



# CITY OF FULSHEAR

*"FIND YOUR FUTURE IN FULSHEAR"*

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

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

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

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

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

CO-CHAIR- DAR HAKIMZADEH  
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

**STAFF:**

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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## PLANNING AND ZONING COMMISSION MEETING AGENDA DECEMBER 6, 2019

**NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, DECEMBER 6, 2019 AT 8:30 A.M. IN THE CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.**

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

- 1. Call to Order**
- 2. Quorum**
- 3. Citizen's Comments**

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

**4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on November 1, 2019**

**5. Consideration and possible action to recommend approval of the R1 Rogers Road Final Plat**

**6. Consideration and possible action to recommend approval of the Creek Trace at Cross Creek Ranch Section Five Final Plat**

**7. Consideration and possible action to recommend approval of the Creek Trace at Cross Creek Ranch Section Six Final Plat**

**8. Consideration and possible action to recommend approval of the Morgan's Spur Drive Extension No. 1 Final Plat**

**9. Consideration and possible action to recommend approval of the Morgan's Spur Drive Extensions No. 2 Final Plat**

**10. Consideration and possible action to recommend approval of the Jordan Ranch Street Dedication No. 6 Final Plat**

**11. Consideration and possible action to recommend approval of the Jordan Ranch Section 22 Final Plat**

**12. Adjournment**

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

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

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

*I, Kimberly Kopecky, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on Wednesday, November 27, 2019 by 5:00 p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.*

*Kimberly Kopecky*

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Kimberly Kopecky – City Secretary



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CHAIRMAN- AMY PEARCE  
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**PLANNING & ZONING:**  
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CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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## **PLANNING AND ZONING COMMISSION MEETING MINUTES NOVEMBER 8, 2019**

### **1. Call to Order**

*A REGULAR MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, NOVEMBER 8, 2019 AT CITY HALL, 30603 FM 1093, FULSHEAR, TEXAS 77441.*

### **2. Quorum**

*A QUORUM WAS PRESENT.*

#### **MEMBERS PRESENT**

*AMY PEARCE  
JOAN BERGER  
RANDY STACY  
GREGORY EHMAN  
DAR HAKIMZADEH  
JASON CHERUBINI  
JOHN DOWDALL*

#### **CITY STAFF**

KIMBERLY KOPECKY  
ZACH GOODLANDER  
RODRIGO RODRIGUEZ  
SHARON VALIANTE  
DAVID LEYENDECKER  
BRANT GARY (@ 9:23 A.M.)

**OTHERS PRESENT**

JEREMIAH BAKER  
TREY DEVILLIER  
AND APPROXIMATELY 7 OTHERS THAT DID NOT SIGN IN.

**3. Citizen's Comments**

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

*THERE WERE NO CITIZEN COMMENTS.*

**4. Public Hearing – Ordinance Amending Special Use Permit Regulations**

**In compliance with the City of Fulshear Code of Ordinances, Appendix A, Article V, Section 1-278, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on November 8, 2019 at 8:30 AM. The hearing will be held at City Hall located at 30603 FM 1093. The second hearing will be held by the City Council on November 19, 2019 at 7:00 PM. The hearing will be held at the Irene Stern Community Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard. The purpose of the hearing is to consider and take action upon an ordinance amending Special Use Permit procedures and allowances within the City of Fulshear.**

**A copy of said ordinance and documents is on file at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursday from 8:00AM to 3:00PM and Fridays from 8:00AM to 3:00PM in the City Secretary's office for all interested parties prior to said hearing.**

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

*CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:31 A.M.*

*THERE WERE NO PUBLIC HEARING COMMENTS.*

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

**5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on October 4, 2019**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON OCTOBER 4, 2019. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

*NAYS: NONE*

**6. Consideration and possible action to recommend approval of a Sign Variance for Move It Storage located at 29625 FM 1093**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO DENY THE REQUEST FOR A SIGN VARIANCE FOR MOVE IT STORAGE LOCATED AT 29625 FM 1093, AS PRESENTED FOR A 90 DAY PERIOD. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

*NAYS: NONE*

**7. Consideration and possible action to recommend approval of an ordinance amending Special Use Permit regulations**

*DAVID BAIRD WITH KENDIG KEAST EXPLAINED THE DRAFT ORDINANCE AS PRESENTED. HE ANSWERED QUESTIONS BY THE PLANNING & ZONING COMMISSION. THE PLANNING AND ZONING COMMISSION MADE SEVERAL RECOMMENDATIONS FOR CHANGES TO THE ORDINANCE. (SEE ATTACHED LIST)*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF AN ORDINANCE (2019-1314) WITH SUGGESTED CHANGES AND CORRECTIONS BY THE PLANNING AND ZONING COMMISSION. IT WAS SECONDED BY PLANNING AND ZONING MEMBER STACY. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

*NAYS: NONE*

**8. Consideration and possible action to recommend approval of Jordan Ranch Section 19 Final Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF JORDAN RANCH SECTION 19/FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

*NAYS: NONE*

**9. Consideration and possible action to recommend approval of Jordan Ranch Street Dedication No. 5 Final Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF JORDAN RANCH STREET DEDICATION NO. 5/FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CHERUBINI. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

*NAYS: NONE*

**10. Consideration and possible action to recommend extension of approval for Tamarron Section 12 Final Plat**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND A 12 MONTH EXTENSION, ONE (1) TIME ONLY FOR TAMARRON SECTION 12/FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

*NAYS: NONE*

**11. Adjournment**

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

*AYES: PLANNING AND ZONING MEMBERS BERGER, CHERUBINI, DOWDALL, EHMAN, HAKIMZADEH, STACY, AND PEARCE*

*NAYS: NONE*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:51 A.M.*



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 10/29/2019

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

Subdivision: F1 Rodgers Road

Development: Commercial

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: Churchill Fulshear League Abstract No. 29

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

Total Acreage: 9.7235

Number of Streets: 0 Proposed

Number of Lots: 0 Lots

Number and Types of Reserves: 1 Unrestricted Reserve

Total Acres in Reserve: 9.7235

Owner: Jack Beaumont Evans

Address: 15010 Lakefair Dr.

City/State: Richman, TX 77406

Telephone: (281) 944-9660

Email Address: evans@r1partners.com

Engineer/Planner: Lertz Engineering, LLC

Contact Person: David Randolph

Telephone: (713) 839-8900

Fax Number: (713) 839-9020

Email Address: david@lertzengineering.net

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE \$743.09

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

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

[Handwritten Signature]

SIGNATURE

David Randolph, P.E., Vice President

TYPED OR PRINTED NAME/TITLE

8/21/2019

DATE



December 4, 2019

**Engineering Review**

Final Plat – R1 Rogers Road  
City of Fulshear, Texas

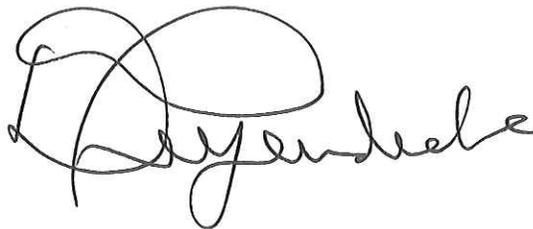
For Information only:

1. This plat will create one "Unrestricted Reserve" that covers a total area of 9.9225 acres.
2. The Reserve will have access to F.M. 359 thru the Permit process of the Texas Department of Transportation along its East line and to Rogers Road along its South line.

Recommendations:

I recommend that this Final Plat of R1 Rogers Road be denied approval with the following stipulations:

- A) The name of the Co-Chairman needs to be updated.
- B) The Lien Holders Dedication or Subordination needs to be updated with Signature Blocks.

A handwritten signature in black ink, appearing to read "Clay & Leyendecker". The signature is stylized with large loops and a cursive script.



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

**Subdivision/Development Platting Application**

Date: 11/22/2019 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: CREEK TRACE AT CROSS CREEK RANCH Development: CROSS CREEK RANCH

**SECTION FIVE**

**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:** 27.82 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100 & J.W. SCOTT SURVEY, A-321

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

**Total Acreage:** 27.82  
**Number of Streets:** 6  
**Number of Lots:** 72  
**Number and Types of Reserves:** 4  
**Total Acres in Reserve:** 6.2272

**Owner:** CCR TEXAS HOLDINGS LP  
**Address:** 5005 RIVERWAY, STE. 500  
**City/State:** HOUSTON, TX 77058  
**Telephone:** 713-980-9977  
**Email Address:** \_\_\_\_\_

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<b>\$1,555.50</b>
Park Fees (due at Final Plat Application)	_____

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

Trey DeVillier

11/22/2019

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE



STATE OF TEXAS  
COUNTY OF FORT BEND

We, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Larry D. Johnson, Manager of Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner. Owner of the 27.82 acre tract described in the above and foregoing map of CREEK TRACE AT CROSS CREEK RANCH SECTION FIVE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

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

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

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of CREEK TRACE AT CROSS CREEK RANCH SECTION FIVE where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, has caused these presents to be signed by Larry D. Johnson, its Manager, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

CCR TEXAS HOLDINGS LP, a Delaware limited partnership  
By: Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner

By: Larry D. Johnson  
Manager

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Jody S. Wong  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

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

Alan C. Bentley, R.P.L.S.  
Texas Registration No. 2055

I, Jason M. Svatek, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.

Jason M. Svatek, P.E.  
Texas Registration No. 100192  
BGE, Inc.  
TBPE Registration No. F-1046

This plat of CREEK TRACE AT CROSS CREEK RANCH SECTION FIVE is approved by the City Planning Commission of the City of Fulshear, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Amy Pearce  
Chairman

Dar Hakimzadeh  
Co-Chairman

This plat of CREEK TRACE AT CROSS CREEK RANCH SECTION FIVE was approved on \_\_\_\_\_ by the City of Fulshear City Council and signed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

Aaron Graff  
Mayor

Kimberly Kopecky  
City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Plat Number \_\_\_\_\_ of the plot records of said county.

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

Laura Richard  
County Clerk  
Fort Bend County, Texas

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

DESCRIPTION OF A 27.82 ACRE TRACT OF LAND SITUATED  
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100 AND THE  
J. W. SCOTT SURVEY, ABSTRACT NO. 321  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

BEING a 27.82 acre (1,211,810 square feet) tract of land situated in the M. Autrey Survey, Abstract No. 100 and the J. W. Scott Survey, Abstract No. 321, City of Fulshear of Fort Bend County, Texas and being a portion of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012039964 and a portion of a called 9,886 acre tract of land described in an instrument to Fort Bend County Municipal Utility District No. 169 recorded under F.B.C.C.F. No. 2018006137, said 27.82 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to a called 61.66 acre tract as cited herein:

COMMENCING at a 5/8-inch iron rod found for a Northwest corner of a called 61.66 acre tract of land described in an instrument to Fort Bend County Municipal Utility District No. 169 recorded under F.B.C.C.F. No. 2015105132 and the Southeast corner of Restricted Reserve "A" of TAMARRON WASTEWATER TREATMENT PLANT SITE NO. 1, a subdivision per plat recorded under Plat No. 20140184 of the Fort Bend County Plat Records;

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

S 10° 53' 30" W, a distance of 342.99 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S10° 53' 30" W, a distance of 218.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S13° 29' 35" E, a distance of 121.01 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S18° 35' 13" W, a distance of 252.56 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Southwesterly direction, along said curve to the right, a distance of 143.39 feet, having a radius of 1,000.00 feet, a central angle of 08° 12' 57" and a chord which bears S22° 41' 42" W, 143.27 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

In a Southerly direction, along said curve to the left, a distance of 430.93 feet, having a radius of 1,000.00 feet, a central angle of 24° 41' 25" and a chord which bears S14° 27' 28" W, 427.60 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

S02° 06' 45" W, a distance of 120.66 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Southerly direction, along said curve to the right, a distance of 141.90 feet, having a radius of 1,000.00 feet, a central angle of 08° 07' 49" and a chord which bears S06° 10' 40" W, 141.78 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

In a Southerly direction, along said curve to the left, a distance of 311.58 feet, having a radius of 1,400.00 feet, a central angle of 12° 45' 06" and a chord which bears S03° 52' 01" W, 310.94 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

S02° 30' 32" E, a distance of 68.10 feet the POINT OF BEGINNING and the Northeast corner of the herein described tract;

S02° 30' 32" E, a distance of 507.89 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Southerly direction, along said curve to the left, a distance of 298.19 feet, having a radius of 1,400.00 feet, a central angle of 12° 12' 13" and a chord which bears S08° 36' 39" E, 297.63 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

S14° 42' 45" E, a distance of 87.15 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Southerly direction, along said curve to the right, a distance of 126.30 feet, having a radius of 1,100.00 feet, a central angle of 06° 34' 43" and a chord which bears S11° 25' 24" E, 126.23 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

S08° 08' 02" E, a distance of 247.45 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point for corner;

S10° 43' 17" E, a distance of 334.93 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left from which its center bears N65° 43' 38" E, 1,450.00 feet;

In a Southeasterly direction, along said curve to the left, a distance of 479.50 feet, having a radius of 1,450.00 feet, a central angle of 18° 58' 49" and a chord which bears S33° 44' 47" E, 477.31 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of compound curvature to the left;

In a Southeasterly direction, along said curve to the left, a distance of 17.31 feet, having a radius of 75.00 feet, a central angle of 13° 13' 36" and a chord which bears S49° 49' 59" E, 17.28 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

S56° 26' 47" E, a distance of 68.49 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most Northerly Southeast corner of the herein described tract and the beginning of a non-tangent curve to the right from which its center bears N27° 41' 23" W, 25.00 feet;

THENCE, over and across said 1,913.31 acre tract and said 9,886 acre tract, the following courses and distances:

In a Northwesterly direction, along said curve to the right, a distance of 27.68 feet, having a radius of 25.00 feet, a central angle of 63° 24' 35" and a chord which bears N85° 59' 05" W, 26.28 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Northwesterly direction, along said curve to the right, a distance of 505.39 feet, having a radius of 965.00 feet, a central angle of 30° 00' 26" and a chord which bears N39° 16' 35" W, 499.64 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

N24° 16' 22" W, a distance of 236.45 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northwesterly direction, along said curve to the left, a distance of 868.43 feet, having a radius of 2,020.00 feet, a central angle of 24° 37' 56" and a chord which bears N36° 35' 20" W, 861.75 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

N48° 54' 18" W, a distance of 470.09 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northwesterly direction, along said curve to the left, a distance of 759.82 feet, having a radius of 2,220.00 feet, a central angle of 19° 36' 36" and a chord which bears N58° 42' 36" W, 756.12 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set the point of reverse curve to the right;

In a Northwesterly direction, along said curve to the right, a distance of 38.25 feet, having a radius of 25.00 feet, a central angle of 87° 39' 13" and a chord which bears N24° 41' 18" W, 34.62 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

N19° 08' 19" E, a distance of 146.05 feet to the beginning of a tangent curve to the right;

In a Northwesterly direction, along said curve to the right, a distance of 417.88 feet, having a radius of 1,465.00 feet, a central angle of 16° 20' 36" and a chord which bears N27° 18' 37" E, 416.47 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a Northwest corner of the herein described tract, and the beginning of a compound curve to the right;

In an Easterly direction, along said curve to the right, an arc distance of 40.49 feet, having a radius of 25.00 feet, a central angle of 92° 47' 11" and a chord which bears N81° 52' 30" E, a distance of 36.20 feet to the most Northerly Northwest corner of the herein described tract and a point of tangency;

S51° 43' 54" E, a distance of 110.14 feet to the beginning of a tangent curve to the right;

In a Southerly direction, along said curve to the right, an arc distance of 37.95 feet, having a radius of 25.00 feet, a central angle of 86° 58' 59" and a chord which bears S08° 14' 25" E, a distance of 34.41 feet to a point of reverse curvature to the left;

In a Southwesterly direction, along said curve to the left, an arc distance of 2.25 feet, having a radius of 1,305.00 feet, a central angle of 00° 05' 55" and a chord which bears S35° 12' 07" W, a distance of 2.25 feet to an interior corner of the herein described tract;

S54° 50' 51" E, a distance of 60.00 feet to an interior corner of the herein described tract and the beginning of a non-tangent curve to the right from which its center bears S54° 50' 51" E, 1,245.00 feet;

In a Northeasterly direction, along said curve to the right, an arc distance of 69.66 feet, having a radius of 1,245.00 feet, a central angle of 03° 12' 21" and a chord which bears N36° 45' 20" E, a distance of 69.65 feet to a point for corner;

S51° 38' 30" E, a distance of 129.97 feet to a point for corner;

N43° 10' 35" E, a distance of 131.95 feet to a point for corner;

S52° 38' 03" E, a distance of 141.71 feet to a point for corner;

S49° 31' 40" E, a distance of 160.17 feet to a point for corner;

S55° 21' 31" E, a distance of 126.40 feet to a point for corner;

S62° 03' 09" E, a distance of 70.17 feet to a point for corner;

S61° 39' 13" E, a distance of 60.00 feet to a point for corner;

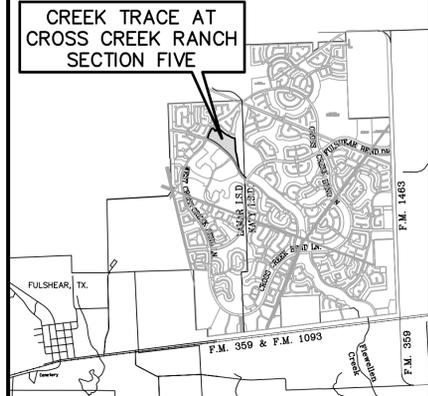
S64° 28' 11" E, a distance of 67.61 feet to a point for corner;

S60° 52' 34" E, a distance of 136.40 feet to a point for corner;

S75° 13' 59" E, a distance of 110.69 feet to a point for corner;

N87° 29' 28" E, a distance of 33.29 feet to the POINT OF BEGINNING and containing 27.82 acres, (1,211,810 square feet) of land.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	87°39'13"	38.25'	N 24°41'18" W	34.62'
C2	1465.00'	16°20'36"	417.88'	N 27°18'37" E	416.47'
C3	25.00'	92°47'11"	40.49'	N 81°52'30" E	36.20'
C4	25.00'	86°58'59"	37.95'	S 81°4'25" E	34.41'
C5	1305.00'	0°05'55"	2.25'	S 35°12'07" W	2.25'
C6	1245.00'	3°12'21"	69.66'	N 36°45'20" E	69.65'
C7	1400.00'	12°12'13"	298.19'	S 8°36'38" E	297.63'
C8	1100.00'	6°34'43"	126.30'	S 11°25'24" E	126.23'
C9	1450.00'	18°56'49"	479.50'	S 33°44'47" E	477.31'
C10	75.00'	13°13'36"	17.31'	S 49°49'59" E	17.28'
C11	25.00'	63°24'35"	27.67'	N 85°59'05" W	26.28'
C12	965.00'	30°00'26"	505.39'	N 39°16'35" W	499.64'
C13	2020.00'	24°37'56"	868.43'	N 36°35'20" W	861.75'
C14	2220.00'	19°36'36"	759.82'	N 58°42'36" W	756.12'
C15	1275.00'	1°56'38"	43.26'	S 34°10'50" W	43.26'
C16	275.00'	88°00'45"	422.43'	S 10°47'52" E	382.11'
C17	2410.00'	5°53'56"	248.12'	N 51°51'16" W	248.01'
C18	2210.00'	2°57'27"	114.07'	N 47°25'35" W	114.06'
C19	335.00'	105°45'51"	618.39'	N 11°22'42" W	534.25'
C20	1000.00'	18°39'39"	325.69'	S 54°55'47" E	324.26'
C21	1500.00'	2°12'00"	57.59'	S 26°50'23" W	57.59'
C22	1245.00'	1°56'38"	42.24'	S 34°10'50" W	42.24'
C23	245.00'	88°00'45"	376.35'	S 10°47'52" E	340.42'
C24	2440.00'	5°53'56"	251.21'	S 51°51'16" E	251.10'
C25	25.00'	91°45'11"	40.03'	N 85°13'07" E	35.89'
C26	50.00'	183°30'21"	160.14'	S 48°54'18" E	99.95'
C27	25.00'	91°45'11"	40.03'	S 30°14'33" E	35.89'
C28	25.00'	91°09'22"	39.77'	N 85°31'01" E	35.71'
C29	305.00'	104°11'57"	554.68'	N 12°09'38" W	481.34'
C30	1030.00'	15°48'58"	284.33'	N 56°21'08" W	283.42'
C31	25.00'	41°25'51"	18.08'	N 69°09'34" W	17.69'
C32	50.00'	265°37'36"	231.80'	N 42°56'19" E	73.36'
C33	25.00'	44°21'25"	19.35'	S 26°25'36" E	18.87'
C34	970.00'	15°39'19"	265.04'	S 56°25'58" E	264.22'
C35	25.00'	90°00'00"	39.27'	N 70°44'23" E	35.36'
C36	1530.00'	2°12'28"	58.96'	N 26°50'37" E	58.95'
C37	1470.00'	2°11'30"	56.23'	S 26°50'08" W	56.22'
C38	25.00'	90°00'00"	39.27'	S 19°15'37" E	35.36'
C39	365.00'	14°31'37"	92.54'	S 56°59'49" E	92.30'
C40	150.00'	33°18'21"	87.19'	S 66°23'11" E	85.97'
C41	50.00'	101°39'18"	88.71'	S 32°12'42" E	77.52'
C42	150.00'	33°18'21"	87.19'	S 1°57'46" W	85.97'
C43	365.00'	52°22'54"	333.70'	S 11°30'03" W	322.20'
C44	25.00'	122°52'07"	53.61'	S 23°44'33" E	43.91'
C45	50.00'	239°55'17"	209.37'	S 34°47'02" W	86.64'
C46	25.00'	212°3'49"	9.34'	N 35°57'13" W	9.28'
C47	2180.00'	2°15'10"	85.71'	N 47°46'43" W	85.71'
C48	25.00'	90°09'57"	39.34'	S 86°00'43" W	35.41'
C49	25.00'	89°50'01"	39.20'	S 3°59'15" E	35.30'
C50	25.00'	88°35'46"	38.66'	N 85°13'38" E	34.92'
C51	25.00'	91°20'17"	39.85'	N 4°44'24" W	35.77'
C52	2380.00'	4°23'42"	182.56'	N 52°36'23" W	182.52'
C53	305.00'	20°37'23"	109.78'	N 44°29'32" W	109.19'
C54	25.00'	101°34'39"	44.32'	N 84°58'11" W	38.74'
C55	50.00'	227°11'48"	198.27'	N 22°09'36" W	91.64'
C56	25.00'	101°34'39"	44.32'	N 40°38'59" E	38.74'
C57	305.00'	43°20'52"	230.75'	N 11°32'05" E	225.29'
C58	1305.00'	1°56'38"	44.28'	N 34°10'50" E	44.28'



VICINITY MAP  
N.T.S.

LINE DATA			LINE DATA		
NUMBER					

December 4, 2019

## Engineering Review

Final Plat  
Creek Trace at Cross Creek Ranch Section Five  
City of Fulshear, Texas

### For Information only:

1. This plat will create 72 lots in three (3) Blocks with four (4) Reserves that cover a total acreage of 27.82 acres.
2. The typical lot in this section is 65-foot by 130-foot with a 25-foot Front Building Line.
3. Access to this section is provided by an extension of Wendy Oaks Drive and Creek Shore Lane from Section 4.

### Recommendations:

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





**CITY OF FULSHEAR**

PO Box 279 / 30803 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

**Subdivision/Development Platting Application**

Date: 11/22/2019

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

Subdivision: CREEK TRACE AT CROSS CREEK RANCH Development: CROSS CREEK RANCH

**SECTION SIX**

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

<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> Final	<input type="checkbox"/> Short Form Final
<input type="checkbox"/> Replat	<input type="checkbox"/> Vacation Plat	<input type="checkbox"/> Admin. (Minor) Plat
<input type="checkbox"/> Amending Plat		

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

Other: Water Plant/MUD Facility

<input checked="" type="checkbox"/> Single-Family Residential	<input type="checkbox"/> Zero Lot Line/ Patio Home	<input type="checkbox"/> Multi-Family Residential
<input type="checkbox"/> Planned Development	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 25.94 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100

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

Total Acreage: 25.94

Number of Streets: 8

Number of Lots: 105

Number and Types of Reserves: 3

Total Acres in Reserve: 4.7842

Owner: CCR LOAN SUBSIDIARY 1, L.P.

Address: 5005 RIVERWAY, STE. 500

City/State: HOUSTON, TX 77058

Telephone: 713-980-9977

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

Engineer/Planner: BGE, INC.

Contact Person: TREY DEVILLIER

Telephone: 713-488-8204

Fax Number: 281-558-9701

Email Address: tdevillier@bgeinc.com

**Platting Fees**

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

**TOTAL PLATTING FEE \$1,673.50**

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

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

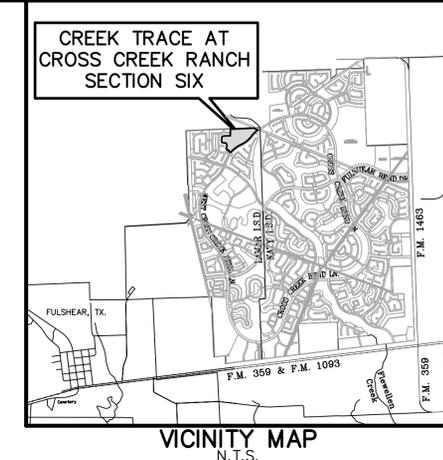
SIGNATURE

Trey DeVillier  
TYPED OR PRINTED NAME/TITLE

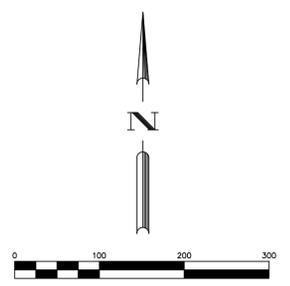
11/22/2019  
DATE

CALLED 631.26 ACRES  
D.R. HORTON-TEXAS, LTD.  
F.B.C.C.F. NO. 201300056

TAMARRON  
WASTEWATER  
TREATMENT PLANT  
SITE NO. 1  
PLAT NO. 20140184  
F.B.C.P.R.



VICINITY MAP  
N.T.S.



- GENERAL NOTES
- "U.E." indicates "Utility Easement".
  - "B.L." indicates "Building Line".
  - "W.L.E." indicates "Water Line Easement".
  - "SAN.S.E." indicates "Sanitary Sewer Easement".
  - "STM.S.E." indicates "Storm Sewer Easement".
  - "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
  - "F.B.C.P.R." indicates "Plot Records of Fort Bend County".
  - "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
  - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.0001497.
  - Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to monuments found along the northerly line of a called 239.7 acre tract of land described as Tract 10 in Fort Bend County Clerk's File Number (F.B.C.C.F. No.) No. 201609609.
  - There are no pipeline easements within the boundaries of the subject tract based on the title research provided per City Planning Letter, File No. 579529 prepared by Stewart Title, effective date of November 8, 2019.
  - The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C008SL, Revised April 2, 2014.
  - Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plot boundary corners unless otherwise noted.
  - "(F)" indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC".
  - All split 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
  - All lots are subject to a five (5) foot side lot building line on each side except corner lots which have a five (5) foot side lot building line on the inner lot line and a ten (10) foot building line on the street side.
  - All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.

# CREEK TRACE AT CROSS CREEK RANCH SECTION SIX

A SUBDIVISION OF 25.94 ACRES OF LAND  
LOCATED IN THE  
M. AUTREY SURVEY, A-100  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

LOTS: 105      RESERVES: 3      BLOCKS: 3  
SCALE: 1"=100'      DATE: NOVEMBER 22, 2019

OWNER:  
CCR LOAN SUBSIDIARY 1, L.P.  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
(713) 960-9977  
LARRY JOHNSON

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



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

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
(A)	0.8992 AC. / 39,169 S.F.	LANDSCAPE/OPEN SPACE
(B)	1.119 AC. / 48,782 S.F.	PARK
(C)	2.766 AC. / 120,474 S.F.	UNRESTRICTED

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S39°26'21"W	93.48'
L2	N50°46'01"W	60.00'
L3	N45°01'26"W	125.68'
L4	N36°26'42"E	55.98'
L5	N17°33'46"E	54.59'
L6	N0°22'57"W	54.59'
L7	N12°01'42"W	59.24'
L8	N24°19'28"W	71.28'
L9	N79°56'07"W	91.04'
L10	N83°55'51"W	117.14'
L11	N9°14'08"W	122.99'
L12	N4°52'54"E	60.50'
L13	N5°42'25"E	117.32'
L14	N79°02'42"E	123.13'
L15	N2°31'08"W	125.00'
L16	N87°28'52"E	14.86'
L17	N62°37'22"W	16.79'
L18	S42°28'50"W	4.40'
L19	S70°38'14"W	10.00'
L20	N67°45'48"E	55.85'

LINE DATA		
NUMBER	BEARING	DISTANCE
L21	N66°23'25"W	3.54'
L22	S64°39'20"E	13.87'
L23	N39°45'57"W	63.99'
L24	N46°51'14"E	24.27'
L25	N46°51'14"E	17.30'
L26	S50°33'39"E	55.62'
L27	N63°06'24"E	43.41'
L28	N2°31'13"W	45.00'
L29	N14°20'29"W	43.80'
L30	N77°08'13"E	50.67'
L31	N66°24'59"E	45.16'
L32	S66°24'59"W	45.16'
L33	N58°02'22"E	46.58'
L34	S4°33'11"E	50.98'
L35	N2°31'13"W	45.00'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	2035.00'	12°55'58"	459.34'	S 45°54'20" W	458.37'
C2	1165.00'	23°39'15"	480.96'	S 51°15'58" W	477.55'
C3	1535.00'	22°10'47"	594.21'	S 52°00'12" W	590.51'
C4	25.00'	91°20'00"	39.85'	S 86°34'48" W	35.76'
C5	855.00'	5°04'40"	75.77'	N 45°12'51" W	75.75'
C6	25.00'	81°54'30"	35.74'	N 1°43'16" W	32.77'
C7	300.00'	5°44'35"	30.07'	S 42°06'20" W	30.06'
C8	330.00'	46°25'47"	267.42'	N 16°01'06" E	260.16'
C9	250.00'	92°55'05"	405.43'	N 43°56'20" E	362.44'
C10	55.00'	89°59'55"	86.39'	N 47°31'10" W	77.78'
C11	300.00'	16°50'33"	88.19'	S 10°56'30" E	87.87'
C12	550.00'	26°22'24"	253.16'	N 70°50'03" E	250.94'
C13	800.00'	10°06'57"	141.24'	S 62°42'20" W	141.06'
C14	55.00'	86°44'16"	83.26'	N 24°23'40" E	75.54'
C15	700.00'	16°27'15"	201.03'	S 10°44'51" E	200.34'
C16	300.00'	46°25'47"	243.11'	N 16°01'06" E	236.51'
C17	25.00'	82°24'20"	35.96'	N 48°23'58" W	32.94'
C18	25.00'	42°50'00"	18.69'	S 68°58'52" W	18.26'
C19	50.00'	265°40'01"	231.84'	N 0°23'52" E	73.33'
C20	25.00'	42°50'00"	18.69'	S 68°11'08" E	18.26'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C21	220.00'	92°55'05"	356.78'	N 43°56'20" E	318.95'
C22	25.00'	89°59'55"	39.27'	N 47°31'10" W	35.35'
C23	25.00'	24°57'05"	10.89'	N 75°00'20" E	10.80'
C24	50.00'	139°54'05"	122.09'	S 47°31'10" E	93.94'
C25	25.00'	24°57'05"	10.89'	S 9°57'19" W	10.80'
C26	269.99'	3°55'05"	18.46'	S 4°28'46" E	18.46'
C27	25.00'	59°51'53"	26.12'	S 36°22'15" E	24.95'
C28	50.00'	260°22'42"	227.22'	S 63°53'10" W	76.39'
C29	25.00'	26°45'10"	11.67'	N 0°41'56" E	11.57'
C30	330.00'	10°09'26"	58.50'	N 7°35'56" W	58.43'
C31	25.00'	89°59'55"	39.27'	N 47°31'10" W	35.35'
C32	25.00'	90°00'05"	39.27'	S 42°28'50" W	35.36'
C33	670.00'	16°57'57"	198.39'	S 11°00'11" E	197.67'
C34	25.00'	26°19'16"	11.48'	S 32°38'48" E	11.38'
C35	50.00'	138°31'19"	120.88'	S 23°27'14" W	93.52'
C36	25.00'	24°57'05"	10.89'	S 80°14'21" W	10.80'
C37	770.00'	10°06'57"	135.95'	S 62°42'20" W	135.77'
C38	580.00'	21°30'04"	217.65'	S 68°23'53" W	216.38'
C39	25.00'	77°16'10"	33.72'	S 40°30'50" W	31.22'
C40	360.00'	37°21'14"	234.70'	S 20°33'23" W	230.57'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C41	25.00'	95°01'42"	41.46'	N 54°42'39" W	36.87'
C42	25.00'	81°49'20"	35.70'	N 33°42'52" E	32.74'
C43	280.00'	28°27'12"	139.05'	N 60°23'56" E	137.62'
C44	125.00'	29°25'03"	64.18'	N 60°52'52" E	63.48'
C45	50.00'	96°25'30"	84.15'	N 27°22'38" E	74.56'
C46	125.00'	29°25'03"	64.18'	N 60°7'35" W	63.48'
C47	280.00'	11°06'09"	54.26'	N 3°01'52" E	54.17'
C48	25.00'	90°00'05"	39.27'	N 42°28'50" E	35.36'
C49	25.00'	89°59'55"	39.27'	S 47°31'10" E	35.35'
C50	730.00'	16°27'15"	209.64'	S 10°44'51" E	208.92'
C51	25.00'	86°44'16"	37.85'	S 24°23'40" W	34.33'
C52	830.00'	10°06'57"	146.54'	S 62°42'20" W	146.35'
C53	520.00'	20°07'39"	182.67'	S 67°42'41" W	181.73'

STATE OF TEXAS  
COUNTY OF FORT BEND

We, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through Larry D. Johnson, President of CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, owner and CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Larry D. Johnson, Manager of Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, owner hereinafter referred to as Owners of the 25.94 acre tract described in the above and foregoing map of CREEK TRACE AT CROSS CREEK RANCH SECTION SIX, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

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

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

IN TESTIMONY WHEREOF, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, has caused these presents to be signed by Larry D. Johnson, its President, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership  
By: CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner

By: Larry D. Johnson  
President

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Jody S. Wong  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, has caused these presents to be signed by Larry D. Johnson, its Manager, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

CCR TEXAS HOLDINGS LP, a Delaware limited partnership  
By: Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner

By: Larry D. Johnson  
Manager

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Jody S. Wong  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

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

Alan C. Bentley, R.P.L.S.  
Texas Registration No. 2055

I, Jason M. Svatek, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.

Jason M. Svatek, P.E.  
Texas Registration No. 100192  
BGE, Inc.  
TBPE Registration No. F-1046

This plat of CREEK TRACE AT CROSS CREEK RANCH SECTION SIX is approved by the City Planning Commission of the City of Fulshear, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Amy Pearce Chairman  
Dar Hakimzadeh Co-Chairman

This plat of CREEK TRACE AT CROSS CREEK RANCH SECTION SIX was approved on \_\_\_\_\_ by the City of Fulshear City Council and signed on this \_\_\_\_\_ day of \_\_\_\_\_, 2019; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

Aron Graft Mayor  
Kimberly Kopecky City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Plot Number \_\_\_\_\_ of Fort Bend County.

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

Laura Richard  
County Clerk  
Fort Bend County, Texas

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

DESCRIPTION OF A 25.94 ACRE TRACT OF LAND SITUATED  
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100  
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 25.94 acre (1,130,077 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100, City of Fulshear, Fort Bend County, Texas and being a portion of a called 239.7 acre tract of land described as Tract 10 in an instrument to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016059209, also being a portion of a called 1,913.31 acre tract described as Tract A in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038964, said 25.94 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the northerly line of said 239.7 acre tract of land:

COMMENCING at a 3/4-inch iron pipe found for the northeast corner of a called 573.84 acre tract of land described in an instrument to Ronald W. Henriksen, Trustee recorded under F.B.C.C.F. No. 2008132362, lying on the south line of called 631.26 acre tract of land described in an instrument to D.R. Horton-Texas, LTD. recorded under F.B.C.C.F. No. 2013000056;

THENCE, N 87° 28' 52" E, a distance of 2,202.10 feet along and with the line common to said 631.26 acre tract, and said 239.7 acre tract, to the POINT OF BEGINNING and the most northerly Northwest corner of the herein described tract;

THENCE, N 87° 28' 52" E, along and with said common line, a distance of 68.44 feet pass the Southwest corner of Restrictive Reserve "A" of the TAMARRON WASTEWATER TREATMENT PLANT SITE NO. 1 recorded under Plot Number 20140184 of the Fort Bend County Plat Records (F.B.C.P.R.), and continuing along the line common to said Restrictive Reserve "A" and said 239.7 acre tract for a total distance of 1,211.90 feet to the most northerly Northeast corner of the herein described tract;

THENCE, S 67° 41' 25" E, over and across said 239.7 acre tract and said 1,913.31 acre tract, and a distance of 203.03 feet to the beginning of a non-tangent curve to the left from which its center bears S 37° 37' 41" E, 2,035.00 feet;

THENCE, in a Southwesterly direction, over and across said 1,913.31 acre tract and said curve to the left, an arc distance of 458.34 feet, having a radius of 2,035.00 feet, a central angle of 12° 55' 58" and a chord which bears S 45° 54' 20" W, a distance of 458.37 feet to a point of tangency, lying on the Southeast line of said 239.7 acre tract;

THENCE, along and with the said Southeast line the following courses and distances:

S 39° 26' 21" W, a distance of 93.48 feet to the beginning of a non-tangent curve to the right;

In a Southwesterly direction, along said curve to the right, an arc distance of 480.96 feet, having a radius of 1,165.00 feet, a central angle of 23° 39' 15" and a chord which bears S 51° 15' 58" W, a distance of 477.55 feet to a point of tangency;

S 63° 05' 36" W, a distance of 164.40 feet to the beginning of a tangent curve to the left;

In a Southwesterly direction, along said curve to the left, an arc distance of 594.21 feet, having a radius of 1,535.00 feet, a central angle of 22° 10' 47" and a chord which bears S 52° 00' 12" W, a distance of 590.51 feet to the point of a reverse curve to the right;

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

In a Westerly direction, along said curve to the right, an arc distance of 39.85 feet, having a radius of 25.00 feet, a central angle of 91° 20' 00" and a chord which bears S 86° 34' 48" W, a distance of 35.76 feet to the point of a compound curve to the right;

In a Northwesterly direction, along said curve to the right, an arc distance of 75.77 feet, having a radius of 855.00 feet, a central angle of 05° 04' 40" and a chord which bears N 45° 12' 51" W, a distance of 75.75 feet to the point of a compound curve to the right;

In a Northerly direction, along said curve to the right, an arc distance of 35.74 feet, having a radius of 25.00 feet, a central angle of 81° 54' 30" and a chord which bears N 01° 43' 16" W, a distance of 32.77 feet to an interior corner of the herein described tract;

N 50° 46' 01" W, a distance of 60.00 feet to the beginning of a non-tangent curve to the right from which its center bears N 50° 45' 57" W, 300.00 feet;

In a Southwesterly direction, along said curve to the right, an arc distance of 30.07 feet, having a radius of 300.00 feet, a central angle of 05° 44' 35" and a chord which bears S 42° 06' 20" W, a distance of 30.06 feet to a point for corner;

N 45° 01' 26" W, a distance of 125.68 feet to a point for corner;

N 36° 26' 42" E, a distance of 55.98 feet to a point for corner;

N 17° 33' 46" E, a distance of 54.59 feet to a point for corner;

N 00° 22' 57" W, a distance of 54.59 feet to a point for corner;

N 12° 01' 42" W, a distance of 59.24 feet to a point for corner;

N 24° 19' 28" W, a distance of 71.28 feet to a point for corner;

N 79° 56' 07" W, a distance of 91.04 feet to a point for corner;

N 83° 55' 51" W, a distance of 117.14 feet to a point for corner;

N 09° 14' 08" W, a distance of 122.99 feet to a point for corner;

N 04° 52' 54" E, a distance of 60.50 feet to a point for corner;

N 05° 42' 25" E, a distance of 117.32 feet to a point for corner;

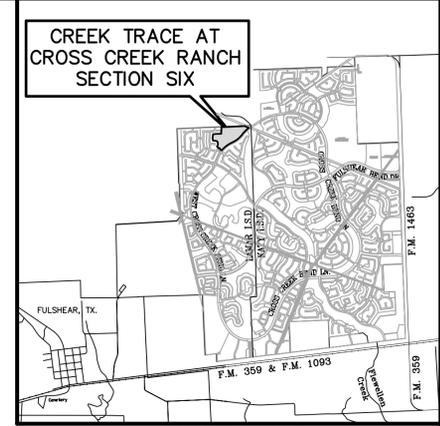
N 79° 02' 42" E, a distance of 123.13 feet to the most easterly corner of the herein describe tract;

N 87° 28' 52" E, a distance of 300.70 feet to a point for corner;

N 02° 31' 08" W, a distance of 125.00 feet to a point for corner;

N 87° 28' 52" E, a distance of 14.86 feet to a point for corner;

THENCE, N 02° 31' 08" W, a distance of 200.00 feet to the POINT OF BEGINNING and containing 25.94 acres (1,130,077 square feet) of land.



VICINITY MAP  
N.T.S.

# CREEK TRACE AT CROSS CREEK RANCH SECTION SIX

A SUBDIVISION OF 25.94 ACRES OF LAND  
LOCATED IN THE  
M. AUTREY SURVEY, A-100  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

LOTS: 105 RESERVES: 3 BLOCKS: 3  
SCALE: 1"=100' DATE: NOVEMBER 22, 2019

OWNER:  
CCR LOAN SUBSIDIARY 1, L.P.  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
(713) 960-9977  
LARRY JOHNSON

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



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

\\bent\proj\107\Projects\Subtract\FB040107\132\_Creek\_Trace\_CCR\_S\_S08\07\_Plotting\01\_CADD\03\_Plot\PLA\_CREEK\_TRACE\_SEC\_6.dwg - 11/21/2019 11:49 AM

December 4, 2019

## Engineering Review

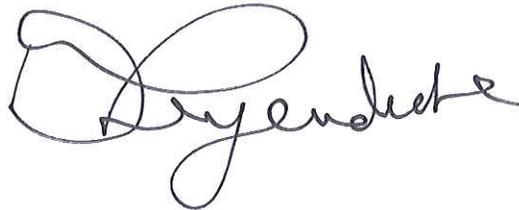
Final Plat  
Creek Trace at Cross Creek Ranch Section Six  
City of Fulshear, Texas

### For Information only:

1. This plat will create 105 lots in three (3) Blocks with three (3) Reserves that cover a total acreage of 25.94 acres.
2. The typical lot in this section is 45-foot by 120-foot with a 20-foot Front Building Line.
3. Access to this section is provided by an extension of Hauter Way and Meadow Terrace Drive from Section One & Two.

### Recommendations:

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

A handwritten signature in black ink, appearing to read "Leyendecker", with a large, stylized initial "C" or "Clay" to the left.



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

**Subdivision/Development Platting Application**

Date: 11/22/2019 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: MORGANS SPUR DRIVE EXTENSION NO. 1 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 **STREET DEDICATION** \_\_\_ Zero Lot Line/ Patio Home \_\_\_ Multi-Family Residential  
 \_\_\_ Planned Development \_\_\_ Commercial \_\_\_ Industrial

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

Legal Description: 4.271 ACRES OF LAND LOCATED IN THE J.W. SCOTT SURVEY, A-321

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

Total Acreage: 4.271  
 Number of Streets: 1  
 Number of Lots: 0  
 Number and Types of Reserves: 0  
 Total Acres in Reserve: 0

Owner: CCR LOAN SUBSIDIARY 1, L.P. & CCR TEXAS HOLDINGS LP  
 Address: 5005 RIVERWAY, STE. 500  
 City/State: HOUSTON, TX 77058  
 Telephone: 713-980-9977  
 Email Address: \_\_\_\_\_

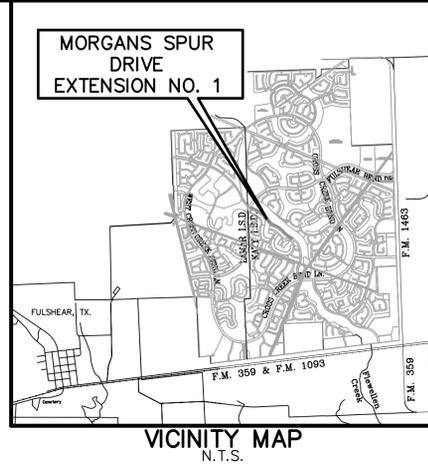
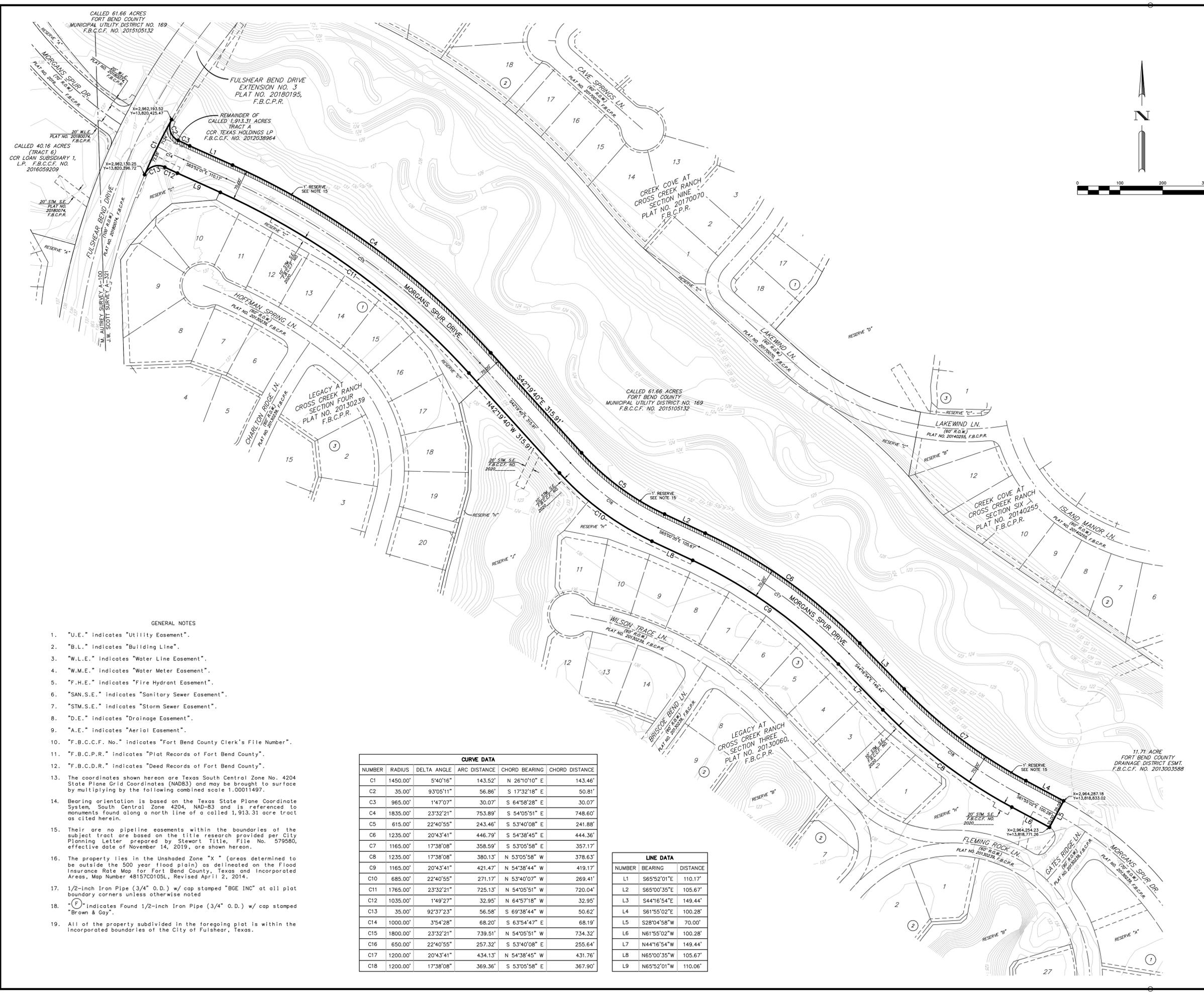
Engineer/Planner: BGE, INC.  
 Contact Person: TREY DEVILLIER  
 Telephone: 713-488-8204  
 Fax Number: 281-558-9701  
 Email Address: tdevillier@bgeinc.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<b>\$606.78</b>
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  
 TYPED OR PRINTED NAME/TITLE

11/22/2019  
 DATE



**GENERAL NOTES**

1. "U.E." indicates "Utility Easement".
2. "B.L." indicates "Building Line".
3. "W.L.E." indicates "Water Line Easement".
4. "W.M.E." indicates "Water Meter Easement".
5. "F.H.E." indicates "Fire Hydrant Easement".
6. "SAN.S.E." indicates "Sanitary Sewer Easement".
7. "STM.S.E." indicates "Storm Sewer Easement".
8. "D.E." indicates "Drainage Easement".
9. "A.E." indicates "Aerial Easement".
10. "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
11. "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
12. "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
13. The coordinates shown herein are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00011497.
14. Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along a north line of a called 1,913.31 acre tract as cited herein.
15. There are no pipeline easements within the boundaries of the subject tract are based on the title research provided per City Planning Letter prepared by Stewart Title, File No. 579580, effective date of November 14, 2019, are shown herein.
16. The property lies in the Unshaded Zone "X" (Areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0105L, Revised April 2, 2014.
17. 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.
18. "E" indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay".
19. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1450.00'	5°40'16"	143.52'	N 26°10'10" E	143.46'
C2	35.00'	93°05'11"	56.86'	S 17°32'18" E	50.81'
C3	965.00'	1°47'07"	30.07'	S 64°58'28" E	30.07'
C4	1835.00'	23°32'21"	753.89'	S 54°05'51" E	748.60'
C5	615.00'	22°40'55"	243.46'	S 53°40'08" E	241.88'
C6	1235.00'	20°43'41"	446.79'	S 54°38'45" E	444.36'
C7	1165.00'	17°38'08"	358.59'	S 53°05'58" E	357.17'
C8	1235.00'	17°38'08"	380.13'	N 53°05'58" W	378.63'
C9	1165.00'	20°43'41"	421.47'	N 54°38'44" W	419.17'
C10	685.00'	22°40'55"	271.17'	N 53°40'07" W	269.41'
C11	1765.00'	23°32'21"	725.13'	N 54°05'51" W	720.04'
C12	1035.00'	1°49'27"	32.95'	N 64°57'18" W	32.95'
C13	35.00'	92°37'23"	56.58'	S 69°38'44" W	50.62'
C14	1000.00'	3°54'28"	68.20'	S 63°54'47" E	68.19'
C15	1800.00'	23°32'21"	739.51'	N 54°05'51" W	734.32'
C16	650.00'	22°40'55"	257.32'	S 53°40'08" E	255.64'
C17	1200.00'	20°43'41"	434.13'	N 54°38'45" W	431.76'
C18	1200.00'	17°38'08"	369.36'	S 53°05'58" E	367.90'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S65°52'01"E	110.17'
L2	S65°00'35"E	105.67'
L3	S44°16'54"E	149.44'
L4	S61°55'02"E	100.28'
L5	S28°04'58"W	70.00'
L6	N61°55'02"W	100.28'
L7	N44°16'54"W	149.44'
L8	N65°00'35"W	105.67'
L9	N65°52'01"W	110.06'

# MORGANS SPUR DRIVE EXTENSION NO. 1

A SUBDIVISION OF 4.271 ACRES OF LAND LOCATED IN THE J.W. SCOTT SURVEY, A-321 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVE: 0 BLOCKS: 0  
SCALE: 1"=100' DATE: NOVEMBER 22, 2019

OWNER: CCR LOAN SUBSIDIARY 1, L.P. CCR TEXAS HOLDINGS LP 5005 RIVERWAY, SUITE 500 HOUSTON, TEXAS 77056 (713) 960-9977 LARRY JOHNSON

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



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

STATE OF TEXAS  
COUNTY OF FORT BEND

We, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through Larry D. Johnson, President of CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, owner and CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Larry D. Johnson, Manager of Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, owner hereinafter referred to as Owners of the 4.271 acre tract described in the above and foregoing map of MORGANS SPUR DRIVE EXTENSION NO. 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

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

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

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of MORGANS SPUR DRIVE EXTENSION NO. 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, has caused these presents to be signed by Larry D. Johnson, its President, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership  
By: CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner

By: \_\_\_\_\_  
Larry D. Johnson  
President

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
Jody S. Wong  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, has caused these presents to be signed by Larry D. Johnson, its Manager, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

CCR TEXAS HOLDINGS LP, a Delaware limited partnership  
By: Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner

By: \_\_\_\_\_  
Larry D. Johnson  
Manager

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
Jody S. Wong  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

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

\_\_\_\_\_  
Alan C. Bentley, R.P.L.S.  
Texas Registration No. 2055

I, Jason M. Svatek, A Professional Engineer registered in the State of Texas do hereby certify that this plot meets all requirements of the City of Fulshear, to the best of my knowledge.

\_\_\_\_\_  
Jason M. Svatek, P.E.  
Texas Registration No. 100192  
BGE, Inc.  
TBPE Registration No. F-1046

This plot of MORGANS SPUR DRIVE EXTENSION NO. 1 is approved by the City Planning Commission of the City of Fulshear, Texas, this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
Amy Pearce  
Chairman

\_\_\_\_\_  
Dar Hakimzadeh  
Co-Chairman

This plot of MORGANS SPUR DRIVE EXTENSION NO. 1 was approved on \_\_\_\_\_ by the City of Fulshear City Council and signed on this \_\_\_\_\_ day of \_\_\_\_\_ 2019; provided, however, this approval shall be invalid and null and void unless the plot is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

\_\_\_\_\_  
Aron Graff  
Mayor

\_\_\_\_\_  
Kimberly Kopecky  
City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_ 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Plot Number \_\_\_\_\_ of Fort Bend County.

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

\_\_\_\_\_  
Laura Richard  
County Clerk  
Fort Bend County, Texas

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

DESCRIPTION OF A 4.271 ACRE TRACT OF LAND SITUATED  
IN THE J. W. SCOTT SURVEY, ABSTRACT NO. 321  
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 4.271 acre (186,066 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 of the City of Fulshear of Fort Bend County, Texas and being a portion of the remainder of a called 55.07 acre tract described as Tract 3 in an instrument to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2013019469, a portion of the remainder of a called 249.35 acre tract of land described as Tract 7 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038960, a portion of the remainder of a called 1,913.31 acre tract described as Tract A in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038964, and a portion of a called 61.66 acre tract of land as described in an instrument to Fort Bend County Municipal District No. 169 recorded under F.B.C.C.F. No. 2015105132, said 4.271 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Northerly Northeast corner of LEGACY AT CROSS CREEK RANCH SECTION THREE, a subdivision per plat recorded under Plat No. 20130060 of the Fort Bend County Plat Records (F.B.C.P.R.) and the Northeast corner of the herein described tract, lying on the Southwest line of said 61.66 acre tract and the Northeasterly right-of-way line of Morgans Spur Drive (70 feet wide) as shown on said LEGACY AT CROSS CREEK RANCH SECTION THREE;

THENCE, S28°04'58"W, a distance of 70.00 feet along and with the Northerly line of said LEGACY AT CROSS CREEK RANCH SECTION THREE to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southeast corner of the herein described tract, lying on the Northeast line of Restricted Reserve "H" of said LEGACY AT CROSS CREEK RANCH SECTION THREE;

THENCE, along and with the Northeast line of said Restricted Reserve "H" and Restricted Reserve "J" of said LEGACY AT CROSS CREEK RANCH SECTION THREE, the following courses and distances:

N61°55'02"W, a distance of 100.28 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Northwesterly direction, along said curve to the right, a distance of 380.13 feet, having a radius of 1,235.00 feet, a central angle of 17°38'08" and a chord which bears N53°05'58"W, 378.63 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

N44°16'54"W, a distance of 149.44 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Northwesterly direction, along said curve to the left, a distance of 421.47 feet, having a radius of 1,165.00 feet, a central angle of 20°43'41" and a chord which bears N54°38'45"W, 419.17 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

N65°00'35"W, a distance of 105.67 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Northwesterly direction, along said curve to the right, a distance of 271.17 feet, having a radius of 685.00 feet, a central angle of 22°40'55" and a chord which bears N53°40'07"W, 269.41 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

N42°19'40"W, a distance of 315.91 feet to the beginning of a tangent curve to the left;

In a Northwesterly direction, along said curve to the left, an arc distance of 725.13 feet, having a radius of 1,765.00 feet, a central angle of 23°32'21" and a chord which bears N54°05'51"W, a distance of 720.04 feet to a point of tangency;

N65°52'01"W, a distance of 110.06 feet to the beginning of a non-tangent curve to the right;

In a Northwesterly direction, along said curve to the right, an arc distance of 32.95 feet, having a radius of 1,035.00 feet, a central angle of 01°49'27" and a chord which bears N64°57'18"W, a distance of 32.95 feet to the point of a reverse curve to the left;

In a Westerly direction, along said curve to the left, an arc distance of 56.58 feet, having a radius of 35.00 feet, a central angle of 92°37'23" and a chord which bears S69°38'44"W, a distance of 50.62 feet to the Southwest corner of the herein described tract and to the beginning of a non-tangent curve to the right from which its center bears S66°39'57"E, 1,450.00 feet, lying in the easterly right-of-way of FULSHEAR BEND DRIVE (100 feet wide) recorded under Plat No. 20180195 of the F.B.C.P.R.;

THENCE, along and with said easterly right-of-way of FULSHEAR BEND DRIVE, in a Northeasterly direction, along said curve to the right, an arc distance of 143.52 feet, having a radius of 1,450.00 feet, a central angle of 05°40'16" and a chord which bears N26°10'10"E, a distance of 143.46 feet to the beginning of a non-tangent curve to the left from which its center bears S60°59'42"E, 35.00 feet;

THENCE, over and across said 61.66 acre tract and said 1,913.31 acre tract, in a Southerly direction, along said curve to the left, an arc distance of 56.86 feet, having a radius of 35.00 feet, a central angle of 93°05'13" and a chord which bears S17°32'18"E, a distance of 50.81 feet to the point of a compound curve to the left;

THENCE, over and across said 61.66 acre tract and said 1,913.31 acre tract, in a Southeasterly direction, along said curve to the left, an arc distance of 30.07 feet, having a radius of 965.00 feet, a central angle of 01°47'07" and a chord which bears S64°58'28"E, a distance of 30.07 feet to a point for corner;

THENCE, S65°52'01"E, over and across said 1,913.31 acre tract and said 61.66 acre tract, a distance of 110.17 feet to the beginning of a tangent curve to the right;

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

In a Southeasterly direction, along said curve to the right, an arc distance of 753.89 feet, having a radius of 1,835.00 feet, a central angle of 23°32'21" and a chord which bears S54°05'51"E, a distance of 748.60 feet to a point of tangency;

S42°19'40"E, a distance of 315.91 feet to the beginning of a tangent curve to the left;

In a Southeasterly direction, along said curve to the left, an arc distance of 243.46 feet, having a radius of 615.00 feet, a central angle of 22°40'55" and a chord which bears S53°40'07"E, a distance of 241.88 feet to a point of tangency;

S65°00'35"E, a distance of 105.67 feet to the beginning of a non-tangent curve to the right;

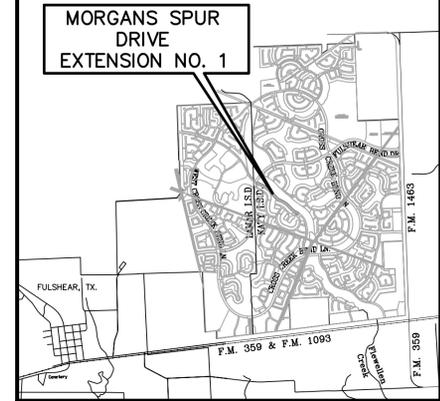
In a Southeasterly direction, along said curve to the right, an arc distance of 446.79 feet, having a radius of 1,235.00 feet, a central angle of 20°43'41" and a chord which bears S54°38'44"E, a distance of 444.36 feet to a point for corner;

S44°16'54"E, a distance of 149.44 feet to the beginning of a tangent curve to the left;

In a Southeasterly direction, along said curve to the left, an arc distance of 358.59 feet, having a radius of 1,165.00 feet, a central angle of 17°38'08" and a chord which bears S53°05'58"E, a distance of 357.17 feet to a point of tangency;

S61°55'02"E, a distance of 100.28 feet to the POINT OF BEGINNING and containing 4.271 acres (186,066 square feet) of land.

The above description is not to be used for fee conveyance.



VICINITY MAP  
N.T.S.

# MORGANS SPUR DRIVE EXTENSION NO. 1

A SUBDIVISION OF 4.271 ACRES OF LAND  
LOCATED IN THE  
J.W. SCOTT SURVEY, A-321  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVE: 0 BLOCKS: 0  
SCALE: 1"=100' DATE: NOVEMBER 22, 2019

OWNER:  
CCR LOAN SUBSIDIARY 1, L.P.  
CCR TEXAS HOLDINGS LP  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
(713) 960-9977  
LARRY JOHNSON

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



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

\\bentley\pnet\gpr\Regions\TX\Projects\Subtract\FB040195\FB040195\_Morgans\_Spur\_Ext\_1.dwg - Plotting 01 - CAD01\03\_Plot1.dwg - Morgans\_Spur\_Ext\_1.dwg - 11/21/2019 11:48 AM

December 4, 2019

**Engineering Review**

Final Plat – Morgans Spur Drive  
Extension No. 1 Street Dedication  
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 2650 L.F. of Right-of-way (70-foot width) for Morgans Spur Drive.
2. The new street extension begins at the intersection of Morgans Spur/Fulshear Bend Drive on the Northwest and extend to the Intersection of Morgans Spur/Gates Ridge Lane on the Southeast.

Recommendations:

I recommend that this Final of Morgans Spur Drive Extension No. 1 Street Dedication be approved as submitted.

A handwritten signature in black ink, appearing to read "Leyendecker", with a large, stylized initial "C" or "L" at the start.



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

**Subdivision/Development Platting Application**

Date: 11/22/2019 Date Received by the City of Fulshear: \_\_\_\_\_

Subdivision: MORGANS SPUR DRIVE EXTENSION 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)**

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

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: 4.654 ACRES OF LAND LOCATED IN THE J.W. SCOTT SURVEY, A-321 & THE M. AUTREY SURVEY, A-100

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

Total Acreage: 4.654  
 Number of Streets: 1  
 Number of Lots: 0  
 Number and Types of Reserves: 0  
 Total Acres In Reserve: 0

Owner: CR TEXAS HOLDINGS LP  
 Address: 5005 RIVERWAY, STE. 500  
 City/State: HOUSTON, TX 77058  
 Telephone: 713-960-9977  
 Email Address: \_\_\_\_\_

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

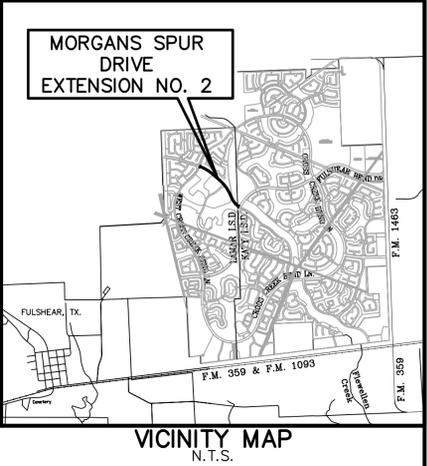
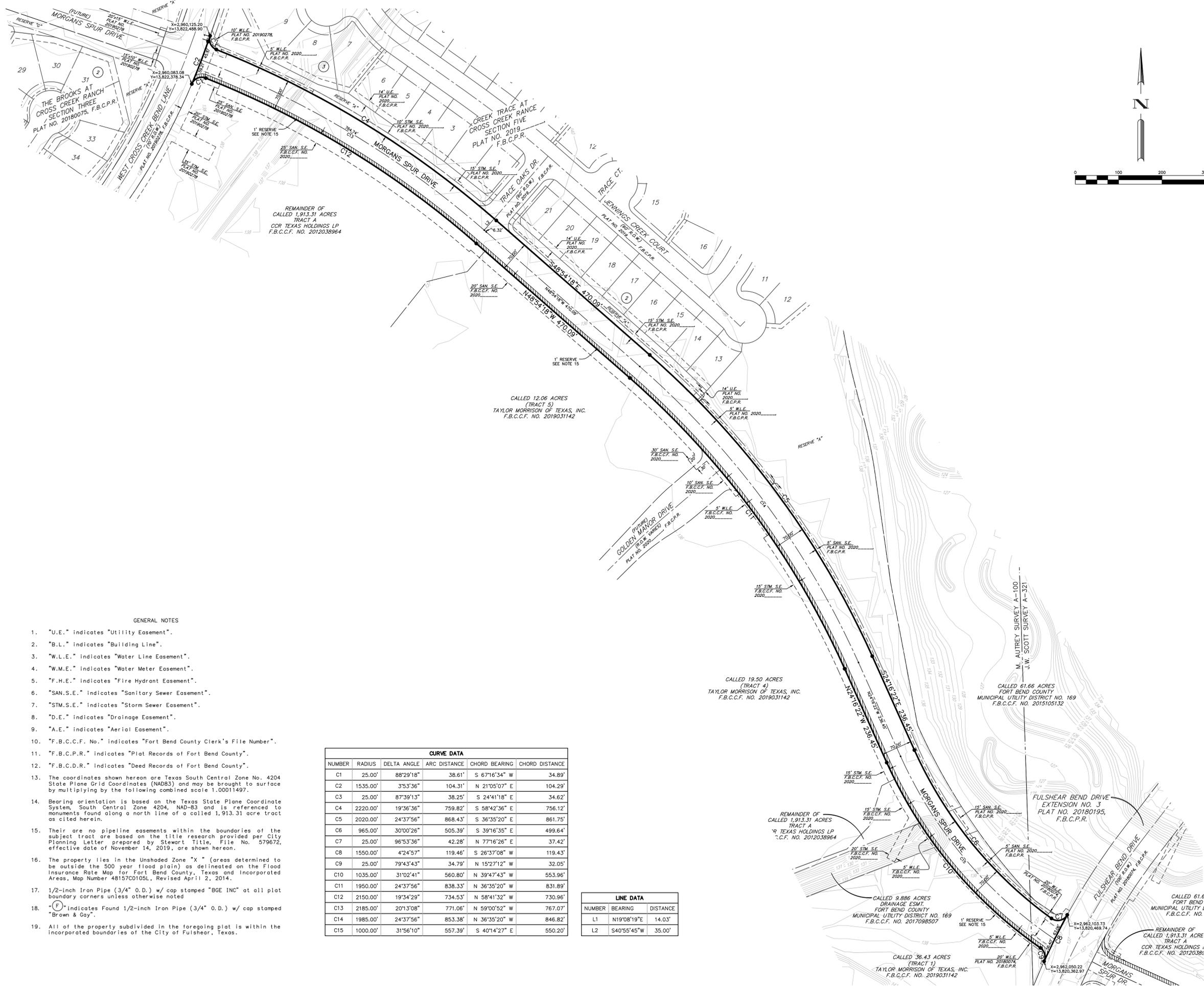
Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<b>\$616.35</b>
Park Fees (due at Final Plat Application)	_____

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

SIGNATURE

Trey DeVillier  
 TYPED OR PRINTED NAME/TITLE

11/22/2019  
 DATE



**GENERAL NOTES**

- "U.E." indicates "Utility Easement".
- "B.L." indicates "Building Line".
- "W.L.E." indicates "Water Line Easement".
- "W.M.E." indicates "Water Meter Easement".
- "F.H.E." indicates "Fire Hydrant Easement".
- "SAN.S.E." indicates "Sanitary Sewer Easement".
- "STM.S.E." indicates "Storm Sewer Easement".
- "D.E." indicates "Drainage Easement".
- "A.E." indicates "Aerial Easement".
- "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
- "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
- "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
- The coordinates shown here are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00011497.
- Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along a north line of a called 1,913.31 acre tract as cited herein.
- Their are no pipeline easements within the boundaries of the subject tract are based on the title research provided per City Planning Letter prepared by Stewart Title, File No. 579672, effective date of November 14, 2019, are shown herein.
- The property lies in the Unshaded Zone "X" (Areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0105L, Revised April 2, 2014.
- 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plat boundary corners unless otherwise noted
- "E" indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay".
- All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	88°29'18"	38.61'	S 67°16'34" W	34.89'
C2	1535.00'	3°53'36"	104.31'	N 21°05'07" E	104.29'
C3	25.00'	87°39'13"	38.25'	S 24°41'18" E	34.62'
C4	2220.00'	19°36'36"	759.82'	S 58°42'36" E	756.12'
C5	2020.00'	24°37'56"	868.43'	S 36°35'20" E	861.75'
C6	965.00'	30°00'26"	505.39'	S 39°16'35" E	499.64'
C7	25.00'	96°53'36"	42.28'	N 77°16'26" E	37.42'
C8	1550.00'	4°24'57"	119.46'	S 26°37'08" W	119.43'
C9	25.00'	79°43'43"	34.79'	N 15°27'12" W	32.05'
C10	1035.00'	31°02'41"	560.80'	N 39°47'43" W	553.96'
C11	1950.00'	24°37'56"	838.33'	N 36°35'20" W	831.89'
C12	2150.00'	19°34'29"	734.53'	N 58°41'32" W	730.96'
C13	2185.00'	20°13'08"	771.06'	N 59°00'52" W	767.07'
C14	1985.00'	24°37'56"	853.38'	N 36°35'20" W	846.82'
C15	1000.00'	31°56'10"	557.39'	S 40°14'27" E	550.20'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N19°08'19" E	14.03'
L2	S40°55'45" W	35.00'

# MORGANS SPUR DRIVE EXTENSION NO. 2

A SUBDIVISION OF 4.654 ACRES OF LAND LOCATED IN THE J.W. SCOTT SURVEY, A-321 AND THE M. AUTREY SURVEY, A-100 CITY OF FULSHEAR FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVE: 0 BLOCKS: 0  
SCALE: 1"=100' DATE: NOVEMBER 22, 2019

OWNER:  
CCR TEXAS HOLDINGS LP  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
(713) 960-9977  
LARRY JOHNSON

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



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

STATE OF TEXAS  
COUNTY OF FORT BEND

We, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Larry D. Johnson, Manager of Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, owner hereinafter referred to as Owner of the 4.654 acre tract described in the above and foregoing map of MORGANS SPUR DRIVE EXTENSION NO. 2, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plot and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

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

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

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of MORGANS SPUR DRIVE EXTENSION NO. 2 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, has caused these presents to be signed by Larry D. Johnson, its Manager, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

CCR TEXAS HOLDINGS LP, a Delaware limited partnership  
By: Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner

By: \_\_\_\_\_  
Larry D. Johnson  
Manager

STATE OF TEXAS  
COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

Jody S. Wong  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

Alan C. Bentley, R.P.L.S.  
Texas Registration No. 2055

I, Jason M. Svatek, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.

Jason M. Svatek, P.E.  
Texas Registration No. 100192  
BGE, Inc.  
TBPE Registration No. F-1046

This plot of MORGANS SPUR DRIVE EXTENSION NO. 2 is approved by the City Planning Commission of the City of Fulshear, Texas, this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

Amy Pearce  
Chairman  
Dar Hakimzadeh  
Co-Chairman

This plot of MORGANS SPUR DRIVE EXTENSION NO. 2 was approved on \_\_\_\_\_ by the City of Fulshear City Council and signed on this \_\_\_\_\_ day of \_\_\_\_\_ 2019; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

Aron Graff  
Mayor  
Kimberly Kopecky  
City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_ 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Plot Number \_\_\_\_\_ of Fort Bend County.

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

Laura Richard  
County Clerk  
Fort Bend County, Texas

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

DESCRIPTION OF A 4.654 ACRE TRACT OF LAND SITUATED  
IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321  
AND THE M. AUTREY SURVEY, ABSTRACT NO. 100  
FORT BEND COUNTY, TEXAS

BEING a 4.654 acre (202,719 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 and the M. Autrey Survey, Abstract No. 100 of Fort Bend County, Texas and being a portion of the remainder of a called 1,913.31 acre tract of land as described as Tract A in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038964, also being a portion of a called 61.66 acre tract of land described in an instrument to Fort Bend County Municipal Utility District No. 169 recorded under F.B.C.C.F. No. 2015105132, said 4.654 acre tract of land described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the northerly Northeast corner of Restricted Reserve "G" of THE BROOKS AT CROSS CREEK RANCH SECTION THREE a subdivision per plat recorded under Plat No. 20180075 of the Fort Bend County Plat Records (F.B.C.P.R.);

THENCE, N 65° 49' 36" E, a distance of 136.00 feet over and across a called 239.7 acre tract described as Tract 10 in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2016059209 and said 1,913.31 acre tract to the POINT OF BEGINNING and the most northerly corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears S70° 51' 41" E, 25.00 feet;

THENCE, over and across said 1,913.31 acre tract and said 9.886 acre tract, the following courses and distances:

In a Southeasterly direction, along said curve to the left, an arc distance of 38.25 feet, having a radius of 25.00 feet, a central angle of 87° 39' 13" and a chord which bears S24° 41' 18" E, a distance of 34.62 feet to the point of a reverse curve to the right;

In a Southeasterly direction, along said curve to the right, an arc distance of 759.82 feet, having a radius of 2,220.00 feet, a central angle of 19° 36' 36" and a chord which bears S58° 42' 36" E, a distance of 756.12 feet to a point for corner;

S48° 54' 18" E, a distance of 470.09 feet to the beginning of a non-tangent curve to the right;

In a Southeasterly direction, along said curve to the right, an arc distance of 868.43 feet, having a radius of 2,020.00 feet, a central angle of 24° 37' 56" and a chord which bears S36° 35' 20" E, a distance of 861.75 feet to a point of tangency;

S24° 16' 22" E, a distance of 236.45 feet to the beginning of a non-tangent curve to the left;

In a Southeasterly direction, along said curve to the left, an arc distance of 505.39 feet, having a radius of 965.00 feet, a central angle of 30° 00' 26" and a chord which bears S39° 16' 35" E, a distance of 499.64 feet to the point of a compound curve to the left;

THENCE, in an Easterly direction, over and across said 1,913.31 acre tract and said 61.66 acre tract, along said curve to the left, an arc distance of 42.28 feet, having a radius of 25.00 feet, a central angle of 96° 53' 36" and a chord which bears N77° 16' 28" E, a distance of 37.42 feet to the northerly Southeast corner of the herein described tract and to the beginning of a non-tangent curve to the left from which its center bears S61° 10' 24" E, 1,550.00 feet, lying on the westerly right-of-way of FULSHEAR BEND DRIVE (100 feet wide) a subdivision per plat recorded under Plat No. 20180195 of the F.B.C.P.R.;

THENCE, in a Southwesterly direction, along and with said westerly right-of-way and said curve to the left, an arc distance of 119.46 feet, having a radius of 1,550.00 feet, a central angle of 04° 24' 57" and a chord which bears S26° 37' 08" W, a distance of 119.43 feet and to the beginning of a non-tangent curve to the left from which its center bears N65° 35' 20" W, 25.00 feet;

THENCE, over and across said 1,913.31 acre tract and said 9.886 acre tract, the following courses and distances:

In a Northerly direction, along said curve to the left, an arc distance of 34.79 feet, having a radius of 25.00 feet, a central angle of 79° 43' 43" and a chord which bears N15° 27' 12" W, a distance of 32.05 feet to the point of a reverse curve to the right;

In a Northwesterly direction, along said curve to the right, an arc distance of 560.80 feet, having a radius of 1,035.00 feet, a central angle of 31° 02' 41" and a chord which bears N39° 47' 43" W, a distance of 553.96 feet to a point for corner;

N24° 16' 22" W, a distance of 236.45 feet to the beginning of a non-tangent curve to the left;

In a Northwesterly direction, along said curve to the left, an arc distance of 838.33 feet, having a radius of 1,950.00 feet, a central angle of 24° 37' 56" and a chord which bears N36° 35' 20" W, a distance of 831.89 feet to a point of tangency;

N48° 54' 18" W, a distance of 470.09 feet to the beginning of a non-tangent curve to the left;

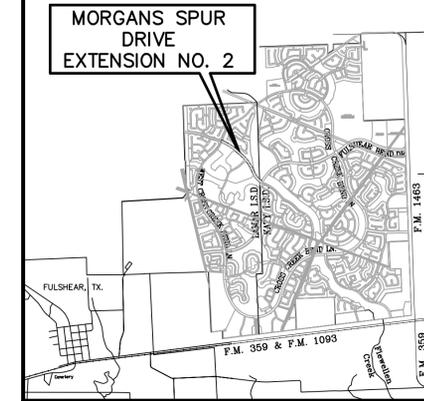
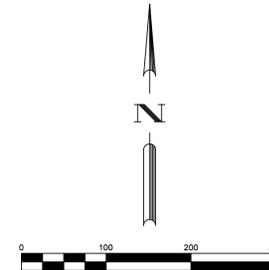
In a Northwesterly direction, along said curve to the left, an arc distance of 734.53 feet, having a radius of 2,150.00 feet, a central angle of 19° 34' 29" and a chord which bears N58° 41' 32" W, a distance of 730.96 feet to the point of a compound curve to the left;

In a Southwesterly direction, along said curve to the left, an arc distance of 38.61 feet, having a radius of 25.00 feet, a central angle of 88° 29' 18" and a chord which bears S67° 16' 34" W, a distance of 34.89 feet to southerly Northwest corner of the herein described tract and to the beginning of a non-tangent curve to the left from which its center bears N66° 58' 05" W, 1,535.00 feet;

In a Northerly direction, along said curve to the left, an arc distance of 104.31 feet, having a radius of 1,535.00 feet, a central angle of 03° 53' 36" and a chord which bears N21° 05' 07" E, a distance of 104.29 feet to a point of tangency;

THENCE, N19° 08' 19" E, a distance of 14.03 feet to the POINT OF BEGINNING and containing 4.654 acres (202,719 square feet) of land.

The above description is not to be used for fee conveyance.



# MORGANS SPUR DRIVE EXTENSION NO. 2

A SUBDIVISION OF 4.654 ACRES OF LAND  
LOCATED IN THE  
J.W. SCOTT SURVEY, A-321 AND  
THE M. AUTREY SURVEY, A-100  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVE: 0 BLOCKS: 0  
SCALE: 1"=100' DATE: NOVEMBER 22, 2019

OWNER:  
CCR TEXAS HOLDINGS LP  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
(713) 960-9977  
LARRY JOHNSON

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



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

December 4, 2019

**Engineering Review**

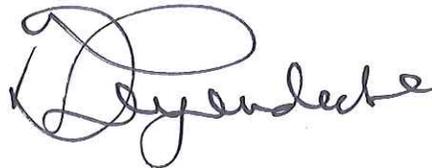
Final Plat – Morgans Spur Drive  
Extension No. 2 Street Dedication  
City of Fulshear, Texas

For Information only:

1. This plat will create approximately 2900 L.F. of Right-of-way (70-foot width) for Morgans Spur Drive.
2. The new street extension begins at the intersection of Morgans Spur/West Cross Creek Bend on the Northwest and extend to the Intersection of Morgans Spur/Fulshear Bend Drive on the Southeast.

Recommendations:

I recommend that this Final Plat of Morgans Spur Drive Extension No. 2 Street Dedication be approved as submitted.

A handwritten signature in cursive script, appearing to read "Clay & Leyendecker". The signature is written in black ink and is centered on the page.



**Subdivision/Development Platting Application**

Date: 11/21/2019 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: Jordan Ranch Street Dedication No. 6 Development: Jordan Ranch

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

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

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

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

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

Legal Description: See Attached Plat for Metes and Bounds Description

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

Total Acreage: 2.232  
 Number of Streets: 5  
 Number of Lots: 0  
 Number and Types of Reserves: 0  
 Total Acres in Reserve: 0

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

Engineer/Planner: IDS Engineering Group  
 Contact Person: John R. Herzog, P.E.  
 Telephone: (713) 462-3178  
 Fax Number: \_\_\_\_\_  
 Email Address: jherzog@idseg.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$555.80</u>
Park Fees (due at Final Plat Application)	<u>\$0</u>

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

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

SIGNATURE

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

TYPED OR PRINTED NAME/TITLE

11/21/2019

DATE

STATE OF TEXAS

COUNTY OF FORT BEND

I, STEPHEN A. SAMS, Vice President of JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, the general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, hereinafter referred to as owners of the 2.232 acre tract described in the above and foregoing map of JORDAN RANCH STREET DEDICATION NO. 6, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

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

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

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

FURTHER, We do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of JORDAN RANCH STREET DEDICATION NO. 6 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

IN TESTIMONY WHEREOF, JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, as general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, has caused these presents to be signed by Stephen A. Sams, Vice President, this \_\_\_\_ day of \_\_\_\_\_, 2019.

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

By: JOHNSON JORDAN RANCH GP, LLC a Texas Limited Liability Company It's General Partner

By: Stephen A. Sams, Vice President

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Stephen A. Sams, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State Of Texas

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

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

Douglas W. Turner, R.P.L.S. Registered Professional Land Surveyor Texas Registration No. 3998

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 11/12/19, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

This plat of JORDAN RANCH STREET DEDICATION NO. 6 is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this \_\_\_\_ day of \_\_\_\_\_, 2019.

Amy Pearce, Chair Dar Hakimzadeh, Co-Chair

The plat of JORDAN RANCH STREET DEDICATION NO. 6 was approved by the City of Fulshear Council on the \_\_\_\_ day of \_\_\_\_\_, 2019, and signed on this \_\_\_\_ day of \_\_\_\_\_, 2019, provided; however, this approval shall be invalid, and null and void, unless this plat if filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

Aaron Groff, Mayor Kimberly Kopecky, City Secretary

NOTES

- 1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00013.
2. B.L. indicates a building line
A.E. indicates a aerial easement
U.E. indicates a utility easement
W.S.E indicates a water and sewer easement
VOL., PG. indicates Volume, Page
P.R.F.B.C. indicates Plat Records of Fort Bend County
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
O.R.F.B.C. indicates Original Records of Fort Bend County
F.B.C. O.P.R.R.P. indicates Fort Bend County Official Public Records of Real Property
ESMT. indicates Easement
H.L. & P. indicates Houston Lighting and Power
SQ. FT. indicates square feet
AC. indicates acre
R.O.W. indicates right-of-way
• indicates found 5/8" iron rod (unless otherwise noted)
• indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)

indicates street name change

- 3. All building lines along street rights-of-way are as shown on the plat.
4. All sidelot building lines to be 5' unless otherwise noted.
5. All non-perimeter easements on property lines are centered unless otherwise noted.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
7. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs, assigns, or successors.
8. The platted area is located within Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No. 48157C0020L, effective April 02, 2014.
9. This property lies within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, Fulshear Municipal Utility District No. 3A and within County Assistance District (CAD) No. 7.
10. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
11. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
12. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
13. The Lighting Zone Code is LZ3.
14. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
15. Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or obstruction by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
16. Benchmark: Vertically is based on a FEMA benchmark in Katy, RM 7: A US Coast and Geodetic survey disk marked Y 1148, located 0.3 ± miles east along the Missouri-Kansas-Texas railroad from the station at Katy and 5.2 feet ± southwest of the southeast corner of the American Rice Growers Co-op Association office building. Held the Published NAVD 88 Elevation on Y1148 = 141.44 Elevation = 142.00 (NAVD 1929 - datum based on FEMA maps)
17. A minimum distance of 10' shall be maintained between residential dwellings.
18. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
19. The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.

BEING 2.232 acres (97,231 square feet) of land in the J. G. Bennett Survey, Abstract Number 611 in Fort Bend County, Texas and being a portion of the 1352.43 acre tract of land described in deed from Massimo Fabio Silvestri Irrevocable Trust and Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 of the Official Public Records of Fort Bend County, Texas and being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

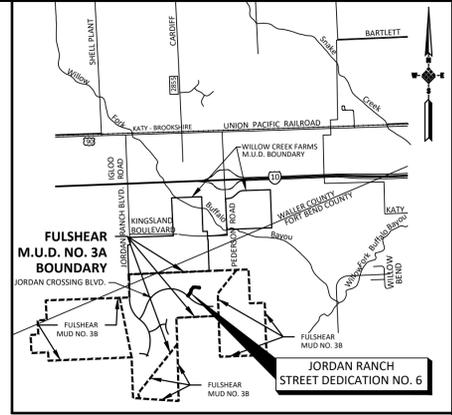
COMMENCING at a 5/8-inch iron rod with cap stamped "IDS" found on the east right-of-way line of Willow Ridge Lane (60-foot wide) at its terminus on the south line of WILLOW CREEK FARMS II SEC 8, according to the plat of thereof, recorded under File Number 20170158 of the Official Public Records of Fort Bend County, Texas;

THENCE South 04° 34' 59" East - 1595.08 feet, across said 1352.43 acre tract, to the most westerly corner and POINT OF BEGINNING of the herein described tract;

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

- North 38° 14' 18" East - 241.70 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;
in a northeasterly direction, with said curve to the left, having a radius of 600.00 feet, a central angle of 15° 18' 19", a chord bearing and distance of North 30° 35' 08" East - 159.80 feet, and an arc distance of 160.28 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;
North 22° 55' 58" East - 113.34 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;
in a northeasterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 88° 53' 37", a chord bearing and distance of North 21° 30' 50" West - 35.01 feet, and an arc distance of 38.79 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;
North 24° 24' 38" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;
in a northeasterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 84° 43' 14", a chord bearing and distance of North 71° 40' 44" East -33.69 feet, and an arc distance of 36.97 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;
in a northeasterly direction, with said curve to the right, having a radius of 380.00 feet, a central angle of 26° 27' 26", a chord bearing and distance of North 42° 32' 50" East - 173.92 feet, and an arc distance of 175.47 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;
in a northeasterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 73° 02' 05", a chord bearing and distance of North 19° 15' 30" East -29.75 feet, and an arc distance of 31.87 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;
in a southeasterly direction, with said curve to the right, having a radius of 330.00 feet, a central angle of 04° 06' 32", a chord bearing and distance of North 15° 12' 17" West - 23.66 feet, and an arc distance of 23.66 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;
North 76° 50' 59" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;
in a southeasterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 95° 10' 35", a chord bearing and distance of South 60° 44' 18" East -36.92 feet, and an arc distance of 41.53 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;
in a northeasterly direction, with said curve to the right, having a radius of 380.00 feet, a central angle of 22° 42' 13", a chord bearing and distance of North 83° 01' 31" East -149.59 feet, and an arc distance of 150.58 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;
North 85° 37' 22" East - 205.01 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the right;
in a southeasterly direction, with said curve to the right, having a radius of 430.00 feet, a central angle of 06° 44' 18", a chord bearing and distance of South 82° 15' 13" East - 50.54 feet, and an arc distance of 50.57 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;
in a northeasterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 73° 14' 15", a chord bearing and distance of North 64° 29' 48" East - 29.82 feet, and an arc distance of 31.96 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;
South 62° 07' 20" East - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;
in a southwesterly direction, with said curve to the left, having a radius of 220.00 feet, a central angle of 20° 56' 46", a chord bearing and distance of South 17° 24' 18" West - 79.98 feet, and an arc distance of 80.43 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;
North 83° 04' 05" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;
in a northwesterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 87° 50' 03", a chord bearing and distance of North 36° 59' 07" West - 34.68 feet, and an arc distance of 38.32 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;
in a northwesterly direction, with said curve to the left, having a radius of 370.00 feet, a central angle of 04° 43' 14", a chord bearing and distance of North 83° 15' 45" West - 30.48 feet, and an arc distance of 30.48 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;
North 85° 37' 22" West - 205.01 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;
in a southwesterly direction, with said curve to the left, having a radius of 320.00 feet, a central angle of 71° 26' 39", a chord bearing and distance of South 58° 39' 18" West - 373.67 feet, and an arc distance of 399.02 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;
South 22° 55' 58" West - 189.97 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;
in a southeasterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 82° 25' 07", a chord bearing and distance of South 18° 16' 35" East - 32.94 feet, and an arc distance of 35.96 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;
in a southeasterly direction, with said curve to the right, having a radius of 430.00 feet, a central angle of 02° 16' 45", a chord bearing and distance of South 58° 20' 47" East - 17.10 feet, and an arc distance of 17.10 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;
South 32° 47' 36" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the left;
in a southwesterly direction, with said curve to the left, having a radius of 25.00 feet, a central angle of 96° 06' 26", a chord bearing and distance of South 74° 44' 23" West - 37.19 feet, and an arc distance of 41.93 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;
in a southwesterly direction, with said curve to the right, having a radius of 1100.00 feet, a central angle of 11° 33' 08", a chord bearing and distance of South 32° 27' 44" West - 221.41 feet, and an arc distance of 221.78 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;
South 38° 14' 18" West - 78.45 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle point;
North 51° 47' 46" West - 90.00 feet to the POINT OF BEGINNING of the herein described tract and containing 2.232 acres (97,231 square feet) of land.

Table with 2 columns: DISTRICT NAMES, COUNTY ASSISTANCE DISTRICT. Rows include WCID, MUD, LID, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY OR CITY ETJ, UTILITIES CO.



FORT BEND COUNTY KEY MAP NO. 483J VICINITY MAP SCALE 1" = 5,000'

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

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2019.

Vincent M. Morales, Jr. Precinct 1, County Commissioner W.A. "Andy" Meyers Precinct 3, County Commissioner

K.P. George County Judge

Grady Prestage Precinct 2, County Commissioner Ken R. DeMerchant Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. Filed in plat number(s) \_\_\_\_\_ of the plat records of Fort Bend County, Texas.

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

Laura Richard, County Clerk Fort Bend County, Texas

By: Deputy

JORDAN RANCH STREET DEDICATION NO. 6

A SUBDIVISION OF 2.232 ACRES

LOCATED IN H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261 FORT BEND COUNTY, TEXAS

0 LOTS 0 BLOCKS 0 RESERVE

OWNER: FORT BEND JORDAN RANCH LP

ENGINEER: IDS Engineering Group

JORDAN RANCH STREET DEDICATION NO. 6

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December 4, 2019

**Engineering Review**

Final Plat – Jordan Ranch Street Dedication No. 6  
Fort Bend County, Texas

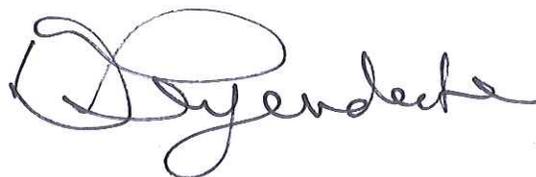
For Information only:

1. This plat will create Right-of-way for Cypress Glenn Drive (Right-of-way varies) that cover a total of 2.232 acres.
2. This tract is located in the E.T.J. of the City of Fulshear and in Fort Bend County. As such, approval will be needed from the following:
  - A) City of Fulshear
  - B) Fort Bend County
  - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Final of Jordan Ranch Street Dedication No. 6 be denied approval with the following considerations:

- A) The Title Block of the Plat shows that this area is in one (1) survey while the Metes and Bounds Descriptions calls out it being in a different Abstract & Survey.
- B) No City Planning Letter was submitted making it impossible to check ownership or liens.
- C) Note #19 needs to be removed as it does not apply.





**Subdivision/Development Platting Application**

Date: 11/21/2019 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: Jordan Ranch Section 22 Development: Jordan Ranch

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

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

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

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

Plat Location:  City  ETJ (Extraterritorial Jurisdiction)

Legal Description: See Attached Plat for Metes and Bounds Description

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

Total Acreage: 16.544

Number of Streets: 4

Number of Lots: 69

Number and Types of Reserves: 3 - Landscape, Open Space, Utilities, Pipelines, Drainage

Total Acres in Reserve: 1.679

Owner: FORT BEND JORDAN RANCH LP

Address: 5005 Riverway Drive, Suite 500

City/State: Houston, TX

Telephone: (713) 960-9977

Email Address: steves@johnsondev.com

Engineer/Planner: IDS Engineering Group

Contact Person: John R. Herzog, P.E.

Telephone: (713) 462-3178

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

Email Address: jherzog@idseg.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<b><u>\$1,258.60</u></b>
Park Fees (due at Final Plat Application)	<u>\$0</u>

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

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

Victoria A. Longoria-Garza Victoria A. Longoria-Garza/Design Engineer 11/21/2019  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

STATE OF TEXAS

COUNTY OF FORT BEND

I, STEPHEN A. SAMS, Vice President of JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, the general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, hereinafter referred to as owners of the 16.544 acre tract described in the above and foregoing map of JORDAN RANCH SEC 22, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

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

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

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

FURTHER, We do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of JORDAN RANCH SEC 22 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

IN TESTIMONY WHEREOF, JOHNSON JORDAN RANCH GP LLC, a Texas limited liability company, as general partner of FORT BEND JORDAN RANCH LP, a Texas limited partnership, has caused these presents to be signed by Stephen A. Sams, Vice President, this \_\_\_\_ day of \_\_\_\_\_, 2019.

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

By: JOHNSON JORDAN RANCH GP, LLC a Texas Limited Liability Company It's General Partner

By: Stephen A. Sams, Vice President

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

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

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

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 11/20/19, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

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

This plat of JORDAN RANCH SEC 22 is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas this \_\_\_\_ day of \_\_\_\_\_, 2019.

Amy Pearce, Chair

Dar Hakimzadeh, Co-Chair

The plat of JORDAN RANCH SEC 22 was approved by the City of Fulshear Council on the \_\_\_\_ day of \_\_\_\_\_, 2019, and signed on this \_\_\_\_ day of \_\_\_\_\_, 2019, provided; however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

Aaron Groff, Mayor

Kimberly Kopecky, City Secretary

NOTES

- 1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00013.
2. B.L. indicates a building line
A.E. indicates a aerial easement
U.E. indicates a utility easement
W.S.E indicates a water and sewer easement
VOL., PG. indicates Volume, Page
P.R.F.B.C. indicates Plat Records of Fort Bend County
O.P.R.F.B.C. indicates Official Public Records of Fort Bend County
O.R.F.B.C. indicates Original Records of Fort Bend County
F.B.C. O.P.R.R.P. indicates Fort Bend County Official Public Records of Real Property
ESMT. indicates Easement
H.L. & P. indicates Houston Lighting and Power
SQ. FT. indicates square feet
AC. indicates acre
R.O.W. indicates right-of-way
• indicates found 5/8" iron rod (unless otherwise noted)
• indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)

indicates street name change

- 3. All building lines along street rights-of-way are as shown on the plat.
4. All sidelot building lines to be 5' unless otherwise noted.
5. All non-perimeter easements on property lines are centered unless otherwise noted.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
7. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs, assigns, or successors.
8. The platted area is located within Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No. 48157C0020L, effective April 02, 2014.
9. This property lies within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, Fulshear Municipal Utility District No. 3A and within County Assistance District (CAD) No. 7.
10. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
11. The top of all floor slabs shall be a minimum of 153.50 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
12. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
13. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
14. The Lighting Zone Code is LZ3.
15. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
16. Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or obstruction by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
17. Benchmark: Vertically is based on a FEMA benchmark in Katy, RM 7: A US Coast and Geodetic survey disk marked Y 1148, located 0.3 ± miles east along the Missouri-Kansas-Texas railroad from the station at Katy and 5.2 feet ± southwest of the southeast corner of the American Rice Growers Co-op Association office building. Held the Published NAVD 88 Elevation on Y1148 = 141.44 Elevation = 142.00 (NAVD 1929 - datum based on FEMA maps)
18. Reserve A within this plat will be owned and maintained by Fulshear M.U.D. No. 3A. Maintenance will be performed by either Fulshear M.U.D. No. 3A or the Jordan Ranch Community Association.
19. A minimum distance of 10' shall be maintained between residential dwellings.
20. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
21. The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.

BEING 16.544 acres (720,637 square feet) of land in the J. G. Bennett Survey, Abstract Number 611 in Fort Bend County, Texas and being a portion of the 1352.43 acre tract of land described in deed from Massimo Fabio Silvestri Irrevocable Trust and Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 of the Official Public Records of Fort Bend County, Texas and being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8-inch iron rod with cap stamped "IDS" found on the east right-of-way line of Willow Ridge Lane (60-foot wide) at its terminus on the south line of WILLOW CREEK FARMS II SEC 8, according to the plat of thereof recorded under File Number 20170158 of the Official Public Records of Fort Bend County, Texas;

THENCE North 87° 31' 46" East - 1000.89 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner of the herein described tract;

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

South 04° 22' 38" West - 922.80 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 85° 37' 22" West - 123.10 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

in a southwesterly direction, with said curve to the left, having a radius of 380.00 feet, a central angle of 22° 42' 13", a chord bearing and distance of South 83° 01' 31" West - 149.59 feet, and an arc distance of 150.58 feet to a 5/8-inch iron rod with cap stamped "IDS" set for a point of reverse curvature;

in a northwesterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 95° 10' 35", a chord bearing and distance of North 60° 44' 18" West - 36.92 feet, and an arc distance of 41.53 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 76° 50' 59" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the right;

in a northwesterly direction, with said curve to the right, having a radius of 330.00 feet, a central angle of 12° 45' 52", a chord bearing and distance of North 06° 46' 05" West -73.37 feet, and an arc distance of 73.52 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

South 89° 36' 52" West - 50.75 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 50° 33' 48" West - 227.73 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 50° 59' 12" West - 49.75 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 52° 09' 33" West - 49.69 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 53° 20' 43" West - 49.69 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 54° 26' 26" West - 49.75 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 54° 39' 33" West - 58.34 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 51° 32' 32" West - 60.09 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 43° 28' 01" West - 54.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 31° 41' 25" West - 52.40 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 18° 47' 14" West - 52.75 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 08° 53' 39" West - 58.17 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

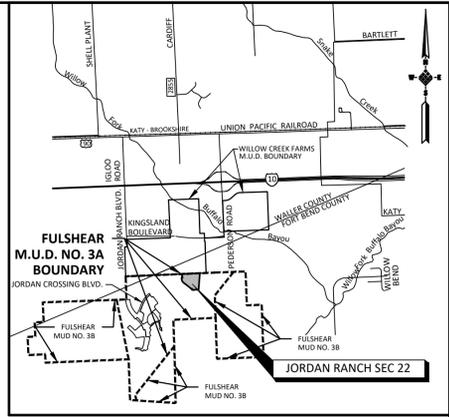
North 02° 24' 05" West - 66.04 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 87° 31' 46" East - 48.17 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

North 02° 28' 14" West - 60.00 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a non-tangent curve to the right;

in a northwesterly direction, with said curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 00", a chord bearing and distance of North 47° 28' 14" West - 35.36 feet, and an arc distance of 39.27 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve;

North 02° 28' 14" West - 129.69 feet to the POINT OF BEGINNING of the herein described tract and containing 16.544 acres (720,637 square feet) of land.



FORT BEND COUNTY KEY MAP NO. 483J VICINITY MAP SCALE 1" = 5,000'

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

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2019.

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

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

K.P. George County Judge

Grady Prestage Precinct 2, County Commissioner

Ken R. DeMerchant Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2019, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. Filed in plat number(s) \_\_\_\_\_ of the plat records of Fort Bend County, Texas.

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

Laura Richard, County Clerk Fort Bend County, Texas

By: Deputy

JORDAN RANCH SEC 22

A SUBDIVISION OF 16.544 ACRES

LOCATED IN H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261 FORT BEND COUNTY, TEXAS

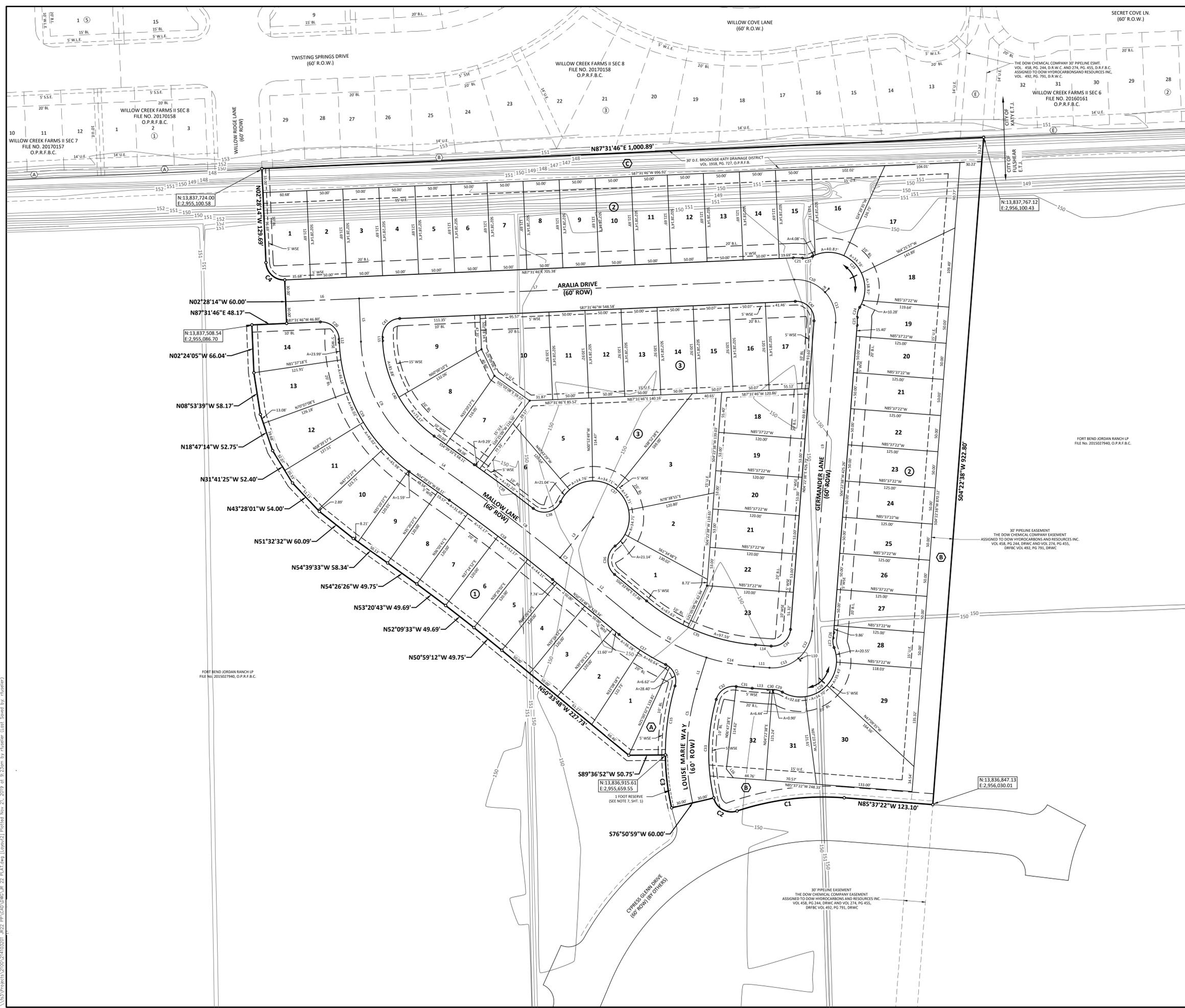
69 LOTS 3 BLOCKS 3 RESERVES

OWNER: FORT BEND JORDAN RANCH LP

ENGINEER: IDS Engineering Group

13430 NW, Freeway Suite 700 Houston, Tx. 77040 713.462.3178

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



LINE	BEARING	LENGTH
L1	S17°10'34"W	45.57'
L2	S50°33'48"E	119.35'
L3	N39°26'12"E	72.16'
L4	S54°39'33"E	68.11'
L5	S02°24'05"E	59.58'
L6	N87°31'46"E	101.87'
L7	N87°31'46"E	603.51'
L8	N45°59'17"E	7.16'
L9	S04°22'38"W	426.73'
L10	S40°37'22"E	4.40'
L11	S85°37'22"E	21.78'
L12	N02°24'05"W	4.51'
L13	N85°37'22"W	21.78'
L14	S85°37'22"E	21.78'
L15	S02°24'05"E	4.65'
L16	N38°57'12"W	15.44'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	22°42'13"	380.00'	150.58'	76.29'	S83°01'31"W	149.59'
C2	95°10'35"	25.00'	41.53'	27.37'	N60°44'18"W	36.92'
C3	12°45'52"	330.00'	73.52'	36.91'	N06°46'05"W	73.37'
C4	90°00'00"	25.00'	39.27'	25.00'	N47°28'14"W	35.36'
C5	S01°39'35"	300.00'	158.79'	81.30'	S02°00'47"W	156.94'
C6	22°15'38"	300.00'	116.56'	59.02'	S61°41'37"E	115.82'
C7	0°14'53"	2,550.00'	11.05'	5.52'	S50°41'15"E	11.05'
C8	3°50'51"	2,550.00'	171.24'	85.65'	S52°44'07"E	171.21'
C9	52°15'28"	200.00'	182.41'	98.10'	S28°31'49"E	176.16'
C10	49°28'15"	55.00'	47.49'	25.34'	S67°44'07"E	46.03'
C11	47°22'37"	55.00'	45.48'	24.13'	S19°18'41"E	44.19'
C12	45°00'00"	55.00'	43.20'	22.78'	S26°52'38"W	42.10'
C13	45°00'00"	55.00'	43.20'	22.78'	N71°52'38"E	42.10'
C14	12°47'56"	300.00'	67.02'	33.65'	S79°13'24"E	66.88'
C15	16°43'49"	330.00'	96.36'	48.52'	N07°58'46"E	96.02'
C16	80°15'43"	25.00'	35.02'	21.08'	N23°47'11"W	32.23'
C17	13°21'14"	330.00'	76.91'	38.63'	N57°14'25"W	76.74'
C18	4°05'45"	2,520.00'	180.15'	90.11'	N52°36'40"W	180.11'
C19	52°15'28"	230.00'	209.78'	112.82'	N28°31'49"W	202.58'
C20	90°04'09"	25.00'	39.30'	25.03'	N47°26'09"W	35.38'
C21	8°28'12"	85.00'	12.57'	6.29'	S88°14'09"E	12.55'
C22	32°51'10"	25.00'	14.33'	7.37'	N79°34'22"E	14.14'
C23	147°43'12"	50.00'	128.91'	172.78'	S42°59'37"E	96.06'
C24	33°42'54"	25.00'	14.71'	7.58'	S14°00'32"W	14.50'
C25	7°13'33"	85.00'	10.72'	5.37'	S00°45'51"W	10.71'
C26	4°57'04"	85.00'	7.35'	3.67'	S06°51'10"W	7.34'
C27	30°38'09"	25.00'	13.37'	6.85'	S05°59'22"E	13.21'
C28	141°22'09"	50.00'	123.37'	142.65'	S49°22'38"W	94.37'
C29	30°38'09"	25.00'	13.37'	6.85'	N75°15'22"W	13.21'
C30	4°57'04"	85.00'	7.35'	3.67'	N88°05'54"W	7.34'
C31	3°52'39"	330.00'	22.33'	11.17'	N83°41'03"W	22.33'
C32	82°16'48"	25.00'	35.90'	21.84'	S57°06'52"W	32.90'
C33	29°07'29"	270.00'	137.25'	70.14'	S01°24'44"W	135.77'
C34	90°00'00"	25.00'	39.27'	25.00'	N49°22'38"E	35.36'
C35	35°03'34"	270.00'	165.21'	85.28'	S68°05'35"E	162.65'
C36	103°12'33"	25.00'	45.03'	31.55'	S01°02'29"W	39.19'
C37	207°28'38"	50.00'	181.06'	204.51'	S51°05'33"E	97.14'
C38	102°25'33"	25.00'	44.69'	31.11'	N76°22'54"E	38.97'
C39	2°15'14"	2,580.00'	101.49'	50.75'	S53°31'56"E	101.48'
C40	52°15'28"	170.00'	155.05'	83.39'	S28°31'49"E	149.73'
C41	89°55'51"	25.00'	39.24'	24.97'	S42°33'51"W	35.33'
C42	96°50'52"	25.00'	42.26'	28.18'	N44°02'48"W	37.40'

RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
(A)	A	LANDSCAPE/OPEN SPACE/UTILITIES	3,443	0.079
(B)	B	LANDSCAPE/OPEN SPACE/UTILITIES/PIPELINES	36,732	0.843
(C)	C	LANDSCAPE/OPEN SPACE/UTILITIES/PIPELINES/DRAINAGE	32,964	0.757

# JORDAN RANCH SEC 22

A SUBDIVISION OF  
**16.544 ACRES**

LOCATED IN  
**H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261**  
FORT BEND COUNTY, TEXAS

**69 LOTS 3 BLOCKS 3 RESERVES**

OWNER: **FORT BEND JORDAN RANCH LP**

ENGINEER: **IDS Engineering Group**

13430 NW Freeway  
Suite 700  
Houston, TX 77040  
713.462.3178  
TBE F-002716  
TBR S 10110700

\\\s3\projects\2103\2141-032-01\_#22\_Plan.dwg [Landscape] Plotted Nov 21, 2019 at 9:25am by mduvalier (User Saved by mduvalier)

JORDAN RANCH SEC 22

December 4, 2019

## Engineering Review

Final Plat  
Jordan Ranch Section Twenty-Two  
Fort Bend County, Texas

### For Information only:

1. This plat will create 69 Lots in three (3) Blocks with three (3) Reserves that covers a total acreage of 16.544 acres.
2. The typical lot in this section is 50-foot by 125-foot with a 20-foot Front Building Line.
3. Access to this section is provided by an extension of Louise Marie Way by way of Cypress Glenn Drive.
4. Since this section is located in the E.T.J. of the City approval will be required from both the City of Fulshear and Fort Bend County.

### Recommendations:

I recommend that this Final Plat of Jordan Ranch Section Twenty-Two be denied approval with the following considerations:

- A) The Metes and Bounds description shows this tract being in one survey and Abstract while the plat shows it in a completely different survey.
- B) No City Planning Letter was submitted making it impossible to check for ownership or liens

