. 9838182.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2000044941, 2001024103, 2003119291, 2006027601, 2006075855, 2006125249, 2009028714, 2009050260, and 2011042520.

Deed of Trust dated May 26, 2000, filed for record on June 2, 2000 under Clerk's File No. 2000044940 of the Official Public Records of Real Property of Fort Bend County, Texas, executed by Ft. Bend/Fulbrook, Ltd., a Texas limited partnership, to John E. Phillips, Trustee, securing the payment of a note of even date therewith in the amount of \$2,660,091.00, payable to the order of **Riverway Bank**.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2001024102, 2003119292, and 2006027604.

Deed of Trust dated March 9, 2001, filed for record on March 21, 2001 under Clerk's File No. 2001022734 and corrected under 2001040058 of the Official Public Records of Real Property of Fort Bend County, Texas, executed by Ft. Bend/Fulbrook, Ltd., a Texas limited partnership, to John E. Phillips, Trustee, securing the payment of a note of even date therewith in the amount of \$4,032,000.00, payable to the order of **Riverway Bank**.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2003119293, 2006027603, and 2006075854.

Vendor's Lien retained in Deed dated August 8, 2003, executed by Ft. Bend/Fulbrook, Ltd., a Texas limited partnership to Fulbrook Partners, Ltd., a Texas limited partnership, filed under Fort Bend County Clerk's File No. 2003119288, securing the payment of one note of even date therewith in the sum of \$4,616,285.00, payable to the order of **Texas State Bank** and being additionally secured by Deed of Trust dated August 11, 2003 to James D. MacIntyre, Trustee(s); said Deed of Trust filed for record on August 27, 2003, under Fort Bend County Clerk's File No. 2003119289.

Additionally secured by Assignment of Contract recorded under Fort Bend County Clerk's File No. 2003119290.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2006027602 and 2006076005.

Deed of Trust dated October 2, 2015, filed for record on October 9, 2015 under Clerk's File No. 2015115471 of the Official Public Records of Real Property of Fort Bend County, Texas, executed by Fulbrook Partners, Ltd., a Texas limited partnership, to Robert Mrlk, Trustee, securing the payment of a note of even date therewith in the amount of \$5,000,000.00, payable to the order of **Central Bank**.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2017089032 and 2017133789.

Deed of Trust dated December 31, 2009, filed for record on January 4, 2010 under Clerk's File No. 2010000304 of the Official Public Records of Real Property of Fort Bend County, Texas, executed by Fulbrook Partners, Ltd., a Texas limited partnership, to James D. MacIntyre, Trustee, securing the payment of a note of even date therewith in the amount of \$5,000,000.00, payable to the order of **Central Bank**.

Additionally secured by Assignment of Contract recorded under Fort Bend County Clerk's File No. 2010000305.

Said lien having been renewed, modified and/or extended by instrument filed for record under Fort Bend County Clerk's File No(s). 2012139962, 2012097387, 2014083424, 2015115470, and 2017089032.

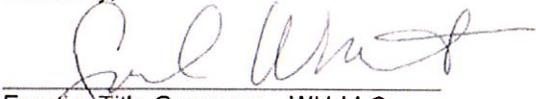
No examination has been made as to abstract of mineral reservations, judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments.

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

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

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Frontier Title Company WH-LLC assumes no liability whatsoever for the accuracy neither of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS FRONTIER TITLE COMPANY WH-LLC BECAUSE OF ANY NEGLIGENCE BY TITLEDATA, INC. (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,



Frontier Title Company – WH-LLC
Authorized Signatory



March 7, 2018

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: FULBROOK SEC. TWO "B"

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated November, 2017.

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

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

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

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

If there are any questions, please contact Samantha Richards at 713.207.6362.

Sincerely,

A handwritten signature in blue ink that reads "Samantha Richards". The signature is written in a cursive style with a long horizontal flourish at the beginning.

Samantha Richards
Right of Way Agent

C: Karen Rogers <kwrogers@m2lassociates.net>

PLR17.668A



Southwest OSPE
1110 Louise St
Rosenberg, Texas 77471

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

December 15, 2017

Karen W. Rogers
M2L Associates Inc.
8955 Katy Frwy, Suite #300
Houston, Texas 77024

Re: No Objection Letter-Fulbrook Section Two "B"

Dear Ms. Rogers:

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

Sincerely,

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

Michael Jones
Manager Engineering - Design

Karen W. Rogers

From: Karen W. Rogers
Sent: Wednesday, March 21, 2018 9:58 AM
To: 'david_miller4@cable.comcast.com'
Subject: Letter of No Objection
Attachments: Previous Letter to Comcast - M2L_Letter_Utility Companies.pdf; Mr. David Miller Comcast - M2L_Letter_Utility Companies.pdf; 2B Final Plat-Plat Sht 1.pdf

Dear David,

Thank you for taking the time to speak with me on the Phone this morning. I had originally sent the Preliminary plat to Margie Blackwell in November. I have attached a new letter addressed to you along with a copy of the plat to request a letter of no objection.

If you need anything else, please do not hesitate to contact me by email or by phone 713-722-8897. Your attention on this matter is most appreciated as we will be submitting for final plat at the end of the week. I understand that you may not have a letter back to me by then.

Thanks again for your help.

Sincerely,



Karen W. Rogers, ASLA, LEED-AP
M2L Associates, Inc.
8955 Katy Frwy, Suite 300
Houston, Texas, 77024
Tel: 713-722-8897

www.M2Lassociates.net



M2L Associates Inc.
8955 Katy Frwy, #300
Houston, Texas 77024
Tel: (713) 722-8897
Fax:(713) 722-8048

Urban Planning
Urban Design
Landscape Architecture

March 20, 2018

Mr. David Miller
Comcast
8590 W. Tidwell
Houston, Texas 77040

RE: "Fulbrook Section Two "B"

Dear Mr. Miller:

Please see enclosed the proposed plat titled "Fulbrook Section Two "B". This is a plat of 11.14 acres located on the south side of F.M. 1093 east of Fulbrook Shores Drive and west of Fulbrook Road in the City of Fulshear.

We are submitting this plat for your review and in accordance with the requirements of the City of Fulshear Platting application process are requesting a letter of "No Objection". If you have any questions, please feel free to contact me at 713-722-8897.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karen W. Rogers', written in a cursive style.

Karen W. Rogers, ASLA, LEED-AP
Principal



M2L Associates Inc.
8955 Katy Frwy, #300
Houston, Texas 77024
Tel: (713) 722-8897
Fax:(713) 722-8048

Urban Planning
Urban Design
Landscape Architecture

November 15, 2017

Margie Blackwell, Relocate & Permit Specialist
Comcast
7033 Airport Blvd.
Houston, Texas 77061

RE: "Fulbrook Section Two "B"

Dear Ms. Blackwell:

Please see enclosed the proposed plat titled "Fulbrook Section Two "B". This is a plat of 11.14 acres located on the south side of F.M. 1093 east of Fulbrook Shores Drive and west of Fulbrook Road in the City of Fulshear.

We are submitting this plat for your review and in accordance with the requirements of the City of Fulshear Platting application process are requesting a letter of "No Objection". If you have any questions, please feel free to contact me at 713-722-8897.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karen W. Rogers', written in a cursive style.

Karen W. Rogers, ASLA, LEED-AP
Principal

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Cross Creek Ranch Water Plant No.3 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 4-10-18

City Secretary

Processed
 Returned for additional data

BY: K. Keyf DATE: 3-23-18

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 03/23/2018 Date Received by the City of Fulshear: _____
 Subdivision: CROSS CREEK RANCH WATER PLANT NO. 3 Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.102 ACRES OF LAND IN THE M. AUTREY SURVEY, A-100

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

Total Acreage: 2.102
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres in Reserve: 2.102

Owner: CCR LOAN SUBSIDIARY 1, 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	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$552.55</u>
Park Fees (due at Final Plat Application)	_____

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

Trey DeVillier _____
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE
 _____ 3/23/2018

April 10, 2018

Engineering Review

Final Plat
Cross Creek Ranch Water Plant No. 3
City of Fulshear, Texas

For Information only:

1. This plat will create one (1) Restricted Reserve that covers an area of 2.102 acres and is restricted to a Water Plant use.
2. This Restricted Reserve will have access to West Cross Creek Bend Lane along its East line.

Recommendations:

I recommend that this Final Plat of Cross Creek Ranch Water Plant No. 3 be approved as submitted.

A handwritten signature in cursive script, appearing to read "Leyendecker", with a large, stylized initial "C" on the left.

stewart title

Stewart Title Company
10720 West Sam Houston Pkwy N.,
Suite 200
Houston, TX 77064
(713) 892-8818 Phone
Fax

March 20, 2018

File No.: 1850177CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 12th day of March, 2018, the last Deed that we find, of record, reflects the record owner to be:

CCR Loan Subsidiary 1, L.P., a Texas limited partnership

Legal Description:

BEING a 2.102 acre (91,576 square foot) tract of land situated in the M. Autry Survey, Abstract No. A-100, City of Fulshear, Fort Bend County, Texas and being a portion of a called 239.7 acre tract (Tract 10) of land as described in a deed to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016059209, said 2.102 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northeast corner of WILLOWS AT CROSS CREEK RANCH SECTION ONE, a subdivision plat recorded under Plat No. 20160198 of the Fort Bend County Plat Records, lying on the southwest line of the remainder of a called 1,913.31 acre tract of land (Tract A) described in a deed to CCR Texas Holdings LP recorded under F.B.C.C.F. No.2012038964;

THENCE, S 76°35'16" W, along and with the north line of said WILLOWS AT CROSS CREEK RANCH SECTION ONE, a distance of 426.64 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southwest corner of the herein described tract and said 239.7 acre tract, same being the northwest corner of said WILLOWS AT CROSS CREEK RANCH SECTION ONE;

THENCE, N 13°24'44" W, along and with the southwesterly line of said 239.7 acre tract, a distance of 147.75 feet to a 1/2-iron pipe with cap stamped "BGE INC" set for the northwest corner of the herein described tract, lying on the southeast line of a called 2.07 acre save and except tract as described in an instrument to Teppco Crude Pipeline, L.P. recorded under F.B.C.C.F. No. 2004025376;

THENCE, N 37°38'36" E, along and with said southeast line, a distance of 232.39 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the north corner of the herein described tract;

THENCE, S 69°43'12" E, over and across said 239.7 acre tract, a distance of 288.99 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the northeast corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears N 75°30'31" E, 3,035.00 feet, lying on said southwest line of the remainder of said 1,913.31 acre tract;

THENCE, In a Southerly direction, along and with said southwest line and along said curve to the left, a distance of 133.63 feet, having a radius of 3035.00 feet, a central angle of 02°31'22" and a chord which bears

S 15°45'10" E, 133.62 feet to the **POINT OF BEGINNING** and containing 2.1023 acres (91,576 square feet) of land.

Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83) South Central Zone 4204 and is referenced to WILLOWS AT CROSS CREEK RANCH SECTION ONE as cited herein.

Subject to the following:

1. Restrictions:

Restrictive Covenants recorded under Clerk's File Nos. 2005003096, 2009026093, 2010127400 all of the Official Records of Fort Bend County, Texas.

2. Easements/Other Exceptions:

Sanitary Control Easement granted to Fort Bend County Municipal Utility District No. 169, recorded under Clerk's File No. 2016138093 of the Official Records of Fort Bend County, Texas.

Electric Easement granted to CenterPoint Energy Houston Electric, LLC, recorded under Clerk's File No. 2017041181 of the Official Records of Fort Bend County, Texas.

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

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

Rules and regulations by the Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities as reflected by that Affidavit To The Public Certification Of OSSF Requiring Maintenance recorded under Clerk's File No. 2009075716 of the Official Records of Fort Bend County, Texas.

Memorandum Of Preferential Purchase Right Agreement dated April 12, 2012, by and between CCR TEXAS HOLDINGS, LP, a Delaware limited liability company ("Grantor"), and TRENDMAKER HOMES, INC., a Texas corporation ("Grantee"), and recorded under Clerk's File No. 2012038961 of the Official Records of Fort Bend County, Texas, and subject to the terms, conditions and provisions contained therein.

3. Liens/Misc:

Construction Deed of Trust (With Assignment of Rents, Security Agreement and Fixture Filing) dated June 2, 2016, recorded in/under Clerk's File No. 2016059211 of the Official Records of Fort Bend County, Texas, executed by CCR Loan Subsidiary 1, L.P., securing the payment of that certain Revolving Promissory Note in the aggregate principal amount of \$25,000,000.00, bearing interest and payable as therein provided to the order of U.S. Bank National Association d/b/a Housing Capital Company. Said lien additionally secured by collateral assignments recorded in/under Clerk's File Nos. 2016059212 and 2016059213 of the Official Records of Fort Bend County, Texas. Said lien subject to all terms, conditions, and provisions of that certain Intercreditor Agreement recorded in/under Clerk's File No. 2016059210 of the Official Records of Fort Bend County, Texas.

Construction Deed of Trust and Security Agreement and Assignment of Rents and Fixture Filing dated April 12, 2012, recorded in/under Clerk's File No. 2012038977 of the Official Records of Fort Bend County, Texas, executed by CCR Texas Holdings LP., a Delaware limited partnership, securing the payment of one note in the principal amount of \$90,000,000.00 [which Loan is evidenced and secured by (i) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$9,000,000 made by Grantor in favor of CCR TEXAS LENDER INC. ("Note A"), (ii) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$81,000,000 made by Grantor in favor of PSPIB-CCR INC. ("Note B")], bearing interest and payable as therein provided to the order of CCR Texas Agent, Inc., an Ontario corporation, in its capacity as agent for lenders. Said Notes and Deed of Trust amended by instrument recorded in/under Clerk's File No. 2017097223 of the Official Records of Fort Bend County, Texas. Said lien subject to all terms, conditions, and provisions of that certain Intercreditor Agreement recorded in/under Clerk's File No. 2016059210 of the Official Records of Fort Bend County, Texas.

Subject property is located in the Fort Bend County Municipal Utilities Districts No. 170.

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

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

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

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

Sincerely,
Stewart Title Company



Al Stewart
Title Examiner Senior

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 2.102 acres of land out of the M. Autrey Survey, Abstract 100, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc., and known as CROSS CREEK RANCH WATER PLANT NO. 3, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, U.S. BANK NATIONAL ASSOCIATION, D/B/A Houston Capital Company, a national banking association is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2016059210, 2016059211, 2016059212 and 2016059213 of the Real Property Records of Fort Bend County, Texas, and, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of CROSS CREEK RANCH WATER PLANT NO. 3.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CROSS CREEK RANCH WATER PLANT NO. 3 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CROSS CREEK RANCH WATER PLANT NO. 3 and the dedications, terms, and provisions evidenced thereby.

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

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

EXECUTED this the _____ day of _____, 2018.

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

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS

COUNTY OF _____

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

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

Notary Public in and for the State of Texas

My commission expires: _____

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

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 2.102 acres of land out of the M. AUTREY Survey, Abstract 100, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc., and known as CROSS CREEK RANCH WATER PLANT NO. 3, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038977, 2016059210 and 2017097223 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of CROSS CREEK RANCH WATER PLANT NO. 3.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CROSS CREEK RANCH WATER PLANT NO. 3 and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CROSS CREEK RANCH WATER PLANT NO. 3 and the dedications, terms, and provisions evidenced thereby.

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

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

EXECUTED this the _____ day of _____, 2018.

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

By: _____

Printed Name: _____

Title: _____

PROVINCE OF ONTARIO
COUNTRY OF CANADA

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

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

Notary Public
My commission expires: _____

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

Trey DeVillier

From: Trey DeVillier
Sent: Thursday, March 22, 2018 8:20 AM
To: Grey, Chris (Chris_Grey@comcast.com)
Subject: CROSS CREEK RANCH WATER PLANT NO. 3 - NO OBJECT REQUEST
Attachments: 2018-3-21_PLAT_CCR WATER PLANT NO 3.pdf

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

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

Respectfully,

Trey DeVillier | Platting Coordinator

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



Serving. Leading. Solving.™

Trey DeVillier

From: Trey DeVillier
Sent: Thursday, March 22, 2018 8:20 AM
To: 'LROW@centerpointenergy.com'
Subject: CROSS CREEK RANCH WATER PLANT NO. 3 - NO OBJECT REQUEST
Attachments: 2018-3-21_PLAT_CCR WATER PLANT NO 3.pdf

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

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

Respectfully,

Trey DeVillier | Platting Coordinator
BGE, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042
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Direct: 713-488-8204
Fax: 281-558-9701
tdevillier@bgeinc.com
www.bgeinc.com



Serving. Leading. Solving.™

Trey DeVillier

From: Trey DeVillier
Sent: Thursday, March 22, 2018 8:20 AM
To: Michael Jones (mj524k@att.com)
Subject: CROSS CREEK RANCH WATER PLANT NO. 3 - NO OBJECT REQUEST
Attachments: 2018-3-21_PLAT_CCR WATER PLANT NO 3.pdf

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

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

Respectfully,

Trey DeVillier | Platting Coordinator

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10777 Westheimer, Suite 400

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tdevillier@bgeinc.com

www.bgeinc.com



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