

AGENDA OF:	October 6, 2017	AGENDA ITEM:	
DATE SUBMITTED:	October 2, 2017	DEPARTMENT:	Building Services
PREPARED BY:	Michelle Killebrew, Building Official	PRESENTER:	Michelle Killebrew, Building Official
SUBJECT:	Special Use Request -- 8402 Wilson Street		
ATTACHMENTS:	Application, Site Plan, Survey, and Related Documents		
EXPENDITURE REQUIRED:		\$0	
AMOUNT BUDGETED:		\$0	
ACCOUNT:	Development Services		
ADDITIONAL APPROPRIATION REQUIRED:		\$0	
ACCOUNT NO:			

EXECUTIVE SUMMARY

The owner of the property located at 8402 Wilson Street, is requesting a Special Use Permit for the property indicated. The property is within the Downtown District and was previously occupied for residential use. They are requesting to use the property for commercial mixed use, specifically to allow for residential/retail (flower shop) use.

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

- **Completed Special Use Application:** Completed Application from the Owner/Owner's Representative. (See Attachment 1)
- **Owner Affidavit:** The owner has submitted proof of ownership and affidavit. (See Attachment 2)
- **Vicinity Map:** Ariel map of the surrounding property has been submitted. (See Attachment 3)
- **Context Map:** Map shows existing layout, pavement, and access points. Staff accepts this document as there will be no new buildings allowed without further approval via Special Use Permit(s) and/or building permit(s). (See Attachment 4)
- **Survey:** A survey was provided which shows the existing lot and the building that sits on it, along with metes and bounds for the property. (See Attachment 5)
- **Compliance with the Comprehensive plan:** After review of the request from the applicant, City Staff finds that the requested use is **an approved** and desired use within the Downtown District, see letter of intent submitted by the Applicant (See Attachment 6)
- **Site Plan:** The site plan shows the building layout, and the proposed parking areas. Staff accepts these document as there will be no new buildings allowed without further approval via Special Use Permit(s) and/or building permit(s). Additional parking will be created for the business use, such parking will lie partially within the ROW. (See Attachment 7 and Clarification on Attachment 9)

- **Grading and Drainage Plan:** The applicant provided an overview of the current drainage flows and indicated that no modifications were planned at this time that would affect the grading and/or drainage of the area. (See Attachment 8)
- **Lighting Plan:** The applicant provided a letter and it that indicates no changes will be made to the existing lighting on the property. (See Attachment 9)
- **Elevations:** The applicant provided pictures of the exterior of the building and indicated that no modifications were planned. (See Attachment 10)
- **Traffic Impact Study:** The applicant has submitted a report (See Attachment 11)
- **Signage:** Applicants proposed sign will meet the requirements of the City Sign Ordinance. (See Attachment 12)
- **Notification to the Public:** This has been completed. Notice was published in an approved newspaper and a notice was also sent by the City to a verified listing of adjacent property owners within 300' as required by ordinance. (See Attachment 13)
 - **Sign Notification on the Property:** The sign has been duly posted by the applicant.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission recommend approval to City Council for the Special Use Permit requesting the use of a business/office to be located at 8402 Wilson Street, with certain conditions applied. Staff recommends that those conditions include the following:

Staff Notes:

1. The parking spaces are partially into the ROW

It is Staff's understanding that if the City Council approves of this request with conditions, that any conditions would be required, along with any code requirements for a change of use, prior to issuance of a Certificate of Occupancy.

WREN INVESTMENTS, LLC

7218 Foster Island Drive
Richmond, Texas 77406

**Special Use Permit
8402 Wilson Street**

**Attachment 2
page 1 of 7**

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

Re: Beezies Flowers
8402 Wilson Street
Fulshear, Texas
(Interfield Project No.: 17102.00)

To Whom It May Concern:

This letter is to inform you that Wren Investments, LLC, owners of property at 8402 Wilson Street, do authorize The Interfield Group to submit a Special Use Permit application for proposed flower shop. Please release any information necessary for this application.

Please also let me know if you have any questions or if I may be of further assistance.

Very truly yours,



(NAME) **KAREN O'NEIL**

Managing Member

281-782-9738

«ShortPrjName»
WBS No. «WBSNo»

Special Use Permit
8402 Wilson Street

AFFIDAVIT OF
OWNERSHIP OR CONTROL

Attachment 2
page 3 of 7

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

Contracting Entity

Name: WREN INVESTMENTS LLC

Business Address [NO./STREET] 8402 WILSON

[CITY/STATE/ZIP CODE] FULSHEAR TX 77441

Telephone Number (281) 782 9738

Email Address [OPTIONAL] KONCILL7218@gmail.com

Residence Address [NO./STREET] _____

[CITY/STATE/ZIP CODE] _____

Telephone Number (____) _____

Email Address [OPTIONAL] _____

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

Name: _____

Business Address [NO./STREET] _____

[CITY/STATE/ZIP CODE] _____

Telephone Number (____) _____

Email Address [OPTIONAL] _____

Residence Address [NO./STREET] _____

[CITY/STATE/ZIP CODE] _____

Telephone Number (____) _____

Email Address [OPTIONAL] _____

«ShortPrjName»
WBS No. «WBSNo»

Special Use Permit
8402 Wilson Street

**AFFIDAVIT OF
OWNERSHIP OR CONTROL**

Attachment 2
page 4 of 7

7. Optional Information

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

Name of Debtor: _____

Tax Account Nos. _____

Case or File Nos. _____

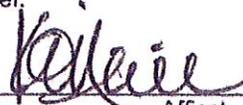
Attorney/Agent Name _____

Attorney/Agent Phone No. (____) _____

Tax Years _____

Status of Appeal [DESCRIBE] _____

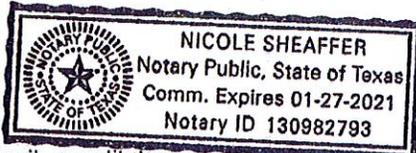
Affiant certifies that he or she is duly authorized to submit the above information on behalf of the Contracting Entity, that Affiant is associated with the Contracting Entity in the capacity noted above and has personal knowledge of the accuracy of the information provided herein, and that the information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



Affiant

SWORN TO AND SUBSCRIBED before me this 5th day of September, 2017.

(Seal)





Notary Public

NOTE:

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

Contracting Entity

Name: Desiree Mastriano

Business Address [No./STREET] 805 Willard St.

[CITY/STATE/ZIP CODE] Houston, TX 77006

Telephone Number (305) 510-0745

Email Address [OPTIONAL] beeziesflowers@yahoo.com

Residence Address [No./STREET]

[CITY/STATE/ZIP CODE]

Telephone Number

Email Address [OPTIONAL]

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

Name:

Business Address [No./STREET]

[CITY/STATE/ZIP CODE]

Telephone Number

Email Address [OPTIONAL]

Residence Address [No./STREET]

[CITY/STATE/ZIP CODE]

Telephone Number

Email Address [OPTIONAL]

**AFFIDAVIT OF
OWNERSHIP OR CONTROL**

7. Optional Information

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

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

Status of Appeal [DESCRIBE] _____

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


Affiant

f 0 .

(Seal)

NOTE:

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

VICINITY MAP (N.T.S.)

KEY MAP NO. 522M

Special Use Permit
8402 Wilson Street
Attachment 3
page 1 of 1



359

359

1093

BOIS 'D ARC MCKINNON

FULSHEAR-KATY

HUGGINS

DIXON

HOUSTON

SYMS

WILSON

5TH

4TH

3RD

MAIN

HARRIS

WALLIS

2ND

1ST

WOODS

FULSHEAR

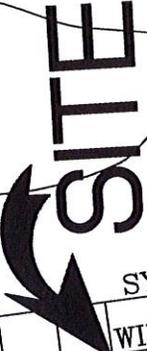
Pop 557

Cemetery

Cemetery

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f

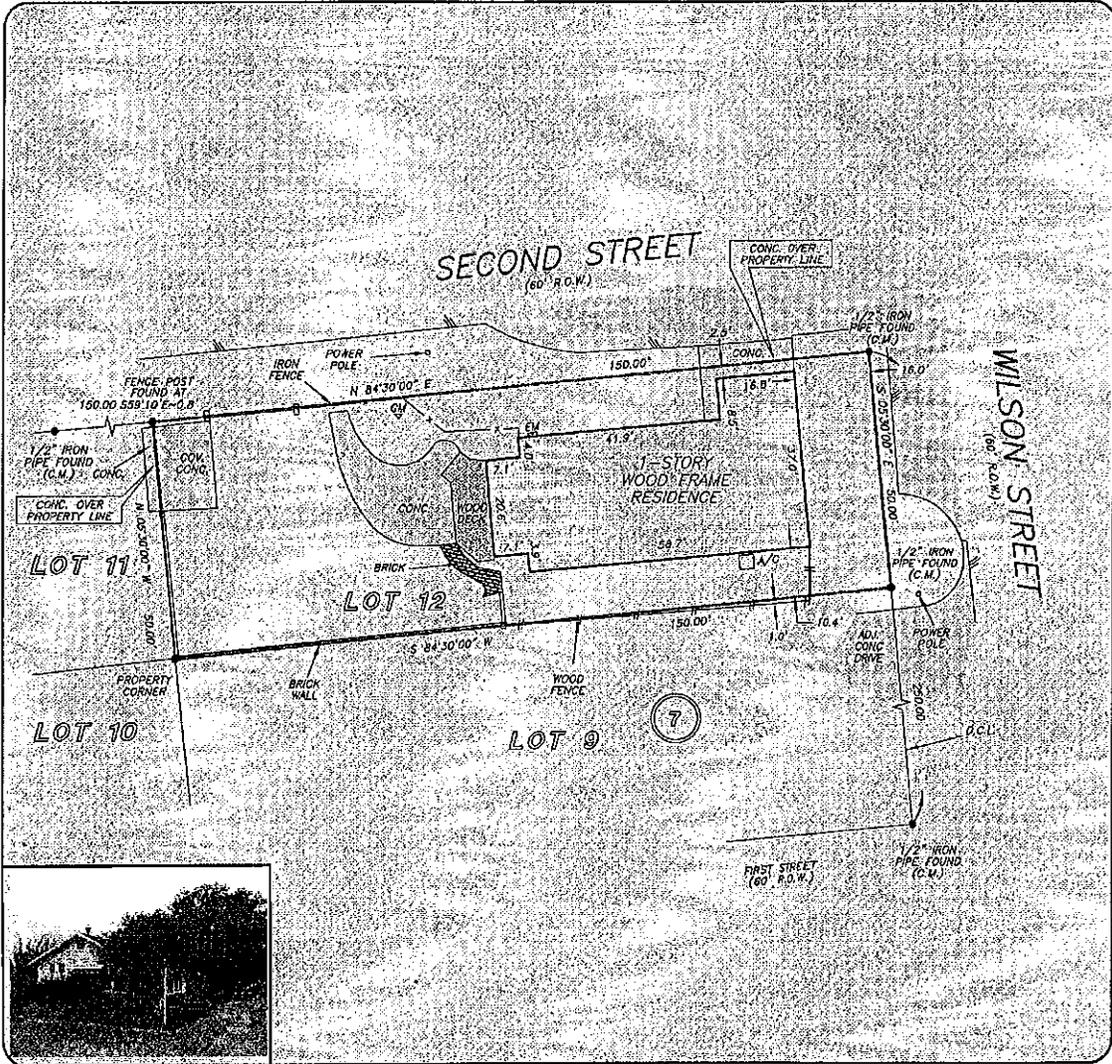


SITE

GR. NO. 17157035997, STEWART TITLE
 ADDRESS: 8402 WILSON STREET
 FULSHEAR, TEXAS 77441
 BORROWER: STEPHEN WHITT AND
 AMBER WHITT

LOT 12, BLOCK 7 TOWN OF FULSHEAR

AN ADDITION IN FORT BEND COUNTY, TEXAS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN/UNDER VOLUME U, PAGE 180 OF THE DEED RECORDS
 OF FORT BEND COUNTY, TEXAS



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48137C D085 L
 MAP REVISION: 04/02/2014
 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

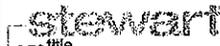
D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: VOL. U, PG. 180, F.B.C.M.R.

DRAWN BY: SC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

GEORGE GALE
 PROFESSIONAL LAND SURVEYOR
 NO. 4678
 JOB NO. 17-04583
 MAY 1, 2017




 JOHNNY BONACCORSO
 281-346-1333



PRECISION
 surveyors

1-800-LANDSURVEY
 www.precisionurveyors.com
 281-496-1586 FAX 281-496-1857 210-829-4941 FAX 210-829-1555
 850 IMHARRIS/DEED STREET SUITE 150 HOUSTON, TEXAS 77079 1771 NE 100TH 410 SUITE 600 SP4 ANTONIO, TEXAS 78217
 FIRM NO. 10053700

LEGAL DESCRIPTION

LOT 12, BLOCK 7, TOWN OF FULSHEAR, TEXAS – 7,500 SQUARE FEET (0.1722 ACRES)

BEING A TRACT OR PARCEL CONTAINING 7,500 SQUARE FEET (0.1722 ACRES) OF LAND DESCRIBED AS LOT 12, BLOCK 7, OF THE TOWN OF FULSHEAR, TEXAS, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME U, PAGE 180 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING THAT SAME CERTAIN TRACT OR PARCEL OF LAND DESCRIBED IN A GENERAL WARRANTY DEED FROM BILLI JEAN YEWENS TO WREN INVESTMENTS, LLC. RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2008128752 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY IN FORT BEND COUNTY, TEXAS. SAID LOT 12 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
(BEARINGS BASED ON G.P.S. OBSERVATIONS)

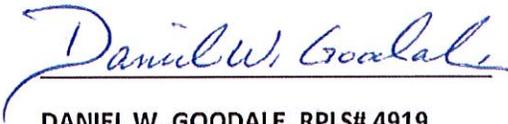
BEGINNING AT A FOUND 3/4 INCH IRON ROD AT THE NORTHEAST CORNER OF LOT 12, BLOCK 7, TOWN OF FULSHEAR, SAME BEING THE SOUTHWEST CORNER OF THE INTERSECTION OF WILSON STREET (60 FEET WIDE R.O.W.) WITH SECOND STREET (60 FEET WIDE R.O.W.) FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LOT 12;

THENCE, SOUTH 07° 10' 10" EAST, WITH THE EAST LINE OF THIS DESCRIBED LOT 30, SAME BEING THE WEST RIGHT OF WAY LINE OF WILSON STREET (60' R.O.W.), A DISTANCE OF 50.00 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP (KALKOMEY SURVEYING) FOR THE SOUTHEAST CORNER;

THENCE, SOUTH 82° 49' 50" WEST, WITH THE SOUTH LINE OF THE HEREIN DESCRIBED LOT 12, SAME BEING THE COMMON NORTH LINE OF LOT 9, BLOCK 7, TOWN OF FULSHEAR, A DISTANCE OF 150.00 FEET TO A SET 5/8 INCH IRON ROD WITH CAP (GREENLEAF) FOR THE SOUTHWEST CORNER;

THENCE, NORTH 07° 10' 10" WEST, WITH THE WEST LINE OF THIS DESCRIBED LOT 12, SAME BEING THE COMMON EAST LINE OF LOT 11, BLOCK 7, TOWN OF FULSHEAR, A DISTANCE OF 50.00 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP (KALKOMEY SURVEYING) FOR THE NORTHWEST CORNER;

THENCE, NORTH 82° 49' 50" EAST, WITH THE NORTH LINE OF THE HEREIN DESCRIBED LOT 12, SAME BEING THE SOUTH RIGHT OF WAY LINE OF SECOND STREET (60' R.O.W.), A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,500 SQUARE FEET (0.1722 ACRES) OF LAND.



DANIEL W. GOODALE, RPLS# 4919



GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY, SUITE 129
HOUSTON, TX 77092



**Special Use Permit
8402 Wilson Street**

**Attachment 6
page 1 of 3**

LETTER OF INTENT

Ms. Michelle Killebrew
Building Services Department
City of Fulshear
30603 FM 1093
Fulshear, Texas 77441

Applicant: The Interfield Group
Property Address: 8402 Wilson Street
Description: Lot 12, Block 7 of Town of Fulshear
Submittal Date: September 13, 2017

Dear Ms. Killebrew,

Specific Special Use Permit is being sought and extent of use:

Specific Special Use Permit being sought and extent of condition is to be allow a flower shop within the existing residence of subject address.

STATEMENT OF FACTS:

- (1) The special conditions and circumstances exist which are unique to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in same district**

Subject property is located west of Wilson Drive, north of FM 1093 Road, east of FM 359 Road and south of 2nd Street, in Town of Fulshear, an addition in Fort Bend County. Property is also located in the Downtown District.

Owner intends to develop a quaint flower shop, within the existing residence on subject property, and live in the remainder of the home. The design of the flower shop will be in line with a traditional small town character and owner intends to create a neighborhood ambiance where neighbors will walk into an array of beautiful flower arrangements, bouquets and gift pieces.

Please take the following into consideration:

1. Proposed development will comply with all building code requirements, prior to obtaining Occupancy Permit.
2. A flower shop and art gallery type businesses were previously conducted out of this residence.

Letter of Intent
Beezies Flowers (8402 Wilson Street)
September 13, 2017
Page Two

3. Adjacent land uses consist of residential and commercial to the north and northwesterly, residential to the west, large commercial development to the south and residential to the east. Therefore, granting of the Special Use Permit would allow preservation of current prevailing land use in this district.
4. Allowing a flower shop will not detract from residential development within the district, since the proposed flower shop will be designed within the home; in which owner will reside.
5. The granting of this Special Use Permit will not be injurious to the public health, safety or welfare; nor will in any way compromise public health or safety. On the contrary, structure will be ADA complaint and provide a handicapped parking space.

(2) The granting of the Special Use Permit would no confer on the applicant any special privilege that is denied by the ordinance to other lands, structures or buildings in the same district.

The granting of the Special Use Permit would no confer on the applicant any special privilege that is denied by the ordinance to other lands. The granting of the Special Use Permit would allow a commercial/residential mix-use that would be in character with the traditional small town core atmosphere intended by the Downtown District zone.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of the Downtown District Zone will be preserved and maintained, due to the following considerations:

- a. Flower shop will be in character with a small town center development, while at the same time keeping the residential façade.
- b. Yards between right-of-way line and flower shop will be landscaped, and will preserve and enhance the beautification of the block face.
- c. A handicapped parking space and one additional parking will be added.

(4) No nonconforming use of neighboring land, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of Special Use Permit.

**Special Use Permit
8402 Wilson Street**

Letter of Intent
Beezies Flowers (8402 Wilson Street)
September 13, 2017
Page Three

**Attachment 6
page 3 of 3**

No nonconforming use of neighboring land, structures or buildings in the same district and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of the Special Use Permit. Special Use Permit requested would be granted on the basis of a reasonable assessment of existing conditions and general compliance with same district.

We hope this submittal meets with your approval. Please let me know if you have any questions or if I can be of further assistance.

Very truly yours,
THE INTERFIELD GROUP


Mary Villareal
Planning Manager



Special Use Permit 8402
Wilson Street

Attachment 9 page 1 of 2

September 14, 2017

Ms. Michelle Killebrew
Building Services Department
City of Fulshear
30603 FM 1093
Fulshear, Texas 77441

Re: Beezies Flowers – Special Use Permit Submittal
8402 Wilson Street
(Interfield Project No. 17102.00)

Dear Ms. Killebrew:

Thank you for reviewing the Special Use Permit package we submitted. The following are responses to your inquiries:

1. What is the square footage for the flower shop verse the residential portions of the home?

Flower Shop (To exterior wall): 388 SF
Residence: 1575 SF

2. Does the applicant intend on adding any additional exterior lighting? If so where and what kind? If no, then is there any existing exterior lighting?

No additional exterior lighting is planned at this time, due to business being conducted during daylight hours.

3. Does the applicant intend to place any signage for the business on the property? If so, please send all details of requested signage, if not then I will need something that states that there will be no signage.

Signage for the business will be placed on the north side of the residence. Please refer to render A attached.

4. I notice that the parking spaces are mostly in the ROW, are there any utilities in the ROW, what about the sculptured horse that the city had carved?

Existing parking spaces are currently located within the ROW. Proposed parking spaces will lie partially within the ROW, but not as much as existing spaces.

Client intends to remove the existing tree stump that holds the sculptured horse, to accommodate one parking space, but will coordinate new location of sculptured horse with the City of Fulshear.

Letter To Ms. Killebrew
Beezies Flowers – Special Use Permit
8402 Wilson Street
Page Two

Special Use Permit
8402 Wilson Street

Attachment 9 page 2 of 2

The survey shows an existing water meter along Wilson Street, north of existing power pole, so I assume there is most likely a water line in Wilson Street.

- 5. I will need the square footage of the business portion of the residence to determine number of parking spaces, typically the city requires 1 for every 250 sqft plus you need parking for the resident.**

The proposed development will provide a total of three (3) parking spaces. Two (2) parking spaces for the flower shop, with one being a handicapped parking space, and one (1) parking space for the resident.

I appreciate you taking the time to review and obtain clarification of items required for consideration of this application. We hope this information is satisfactory to you. Please do not hesitate to let me know if I can be of further help or if you have any questions.

Very truly yours,
THE INTERFIELD GROUP



Mary Villareal
Attachments

Voigt Associates, Inc.

Professional Traffic Engineers
Texas Registered Firm F-5333

2611 Garnet Court
Pearland, Texas 77584
832.264.0429
tony@voigtassociates.com

September 29, 2017

Ms. Desiree Mastriano
Beezie's Flowers
8402 Wilson Street
Fulshear, Texas 77441

Special Use Permit
8402 Wilson Street
Attachment 11
page 1 of 7

RE: Traffic Impact Assessment – Beezie's Flowers
Second Street at Wilson Street, Fulshear, Texas

Dear Ms. Mastriano,

Voigt Associates, Inc. is pleased to present this limited-scope traffic assessment impact study for the proposed Beezie's Flowers, a 300 square-foot retail florist to be located within an existing 1-story building in Fulshear, Texas. The floral business will be conducted within a 300 square-foot portion of the 1,928 square foot residence (with the 1,628 square foot balance functioning as the owner's personal residence). The 7,500 square foot lot is on the southwest corner of Second Street at Wilson Street. Exhibit A1 (attached, Appendix A) shows the project location. Exhibit A2 shows the site layout, and Exhibit A3 shows the site on aerial background. The basic scope of services for this study was as follows:

1. Conduct cursory trip generation exercise for the florist shop;
2. Examine the site layout, including for parking and deliveries; and
3. Qualitatively assess the traffic impacts of the business.

The proposed florist shop is located on the southwest corner of Second Street and Wilson Street, with 150' frontage on Second Street and 50' frontage on Wilson Street. Along Second Street, two paved areas about 8' wide by 90' long provides opportunity for parallel parking for three to four vehicles. As part of improvement plans to the site, head-in parking is proposed on the Wilson Street frontage for three additional vehicles, including one ADA-accessible parking place. Anticipated occupancy of the building with the florist shop is late 2017 or early 2018.

Both Second Street and Wilson Street are local streets per the city's Thoroughfare Plan (dated January 2015), and neither of which are classified as arterial or collector in nature. Wilson Street is an asphalt roadway with open ditch drainage of about 26' in width. Second Street is also an asphalt roadway with open ditch drainage as is about 18' to 20' in width. Both roadways have pavement surfaces that appear to be in good condition. Second Street at Wilson Street is currently signed as an all-way stop intersection. The speed limit on both Wilson Street and Second Street is 20 miles per hour.

The site is adjacent to the new Ace Hardware (opened November 2016) to the south, and a single-family home to the west. Areas to the south and west are largely commercial and institutional in nature, with land use to the east and north are single family residential in nature. Wilson Street is about 1800' in total length, terminating on the south at FM 1093 and on the north at Fifth Street (or about five blocks).

Ms. Desiree Mastriano
September 29, 2017
Page 2 of 3

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Trips were estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Handbook, 9th Edition*. The land use “Shopping Center” and “Specialty Retail” were the closest matches to the proposed land use (there is not a specific “florist” land use provided). The shop is anticipated to generate about 14 trips per day, with only one or two trips during the weekday AM & PM Peak Hours. The estimated weekday and weekday peak hour trips for the florist shop are presented in Table 1 below.

Table 1. Trip Generation Calculation.

ITE Land Use	Average Total Weekday Trips	Average AM Weekday Peak Period Trips (One Hour)	Average PM Weekday Peak Period Trips (One Hour)
820/826-Shopping/Specialty Retail (300 square feet)	14 (7 in/7 out)	1 (0 in/1 out)	2 (1 in/1 out)

The florist shop will initially have two employees (both living on site), building to three to four during the busiest times of the year. Most deliveries to the florist shop will be via UPS/FedEx, with two to three deliveries per week expected. There will be one to two deliveries from the shop per day. Walk-in traffic is expected to be relatively light, picking up for certain holidays (Mother’s Day, Valentine’s Day, etc.).

For typical weekday and weekend operations, with only two or three customers during the peak hours, the proposed six parking places provided (three head-in on Wilson, and three parallel on Second Street) should be adequate. For occasional holiday-related traffic, parking could be shared with the adjacent ACE Hardware site. Given the expected peak hour trip generation of the site, no off-site improvements should be needed (e.g., left turn or right turn lanes) – as we would typically begin considering these types of improvements with more than 50 to 100 trips per hour for retail type developments.

In conclusion, the proposed florist development will have negligible impacts on the operations of both Second Street and Wilson Street, particularly during the typical AM or PM weekday peak periods. *As a result, no off-site roadway or operational improvements are necessary due to the proposed development.*

Regarding parking, there is other head-in parking configurations in downtown Fulshear, including on FM 359, which carries much more traffic volume than Second Street and Wilson Street. Area residents are familiar with head-in parking movements and the three spaces proposed for the florist shop should not cause any driver expectancy issues in context with other parking capacity in the area.

Ms. Desiree Mastriano
September 29, 2017
Page 3 of 3

page 3 of 7

Voigt Associates appreciates the opportunity to assist you with this project and hopes that we have met your needs. If you have any questions about the analysis or the results of this report, please feel free to contact me at 832-264-0429.

Sincerely,



Anthony Voigt, P.E., PTOE
Principal



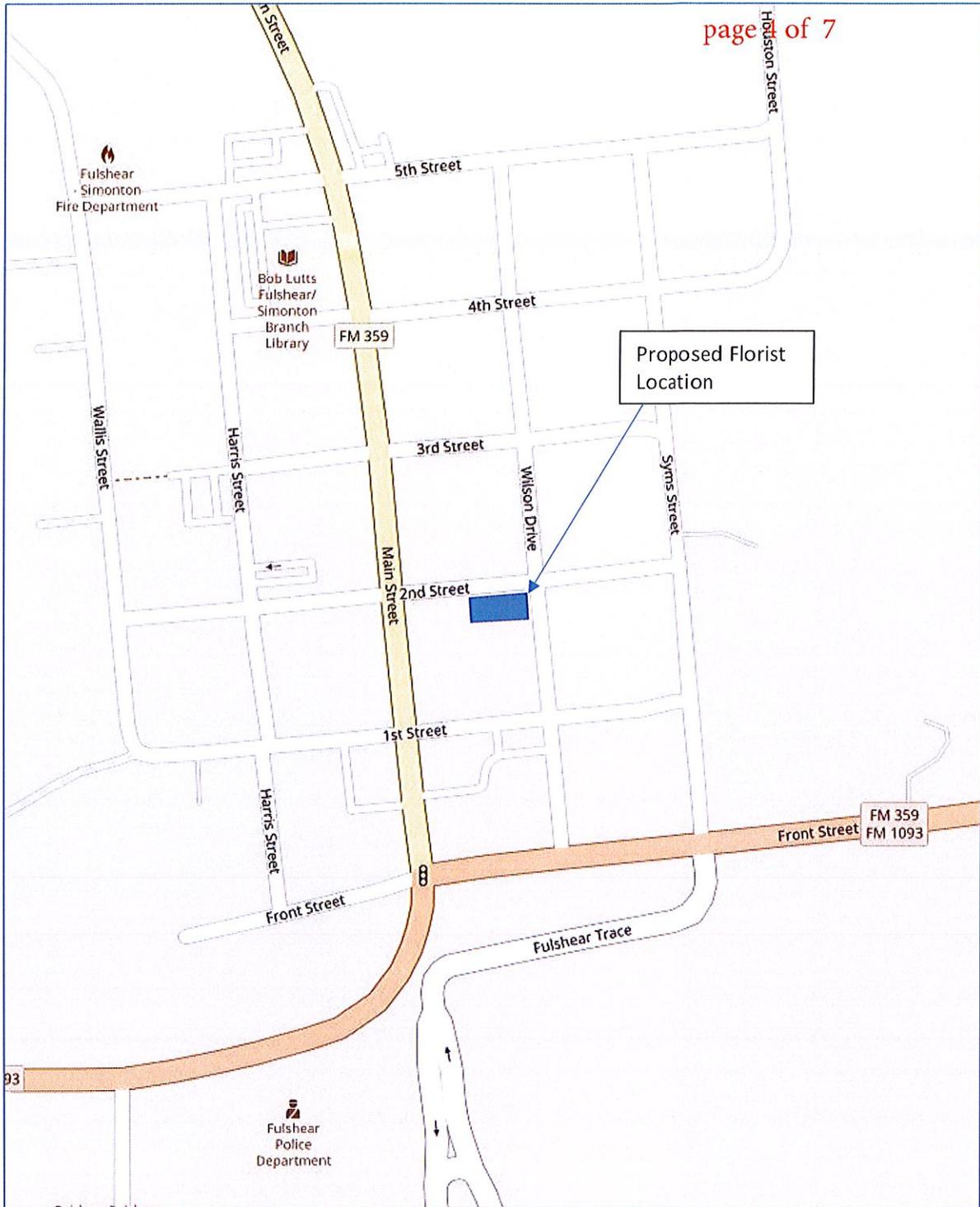


Exhibit A1. Site Location.

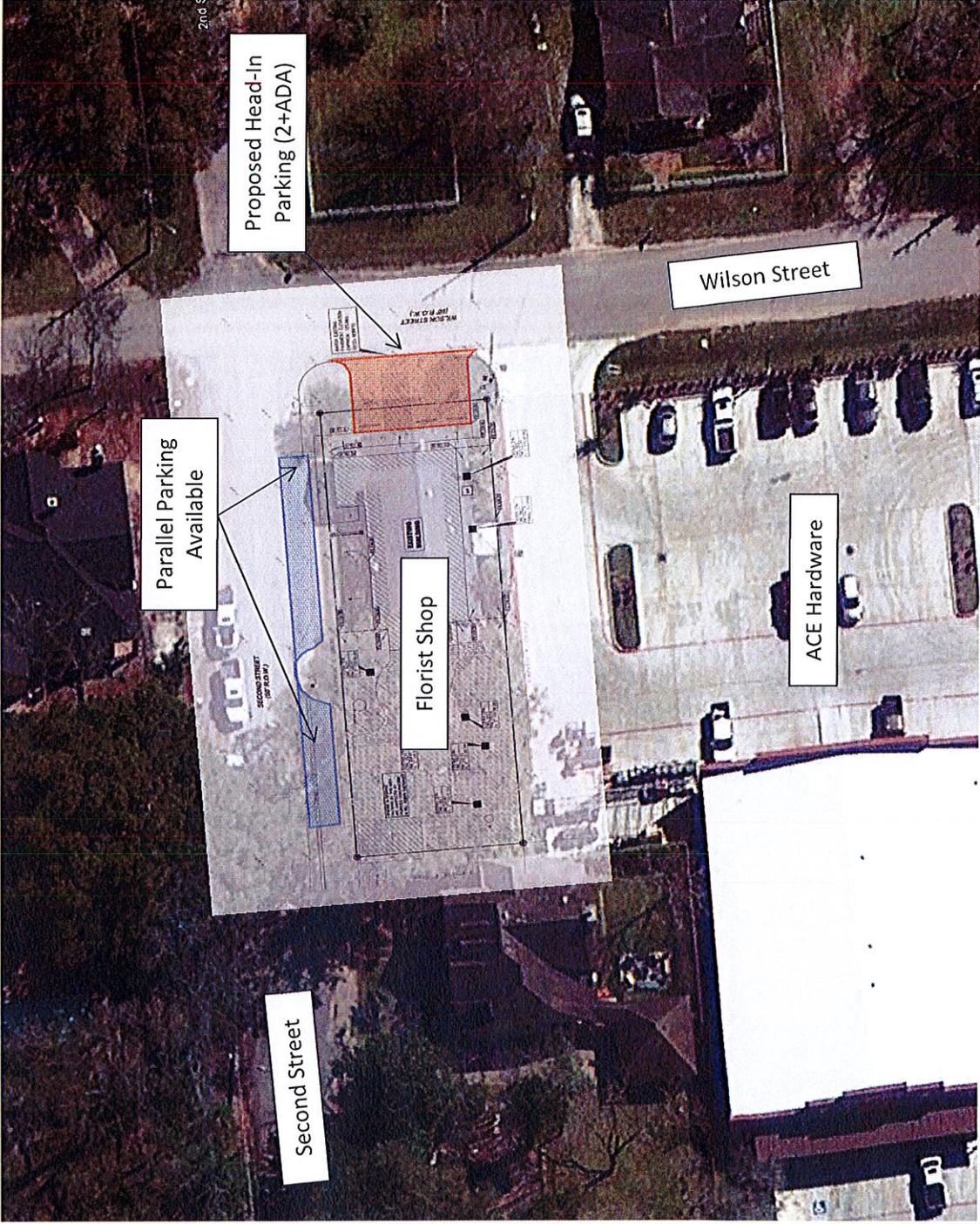


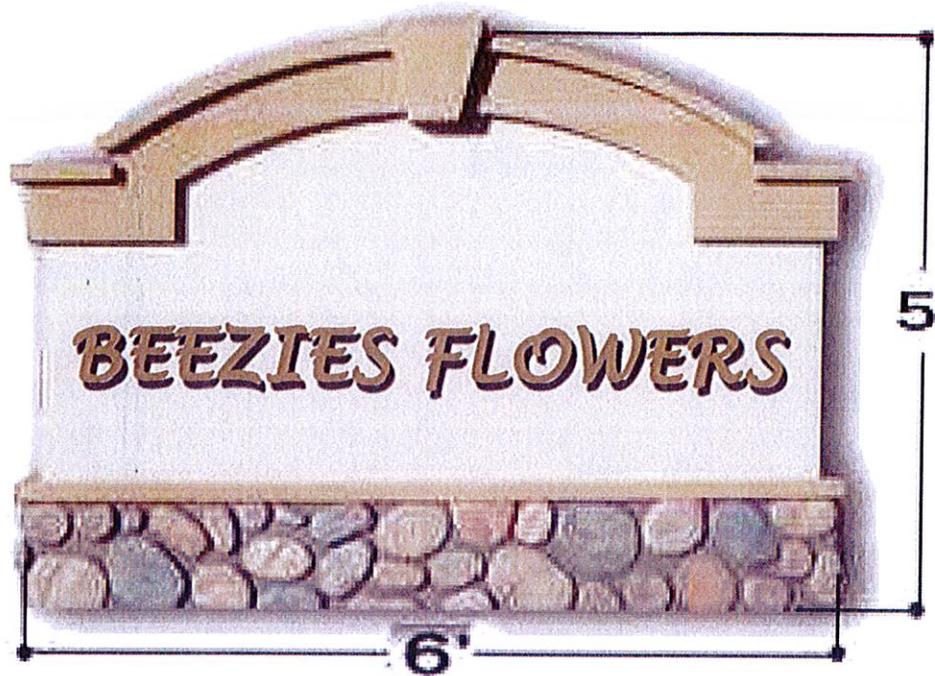
Exhibit A3. Site Layout on Aerial Background.

not to scale – north to top of page

Table C1. Trip Generation

Trip Ends Calculation														
use#	Site Desc.	Addl. Desc.	Independent Variable		Use Curve or Rate?	avg. trips weekday 24hr	Percent		avg. rate phadj7-9a 1hr	Percent		avg. rate phadj4-6p 1hr	Percent	
			Sq. Feet	Other Variable			enter	exit		enter	exit		enter	exit
Beezie's Flowers Retail Development														
820 (AM) /826 (PM)	Specialty Retail Center	Florist	300	n/a	SF	44.32	50	50	0.96	62	38	2.71	44	56
210	Single-Family Detached	Residence		1	Unit	9.44	50	50	0.74	25	75	0.99	63	37
Trip Ends														
use#	Site Desc.	Addl. Desc.	Independent Variable		Use Curve or Rate?	total trips weekday 24hr	Vehicles		total trips phadj7-9a 1hr	Vehicles		total trips phadj4-6p 1hr	Vehicles	
			Sq. Feet	Other Variable			enter	exit		enter	exit		enter	exit
Beezie's Flowers Retail Development														
820 (AM) /826 (PM)	Specialty Retail Center	Florist	300	n/a	SF	13	7	7	0	0	0	1	0	0
210	Single-Family Detached	Residence	-	1	Unit	9	5	5	1	0	1	1	1	0
Internal Capture Rates														
Weekday	0%		Trip Generation:			23	11	11	1	0	1	2	1	1
AM Peak	0%		Total pre-capture trips:			23	11	11	1	0	1	2	1	1
PM Peak	0%		Total trips w/capture rates (rounded):				11	11		0	1		1	1
Pass By Trips			New Trips on Roadway Network*:				11	11		0	1		1	1
Assume:	0%		Percent entering/exiting:				50%	50%		35%	65%		54%	46%
Total Pre Capture, Pre Pass By Trips:														
AM Peak: 0 1 PM Peak: 1 1														
Total New Trips on Roadway Network:														
AM Peak: 0 1 PM Peak: 1 1														

Special Use Permit
 8402 Wilson Street
 Attachment 12
 page 1 of 1

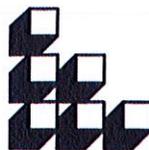


① ELEVATION: MONUMENT SIGN N.T.S.

THE INTERFIELD GROUP
 ARCHITECTURE / PLANNING / ENGINEERING

401 STUDEWOOD, SUITE 300
 HOUSTON, TEXAS 77007

TEL. (713) 780-0909
 TBPE REG. NO. F-5611
 TBAE REG. NO. BR741



TITLE
 BEEZIE'S FLOWERS

PROJECT
 PROPOSED FLOWER SHOP

DATE: 09/15/17 JOB #: 17102.00

DRAWN BY: MN

CHECKED BY: SCB/JEN

SHEET NO.

SK1



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

**Special Use Permit
8402 Wilson Street**

Notice of Special Use Request

**Attachment 13
page 1 of 3**

9/14/2017

TO WHOM IT MAY CONCERN;

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on October 6, 2017 at 8:30 a.m., the hearing will be held at city hall located at 30603 FM 1093. The second hearing will be held by the City Council on October 17, 2017 at 7:00 p.m. the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearing will allow all interested persons will be given an opportunity to be heard.

The location of the premises in question is in the Downtown District, Lot 12 Block 7 of the Town of Fulshear, specifically the address is 8402 Wilson Street, Fulshear, Texas 77441.

The applicant is seeking a Special Use Request pursuant to the Zoning Ordinance to permit the use of a structure to be Commercial Mixed Use, Specifically for the use of Residential and Flower Shop.

Specific relief is requested from Section 1-193 (c) (2) (f) which states that the use of Retail; within the Downtown District is permitted if they are approved in the process outlined in section 1-283.

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

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

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

Sincerely,

Michelle Killebrew
Building Official

NOTICE OF PUBLIC HEARINGS:

The property has requested a Special Use Permit.
For information regarding this request please contact:

The City of Fulshear
30603 FM 1093
Fulshear, Texas 77441

-or-

Call (281) 346-1796

2 Public hearings will be held for this request

Special Use Permit
8402 Wilson Street

Attachment 13
Page 2 of 3

PUBLISHER'S AFFIDAVIT

2010-1028

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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

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

(CLIPPING) (S)

tunity to be heard.
The location of the premises in question is in the Downtown District, Lot 12 Block 7 of the Town of Fulshear, specifically the address is 8402 Wilson Street, Fulshear, Texas 77441. The applicant is seeking a Special Use Request pursuant to the Zoning Ordinance to permit the use of a structure to be Commercial Mixed Use, Specifically for the use of Residential and Flower Shop.
Specific relief is requested from Section 1-193 (c) (2) (f) which states that the use of Retail; within the Downtown District is permitted if they are approved in the process outlined in section 1-283.
The applicant reserves the right to supplement this application and/or seek at the time of the hearing, such other approvals, interpretations, and/or waivers as may be requested or required by the applicant or the Board/Council.
A copy of said application and documents is on file with the City Secretary located at the City of Fulshear- City Hall at 30603 FM 1093, Fulshear, Texas 77441 on Monday through Thursdays from 8:00 a.m. to 5 p.m. and Fridays from 8:00 a.m. to 3 p.m. for your convenience.

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

9-25

_____, A.D. 2017

[Handwritten signature of Lee Hartman]

Lee Hartman
Publisher

Notice of Public Hearings
Special Use Request
9/14/2017
In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings: the first Public Hearing will be held by the Planning and Zoning Commission on October 6, 2017 at 8:30 a.m. in City Hall located at 30603 FM 1093. The second hearing will be held by the City Council on October 17, 2017 at 7:00 p.m. the hearing will be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearing will allow all interested persons will be given an opportunity to be heard.

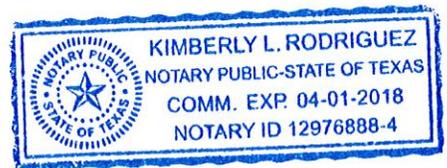
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

X a) is personally known to me, or

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

on this the 29 day of September, A.D. 2017 to certify which witness my hand and seal of office.

[Handwritten signature of Notary Public]
Notary Public, State of Texas





CITY OF Incorporated 1977

FULSHEAR

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

30603 FM 1093

P.O. Box 279

Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES SEPTEMBER 8, 2017

1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Planning and Zoning Chairman Amy Pearce at 8:30 a.m. on Friday, September 8, 2017 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present:

Amy Pearce-Chairman

Dar Hakimzadeh

Bijay Aryal

Austin Weant

Members Absent:

Jason Cherubini

Dawn McRea

Harold Collins

City Staff:

Diana Gordon Offord, City Secretary

Kimberly Kopecky, Deputy City Secretary

CJ Snipes, City Manager

Sharon Valiante, Public Works Director

Brant Gary, Executive Director of Planning and Development

Michelle Killebrew, Chief Building Official

David Leyendecker, City Engineer

Others Present:

Kaye Kahlich

Gerald Grissom

Trey Devillier

And 4 other people that did not sign in

**FULSHEAR PLANNING AND ZONING MINUTES
SEPTEMBER 8, 2017**

3. Public Comment

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. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on August 4, 2017

A motion was made by Planning and Zoning member Hakimzadeh to approve Minutes from Planning and Zoning Commission meeting held on August 4, 2017. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Hakimzadeh, Pearce, and Weant

Nays: None

Absent: Harold Collins

Jason Cherubini

Dawn McRea

Motion Passes

5. Consideration and possible action to approve West Cross Creek Bend Lane Extension No. 4 and Lift Station No. 6/Final Plat

Per David Leyendecker, this plat is complete and he recommends approval. A motion was made by Planning and Zoning member Weant to approve West Cross Creek Bend Lane Extension No. 4 and Lift Station No. 6/Final Plat. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Hakimzadeh, Pearce, and Weant

Nays: None

Absent: Harold Collins

Jason Cherubini

Dawn McRea

Motion Passes

6. Consideration and possible action to approve Creek Falls Drive Extension No. 2/Final Plat

A motion was made by Planning and Zoning member Hakimzadeh to approve Creek Falls Drive Extension No. 2/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Hakimzadeh, Pearce, and Weant

Nays: None

**FULSHEAR PLANNING AND ZONING MINUTES
SEPTEMBER 8, 2017**

*Absent: Harold Collins
Jason Cherubini
Dawn McRea*

Motion Passes

7. Consideration and possible action to approve Katy Independent School District High School No. 9 and Junior High No. 16/Final Plat

Per David Leyendecker, they made all the changes we had requested. It is complete and he recommends approval. Planning and Zoning member Aryal asks if we did anything about the traffic on this plat. David Leyendecker states we met with the traffic engineers. They are complying with all the City Ordinances. (There is some discussion between Planning and Zoning members, David Leyendecker, CJ Snipes, and Michelle Killebrew. For full commentary, request audio.) A motion was made by Planning and Zoning member Hakimzadeh to approve Katy Independent School District High School No. 9 and Junior High No. 16/Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

*Ayes: Planning and Zoning members Aryal, Hakimzadeh, Pearce, and Weant
Nays: None
Absent: Harold Collins
Jason Cherubini
Dawn McRea*

Motion Passes

8. Consideration and possible action to approve Jordan Ranch Section 14/Final Plat

Per David Leyendecker, one note needs to be added making the easement 14 foot. A motion was made by Planning and Zoning member Hakimzadeh to approve Jordan Ranch Section 14/Final Plat pending the change to the easement- making it 14 foot. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

*Ayes: Planning and Zoning members Aryal, Hakimzadeh, Pearce, and Weant
Nays: None
Absent: Harold Collins
Jason Cherubini
Dawn McRea*

Motion Passes

9. Consideration and possible action to approve Commercial Reserves at FM 1463/Final Plat

Per David Leyendecker, this one is complete and he recommends approval. TxDot and Ft Bend County asked for additional right of way after this was approved (previously). A motion was made by Planning and Zoning member Hakimzadeh to approve Commercial Reserves at FM

**FULSHEAR PLANNING AND ZONING MINUTES
SEPTEMBER 8, 2017**

1463/Final Plat. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Hakimzadeh, Pearce, and Weant

Nays: None

Absent: Harold Collins

Jason Cherubini

Dawn McRea

Motion Passes

10. Consideration and possible action to approve Sign Variance for 8310 Wilson Street, Fulshear, Texas 77441

Michelle Killebrew explains what the variance request is regarding. The only location available for a sign is near a 46 inch tree. Michelle reads a letter from an arborist. The arborist does not recommend installing concrete piers this close to the base of the tree. The arborist recommends 4 x 4 wooden posts to avoid impact to the live oak tree. The arborist addresses concrete use and the process for installing sign. (Please request audio for full commentary)

Per CJ Snipes, the occupant has the option of using a medallion sign instead of a monument sign. Per Brant Gary, from a staff perspective, we would support a variance changing the masonry concrete pier requirement to wooden posts. We wouldn't necessarily have an opinion on the aesthetic.

Amy Pearce asked about having a wood base flush to the ground. Michelle Killebrew states if you have a wood base, you would not want that flush with the ground.

Brant Gary states, that in terms of the variance, there are a couple things that need to be addressed. 1. The request to do something other than the typical concrete masonry approach, 2. The request to use alternate materials (pvc wrap). The size does conform.

Amy Pearce asks if the applicant knows he has the option of using a medallion sign. Michelle Killebrew answers that he is aware.

Brant Gary and Michelle Killebrew give the Planning and Zoning members options for possible actions.

CJ Snipes explains that each variance is taken on its own merit. Each individual application is based on a judgement call related to that one. This should not set a precedence. Each individual application needs to be case by case basis.

David Leyendecker states one good thing about having it above the ground (not flush with ground), it will not block the drainage.

Austin Weant stated it would be nice for the representative to be here to discuss options. The Planning and Zoning members would like to see 3 options within the arborists recommendations and a rendering of what the sign would look like in front of the house (to scale).

(This item was discussed for approximately 38 minutes. For full commentary, please request audio.)

A motion was made by Planning and Zoning member Hakimzadeh to postpone approval of a Sign Variance for 8310 Wilson Street, Fulshear, Texas 77441 (pending Mike Roller attending the meeting to answer questions and address issues). It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

Ayes: Planning and Zoning members Aryal, Hakimzadeh, Pearce, and Weant

Nays: None

**FULSHEAR PLANNING AND ZONING MINUTES
SEPTEMBER 8, 2017**

*Absent: Harold Collins
Jason Cherubini
Dawn McRea*

Postponed

Brant Gary asks for 5 minutes to informally brief the Planning Commission. We have been working on improvements to processes and procedures in developing some documents that would be helpful for anyone looking to develop in the ETJ. There will be a point in the near future to have a workshop to present some findings and get some feedback to show where we are headed in terms of processes and materials available to the public. Sharon Valiante added that we have a Livable Center study about to kick-off along with the Comp plan.

11. Adjournment

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

Ayes: Planning and Zoning members Aryal, Hakimzadeh, Pearce, and Weant

Nays: None

*Absent: Harold Collins
Jason Cherubini
Dawn McRea*

Motion Passes

The meeting was adjourned at 9:18 a.m.

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

AGENDA OF:	October 13, 2017		
DATE SUBMITTED:	October 9, 2017	DEPARTMENT:	Planning and Development
PREPARED BY:	Sharon Valiante, Public Works Director, Michelle Killebrew Building Official, Brant Gary, Executive Director of Planning and Development	PRESENTER:	David Leyendecker, City Engineer
SUBJECT:	Plat Summaries for Planning and Zoning Commission		
ATTACHMENTS:	City Engineer's Engineering Reviews: Preliminary Plant for Cross Creek Bend Lane Extension No. 11; Final Plats for – Kiddos Ranch, Tamarron Section 36, Tamarron Section 43, The Brooks at Cross Creek Ranch Section 3, Creek Falls at Cross Creek Ranch Section 10, Creek Falls at Cross Creek Ranch Section 11		

EXECUTIVE SUMMARY

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

1. Final for Kiddos Ranch
2. Final for Tamarron Section 36
3. Final for Tamarron Section 43
4. Preliminary for Cross Creek Bend Lane Extension No. 11
5. Final for The Brooks at Cross Creek Ranch Section 3
6. Final for Creek Falls at Cross Creek Ranch Section 10
7. Final for Creek Falls at Cross Creek Ranch Section 11

The plats, as submitted, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer's report are minor in nature and pose no major concerns that would warrant a negative recommendation.

RECOMMENDATION

After staff review of the City Engineer's report, staff recommend the Planning and Zoning Commission provide a positive recommendation for approval of all the plats submitted herein for consideration with exceptions/requirements as noted.

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Kiddos Ranch - Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: [Signature] DATE: 9-13-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

RECEIVED
 CITY OF FULSHEAR

SEP 13 2017

CITY SECRETARY OFFICE

Subdivision/Development Platting Application

Date: 8/21/17 Date Received by the City of Fulshear: 9-16-2017
 Subdivision: Rose Dale Development: Kiddos 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: Rose Dale SUBD, U/R Sec 1, WT 1-A acres 2.50 ac

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

Total Acreage: 2.50
 Number of Streets: _____
 Number of Lots: 1
 Number and Types of Reserves: _____
 Total Acres in Reserve: _____

Owner: FADY CHA BAN
 Address: 28025 Rose Lane
 City/State: Katy 77494
 Telephone: 832-387-7249
 Email Address: _____

Engineer/Planner: GREEN HILL ASSOCIATE
 Contact Person: THANG NGUYEN
 Telephone: 281-433-7877
 Fax Number: _____
 Email Address: THANGNGUYEN.DAC33@ynhoo.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>567.50</u>
Park Fees (due at Final Plat Application)	_____

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

[Signature] THANG NGUYEN 8/21/17
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

October 9, 2017

Engineering Review

Final Plat – Kiddos Ranch
Fort Bend County, Texas

For Information only:

1. This plat will create one (1) lot with one (1) unrestricted Reserve that cover a total acreage of 2.2730 acres.
2. These tracts will have access to Rose Lane along their entire North boundary Line.
3. It appears that Lot 1 has an existing Single Family home constructed on it.
4. Since this tract is located in the E.T.J. of the City of Fulshear approval will be required from both the City and the County.

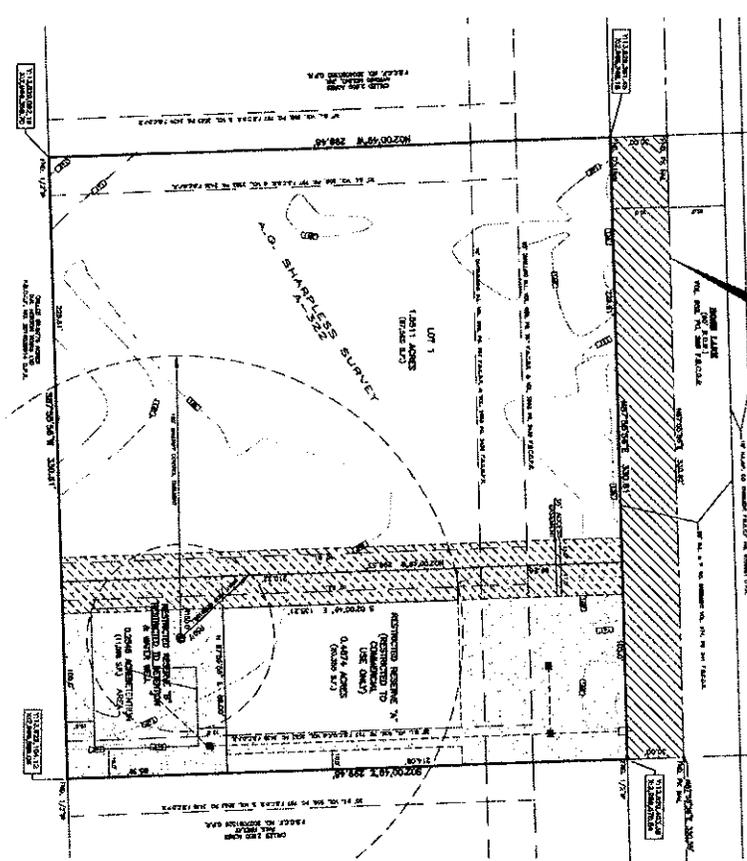
Recommendations:

I recommend that this Final Plat of Kiddos Ranch be approved with the following corrections/additions:

- A) The Plat needs to have a description added to it for the 150-foot Sanitary Control Easement for the Proposed Water Well.
- B) A current City Planning Letter is required. The one submitted with the plat is from 2015.
- C) A Signature Block is required for the Planning Commission including signature lines for the Chairman & Vice-Chairman.
- D) If the City Planning Letter shows any liens, a Lien Holder's Subordination will be required.



DEPOSITED TO THE PUBLIC
 FOR 30 DAYS FROM 02/27/2013
 0.2277 ACRES
 8.918 S.F.



1. The plat is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code.
2. The plat is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code.
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4. The plat is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code.
5. The plat is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code.
6. The plat is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code.
7. The plat is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code.
8. The plat is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code.
9. The plat is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code.
10. The plat is subject to the provisions of the Texas Subdivision Act, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code, and the rules and regulations of the Texas Department of Transportation, Chapter 252, Texas Property Code.

THE STATE OF TEXAS, COUNTY OF BROWN, BEING THE COUNTY IN WHICH THE LAND DESCRIBED IS LOCATED, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF THIS COUNTY ON FEBRUARY 27, 2013, AT 10:00 AM, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN THE PUBLIC RECORDS OF THIS COUNTY.

OWNER	ACRES	RESERVE
LOT 1	1.6811	0.8473
TOTAL	2.5282	0.8473

THE PLAT OF RESERVE AREAS WAS APPROVED BY THE CITY OF ALBUQUERQUE, NEW MEXICO, ON FEBRUARY 27, 2013, AND IS SUBJECT TO THE PROVISIONS OF THE TEXAS SUBDIVISION ACT, CHAPTER 252, TEXAS PROPERTY CODE, AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF TRANSPORTATION, CHAPTER 252, TEXAS PROPERTY CODE.

OWNER/DEVELOPER
FADY CHABAN
 28025 ROSE LANE
 AUSTIN, TEXAS 78748

KIDDOS RANCH
 BEING A TOTAL OF 2.2730 ACRES OUT OF THE
 A.G. SHARPLESS SURVEY, AS SET IN
 PART, BROWN COUNTY, TEXAS.
 LOT 1, BLOCK 2 RESERVES
 SEPTEMBER 2017

ENGINEER
NEBU ENGINEERING SERVICES, INC.
 6778 SOUTHWEST Fwy., SUITE 320
 AUSTIN, TEXAS 78748

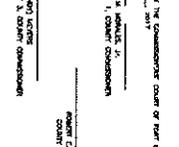
SURVEYOR
KM SURVEYING, LLC
 3002 REESE ROAD - STATE C-100
 KENNEDYVILLE, TEXAS 75141

DATE OF THIS
 COUNTY OF BROWN

STATE OF TEXAS
 COUNTY OF BROWN

APPROVED BY THE COMMISSIONER OF THE PUBLIC RECORDS OF THIS COUNTY, TEXAS, ON FEBRUARY 27, 2013, AT 10:00 AM.

APPROVED BY THE COMMISSIONER OF THE PUBLIC RECORDS OF THIS COUNTY, TEXAS, ON FEBRUARY 27, 2013, AT 10:00 AM.



SCALE: 1" = 30'

APPROVED BY THE COMMISSIONER OF THE PUBLIC RECORDS OF THIS COUNTY, TEXAS, ON FEBRUARY 27, 2013, AT 10:00 AM.



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

April 12, 2016

Thang Nguyen
Green LEED Associate
5 Briar Dale Court
Houston, Texas 77027
(281)433-7877
Thangnguyendac33@yahoo.com

**RE: Kiddos Ranch
28019 Rose Ln.**

Dear Mr. Nguyen:

Fort Bend County Engineering Department has reviewed the parking lot lighting plan for the Kiddos Ranch on 28019 Rose Ln. that was submitted on March 27, 2016. The Engineering Department offers no objections to the lighting plan.

If you have any questions please call me at 281-633-7513.

Sincerely,

DeWayne O. Davis, P.E.
Engineer III

DD/cg

cc: Ms. Carmen Lopez, FBC Permit Administrator
File



REVIEW FORM

On June 8, 2017 the Fort Bend County Drainage District reviewed the:

1. Plans Kiddos Ranch – 28019 Rose Lane (Signed and Sealed 2/14/17 & 2/27/17)

2. Plat Kiddos Ranch

3. Permit

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

The proposed minimum slab elevation of 143.00' above m.s.l. appears to meet the minimum requirements of Fort Bend County Regulations of Subdivisions, Sec. 4.16 as shown in the attached "Minimum Slab Elevation Analysis". The proposed development includes a private onsite detention facility providing 0.60 acre-feet of capacity at a 100-year water surface elevation of 140.85'. The proposed detention pond utilizes a pump system and outfalls to the Rose Lane roadside ditch at a maximum release rate of 0.09 cfs, which the design engineer has confirmed to be less than the development's pro rata share of the roadside ditch. The plans and plat include notes stating that the detention pond will be privately owned and maintained. A separate instrument maintenance covenant and easement for the detention facility has been recorded with the County Clerk. Fort Bend County Drainage District approval is contingent upon the attached "Certificate of Completion" being completed and returned to the Drainage District at the completion of construction to certify all drainage features were constructed per the approved design.

Neil J. Harty
Reviewed by:

Mark Vogler
Signature of Department Head

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

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

KIDDOS RANCH DAY CARE CENTER

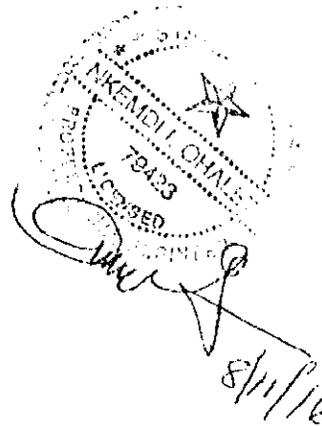
MINIMUM SLAB ELEVATION ANALYSIS

FORT BEND COUNTY DRAINAGE DISTRICT

The minimum slab elevation for this section shall be 143.00'. It has been determined using the Fort Bend County Regulations of Subdivisions, Sec. 4.16 and Fort Bend County Drainage Criteria Manual requirements as follows:

1. Not less than eighteen inches above the 100-year floodplain or impacting water surface elevation. The impacting 100-year water surface elevation is 140.85' within detention area and county road ditch (Buffalo Bayou) (minimum slab elevation is 2.50' above)
2. Not less than twelve inches above the maximum ponding or sheet flow elevation within the site during an extreme event. The maximum anticipated ponding level is at an elevation of 140.85'. (minimum slab elevation is 2.00' above)
3. Not less than eighteen inches above the highest natural ground at any point on the perimeter of the lowest slab. The highest natural ground at the perimeter of the lowest slab is 140.80'. (minimum slab elevation is 1.50' above)

Based on the criteria listed above the minimum slab elevation shall be 143.00' above mean sea level.



mg

TITLE REPORT

FILE NO.: 15157030417
PRIOR FILE: 1315740942
EFFECTIVE DATE: September 09, 2015 @ 8:00 A.M.
CLOSER: Dianna Homolka
EXAMINER: STAN BAUGH
ARB NO.: /1 U-1/93
APPLICANT: TBD

Examination from: Records of

Subject to: Claims of present occupants; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes.

OWNER OF RECORD APPEARS TO BE:

FADY R. CHABAN

TITLE BY VIRTUE OF

by virtue of Deed recorded in/under Clerk's File No. 2013119853 of the Official Public Records of Real Property of Fort Bend County, Texas.

ESTATE OR INTEREST:

Fee Simple

CORRECT DESCRIPTION OF PROPERTY:

Field Notes for a 2.5000 acre tract of land out of a certain called 59.5845 acre tract (known as Share No. 5 of the Sam and Fannie Rose Homestead Tract Partitioned into & Parts) in Deed to J.L. Rose recorded in Volume 196, Page 590, Deed Records Fort Bend County, Texas, situated in the A.G. Sharpless Survey, Abstract 322, Fort Bend County, Texas, said 2.5000 acre tract being more particularly described by metes and bounds as follows: with all bearings being based on the West line of F.M. Highway 1463 being North 00 degrees 03 minutes 15 seconds East;

Commencing at a found 3/4 inch iron pipe marking the southeast corner of a certain called 59.92 acre tract (Share No. 6) in deed to Dan J. Harrison, III, recorded in Volume 543, Page 524, Deed Records Fort Bend County, Texas and the northeast corner of Share No. 7 of the aforementioned partition as located in the west right-of-way line of said F.M. Highway 1463, said point also being the northeast corner of Westover Farms Subdivision recorded in Plat Book 5, Page 16, Plat Records Fort Bend County, Texas;

Thence North 00 degrees 08 minutes 00 seconds East (called North 00 degrees 06 minutes 30 seconds East) along the west line of said F.M. Highway 1463, 658.08 feet to a found 3/4 inch iron pipe marking the southeast corner of said certain called 59.5845 acre tract (Share No. 5) the northeast corner of said certain called 59.82 acre tract (Share No. 6) from which a found 1/2 inch iron pipe marking the northeast corner of said certain called 59.5845 acre tract (Share No. 5) bears North 00 degrees 03 minutes 15 seconds East, 658.90 feet;

Thence West along the south line of said certain called 59.5845 acre tract (Share No. 5) and the north line of said certain called 59.82 acre tract (Share No. 6) 330.55 feet to a found 1/2 inch iron pipe for the southeast corner and place of

beginning of the herein described tract;

Thence continuing west along the south line of the herein described tract, the south line of said certain called 59.5845 acre tract (Share No. 5) and the north line of said certain called 59.82 acre tract (Share No. 6) 330.48 feet (called 330.55 feet) to a found 1/2 inch iron pipe for the southwest corner of the herein described tract and the southeast corner of a certain called 2.5 acre tract (Tract 2), in deed to Michael B. Evetts, et al. , recorded County Clerk File No. 9602810, Official Records Fort Bend County, Texas;

Thence North 00 degrees 03 minutes 15 seconds East along the west line of the herein described tract and the east line of said certain called 2.5 acre tract (Tract 2) at 299.48 feet (called 299.45 feet) pass a found 1/2 inch iron pipe lying in the south line of Rose Lane (60 feet right-of-way), continuing for a total distance of 329.45 feet (called 329.45 feet) to a found concrete nail for the northwest corner of the herein described tract and marking the northeast corner of said certain called 2.5 acre tract (Tract 2), the southeast corner of a certain called 2.5000 acre tract in deed to Stanley C. Hoffpauir, Trustee recorded in County Clerk File No. 9618434 of the Official Records Fort Bend County, Texas, and lying in the centerline of said Rose Lane;

Thence East along the north line of the herein described tract and the centerline of said Rose Lane, 330.62 feet (called 330.55 feet) to a found concrete nail in asphalt for the northeast corner of the herein described tract;

Thence South 00 degrees 03 minutes 15 seconds West along the east line of the herein described tract at 29.95 feet (called 30.00 feet) pass a found 1/2 inch iron pipe marking the south line of said Rose Lane and continuing for a total distance of 329.34 feet (called 329.45 feet) to the place of beginning and containing 2.500 acre of land more or less.

SCHEDULE B

RESTRICTIONS (Change smart tag to NO if no restrictions apply)

The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Those recorded in/under Clerk's File No. 8154776 and 9370620 of the Official Public Records of Real Property of Fort Bend County, Texas; but omitting any covenants, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

EASEMENTS, MINERALS & OTHER EXCEPTIONS

- B. A roadway and public utility easement 30 feet wide along the Front property line, as set forth by instrument recorded in Volume 932, Page 323 of the Deed Records, and granted to Houston Lighting & Power Company by Volume 974 Page 241 of the Deed Records in Fort Bend County, Texas.
- C. Any tract shall not have dwelling erected nearer than 50 feet to the boundary line of such tract along Road, Street, and all Barns and Outbuildings, except Detached Garages, shall be placed not less than 75 feet from the Front line of each tract along the Road, and not less than 20 feet from either Side of the boundaries, as set out in Volume 959, Page 797, of the Deed Records and Volume 2583, Page 2439, of the County Clerk Official Records of Fort Bend County, Texas.
- D. Easement executed by Concord Residential Builders, Inc., to Houston Lighting & Power Company, a Texas corporation, dated November 18, 1996, recorded under Clerk File No. 9709681, Official Records of Fort Bend County, Texas.
- E. Subject to the rights, if any, of the public in general in and to that portion of the subject property lying within the boundaries of a Public Road, along the Front Property Line, as reflected by instrument recorded in Volume 932, Page 323, of the Deed Records of Fort Bend County, Texas.

- F. Notice of one site sewage facility as set forth under clerks file number 2014108208 of the Official Public Records of Fort Bend County, Texas.
- G. Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.
- H. Rights of tenants and assigns, as tenants only, under currently effective lease agreements.
- I. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

SCHEDULE C

PAYOFF LIENS & MISC REQUIREMENTS

- MS*
6. Vendor's Lien retained in Deed dated September 17, 2013 recorded under Clerk's File No. 2013119853 of the Official Public Records from MICHAEL G. COMEAU AND JOY L. COMEAU to FADY R. CHABAN securing the payment of one note in the principal amount of \$ 370,8--.00 bearing interest and payable as therein provided to the order of GUARANTEED RATE INC and additionally secured by a Deed of Trust of even date therewith in favor of ALLAN B. POLLUNSKY Trustee, recorded under Clerk's File No. 2013119854 of the Official Public Records of Fort Bend County, Texas. Said Deed of Trust contains provisions for other and future indebtedness to be secured thereunder. Said Deed of Trust also constitutes a security agreement under the Uniform Commercial Code of the State of Texas.
- MS*
7. We must be furnished the marital status of the record owner, from the date of acquisition to the present time. If the record owner is married, we require either (i) the joinder of the spouse; or (ii) an affidavit from the spouse of the owner disclaiming the property as part of any homestead and stating that the property is under the sole management and control of the record owner.
8. Company requires an affidavit from the proposed borrowers designating their residential homestead. If the borrowers properly disclaim the subject property, cash out to borrower is allowed. If the subject property does constitute the borrower's homestead, a Valid Statutory Homestead Lien is to be created. Company reserves the right to perform an inspection of the property at an additional charge.

24-MONTH CHAIN OF TITLE (Flows to #2 of the T-53)

NOTES TO CLOSER:

1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Volume 196, Page 590, and Volume 992, Page 587, of the Deed Records of Fort Bend County, Texas. The Company makes no representation as to the present

ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same all of which are expressly excepted herefrom and not insured hereunder, as same are set forth in instrument recorded in/under Clerk's File No. 8158472 of the Official Records of Fort Bend County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Oil, gas and mineral lease dated February 26, 1963, recorded in Volume 437, Page 525, of the Deed Records of Fort Bend County, Texas in favor of Adam Bijie. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral lease dated March 8, 1963, recorded in Volume 5439, Page 262, of the Deed Records of Fort Bend County, Texas in favor of Adam Bijie. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral lease dated April 13, 1979, recorded in Volume 833, Page 125 of the Deed Records of Fort Bend County, Texas in favor of Campbell Kilpatrick. (Title to said lease not checked subsequent to its date of execution.)

Oil, gas and mineral lease dated April 16, 1979, recorded in Volume 841, Page 513, of the Deed Records of Fort Bend County, Texas in favor of Campbell Kilpatrick. (Title to said lease not checked subsequent to its date of execution.)

Surface rights waived by instrument recorded in/under Volume 1147, Page 647 of the Official Records of Fort Bend County, Texas.

Tax Certificate Update

Remit certificate fee to :

Customer : STEWART - CINCO RANCH
(Branch 44)Certificate Number :
7142055

User : slk03 slk03

Print Date : 09/18/2015

GF Number : 15157030417

Professional Real Estate Tax Service, LLC
4700 W. Sam Houston Pkwy. N. Suite 100
Houston, Texas 77041
(713) 232-4350

Closer : DIANNA HOMOLKA

Fee : \$64.95 (includes sales
tax)

Buyer(s) : TBD

Certificate Current Year Tax Summary

Jurisdiction	Tax Year	Base Tax
FORT BEND COUNTY	2014	\$1,630.73
KATY ISD (FT. BEND)	2014	\$6,060.60
FORT BEND ESD 4 (RFD 1 PRIOR TO 2004)	2014	\$370.80
Current Year Total (as available)		\$8,062.13

Certificate Totals of Taxes Due by Collector

PAYABLE TO:	Balance Due w/o Penalties	Amount Due 09/2015	Amount Due 10/2015
FORT BEND COUNTY	\$0.00	\$0.00	\$0.00

Notice

PLEASE READ THE CERTIFICATE CAREFULLY, AS IMPORTANT COMMENTS AND/OR WARNINGS MAY BE INCLUDED.
PLEASE CONTACT YOUR BRANCH WITH ANY QUESTIONS YOU MAY HAVE REGARDING THESE COMMENTS/WARNINGS.

CAD Account Number(s)

6620010000011914

Assessment Information		2015 Assessed Values	
Account Number:	6620010000011914 (Parcel 1 of 1)		
Owner Name(s):	CHABAN, FADY R	Land:	155,200
Mailing Address:	28025 ROSE LN KATY TX 77494-4303	Imprv:	371,360
Property Address:	28025 ROSE LN	Total:	453,200
Legal Description:	ROSE DALE SUBD U/R SEC 1, LOT 1-A, ACRES 2.50, A G SHARPLESS		
Geo Id:	R207017		
Acreage:	2.50000		
2015 Exemptions:	HMS,CAP	Total Est. Taxes w/o Exempt: \$11,117.58	
Warnings:	Removal of any exemption could result in additional taxes being due.		

REALTIME TAX INFORMATION DETAIL					
FORT BEND COUNTY 1317 EUGENE HEIMANN CIRCLE RICHMOND, TX 77469 (281) 341-3710		Payments as of :	09/18/2015 Current Year Taxes 09/18/2015 Prior Year Taxes		
Exemptions: HMS 2014 Tax Rate: 0.494760 Est. Taxes w/o Exempt: \$2,605.21		Tax Year	Base Tax	Amount Due 09/2015	Amount Due 10/2015
		2014	\$1,630.73	Paid	Paid
		SUBTOTAL	\$1,630.73	\$0.00	\$0.00

REALTIME TAX INFORMATION DETAIL					
FORT BEND ESD 4 (RFD 1 PRIOR TO 2004) COLLECTED BY FORT BEND COUNTY (281) 341-3710		Payments as of :	09/18/2015 Current Year Taxes 09/18/2015 Prior Year Taxes		
2014 Tax Rate: 0.090000 Est. Taxes w/o Exempt: \$473.90		Tax Year	Base Tax	Amount Due 09/2015	Amount Due 10/2015
		2014	\$370.80	Paid	Paid
		SUBTOTAL	\$370.80	\$0.00	\$0.00

REALTIME TAX INFORMATION DETAIL				
KATY ISD (FT. BEND) COLLECTED BY FORT BEND COUNTY (281) 341-3710		Payments as of :	09/18/2015 Current Year Taxes 09/18/2015 Prior Year Taxes	
2014 Tax Rate: 1.526800 Est. Taxes w/o Exempt: \$8,038.46	Tax Year	Base Tax	Amount Due 09/2015	Amount Due 10/2015
	2014	\$6,060.60	Paid	Paid
	SUBTOTAL	\$6,060.60	\$0.00	\$0.00

Account Summary of Taxes Due			
Payable to:	Balance Due w/o Penalties	Amount Due 09/2015	Amount Due 10/2015
FORT BEND COUNTY	\$0.00	\$0.00	\$0.00

Exclusions and Conditions of Tax Certificates
<p>ALL APPLICABLE AD VALOREM TAXES ON THE ABOVE REFERENCED PROPERTY(S) ARE FOUND TO HAVE THE STATUS PROVIDED EXCEPT:</p> <p>a. THE STATUS DOES NOT COVER ANY CHANGES MADE TO THE TAX RECORDS OF THE AGENCIES LISTED AFTER THE "PAYMENTS AS OF" DATE</p> <p>b. DOES NOT INCLUDE OR IS NOT A CERTIFICATION OF ANY</p> <ol style="list-style-type: none"> 1. MINERAL TAXES 2. PERSONAL PROPERTY TAXES (INCLUDING MOBILE HOMES) 3. ANY OTHER NON AD VALOREM TAXES

Texas Tax Information
<ul style="list-style-type: none"> • Texas taxes are usually billed for the calendar year on or around October 1st • Taxes are delinquent on February 1st • Additional penalties apply to current year delinquencies on July 1st

HOA Certificate

Professional Real Estate Tax Service, LLC
 4700 W. Sam Houston Pkwy. N. Suite 100
 Houston, Texas 77041
 (713) 232-4350

Customer : STEWART - CINCO RANCH
 (Branch 44)

Certificate Number :
 7142055

User : slk03 slk03

Print Date : 09/18/2015

GF Number : 15157030417

Closer : DIANNA HOMOLKA

Buyer(s) : TBD

PROPERTY INFORMATION

Owner Name(s): CHABAN, FADY R

Legal Description: ROSE DALE SUBD U/R SEC 1, LOT 1-A, ACRES 2.50, A G SHARPLESS

Situs Address: 28025 ROSE LN

CAD Account: FORT BEND, #6620010000011914

HOMEOWNER'S ASSOCIATION INFORMATION

HOA Name: NO MAINTENANCE ASSESSED

Collection Cycle: Unknown

Collector: NO MAINTENANCE ASSESSED

Phone: 0000000000

Fax:

Contact:

Comments: THE LEGAL DESCRIPTION REQUESTED IS NOT ASSESSED BY A HOMEOWNERS ASSOCIATION.

NO HOMEOWNERS ASSOCIATION FEES APPLY.

ASSESSMENT INFORMATION

Billing Cycle	Assessment Type	Base Amount	Balance Due	Payoff	Payoff	Payoff
			Total Due:	\$0.00	\$0.00	\$0.00

Comments:

HOA Bill Status: Ready

FORT BEND CENTRAL APPRAISAL DISTRICT

Property	Owner	Property Address	2015 Assessed Value
R207017	CHABAN, FADY R	28025 ROSE LN	\$453,200

2015 GENERAL INFORMATION

Property Status	Active
Property Type	Real Residential
Legal Description	ROSE DALE SUBD U/R SEC 1, LOT 1-A, ACRES 2.50, A G SHARPLESS
Neighborhood	Katy Townsite/Rose Dale/Rice
Account	6620-01-000-0011-914
Total Land Area	2.500000 acres
Total Improvement Main Area	3,967 Sq. Ft

2015 OWNER INFORMATION

Owner Name	Chaban, Fady R
Owner ID	O0585261
Exemptions	Homestead
Percent Ownership	100%
Mailing Address	28025 Rose LN Katy, TX 77494-4303

2015 VALUE INFORMATION

Improvement Homesite Value	\$371,360
Improvement Non-Homesite Value	\$0
Total Improvement Market Value	\$371,360
Land Homesite Value	\$155,200
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$0
Total Land Market Value	\$155,200
Total Market Value	\$526,560
Agricultural Use	\$0
Total Appraised Value	\$526,560
Homestead Cap Loss	-\$73,360
Total Assessed Value	\$453,200

2015 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
<input checked="" type="checkbox"/> CAD- Fort Bend Central Appraisal District		\$0	\$453,200	0	0
D01- Fort Bend Drng	HS	\$90,640	\$362,560	0.022	0
G01- Ft Bend Co Gen	HS	\$90,640	\$362,560	0.47276	0
R05- Ft Bend Co ESD 4		\$0	\$453,200	0.09	0
S13- Katy ISD	HS	\$25,000	\$428,200	1.5266	0

TOTALS

2.11136

2015 IMPROVEMENTS

▼ Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area Market Value
 - A1 - Residential Single Family Houses Yes 3,967 Sq. Ft \$371,360

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1996	2,352	\$203,310	▼ Details
2	Main Area 2nd Story	1996	1,615	\$123,750	▼ Details
3	Attached Garage	1996	480	\$16,260	▼ Details
4	Open Porch	1996	204	\$4,430	▼ Details
5	Patio concrete slab	1996	237	\$1,300	▼ Details
6	Detached Garage	1996	462	\$18,910	▼ Details
7	Water Well and Septic System	-	1	\$3,400	▼ Details

2015 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Residential Interior	A1 - Residential Single Family Houses	Yes	\$155,200	\$0	2.500000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2014	\$256,800	\$155,200	\$412,000	\$0	\$0	\$412,000	\$0	\$412,000
2013	\$344,910	\$155,200	\$500,110	\$0	\$0	\$500,110	\$0	\$500,110
2012	\$350,410	\$200,060	\$550,470	\$0	\$0	\$550,470	\$0	\$550,470
2011	\$399,940	\$200,060	\$600,000	\$0	\$0	\$600,000	\$5,670	\$594,330
2010	\$339,600	\$217,800	\$557,400	\$0	\$0	\$557,400	\$17,100	\$540,300

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
9/17/2013	Comeau Michael G & Joy L	Chaban, Fady R	2013119853	
	MASON DOUGLAS & LOIS	Comeau Michael G & Joy-L	99032343	
	CONCORD, RESIDENTIAL BUILDERS	MASON DOUGLAS & LOIS	9728906	
	KPM, INVESTMENTS INC	CONCORD, RESIDENTIAL BUILDERS	9673605	

Disclaimer

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

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarcon Section 36 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: X. Koff DATE: 9-18-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 09/15/2017 Date Received by the City of Fulshear: _____
 Subdivision: TAMARRON SECTION 36 Development: TAMARRON

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 22.843 ACRES IN THE J.D. VERMILLION SURVEY, A-339

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

Total Acreage: 22.843
 Number of Streets: 5
 Number of Lots: 102
 Number and Types of Reserves: 5
 Total Acres in Reserve: 1.800

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE \$1,581.08	
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

Josue Sandoval / Platting Coordinator
 TYPED OR PRINTED NAME/TITLE

09-15-2017
 DATE

October 9, 2017

Engineering Review

Final Plat (Revised) - Tamarron Section 36
City of Fulshear, Texas

For Information only:

1. This plat will create 102 Lots in three (3) Blocks with five (5) Reserves that cover an area of 22.843 acres.
2. Access to this section is from an extension of McDonough Way out of Section 32.
3. The typical lot in this section appears to be 50-foot by 120-foot with a 25-foot Front Building Line.
4. Since this tract is located in the E.T.J. of the City of Fulshear approval will be required from Fort Bend County and the City of Fulshear.

Recommendations:

I recommend that this Final Plat of Tamarron Section 36 be approved as with the following items being address:

- A) The Vicinity Map needs to show the name of the street that adjoins this section to the South as does the main plat.
- B) The future Heritage Parkway needs to be added to the Vicinity Map.



**DHI TITLE OF CENTRAL TEXAS
14100 Southwest Freeway, Suite 510
Sugar Land, Texas 77478**

CITY PLANNING LETTER

June 21, 2017

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 15th day of June, 2017, we find the following:

Record Owner:

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

Recording Instrument:

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

Legal Description:

TAMARRON SECTION 36 (Proposed Plat)

Being 22.843 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (described as Tract I) conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 22.843 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD83);

COMMENCING for reference at a 1-inch iron pipe found for the northwest corner of said 686.0183 acre tract, same being an angle corner on the south line of that certain called 1,352.43 acre tract conveyed to Fort Bend Jordan Ranch LP by an instrument of record under File Number

2015027940, F.B.C.O.P.R., also being on the easterly line of that certain called 473.246 acre tract conveyed to Harrison Interests LTD by an instrument of record in Volume 1289, Page 625 in the Deed Records of Fort Bend County, Texas (F.B.C.D.R.) and described in Volume 528, Page 132, F.B.C.D.R., and said point being on the common survey line of said J. D. Vermillion Survey and the J. G. Bennett Survey, Abstract 611, Fort Bend County, Texas;

Thence, North $87^{\circ} 51' 41''$ East, along the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 100.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for the POINT OF BEGINNING of the herein described tract;

Thence, North $87^{\circ} 51' 41''$ East, continuing along the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, 899.85 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner, same being the northwest corner of that certain called 4.0000 acre tract (described as Well Site No. 1) by an instrument of record in File Number 2005052339, F.B.C.O.P.R.;

Thence, South $02^{\circ} 08' 19''$ East, departing the north line of said 686.0183 acre tract and a south line of said 1,352.43 acre tract, along the west line of said 4.0000 acre tract, 457.42 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner, same being the southwest corner of said 4.0000 acre tract;

Thence, North $87^{\circ} 51' 41''$ East, along the south line of said 4.000 acre tract, 320.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for a corner on the west line of Tamarron Section 32, a subdivision of record under Plat Number 20170092 in the Plat Records of Fort Bend County, Texas (F.B.C.P.R.);

Thence, with the west line of said Tamarron Section 32, the following nine (9) courses:

1. South $02^{\circ} 08' 39''$ East, departing the south line of said 4.0000 acre tract, 194.81 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;
2. South $72^{\circ} 27' 26''$ East, 289.49 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner, the beginning of a curve;

3. 26.11 feet along the arc of a non-tangent curve to the left, having a radius of 530.00 feet, a central angle of $02^{\circ} 49' 21''$, and a chord which bears South $23^{\circ} 23' 09''$ West, 26.11 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;
4. South $21^{\circ} 58' 28''$ West, 74.40 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner, the beginning of a curve;
5. 38.67 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of $88^{\circ} 36' 53''$, and a chord which bears South $66^{\circ} 16' 54''$ West, 34.93 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner, the beginning of a reverse curve;
6. 13.16 feet along the arc of a tangent curve to the left, having a radius of 2250.00 feet, a central angle of $00^{\circ} 20' 07''$, and a chord which bears North $69^{\circ} 34' 42''$ West, 13.16 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;
7. South $20^{\circ} 15' 14''$ West, 60.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner, the beginning of a curve;
8. 40.02 feet along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of $91^{\circ} 43' 14''$, and a chord which bears South $23^{\circ} 53' 09''$ East, 35.88 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;
9. South $21^{\circ} 58' 28''$ West, 85.20 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for the most southerly southwest corner of the aforementioned Tamarron Section 32, same being on north line Tamarron Crossing Section 1 Street Dedication, a subdivision of record under Plat Number 20170061, F.B.C.P.R., the beginning of a curve;

Thence, 46.11 feet along the north line of said Tamarron Crossing Section 1 Street Dedication and the arc of a tangent curve to the right, having a radius of 30.00 feet, a central angle of $88^{\circ} 04' 17''$, and a chord which bears South $66^{\circ} 00' 37''$ West, 41.71 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner, the beginning of a reverse curve;

Thence, 785.93 feet continuing along said north line and its extension and the arc of a tangent curve to the left, having a radius of 2,050.00 feet, a central angle of 21° 57' 58", and a chord which bears North 80° 56' 14" West, 781.13 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;

Thence, South 88° 04' 47" West, 338.63 feet to a point for corner, the beginning of a curve;

Thence, 90.00 feet along the arc of a tangent curve to the right, having a radius of 75.00 feet, a central angle of 68° 45' 26", and a chord which bears North 57° 32' 30" West, 84.70 feet to a point for corner, the beginning of a reverse curve;

Thence, 180.37 feet along the arc of a tangent curve to the left, having a radius of 270.00 feet, a central angle of 38° 16' 36", and a chord which bears North 42° 18' 05" West, 177.04 feet to a point for corner, the beginning of a reverse curve;

Thence, 77.91 feet along the arc of a tangent curve to the right, having a radius of 75.00 feet, a central angle of 59° 31' 10", and a chord which bears North 31° 40' 48" West, 74.45 feet to a point for corner;

Thence, North 01° 55' 13" West, 629.89 feet to the POINT OF BEGINNING and containing 22.843 acres of land.

1. Deed Restrictions:

None of record.

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

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

Private Road Right-of-Way to Dan J. Harrison, Jr., recorded in Volume 528, Page 137, Deed Records of Fort Bend County, Texas.

Unrecorded development agreement by and between the City of Fulshear, Texas, and Tamarron Lakes, L. P., as evidenced by Memorandum of Development Agreement recorded in Document

No. 2007077611, amended and restated in Document No. 2014049738, of the Official Public Records of Fort Bend County, Texas.

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

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

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

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

Pipeline Easement and Right of Way Agreement recorded in Document No. 2016026573, Official Public Records of Fort Bend County, Texas. (Does not affect residential lots as shown on the proposed plat.)

Agreement for Underground Electric Service Tamarron Section 36 recorded in Document No. 2017013050, Official Public Records of Fort Bend County, Texas.

Short form Blanket Easement for Certain Utilities recorded in Document No. 2017013523, Official Public Records of Fort Bend County, Texas.

1' Reserve between the subject property and Tamarron Crossing Section 1 recorded in Plat No. 20170061, Plat Records of Fort Bend County, Texas, said reserve conditioned that upon platting of adjacent property said reserve shall become vested in the Public for street right of way purposes.

Storm Sewer Easement and created by the plat of Tamarron Crossing Section 1 Street Dedication plat recorded in Plat No. 20170061, Plat Records of Fort Bend County, Texas.

1' Reserve between the subject property and Jarvis Bay Pass and McDonough Way Tamarron Section 32 recorded in Plat No. 20170062, Plat Records of Fort Bend County, Texas, said reserve conditioned that upon platting of adjacent property said reserve shall become vested in the Public for street right of way purposes.

Storm Sewer Easement and created by the plat of Tamarron Crossing Section 32 plat recorded in Plat No. 20170062, Plat Records of Fort Bend County, Texas.

3. Lien Holders: None of record.

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

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

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

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

Sincerely,



Tatanisha Walker
DHI Title of Central Texas

LJA Engineering, Inc.



1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 www.ljaengineering.com
TBPE No F-1386

January 19, 2017

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

Re: Tamarron Section 36 Preliminary Plat and Construction Plans
 Fort Bend County Municipal Utility District No. 182
 Job No. 1931-1536 (6.1)

Dear Mr. Goertz:

As Fort Bend County Municipal Utility District No. 182 Engineer, I have reviewed the above referenced plans and plat and offer no objections to the proposed design. Trunk Water Line Facilities, WWTP Facilities, Drainage Facilities including detention capacity and outfall are currently available or under design to serve this.

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

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

Sincerely,

Melony Gay, PE
Senior Project Manager

MFG/dl



April 29, 2015

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Tamarron Section 36

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated April 20, 2015.

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

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

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

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

If there are any questions, please contact Crystal Shrader at 713.207.0430 or Sandra Goodall at 713.207.6347.

Sincerely,

A handwritten signature in purple ink, appearing to read "Crystal Shrader".

Crystal Shrader
Right of Way Agent

C: Ashley Fuller <afuller@ljaengineering.com>

PLR15.152



September 16, 2016

Ashley Fuller
Project Coordinator

LJA Engineering | We Build Civilization

West Houston
P: 713.953.5200

Re: Preliminary Plat of Tamarron Section 36

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated September 16, 2016

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

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

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

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

Please feel free to contact me at 713-637-5169 with any questions that you may have.

Sincerely,

A handwritten signature in black ink that reads "David Miller". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David Miller
Engineering Tech

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Tamarcon Section 43 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: K. Kopf DATE: 9-18-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 09/15/2017 Date Received by the City of Fulshear: _____
 Subdivision: TAMARRON SECTION 43 Development: TAMARRON

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)

- | | | |
|---|--|---|
| <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: 27.242 ACRES IN THE J.D. VERMILLION SURVEY, A-339

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

Total Acreage: 27.242
 Number of Streets: 7
 Number of Lots: 125
 Number and Types of Reserves: 2 - Landscape / Open Space
 Total Acres in Reserve: 0.872

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE \$1,806.05	
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	_____ TYPED OR PRINTED NAME/TITLE	_____ DATE
--------------------	--------------------------------------	---------------

Josue Sandoval / Platting Coordinator

09-15-2017

October 9, 2017

Engineering Review

Final Plat – Tamarron Section 43
City of Fulshear, Texas

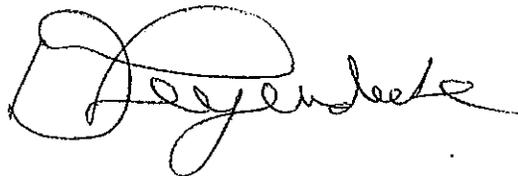
For Information only:

1. This plat will create 125 Lots in six (6) Blocks and two (2) Reserves that covers a total area of 27.242 acres.
2. Access to this section is from the extension of Zephyr Park Lane and Scout Island from Tamarron Section 29.
3. Since this section is located in the ETJ of the City it will need approval from the City, Fort Bend County and Fort Bend County Drainage District.
4. The typical lot in this section is 50-foot by 117-foot with a 25-foot Front Building Line.

Recommendations:

I recommend that this Final Plat of Tamarron Section 43 be approved with the following corrections/additions:

- A) The blanks left in Note # 5 need to be filled in on the face of the Plat.
- B) The street names need to be shown on the Vicinity Map that adjoin this section including the future Heritage Parkway.



**DHI TITLE OF CENTRAL TEXAS
14100 Southwest Freeway, Suite 510
Sugar Land, Texas 77478**

CITY PLANNING LETTER

September 14, 2017

City Planning Commission

To Whom It May Concern:

This company ("Title Company") certifies that a diligent search of the real property records of Title Company's title plant has been made, as to the herein described property, and as of 8:00 AM on the 6th day of September, 2017, we find the following:

Record Owner:

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

Recording Instrument:

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

Legal Description:

TAMARRON SECTION 43 (Proposed Plat)

Being 27.223 acres of land located in the J. D. Vermillion Survey, Abstract 339, Fort Bend County, Texas, more particularly being a portion of that certain called 686.0183 acre tract (described as Tract 1) conveyed to D.R. Horton – Texas, LTD by an instrument of record under File Number 2013000056, in the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 27.223 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, North American Datum of 1983 (NAD83), South Central Zone);

COMMENCING at a 5/8-inch iron rod stamped "LJA ENG" previously set for the southwest corner Tamarron Crossing Section 1 Street Dedication, a subdivision of record, under Plat Number 20170061, Plat Record Fort Bend County (F.B.C.P.R.), from which a 5/8-inch iron rod stamped "LJA

ENG" found marking the northwest corner of Tamarron Crossing bears North $17^{\circ} 46' 02''$ East, 100.00 feet;

Thence, South $19^{\circ} 35' 19''$ East, 708.34 feet to the POINT OF BEGINNING of the herein described tract;

Thence, South $20^{\circ} 24' 08''$ West, 161.83 feet to a point for corner, the beginning of a curve;

Thence, 136.30 feet along the arc of a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of $156^{\circ} 11' 16''$, and a chord which bears South $63^{\circ} 06' 57''$ West, 97.85 feet to a point for corner, the beginning of a reverse curve;

Thence, 9.28 feet along the arc of a tangent curve to the left, having a radius of 25.00 feet, a central angle of $21^{\circ} 15' 51''$, and a chord which bears North $49^{\circ} 25' 20''$ West, 9.23 feet to a point for corner;

Thence, South $01^{\circ} 55' 13''$ East, 133.23 feet to a point for corner;

Thence, South $88^{\circ} 04' 47''$ West, 50.00 feet to a point for corner;

Thence, South $01^{\circ} 55' 13''$ East, 103.02 feet to a point for corner, the beginning of a curve;

Thence, 115.02 feet along the arc of a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of $131^{\circ} 48' 32''$, and a chord which bears South $10^{\circ} 53' 46''$ West, 91.29 feet to a point for corner;

Thence, South $01^{\circ} 55' 13''$ East, 216.20 feet to a point for corner, the beginning of a curve;

Thence, 65.84 feet along the arc of a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of $75^{\circ} 26' 55''$, and a chord which bears South $08^{\circ} 14' 38''$ East, 61.19 feet to a point for corner;

Thence, South $60^{\circ} 31' 10''$ East, 10.00 feet to a point for corner;

Thence, South $01^{\circ} 55' 13''$ East, 126.24 feet to a point for corner;

Thence, South $88^{\circ} 04' 47''$ West, 380.16 feet to a point for corner;

Thence, South $01^{\circ} 55' 13''$ East, 57.50 feet to a point for corner;

Thence, South $88^{\circ} 04' 47''$ West, 90.00 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a non-tangent curve to the left, having a radius of 25.00 feet, a central angle of $90^{\circ} 00' 00''$, and a chord which bears North $46^{\circ} 55' 13''$ West, 35.36 feet to a point for corner;

Thence, South 88° 04' 47" West, 695.00 feet to a point for corner, the beginning of a curve;

Thence, 47.12 feet along the arc of a tangent curve to the left, having a radius of 30.00 feet, a central angle of 90° 00' 00", and a chord which bears South 43° 04' 47" West, 42.43 feet to a point for corner;

Thence, North 01° 55' 13" West, 889.94 feet to a point for corner;

Thence, North 88° 04' 47" East, 150.00 feet to a point for corner;

Thence, South 01° 55' 13" East, 14.94 feet to a point for corner;

Thence, North 88° 04' 47" East, 60.00 feet to a point for corner;

Thence, North 01° 55' 13" West, 30.27 feet to a point for corner;

Thence, North 88° 04' 47" East, 113.00 feet to a point for corner;

Thence, North 01° 55' 13" West, 207.00 feet to a point for corner;

Thence, North 88° 04' 47" East, 310.00 feet to a point for corner;

Thence, South 01° 55' 13" East, 207.00 feet to a point for corner;

Thence, North 88° 04' 47" East, 117.00 feet to a point for corner;

Thence, South 01° 55' 13" East, 30.27 feet to a point for corner;

Thence, North 88° 04' 47" East, 60.00 feet to a point for corner;

Thence, North 01° 55' 13" West, 69.66 feet to a point for corner, the beginning of a curve;

Thence, 39.27 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 90° 00' 00", and a chord which bears North 43° 04' 47" East, 35.36 feet to a point for corner;

Thence, North 88° 04' 47" East, 26.61 feet to a point for corner, the beginning of a curve;

Thence, 91.83 feet along the arc of a tangent curve to the left, having a radius of 370.00 feet, a central angle of 14° 13' 13", and a chord which bears North 80° 58' 10" East, 91.60 feet to a point for corner;

Thence, North 88° 04' 47" East, 479.61 feet to the POINT OF BEGINNING and containing 27.223 acres of land.

1. Deed Restrictions:

None of record.

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

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

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

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

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

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

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

3. Lien Holders: None of record.

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

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

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

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party, Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY**

TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,

A handwritten signature in black ink, appearing to read "Tatanisha Walker". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Tatanisha Walker
DHI Title of Central Texas



July 7, 2017

Josue Sandoval
Platting

LJA Engineering | We Build Civilization

• Katy
P: 713.953.5200
D: 713.953.5252
www.lja.com

Re: Preliminary Plat of Tamarron Sec 43

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated July 7, 2017

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

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

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

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

Please feel free to contact me at 713-637-5169 with any questions that you may have.

Sincerely,

A handwritten signature in black ink that reads "David Miller".

David Miller
Construction, Technician 3, Designer



July 13, 2017

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Tamarron Sec. 43

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated July 7, 2017.

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

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

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

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

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

Sincerely,

A handwritten signature in purple ink that reads "Samantha Richards". The signature is written in a cursive style.

Samantha Richards
Right of Way Agent

C: Josue Sandoval<josandoval@lja.com>

PLR17.362

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Cross Creek Bend Lane Extension No.11-Street Dedication / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: K. Kopf DATE: 9-22-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



CITY OF FULSHEAR
 PO Box 279 / 30603 FM 1093
 Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556
 www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 09-22-2017

Date Received by the City of Fulshear: _____

Subdivision: Cross Creek Bend

Development: Cross Creek Ranch

Ext No. 11

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 4.20 Acres out of the M. Autrey Survey A-100

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

Total Acreage: 0.67

Number of Streets: 1

Number of Lots: 0

Number and Types of Reserves: n/a

Total Acres in Reserve: 0.00

Owner: CCR Texas Holdings LP

Address: 6450 Cross Creek Bend Lane

City/State: Fulshear, Texas 77441

Telephone: 281-341-8320

Email Address: robb@johnsondev.com

Engineer/Planner: BGE | Kerry Gilbert & Assoc.

Contact Person: Kathryn Edwards

Telephone: 281-579-0340

Fax Number: _____

Email Address: kedwards@krga.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$508.38</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards

SIGNATURE

Kathryn Edwards/ Planner

TYPED OR PRINTED NAME/TITLE

September 22, 2017

DATE

October 9, 2017

Engineering Review

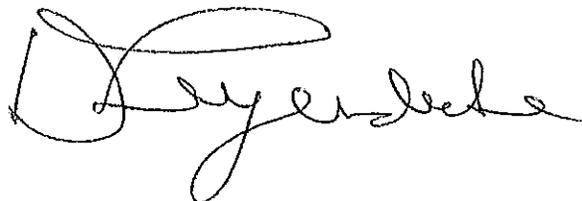
Preliminary Plat
Cross Creek Bend Lane Extension No. 11 Street Dedication
Fort Bend County, Texas

For Information only:

1. This plat will create approximately 420 foot of Right-of-Way for Cross Creek Bend Lane (70-foot width).
2. This section of Cross Creek Bend Lane will cross the planned alignment of Tamarron Trace.

Recommendations:

I recommend that this Preliminary Plat of Cross Creek Bend Lane Extension No. 11 Street Dedication be approved as submitted.

A handwritten signature in black ink, appearing to read "Clay & Leyendecker". The signature is written in a cursive style with a large, stylized initial "C" and "L".

From: [Kathryn Edwards](#)
To: ["LROW@centerpointenergy.com"](mailto:LROW@centerpointenergy.com)
Cc: landplan@krga.com
Subject: No Objection Request_Cross Creek Bend Ext 11_09-21-17
Date: Thursday, September 21, 2017 7:49:00 AM
Attachments: [image001.png](#)
[1350_Cross_Creek_Bend_Ext.No.11_St.Dedication_09-19-17.pdf](#)

Good Morning,

Please find the below referenced plat for your review:

- Cross Creek Bend Ln. St Dedication Ext 11 Preliminary Plat

If it meets your approval, please provide our office with a No Objection letter addressed to the City of Fulshear.

Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards

BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494

Main: 281-579-0340

Email: kedwards@krga.com



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From: [Kathryn Edwards](#)
To: ["Chris_Grey@cable.comcast.com"](mailto:Chris_Grey@cable.comcast.com)
Cc: landplan@krqa.com
Subject: No Objection Request_Cross Creek Bend Ext 11_09-21-17
Date: Thursday, September 21, 2017 7:49:00 AM
Attachments: [1350_Cross_Creek_Bend_Ext.No.11_St.Dedication_09-19-17.pdf](#)
[image001.png](#)

Good Morning,

Please find the below referenced plat for your review:

- Cross Creek Bend Ln. St Dedication Ext 11 Preliminary Plat

If it meets your approval, please provide our office with a No Objection letter addressed to the City of Fulshear.

Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards

BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494

Main: 281-579-0340

Email: kedwards@krqa.com



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From: [Kathryn Edwards](#)
To: ["dm8736@att.com"](mailto:dm8736@att.com)
Cc: landplan@krga.com
Subject: No Objection Request_Cross Creek Bend Ext 11_09-21-17
Date: Thursday, September 21, 2017 7:49:00 AM
Attachments: [image001.png](#)
[1350_Cross_Creek_Bend_Ext.No.11_St.Dedication_09-19-17.pdf](#)

Good Morning,

Please find the below referenced plat for your review:

- Cross Creek Bend Ln. St Dedication Ext 11 Preliminary Plat

If it meets your approval, please provide our office with a No Objection letter addressed to the City of Fulshear.

Should any questions arise, please feel free to contact our firm.

Thank you,

Kathryn Edwards

BGE | Kerry R. Gilbert & Associates
23501 Cinco Ranch Boulevard, Suite A-250
Katy, TX 77494

Main: 281-579-0340

Email: kedwards@krga.com



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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat The Brooks at Cross Creek Ranch Section 3 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: K. Kopf DATE: 9-22-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 09/22/2017

Date Received by the City of Fulshear: _____

Subdivision: THE BROOKS AT CROSS CREEK RANCH SECTION THREE Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

Preliminary
 Final
 Replat
 Vacation Plat
 Amending Plat
 Short Form Final
 Admin. (Minor) 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: 47.94 ACRESS OF LAND IN THE M. AUTREY SURVEY, A-100

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

Total Acreage: 47.94
 Number of Streets: 8
 Number of Lots: 146
 Number and Types of Reserves: 10
 Total Acres in Reserve: 15.70

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$2,428.50
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

09/22/2017

DATE

October 9, 2017

Engineering Review

Final Plat
The Brooks at Cross Creek Ranch Section 3
City of Fulshear, Texas

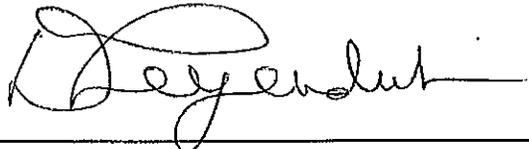
For Information Only:

1. This plat will create 146 lots in three (3) Blocks with ten (10) Reserves that cover a total of 47.94 acres.
2. These lots will have two (2) points of access, Sage Meadow Trail off of West Cross Creek Bend and Dell Crossing Lane.
3. A typical Lot in this section appears to be 50-foot by 120-foot with a 25-foot Front Building Line.

Recommendations:

I recommend that this Final Plat of The Brooks at Cross Creek Ranch Section 3 be approved with the following additions:

- A) The contour numbers on the contour lines are so small that they are hard to read.
- B) The major street that adjoins the Section to the North has no name shown on the Vicinity Map.
- C) A note needs to be added to the face of the plat showing that there is a 5-foot Side Yard Building Line.
- D) Reserve "H" is shown to be Unrestricted and adjoins W. Cross Creek Bend along its entire Southeast Line. A 25-foot Front Building Line needs to be shown on this Reserve.



stewart title

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

September 12, 2017

City Planning Commission
City of Fulshear, Texas.

File No.: 1790362CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 4th day of September, 2017, the last Deed that we find, of record, reflects the record owner to be:

CCR Loan Subsidiary 1, L.P., a Texas limited partnership by virtue of Deed recorded in/under Clerk's File No. 2016059209 of the Official Records of Fort Bend County, Texas; and

CCR Texas Holdings LP, by virtue of Deed recorded in/under Clerk's File No. 2012038964 of the Official Records of Fort Bend County, Texas.

Legal Description:

Proposed The Brooks At Cross Creek Ranch Section Three

DESCRIPTION OF A 47.94 ACRE TRACT OF LAND SITUATED
IN THE M. AUTREY SURVEY, ABSTRACT NO. 100
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

BEING a 47.94 acre (2,088,329 square foot) tract of land situated in the M. Autrey Survey, Abstract No. 100, Fort Bend County, City of Fulshear, Texas and being a portion of a called 239.7 acre tract of land described as Tract 10 in an instrument to CCR Loan Subsidiary 1, L.P. as recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016059209, also being a portion of the remainder of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038964, said 47.94 acre tract of land described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron pipe found for the northwesterly corner of said 239.7 acre tract and the northeasterly corner of a called 573.84 acre tract of land as described in an instrument to Ronald W. Henriksen, Trustee as recorded under F.B.C.C.F. No. 2008132362, lying on the south line of a called 631.26 acre tract of land as described in an instrument to D.R. Horton-Texas, LTD. as recorded under F.B.C.C.F. No. 2013000056;

THENCE, S 01°50'55" E, along and with the common line of said 239.7 acre tract and said 573.84 acre tract, a distance of 1,344.50 to a 1/2 inch iron pipe with cap stamped "BGE INC" set for the **POINT OF BEGINNING** and northwest corner of the herein described tract, same being the beginning of a curve to the right from which its center bears S 02° 31' 03" E, 2,450.00 feet;

THENCE, over and across said 239.7 acre tract and said remainder of a called 1,913.31 acre tract the following courses and distances:

In an southeasterly direction, along said curve to the right, a distance of 910.22 feet, having a radius of 2,450.00 feet, a central angle of 21°17'11" and a chord which bears S 81°52'28" E, 904.99 feet to a 1/2 inch iron pipe with cap stamped "BGE INC" set for to a point of tangency;

S 71°16'08" E, a distance of 940.00 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 southeasterly direction, along said curve to the right, a distance of 41.26 feet, having a radius of 25.00 feet, a central angle of 94°33'35" and a chord which bears S 23°59'21" E, 36.73 feet to a 1/2 inch iron pipe with cap stamped "BGE INC" set for the beginning of a compound curvature;

In a southwesterly direction, along said curve to the right, a distance of 707.70 feet, having a radius of 1,465.00 feet, a central angle of 27°40'40" and a chord which bears S 37°07'47" W, 700.84 feet to a 1/2 inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

S 50°58'07" W, a distance of 162.51 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 southwesterly direction, along said curve to the left, a distance of 855.88 feet, having a radius of 1,835.00 feet, a central angle of 26°43'26" and a chord which bears S 37°36'24" W, 848.14 feet to a 1/2 inch iron pipe with cap stamped "BGE INC" set for the southeast corner of the herein described tract;

N 65°45'17" W, a distance of 119.60 feet to a 1/2 inch iron pipe with cap stamped "BGE INC" set for an angle point;

N 42°01'34" W, a distance of 88.96 feet to a 1/2 inch iron pipe with cap stamped "BGE INC" set for an angle point;

N 68°14'14" W, a distance of 115.39 feet to a 1/2 inch iron pipe with cap stamped "BGE INC" set for an angle point;

S 88°33'59" W, a distance of 385.55 feet to a 1/2 inch iron pipe with cap stamped "BGE INC" set for the southwest corner of the herein described tract, lying on the line common to said 239.7 acre tract and said 573.84 acre tract;

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

N 01°26'01" W, a distance of 262.17 feet to a 1/2 inch iron pipe with cap stamped "BGE INC" set for an interior corner;

S 89°14'57" W, a distance of 21.71 feet to a 1/2 inch iron pipe with cap stamped "BGE INC" set for corner;

THENCE, N 01°50'55" W, continuing along said common line, at 193.08 feet passing the southeast corner of a called 4.00 acre tract of land described in an instrument to Seaway Crude Pipeline Company, LLC as recorded under F.B.C.C.F No. 2013094169, at 639.08 feet passing the easterly common corner of said 4.00 acre tract and a called 10.00 acre tract of land described in an instrument to Seaway Crude Pipeline Company, LLC as recorded under F.B.C.C.F. No. 2013094169, at 1,171.77 feet passing the northeast corner of said 10.00 acre tract, continuing for a total distance of 1,386.93 feet to the **POINT OF BEGINNING** and containing 47.94 acres (2,088,329 square feet) of land.

Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to said 239.7 acre tract as cited herein.

Subject to the following:

1. Restrictions:

Those recorded under Clerk's File Nos. 2009026093, 2010127400, 2011070465 of the Official Records of

Fort Bend County, Texas; and those

Restrictive Covenants as set forth under Clerk's File Nos. 2008039552, 2008054441, 2012006437, 2012006438, 2012006439, 2012006443, 2012006444, 2012016697, 2012097037, 2012098886, 2012106541, 2012129277, 2012141785, 2012144757, 2013012580, 2013059537, 2013065103, 2013087330, 2013090023, 2013122670, 2013123885, 2014058112, 2015081846, 2015098266, 2015098267, 2015098268 and 2015100403 all of the Official Records of Fort Bend County, Texas. (Upon Annexation only)

2. Easements/Other Exceptions:

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

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

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

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

Certificate Of Formation Of Cross Cross Creek Ranch Community Association, Inc., as attached to that Management Certificate For Cross Creek Ranch recorded under Clerk's File No. 2008054615 of the Official Records of Fort Bend County, Texas. **(Upon Annexation Only)**

Management Certificate for Cross Creek Ranch Community Association, Inc., recorded under Clerk's File Nos. 2009120159 and 2011090436 of the Official Records of Fort Bend County, Texas. **(Upon Annexation Only)**

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

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 171 recorded under Clerk's File No. 2009035249 of the Official Records of Fort Bend County, Texas.

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

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 173 recorded under Clerk's File No. 2011008641 of the Official Records of Fort Bend County, Texas.

Rules and regulations by the Texas Commission on environmental Quality Rules for On-Site Sewage Facilities located on the subject property as reflected by that Affidavit To The Public Certification Of OSSF Requiring Maintenance recorded under Clerk's File Nos. 2007050326 and 2009075716 of the Official Records of Fort Bend County, Texas.

Cross Creek Ranch Community Association, Inc., Document Retention, Access, Production And Copy Policy, recorded under Clerk's File No. 2012006437 of the Official Records of Fort Bend County, Texas. **(Upon Annexation Only)**

Cross Creek Ranch Community Association, Inc. Solar Energy devices And Roofing Materials Policy recorded under Clerk's File No. 2012006438 of the Official Records of Fort Bend County, Texas. **(Upon Annexation Only)**

Cross Creek Ranch Community Association, Inc., display Of Religious Items Policy, recorded under Clerk's File No. 2012006439 of the Official Records of Fort Bend County, Texas. **(Upon Annexation Only)**

Cross Creek Ranch Community Association, Inc., Flag Display Policy, recorded under Clerk's File No. 2012006443 of the Official Records of Fort Bend County, Texas. **(Upon Annexation Only)**

Cross Creek Ranch Community Association, Inc., Rain Barrel Policy, recorded under Clerk's File No. 2012006444 of the Official Records of Fort Bend County ,Texas. **(Upon Annexation Only)**

Cross creek Ranch Community Association, Inc., Collection Policy And Payment Plan Guidelines, recorded under Clerk's File No. 2012016697 of the Official Records of Fort Bend County, Texas. **(Upon Annexation Only)**

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

Partial Assignment And Assumption Of Founder's Rights dated effective as of April 12, 2012, by TRENDMAKER HOMES, INC., a Texas corporation as assignor to CCR TEXAS HOLDINGS LP, a Delaware limited partnership as assignee, and recorded under Clerk's File No. 2012038962 of the Official Records of Fort Bend County, Texas, and relating to the "Assigned Founder's Rights" described in that Community Charter For Cross Creek Ranch recorded under Clerk's File No. 2008039552 of the Official Records of Fort Bend County, Texas.

Lack of a right of access to and from the land.

3. Liens/Misc:

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

Said lien additionally secured by Collateral Assignment of Note and Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of Fort Bend County, Texas.

Intercreditor Agreement dated June 2, 2016 and recorded under Clerk's File No. 2016059210 of the Official Records of Fort Bend County, Texas.

Said Note and Deed of Trust modified and/or extended by instrument recorded in/under Clerk's File No. 2017097223 of the Official Records of Fort Bend County, Texas.

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

Collateral Assignment of Construction Documents, Design Contracts, Plans, Licenses, Building Lot Contracts and Permits recorded under Clerk's File No. 2016059212 of the Official Records of Fort Bend County, Texas.

Collateral Assignment of MUD Proceeds recorded under Clerk's File No. 2016059213 of the Official Records

of Fort Bend County, Texas.

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

All of the property subdivided in the forgoing property for a proposed plat is within the incorporated boundaries of the City of Fulshear, Texas. (For Information purposes only)

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

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

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

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

Sincerely,
Stewart Title Company



Albert Calderon
Commercial Acreage Examiner Senior

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 47.94 acres of land out of the M. Autrey Survey, A-100, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc., and known as THE BROOKS AT CROSS CREEK RANCH SECTION THREE, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of THE BROOKS AT CROSS CREEK RANCH SECTION THREE and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of THE BROOKS AT CROSS CREEK RANCH SECTION THREE and the dedications, terms, and provisions evidenced thereby.

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

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

EXECUTED this the _____ day of _____, 2017.

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

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public in and for the State of Texas

My commission expires: _____

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

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 47.94 acres of land out of the M. Autrey Survey, A-100, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc, and known as THE BROOKS AT CROSS CREEK RANCH SECTION THREE, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038977, 2012054544, and 2016059210 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of THE BROOKS AT CROSS CREEK RANCH SECTION THREE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of THE BROOKS AT CROSS CREEK RANCH SECTION THREE and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of THE BROOKS AT CROSS CREEK RANCH SECTION THREE and the dedications, terms, and provisions evidenced thereby.

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

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

EXECUTED this the _____ day of _____, 2017.

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

By: _____

Printed Name: _____

Title: _____

PROVINCE OF ONTARIO
COUNTRY OF CANADA

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

GIVEN under my hand and Notary Seal, this _____ day of _____, 2017

Notary Public
My commission expires: Commission For Life

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



August 9, 2017

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: The Brooks at Cross Creek Ranch Section Three

To Whom It May Concern:

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

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

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Frankie Touchy".

Frankie Touchy
Associate Right of Way Agent

C: Trey DeVillier <TDeVillier@bgeinc.com>

PLR17.428



Southwest OSPE
1110 Louise St
Rosenberg, Texas 77471

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

August 17, 2017

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

Re: Brooks at Cross Creek Ranch Section Three- No Objection Letter

Dear Mr. DeVillier:

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

Sincerely,

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

Michael Jones
Manager Engineering - Design



August, 2017

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

Re: The Brooks at Cross Creek Ranch Section Three

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated August, 2017.

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

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

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

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

Please feel free to contact me at 713-637-5520 with any questions that you may have.

Sincerely,

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

Leslie Noyola
Construction, Coord 2, Planning & Design

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Falls at Cross Creek Ranch Section 10 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: K. Key DATE: 9-22-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____



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

Subdivision/Development Platting Application

Date: 09/22/2017 Date Received by the City of Fulshear: _____
 Subdivision: CREEK FALLS AT CROSS CREEK RANCH SECTION TEN Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ___ ETJ (Extraterritorial Jurisdiction)

Legal Description: 21.11 ACRES OF LAND IN THE A.G. SHARPLES SURVEY, A-322

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

Total Acreage: 21.11
 Number of Streets: 4
 Number of Lots: 74
 Number and Types of Reserves: 3
 Total Acres in Reserve: 3.535

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

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,397.75</u>
Park Fees (due at Final Plat Application)	_____

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


 SIGNATURE

Trey DeVillier
 TYPED OR PRINTED NAME/TITLE

09/22/2017
 DATE

October 9, 2017

Engineering Review

Final Plat
Creek Falls at Cross Creek Ranch Section 10
City of Fulshear, Texas

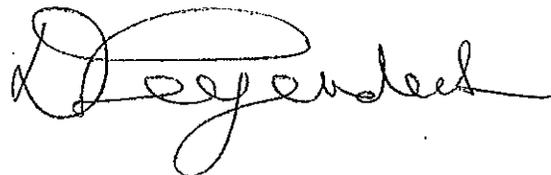
For Information only:

1. This plat will create 74 lots in two (2) Block with three (3) Reserves that cover a total area of 21.11 acres of land.
2. Access to these lots will be from Birch Valley Dr. by the way of Creek Falls Drive.
3. The typical lot in this section is 55-foot by 130-foot and a 25-foot Front Building Line.

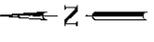
Recommendations:

I recommend that this Final Plat of Creek Falls at Cross Creek Ranch Section 10 be approved with the following corrections/additions:

- A) Creek Falls Drive needs to be identified on the Vicinity Map as it provides access to this section.
- B) A Note needs to be added to the face of the plat showing the Side Yard Building Line.



CREEK FALLS AT CROSS CREEK RANCH SECTION TEN



VICINITY MAP
N.T.S.

NUMBER	BEARING	LENGTH	AREA	PERCENTAGE
01	N 00°00'00" E	100.00	100.00	1.00
02	N 00°00'00" E	100.00	100.00	1.00
03	N 00°00'00" E	100.00	100.00	1.00
04	N 00°00'00" E	100.00	100.00	1.00
05	N 00°00'00" E	100.00	100.00	1.00
06	N 00°00'00" E	100.00	100.00	1.00
07	N 00°00'00" E	100.00	100.00	1.00
08	N 00°00'00" E	100.00	100.00	1.00
09	N 00°00'00" E	100.00	100.00	1.00
10	N 00°00'00" E	100.00	100.00	1.00
11	N 00°00'00" E	100.00	100.00	1.00
12	N 00°00'00" E	100.00	100.00	1.00
13	N 00°00'00" E	100.00	100.00	1.00
14	N 00°00'00" E	100.00	100.00	1.00
15	N 00°00'00" E	100.00	100.00	1.00
16	N 00°00'00" E	100.00	100.00	1.00
17	N 00°00'00" E	100.00	100.00	1.00
18	N 00°00'00" E	100.00	100.00	1.00
19	N 00°00'00" E	100.00	100.00	1.00
20	N 00°00'00" E	100.00	100.00	1.00
21	N 00°00'00" E	100.00	100.00	1.00
22	N 00°00'00" E	100.00	100.00	1.00
23	N 00°00'00" E	100.00	100.00	1.00
24	N 00°00'00" E	100.00	100.00	1.00
25	N 00°00'00" E	100.00	100.00	1.00
26	N 00°00'00" E	100.00	100.00	1.00
27	N 00°00'00" E	100.00	100.00	1.00
28	N 00°00'00" E	100.00	100.00	1.00
29	N 00°00'00" E	100.00	100.00	1.00
30	N 00°00'00" E	100.00	100.00	1.00
31	N 00°00'00" E	100.00	100.00	1.00
32	N 00°00'00" E	100.00	100.00	1.00
33	N 00°00'00" E	100.00	100.00	1.00
34	N 00°00'00" E	100.00	100.00	1.00
35	N 00°00'00" E	100.00	100.00	1.00
36	N 00°00'00" E	100.00	100.00	1.00
37	N 00°00'00" E	100.00	100.00	1.00
38	N 00°00'00" E	100.00	100.00	1.00
39	N 00°00'00" E	100.00	100.00	1.00
40	N 00°00'00" E	100.00	100.00	1.00
41	N 00°00'00" E	100.00	100.00	1.00
42	N 00°00'00" E	100.00	100.00	1.00
43	N 00°00'00" E	100.00	100.00	1.00
44	N 00°00'00" E	100.00	100.00	1.00
45	N 00°00'00" E	100.00	100.00	1.00
46	N 00°00'00" E	100.00	100.00	1.00
47	N 00°00'00" E	100.00	100.00	1.00
48	N 00°00'00" E	100.00	100.00	1.00
49	N 00°00'00" E	100.00	100.00	1.00
50	N 00°00'00" E	100.00	100.00	1.00
51	N 00°00'00" E	100.00	100.00	1.00
52	N 00°00'00" E	100.00	100.00	1.00
53	N 00°00'00" E	100.00	100.00	1.00
54	N 00°00'00" E	100.00	100.00	1.00
55	N 00°00'00" E	100.00	100.00	1.00
56	N 00°00'00" E	100.00	100.00	1.00
57	N 00°00'00" E	100.00	100.00	1.00
58	N 00°00'00" E	100.00	100.00	1.00
59	N 00°00'00" E	100.00	100.00	1.00
60	N 00°00'00" E	100.00	100.00	1.00

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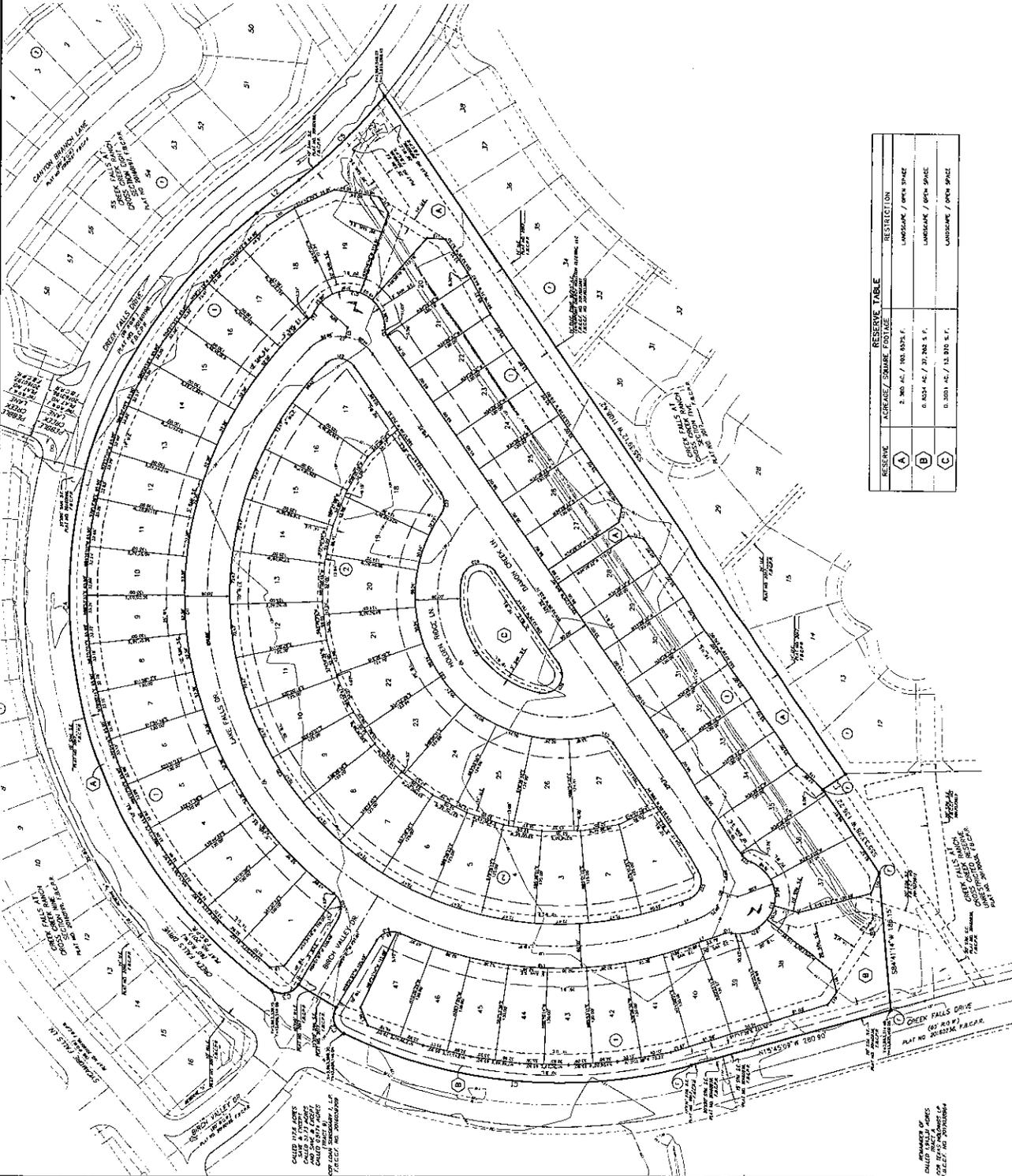
CREEK FALLS AT CROSS CREEK RANCH SECTION TEN

A SUBDIVISION OF 21.11 ACRES OF LAND LOCATED IN THE CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

DATE: SEPTEMBER, 2017
 SCALE: 1"=40'
 A.C. SHARPLESS SURVEY, A-322



CROSS CREEK RANCH
 BGE, INC.
 10717 Westheimer Suite 400, Houston, TX 77042
 281-416-8800
 10000 Lakeshore Drive, Suite 100, Houston, TX 77042
 281-416-8800



RESERVE	ACREAGE / SQUARE FOOTAGE	RESTRICTION
(A)	2.000 AC. / 87,120 S.F.	LANDSCAPE / OPEN SPACE
(B)	0.034 AC. / 14,700 S.F.	LANDSCAPE / OPEN SPACE
(C)	0.001 AC. / 4,356 S.F.	LANDSCAPE / OPEN SPACE

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED.

stewart title

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

September 19, 2017

File No.: 1790398CPL

To Whom It May Concern:

This company certifies that a diligent search of the Real Property Records of Stewart Title Company's abstract plant has been made, as to the herein described property, and as of 8:00 A.M. on the 7th day of September, 2017, the last Deed that we find, of record, reflects the record owner to be:

CCR Loan Subsidiary 1, L.P., a Texas limited partnership by virtue of Deed recorded in/under Clerk's File No. 2014024650 and Clerk's File No. 2016059209 and Clerk's File No. 2016086168 of the Official Records of Fort Bend County, Texas.

Legal Description:

BEING a 21.11 acre (919,642 square foot) tract of land situated in the A.G. Sharpless Survey, Abstract No. 322, City of Fulshear of Fort Bend County, Texas and being a portion of the remainder of a called 117.6 acre tract of land as described in an instrument to CCR Loan Subsidiary1, L.P. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016059209, also being a portion of a remainder of a called 174.4 acre tract of land as described in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2014024650 and also being a portion of a called 7.045 acre tract as described in an instrument to CCR Loan Subsidiary1, L.P. recorded under F.B.C.C.F. No. 2016086168, said 21.11 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the northwest corner of CREEK FALLS AT CROSS CREEK RANCH, a subdivision per plat recorded under Plat No. 20170036 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the easterly right-of-way line of Creek Falls Drive (60 foot width) as recorded under Plat No. 20160238 of the F.B.C.P.R.;

THENCE, over and across said remainder of a called 117.6 acre tract, said remainder of a called 174.4 acre tract and said 7.045 acre tract, and along and with CREEK FALLS DRIVE EXTENSION NO. 1, a subdivision per plat recorded under Plat No. 20160196 of the F.B.C.P.R., the following courses and distances:

N 15°45'09" W, a distance of 280.90 feet to the beginning of a tangent curve to the right;

In a northeasterly direction, along said curve to the right, a distance of 481.10 feet, having a radius of 660.00 feet, a central angle of 41°45'54" and a chord which bears N 05°07'48" E, 470.52 feet to the point of compound curvature to the right;

In a southeasterly direction, along said curve to the right, a distance of 41.44 feet, having a radius of 25.00 feet, a central angle of 94°58'07" and a chord which bears N 73°29'50" E, 36.85 feet to an interior corner of the herein described tract;

N 30°58'53" E, a distance of 60.00 feet to the beginning of a non-tangent curve to the right, from which its center bears N 30°58'53" E, 25.00 feet;

In a northwesterly direction, along said curve to the right, a distance of 41.44 feet, having a radius of 25.00 feet, a central angle of 94°58'08", and a chord which bears N 11°32'03" W, 36.85 feet to the point of compound curvature to the right;

In a northeasterly direction, along said curve to the right, a distance of 1,215.21 feet, having a radius of 660.00 feet, a central angle of 105°29'40", and a chord which bears N 88°41'51" E, 1,050.68 feet to the point of tangency;

S 38°33'19" E, a distance of 72.74 feet to the beginning of a tangent curve to the left;

In a southeasterly direction, along said curve to the left, a distance of 161.37 feet, having a radius of 760.00 feet, a central angle of 12°09'56" and a chord which bears S 44°38'16" E, 161.07 feet to a point for the easternmost corner of the herein described tract, lying on the southeasterly line of said 7.045 acre tract;

THENCE, S 55°39'12" W, along and with said southeasterly line, a distance of 1,108.42 feet to a point for an exterior corner, lying on the northeast line of said CREEK FALLS AT CROSS RANCH;

THENCE, along and with the northeast and north lines of said CREEK FALLS AT CROSS RANCH the following courses and distances:

N 34°26'32" W, a distance of 36.68 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the northernmost of said CREEK FALLS AT CROSS RANCH and an interior corner of the herein described tract;

S 55°33'28" W, a distance of 136.22 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for corner;

S 84°41'14" W, a distance of 186.15 feet to the **POINT OF BEGINNING** and containing 21.11 acres (919,642 square feet) of land.

Subject to the following:

1. Restrictions:

None

2. Easements/Other Exceptions:

A Sanitary sewer easement Ten (10) feet wide, located along the East property line, as shown on the recorded plat in Plat No. 20160196 of the Plat Records of Fort Bend County, Texas.

A Storm sewer easement Twenty five (25) feet wide, located in the Southeast corner of the property, as shown on the recorded plat under Plat No. 20160196 of the Plat Records of Fort Bend County, Texas.

A Water line easement Twenty (20) feet wide, located in the Southeast corner of the property, as shown on the recorded plat under Plat No. 20160196 of the Plat Records of Fort Bend County, Texas.

A Storm sewer easement Twenty (20) feet wide, located along the Southwesterly property line, as reflected by instrument recorded under Clerk's File No. 2017072612 of the Official Public Records of Fort Bend County, Texas.

A one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets

where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes, said reserve located along the East property line and reserved under Plat No. 20160196 of the Plat Records of Fort Bend County, Texas.

An easement Fourteen (14) feet wide, together with an unobstructed aerial easement Seven (7) feet Six (6) inches wide, beginning at a plane Sixteen (16) feet above the ground and extending upward, located northwesterly of and adjoining the Fourteen (14) foot easement, located along the South property line, as reflected by instrument recorded under Clerk's File No. 2017023281 and 2017033810 of the Official Public Records of Fort Bend County, Texas.

Designation of Drill Sites Access easements, as set forth and described under Clerk's File Nos. 2005115746 and 2005003095 of the County Clerk Official Records of Fort Bend County, Texas. Partial waiver of surface rights and drillsite and access easement use agreement, dated January 5, 2005, executed by Steven E. Stern, Joyce C. Herlands, Roy Howard Stern, and Judith I. Stern, recorded under Clerk's File No. 2005003095, as amended by instrument(s) recorded under Clerk's File No. 2006069769 and 2008070479 of the County Clerk Official Records of Fort Bend County, Texas. Joinder agreement recorded under Clerk's File Nos. 2005040993, 2005040994, 2005040995, 2005040996 and 2005040997 of the County Clerk Official Records of Fort Bend County, Texas.

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

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

Partial Assignment And Assumption Of Founder's Rights dated effective as of April 12, 2012, by TRENDMAKER HOMES, INC., a Texas corporation as assignor to CCR TEXAS HOLDINGS LP, a Delaware limited partnership as assignee, and recorded under Clerk's File No. 2012038962 of the Official Records of Fort Bend County, Texas, and relating to the "Assigned Founder's Rights" described in that Community Charter For Cross Creek Ranch recorded under Clerk's File No. 2008039552 of the Official Records of Fort Bend County, Texas.

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

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

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 173 recorded under Clerk's File No. 2011008641 of the Official Records of Fort Bend County, Texas.

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

3. Liens/Misc:

Construction Deed of Trust and Security Agreement and Assignment of Rents and Fixture Filing dated April 12, 2012, recorded in/under Clerk's File No. 2012038977 of the Official Records of Fort Bend County, Texas, executed by CCR Texas Holdings LP., a Delaware limited partnership, securing the payment of one note in the principal amount of \$90,000,000.00, (which Loan is evidenced and secured by (i) that certain Promissory Note, dated as of the date hereof, in the maximum principal amount of \$9,000,000 made by Grantor in favor of CCR TEXAS LENDER INC. ("Note A"), (ii) that certain Promissory Note, dated as of the date hereof, in the

maximum principal amount of \$81,000,000 made by Grantor in favor of PSPIB-CCR INC. ("Note B") bearing interest and payable as therein provided to the order of CCR Texas Agent, Inc., an Ontario corporation, in its capacity as agent for lenders.

Said lien additionally secured by Collateral Assignment of Note and Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of Fort Bend County, Texas.

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

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

Subject properties are located in the Fort Bend County Municipal Utilities Districts No(s). 169, 170, 172 and 173. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

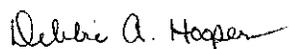
No examination has been made as to Abstracts of Judgments, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

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

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

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

Sincerely,
Stewart Title Company



LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR TEXAS HOLDINGS L.P., a Delaware limited partnership, has platted that certain 21.11 acres of land out of the A.G. Sharpless Survey, A-322, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc, and known as CREEK FALLS AT CROSS CREEK RANCH SECTION TEN, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038977, 2012054544, and 2016059210 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of CREEK FALLS AT CROSS CREEK RANCH SECTION TEN.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR TEXAS HOLDINGS L.P., a Delaware limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CREEK FALLS AT CROSS CREEK RANCH SECTION TEN and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK FALLS AT CROSS CREEK RANCH SECTION TEN and the dedications, terms, and provisions evidenced thereby.

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

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

EXECUTED this the _____ day of _____, 2017.

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

By: _____

Printed Name: _____

Title: _____

PROVINCE OF ONTARIO
COUNTRY OF CANADA

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

GIVEN under my hand and Notary Seal, this _____ day of _____, 2017

Notary Public
My commission expires: Commission For Life

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

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 21.11 acres of land out of the A.G. Sharpless Survey, A-322, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc., and known as CREEK FALLS AT CROSS CREEK RANCH SECTION TEN, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CREEK FALLS AT CROSS CREEK RANCH SECTION TEN and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK FALLS AT CROSS CREEK RANCH SECTION TEN and the dedications, terms, and provisions evidenced thereby.

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

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

EXECUTED this the _____ day of _____, 2017.

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

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public in and for the State of Texas

My commission expires: _____

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



September 2017

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

Re: Creek Falls At Creek Ranch Sec 10

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated September 2017

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

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

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

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

Please feel free to contact me at 713-637-5169 with any questions that you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "David Miller".

David Miller
Construction, Technician 3, Designer

Trey DeVillier

From: Trey DeVillier
Sent: Tuesday, September 19, 2017 7:40 AM
To: 'LROW@centerpointenergy.com'
Subject: CREEK FALLS AT CROSS CREEK RANCH SECTION TEN - NO OBJECT REQUEST
Attachments: 2017-9-19_PLAT_CREEK FALLS 10.pdf

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

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

Respectfully,

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



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Trey DeVillier

From: Trey DeVillier
Sent: Tuesday, September 19, 2017 7:39 AM
To: Michael Jones (mj524k@att.com)
Subject: CREEK FALLS AT CROSS CREEK RANCH SECTION TEN - NO OBJECT REQUEST
Attachments: 2017-9-19_PLAT_CREEK FALLS 10.pdf

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

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

Respectfully,

Trey DeVillier | Platting Coordinator
BGE, Inc.
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Fax: 281-558-9701
tdevillier@bgeinc.com
www.bgeinc.com



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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Falls at Cross Creek Ranch Section 11 / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: _____

City Secretary

Processed
 Returned for additional data

BY: K. Kopf DATE: 9-22-2017

Planning Commission Review

Approved
 Returned for additional data

BY: _____ DATE: _____

City Council Review

Approved
 Returned for additional data

BY: _____ DATE: _____

October 9, 2017

Engineering Review

Final Plat
Creek Falls at Cross Creek Ranch Section 11
City of Fulshear; Texas

For Information only:

1. This plat will create 69 lots in one (1) Block with three (3) Reserves that cover a total area of 15.32 acres of land.
2. Access to these lots will be from Sycamore Falls Lane as it extends out of Creek Falls at Cross Creek Ranch Section 9.
3. The typical lot in this section is 50-foot by 125-foot and a 25-foot Front Building Line.

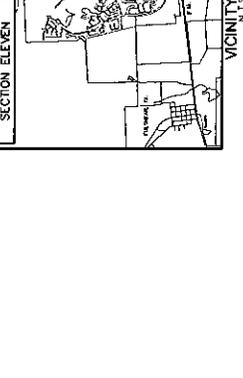
Recommendations:

I recommend that this Final Plat of Creek Falls at Cross Creek Ranch Section 11 be approved with the following considerations:

- A) The streets that provide access to this section need to be identified on the Vicinity Map.
- B) It appears that Side Lot Water Line Easements (14 minimum) are required to loop the water line between Crescent Vista Drive and Cabernet Shores Drive.
- C) The recording data for the CenterPoint Electrical Easement along the West line of this tract does not appear to be correct. The easement recorded in Clerk's File No. 2016019020 only covers the 7-foot on the D.R. Horton tract.



CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN



VICINITY MAP

This plat of CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN is prepared by the City Planning Commission of the City of Fort Bend, Texas, on this _____ day of _____, 2017.

The plat of CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN was approved on _____ by the City of Fort Bend City Council and signed on this _____ day of _____, 2017; 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 60 (60) working days.

 City Clerk

I, LARRY BROWN, County Clerk in and for Fort Bend County, Texas, do hereby certify that the foregoing instrument with its certificate of commission was filed for recordation in my office on _____, 2017, at _____ o'clock _____ in the afternoon of _____ of the said county of said county.

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

 County Clerk

DEED OF CONVEYANCE OF A 15.32 ACRE TRACT OF LAND SITUATED IN THE A.C. SHARPLESS SURVEY, A-322, CITY OF FORT BEND, TEXAS.

BEING A 15.32 ACRE (662,568 square feet) tract of land located in the A.C. Sharpless Survey, Block 22, City of Fort Bend, Texas, and being a portion of the "A.C. Sharpless Survey" as defined in the plat of said survey, the plat of which is recorded in the public records of Fort Bend County, Texas, under the name of "A.C. SHARPLESS SURVEY, A-322, CITY OF FORT BEND, TEXAS" and is also described by name and shown as follows:

 Grantor

 Grantee

DEED OF CONVEYANCE OF A 15.32 ACRE TRACT OF LAND SITUATED IN THE A.C. SHARPLESS SURVEY, A-322, CITY OF FORT BEND, TEXAS.

BEING A 15.32 ACRE (662,568 square feet) tract of land located in the A.C. Sharpless Survey, Block 22, City of Fort Bend, Texas, and being a portion of the "A.C. Sharpless Survey" as defined in the plat of said survey, the plat of which is recorded in the public records of Fort Bend County, Texas, under the name of "A.C. SHARPLESS SURVEY, A-322, CITY OF FORT BEND, TEXAS" and is also described by name and shown as follows:

 Grantor

 Grantee

DEED OF CONVEYANCE OF A 15.32 ACRE TRACT OF LAND SITUATED IN THE A.C. SHARPLESS SURVEY, A-322, CITY OF FORT BEND, TEXAS.

BEING A 15.32 ACRE (662,568 square feet) tract of land located in the A.C. Sharpless Survey, Block 22, City of Fort Bend, Texas, and being a portion of the "A.C. Sharpless Survey" as defined in the plat of said survey, the plat of which is recorded in the public records of Fort Bend County, Texas, under the name of "A.C. SHARPLESS SURVEY, A-322, CITY OF FORT BEND, TEXAS" and is also described by name and shown as follows:

 Grantor

 Grantee

COMMISSIONERS OF THE STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 consideration therein expressed and for the purposes and consideration therein stated.

 Notary Public

COMMISSIONERS OF THE STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 consideration therein expressed and for the purposes and consideration therein stated.

 Notary Public

COMMISSIONERS OF THE STATE OF TEXAS

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 Notary Public

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COMMISSIONERS OF THE STATE OF TEXAS

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 Notary Public

COMMISSIONERS OF THE STATE OF TEXAS

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 Notary Public

COMMISSIONERS OF THE STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 consideration therein expressed and for the purposes and consideration therein stated.

 Notary Public

CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN

A SUBDIVISION OF 15.32 ACRES OF LAND LOCATED IN THE A.C. SHARPLESS SURVEY, A-322, CITY OF FORT BEND COUNTY, TEXAS

RECORDS 3

DATE: SEPTEMBER, 2017

SCALE: 1"=40'

OWNER: LARRY JAMESON

PREPARED BY: LARRY JAMESON

RECORDS 3

DATE: SEPTEMBER, 2017

SCALE: 1"=40'

OWNER: LARRY JAMESON

PREPARED BY: LARRY JAMESON

RECORDS 3

DATE: SEPTEMBER, 2017

SCALE: 1"=40'

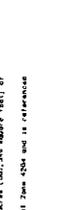
OWNER: LARRY JAMESON

PREPARED BY: LARRY JAMESON



CROSS CREEK RANCH

10777 Westheimer, Suite 408, Houston, TX 77042
 281-410-1000
 281-410-1001
 281-410-1002
 281-410-1003
 281-410-1004
 281-410-1005
 281-410-1006
 281-410-1007
 281-410-1008
 281-410-1009
 281-410-1010



EGE

10777 Westheimer, Suite 408, Houston, TX 77042
 281-410-1000
 281-410-1001
 281-410-1002
 281-410-1003
 281-410-1004
 281-410-1005
 281-410-1006
 281-410-1007
 281-410-1008
 281-410-1009
 281-410-1010

S 73°59'21" W, a distance of 197.50 feet to a point for corner;

S 78°06'34" W, a distance of 107.82 feet to a point for corner;

S 86°35'44" W, a distance of 108.74 feet to a point for corner;

S 88°02'12" W, a distance of 194.14 feet to the southwest corner of the herein described tract, lying on the east line of a called 30.53 acre tract of land as described in an instrument to D.R. Horton Texas recorded under F.B.C.C.F. No. 2013000056;

THENCE, N 01°57'48" W, along and with the east line of said 30.53 acre tract a distance of 1,027.67 feet to the northwest corner of the herein described tract, same being the northeast corner of said 30.53 acre tract, lying on the south line of the remainder of a called 56.1664 acre tract of land as described in an instrument to Darmor Corporation recorded under Volume 797, Page 867 of the Fort Bend County Deed Records;

THENCE, N 87°52'03" E, along and with the south line of said remainder of a called 56.1664 acre tract a distance of 663.32 feet to the northeast corner of the herein described tract, same being the northwest corner of CREEK FALLS AT CROSS CREEK RANCH SECTION NINE, a subdivision per plat recorded under Plat No. 20160199 of the F.B.C.P.R.;

THENCE, along and with the west lines of said CREEK FALLS AT CROSS CREEK RANCH SECTION NINE the following courses and distances:

S 02°07'57" E, a distance of 192.61 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 05°53'47" W, a distance of 55.31 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 13°03'37" W, a distance of 104.84 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 05°00'47" W, a distance of 97.12 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 05°05'57" E, a distance of 97.62 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 16°20'51" E, a distance of 97.64 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 22°50'36" E, a distance of 97.44 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 30°03'11" E, a distance of 48.73 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 33°15'03" E, a distance of 63.09 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner, same being the beginning of a non-tangent curve to the right from which its center bears N 35°11'25" W, 1,470.00 feet;

In a southwesterly direction, along said curve to the right, a distance of 15.65 feet, having a radius of 1,470.00 feet, a central angle of 00°36'36" and a chord which bears S 55°06'53" W, 15.65 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 34°34'49" E, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 15.32 acres (667,349 square feet) of land.

Subject to the following:

1. Restrictions:

none

2. Easements/Other Exceptions:

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

An easement granted to CenterPoint Energy Houston Electric, LLC, being Fourteen (14) feet wide, together with an aerial easement Seven feet Six inches (7' 6") feet wide, beginning at a plane Sixteen (16) feet above the ground and extending upward, located on the South side of the easement, which is located along the North property line, as shown on instrument recorded under Clerk's File No. 2016019020, 2016019021, 2016019523, 2016019524 of the Official Public Records of Fort Bend County, Texas.

A utility easement Seven (7) feet wide, located along the East property line, as reflected by the recorded plat under Plat No. 20160199 of the Plat Records of Fort Bend County, Texas..

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

Reservation of mineral interests as reflected by instrument recorded under Clerk's File No. 2005115742 of the Official Public Records of Fort Bend County, Texas. Surface rights not waived therein.

Designation of Drill Sites Access easements, as set forth and described under Clerk's File Nos. 2005115746 and 2005003095 of the County Clerk Official Records of Fort Bend County, Texas. Partial waiver of surface rights and drillsite and access easement use agreement, dated January 5, 2005, executed by Steven E. Stern, Joyce C. Herlands, Roy Howard Stern, and Judith I. Stern, recorded under Clerk's File No. 2005003095, as amended by instrument(s) recorded under Clerk's File No. 2006069769 and 2008070479 of the County Clerk Official Records of Fort Bend County, Texas. Joinder agreement recorded under Clerk's File Nos. 2005040993, 2005040994, 2005040995, 2005040996 and 2005040997 of the County Clerk Official Records of Fort Bend County, Texas.

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

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

Partial Assignment And Assumption Of Founder's Rights dated effective as of April 12, 2012, by TRENDMAKER HOMES, INC., a Texas corporation as assignor to CCR TEXAS HOLDINGS LP, a Delaware limited partnership as assignee, and recorded under Clerk's File No. 2012038962 of the Official Records of Fort Bend County, Texas, and relating to the "Assigned Founder's Rights" described in that Community Charter For Cross Creek Ranch recorded under Clerk's File No. 2008039552 of the Official Records of Fort Bend County, Texas.

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

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

Waiver Of Special Appraisal For The Benefit Of Fort Bend County Municipal Utility District No. 173 recorded under Clerk's File No. 2011008641 of the Official Records of Fort Bend County, Texas.

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

3. Liens/Misc:

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

Said lien additionally secured by Collateral Assignment of Note and Liens recorded in/under Clerk's File No. 2012054544 of the Official Records of Fort Bend County, Texas.

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

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

Subject properties are located in the Fort Bend County Municipal Utilities Districts No(s). 169, 170, 172 and 173. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. Prior to the issuance of any policy, Seller is to furnish a properly executed and acknowledged Notice in compliance with the provisions set forth in Section 49.452 of the Texas Water Code, which Notice must be signed and acknowledged by the Purchaser and subsequently filed in the property records.

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

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

The letter is issued with the express understanding, evidenced by the acceptance thereof, that Stewart Title Company does not undertake to give or express any opinion as to the validity or effect of the instruments

listed, and this letter is neither a guaranty or warranty of title.

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

Sincerely,
Stewart Title Company

Debbie A. Hooper

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR TEXAS HOLDINGS L.P., a Delaware limited partnership, has platted that certain 15.32 acres of land out of the A.G. Sharpless Survey, A-322, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc, and known as CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038977, 2012054544, and 2016059210 of the Real Property Records of Fort Bend County, Texas, and, in its capacity as the agent, is the agent for the holders of promissory notes secured by said lien, desires to subordinate said lien to the dedication of all streets, rights-of-way, and easements as well as all other terms and conditions referred to on the plat of CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR TEXAS HOLDINGS L.P., a Delaware limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN and the dedications, terms, and provisions evidenced thereby.

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

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

EXECUTED this the _____ day of _____, 2017.

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

By: _____

Printed Name: _____

Title: _____

PROVINCE OF ONTARIO
COUNTRY OF CANADA

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

GIVEN under my hand and Notary Seal, this _____ day of _____, 2017

Notary Public
My commission expires: Commission For Life

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

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 15.32 acres of land out of the A.G. Sharpless Survey, A-322, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc., DBA BGE, Inc., and known as CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN and the dedication evidenced thereby and does hereby RATIFY, CONFIRM AND APPROVE in all respects the subdivision of CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN and the dedications, terms, and provisions evidenced thereby.

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

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

EXECUTED this the _____ day of _____, 2017.

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

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public in and for the State of Texas

My commission expires: _____

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



September, 2017

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

Re: Creek Falls at Cross Creek Ranch Section Eleven

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated September, 2017.

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

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

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

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

Please feel free to contact me at 713-637-5520 with any questions that you may have.

Sincerely,

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

Leslie Noyola
Construction, Coord 2, Planning & Design

Trey DeVillier

From: Trey DeVillier
Sent: Tuesday, September 19, 2017 7:44 AM
To: 'LROW@centerpointenergy.com'
Subject: CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN - NO OBJECT REQUEST
Attachments: 2017-9-19_PLAT_CREEK FALLS 11.pdf

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

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

Respectfully,

Trey DeVillier | Platting Coordinator

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



Serving. Leading. Solving.™

Trey DeVillier

From: Trey DeVillier
Sent: Tuesday, September 19, 2017 7:43 AM
To: Michael Jones (mj524k@att.com)
Subject: CREEK FALLS AT CROSS CREEK RANCH SECTION ELEVEN - NO OBJECT REQUEST
Attachments: 2017-9-19_PLAT_CREEK FALLS 11.pdf

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

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

Respectfully,

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



Serving. Leading. Solving.™



Special Use Permit

APPLICANT/OWNER: Wren Investments, LLC

ADDRESS OF PREMISES: 8402 Wilson Street

REQUESTING: use of property as Commercial / Residential

HEARING DATE: October 13, 2017

PLANNING AND ZONING COMMISSION REVIEW

GRANTED

DENIED

RETURNED FOR ADDITIONAL DATA

COMMENTS/CONDITIONS: _____

CHAIRMAN SIGNATURE: _____ DATE: _____

"The Planning and Zoning Commission finds that granting the Special Use Permit will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located, nor impair adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public health, safety and well-being, or substantially diminish or impair property values within the neighborhood."

CITY COUNCIL REVIEW

GRANTED

DENIED

SIGNATURE: _____ DATE: _____

SIGN VARIANCE APPROVAL/DISAPPROVAL FORM

REQUESTOR: Dru Trehan

ADDRESS OF PREMISES AFFECTED: 4802 FM 1463, Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION REVIEW

GRANTED

DENIED

RETURNED FOR ADDITIONAL DATA

BY: _____ DATE: _____

CITY COUNCIL REVIEW

GRANTED

DENIED

BY: _____ DATE: _____

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

AGENDA OF:	October 13, 2017	AGENDA ITEM:	
DATE SUBMITTED:	September 25, 2017	DEPARTMENT:	Building Services
PREPARED BY:	Michelle Killebrew, Building Official	PRESENTER:	Michelle Killebrew, Building Official
SUBJECT:	4802 FM 1463 – Sugar Creek Montessori School		
ATTACHMENTS:	Application and Related Documents		
EXPENDITURE REQUIRED:		\$0	
AMOUNT BUDGETED:		\$0	
ACCOUNT:	Development Services		
ADDITIONAL APPROPRIATION REQUIRED:		\$0	
ACCOUNT NO:			

EXECUTIVE SUMMARY

Sugar Creek Montessori School, has made an application for a sign permit, which has been denied for noncompliance with the 2012-1058 Sign Ordinance, for the property located at 4802 FM 1463 which is in the City of Fulshear Extraterritorial Jurisdiction.

City of Fulshear Sign Ordinance 2012-1058 Section 5.0 (13) (b) specifically; prohibits for an illuminated monument sign which is prohibited to be illuminated by means of lights or illumination that include, flashing, fading, revolving or blinking lights, or any type of moving, traveling or changing message.

- **Completed Variance Request:** Completed Application from the Owner/Owner's Representative. (See Attachment 1)
- **Owner Affidavit:** The owner has submitted a letter of approval to request the Variance submitted by the Owner's Representative (See Attachment 2)
- **Denial Letter:** A letter from the Building Official was sent for having placed a sign without a permit and does not comply with the city ordinance. (See Attachment 3)
- **Sign Details:** A description of the sign including dimensions, material, and location. (See Attachment 4)
- **Neighbor notification:** The letters sent to all property owners within 300 feet of the property, sent by the City of Fulshear. (See Attachment 5)
- **Application Fee:** Fee has been paid by the applicant (See Attachment 6)

STAFF RECOMMENDATION

This sign was placed without a permit, the property owner explains in their narrative that they were under the impression that they were in the City of Katy ETJ and they were unaware that they had to follow our sign ordinance. On receipt of the letter sent from the city regarding the sign they immediately contacted the Building Official to begin discussions on how to be in compliance with the ordinance. We set up a meeting with the owner and the City Manager along with the Building Official and the Code Enforcement Officer and discussed the possibility of obtaining a variance. They have turned the illuminated portions of the sign off and with that they now comply.

They are requesting to be allowed to have the illuminated portion of the sign with the approval of the City by restricting the number of times that the sign changes messages.

- Will literal enforcement of the ordinance result in a hardship or practical difficulty?
- Is the hardship self-imposed?
- Is the condition unique to the property, or is it common to other properties within the area?
- Will the requested Variance injure the adjacent property?
- Will the requested Variance be contrary to orderly development in the area?

HARDSHIP: It shall be incumbent upon an applicant to conclusively prove at the public hearing that, if compelled to meet the provisions of this Ordinance, the applicant cannot secure reasonable use of the property; that the hardship claimed results from the application of the provisions of this Ordinance; that the hardship claimed is suffered by the property directly, and not merely by other properties; that the hardship claimed is not the result of the applicant's own actions.

Please note: that monetary or cosmetic reasons will not pass the hardship standard.

- The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.



CITY OF FULSHEAR

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

4802 FM 1463
Sign Variance Request
Attachment 1
page 1 of 2

VARIANCE/APPEAL APPLICATION

APPLICATION DATE: September 21st 2017

* Formerly informed address was
4802 FM 1463
Kcity, TX 77444

ADDRESS OF PREMISES AFFECTED: 4802 FM 1463, FULSHEAR, TX 77441

LEGAL DESCRIPTION: 0300A Phillips, Acres .966 Unrestricted reserve "A" block 1

OWNERS INFORMATION: NAME SCMS FULSHEAR
ADDRESS 4802 FM 1463 CITY FULSHEAR STATE TX
ZIP CODE 77441 EMAIL ctrehan2012@gmail.com PHONE NUMBER 281-394-9797

APPLICANTS NAME (if different than owner) Dru Trehan
ADDRESS 4802 FM 1463 CITY FULSHEAR STATE TX
ZIP CODE 77441 EMAIL ctrehan2012@gmail.com PHONE NUMBER 713-459-9823

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary) Please see attached

Status of the Project: Existing Under Construction Proposed

Have there been previous variance requests for this property? NO

Are there similar situations in the area? Yes

Addresses: _____

Have you informed your Home Owners Association? N/A or Neighbors? N/A

Request Proposal and Description: Provide a description of the existing and or proposed physical property improvements relative to this case (ie: materials, structure type and height, dimensions, ect.) Please also supply and identify photos where applicable, to support your case:

Please see attached

Continued.... Request Proposal and Description

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

Signed by the Applicant/Owner Agent:



Date: 9-17-17

LETTER OF AUTHORIZATION FOR VARIANCE APPLICATION REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO: Steve Husmann

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

(CERTIFIED

LEGAL
DESCRIPTION]

0300A Phillips, Acres 9.66 unrestricted
reserve A,
block 1

ACKNOWLEDGEMENTS:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I authorize Steve Husmann to represent my interest as the owner of the property. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of the variance request.

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

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

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

OWNER'S SIGNATURE of the above described property: 

OWNER'S NAME (printed): Dr. Trehan

ADDRESS: 4802 fm 1463, Fulshear TX 77441

TELEPHONE: ___ EMAIL: ___

713-459-9823

dtrehan2012@gmail.com



CITY OF FULSHEAR

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

4802 FM 1463
Sign Variance Request
Attachment 3
page 1 of 1

NOTICE OF VIOLATION

8/14/2017

SCMS Fulshear Assets LLC
4802 FM 1463
Katy, Texas 77494

Notice by Certified and Regular Mail

Regarding:

Sugar Creek Montessori School, Fort Bend County Appraisal Property Id: R126266

To whom it may concern,

The property located at 4802 FM 1463 is within the City of Fulshear Extraterritorial Jurisdiction and within the City of Fulshear and Churchill Farms Development Agreement. The Development Agreement states that all signs will comply with the City of Fulshear Sign Ordinance Number 05-935 or will comply with the City's current sign ordinance that is in place prior to construction of the sign.

It is unlawful to place any sign within the City of Fulshear Extraterritorial Jurisdiction without obtaining a sign permit.

An inspection of the property performed today, August 14, 2017, I have found that there are two signs located at 4802 FM 1463 and both are in violation of the City of Fulshear Sign Ordinance.

The first violation is the "Now Open" sign, temporary banners are allowed if they are placed on private property (not within the right of way) at a height not to exceed 5ft or 32 total square feet and must be in the form of a banner, for not more than 90 days for a new business.

The second violation is the monument sign, monument signs shall be no larger than 10 feet in height, the portion of the sign containing the message shall not exceed 72 total square feet, must be flush against the ground, appear as a solid mass and cannot have any type of intermittent illumination, including flashing, fading, revolving or blinking lights, or any type of moving, traveling or changing message by means of lights or illumination.

This letter is to notify you of the violation, and to give you the ability to remove the signs, correct the violations, or request an appeal to the Planning and Zoning Commission **within 10 days from the date of this letter**.

Any person, corporation, or entity who violates the provisions of the ordinance can be found guilty of a misdemeanor and fined in the amount not to exceed \$2000.00 each day in which the violation occurs. I have attached a copy of the ordinance for your review. If you have any questions regarding this letter, please feel free to contact me at 281-346-1796 or by email at mkillebrew@fulsheartexas.gov.

Michelle Killebrew
Chief Building Official

Request for Variance on Ordinance No. 2012-1058

Prepared for the City of Fulshear and its Honorable Citizen Board



Respected City of Fulshear staff and Honorable Citizen Board,

We are respectfully seeking a variance on an **existing** monument sign located at 4802 FM 1463 at the boundary of Katy and Fulshear, outside city of Fulshear ("City") limits, but within Fulshear extra territorial jurisdiction ("ETJ"). It is located at the edge of Fulshear and Katy, and the property's unique location created some initial confusion about its jurisdiction based on the following:

- 1) Centerpoint, who we were told assigns property addresses, informed us we were in Katy.
- 2) GPS mapping, today and before, require Katy to be input as city instead of Fulshear in order to locate it (see below image)
- 3) Fort Bend County Central Appraisal District sent mails to a Fulshear address which were returned to sender and were only successfully received when Katy was listed as city.

The development and planning on this project, such as platting, design and approval processes were coordinated by third party firms such as Benchmark Engineering, as such we never communicated with City representatives. We sincerely apologize for the oversight; it was completely unintended. As soon as we received the letter from City offices on August 14th, we immediately contacted the City and started working with their representatives to the best of our ability, including turning off the sign completely, as is its current state, which we hope to put back on soon. It is our strong desire to be good neighbors and we are proud of the opportunity to serve Fulshear families for many years to come.

The sign itself meets all provisions of the sign ordinance, Ordinance No. 2012-1058 (the "Ordinance"), including all dimensional specifications, is not in a right of way (it is set back about 60' from the roadway), is not in any easement, poses no hazards in any way, including those as stipulated in the Ordinance such as hazards posed: by lack of structural integrity, by means of distraction to drivers by its content, location or appearance, reduced visibility for drivers or any adjacent neighbors (there are none as of now), creates no obstacles, creates no nuisance, does not adversely impact property values or contribute to visual blight. The sign is a high quality monument sign that is comprised of the same materials as the building (premium masonry) and is flush to the ground as per the Ordinance.

The variance we respectfully request pertains to Section 13b of the Ordinance, which states Illuminated signs shall not have changing text by means of light or illumination. Out of the Ordinance, only a strict interpretation of this one section would not be met, hence our request for this variance. However, the overall intent and objective of the Ordinance will be fully met, particularly Section 1, 2(e) that requires "Persons exposed to Signs are not overwhelmed by the number of messages presented and are able to exercise freedom of choice to observe or pay no attention to such messages, according to the observer's purpose."

Exhibit A: Aerial image of sign (Note distance to road is approximately 60 feet)

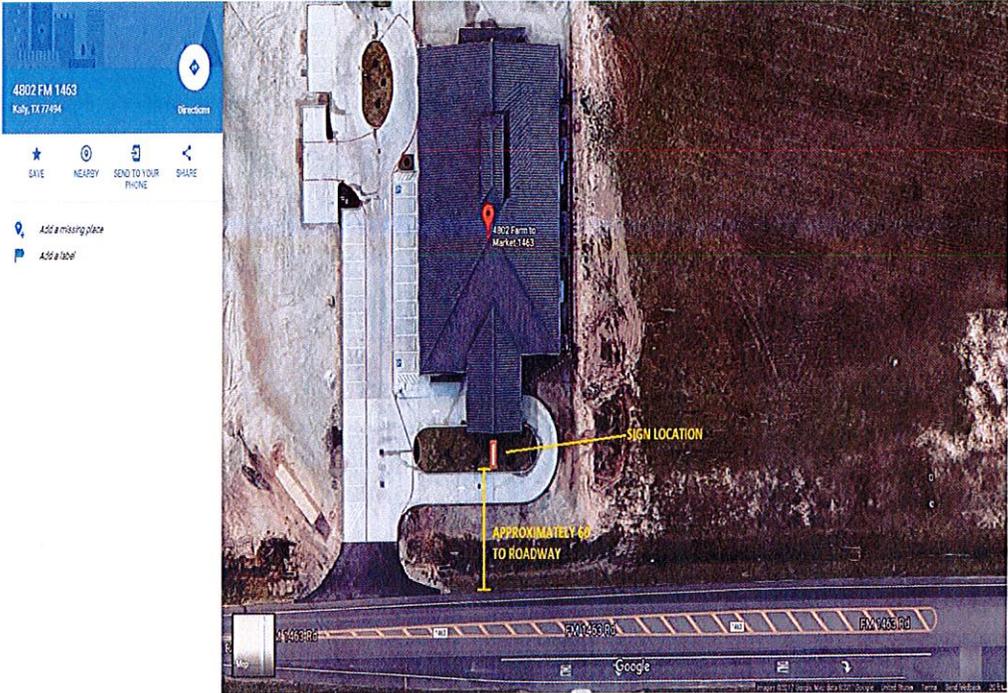
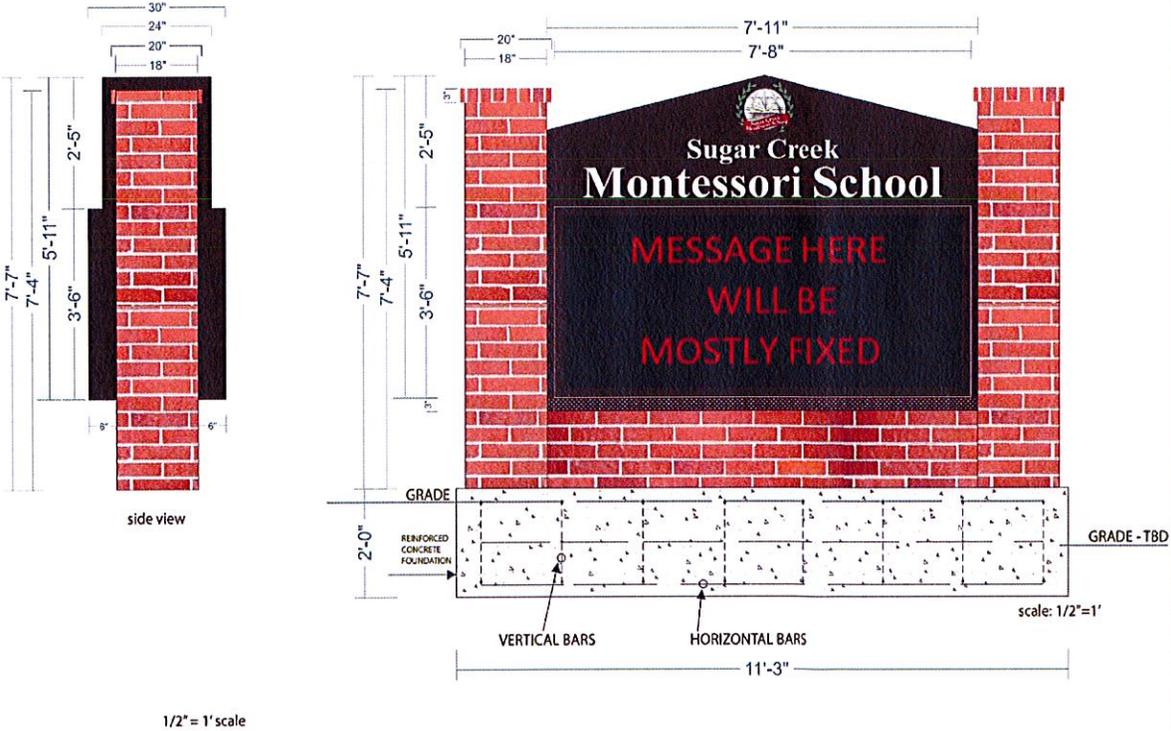


Exhibit B: Sign rendering (style and dimensions are in compliance)



We want to work with the City and its Honorable Citizen's Board to establish a reasonable frequency of plain and simple text changes that would be in keeping with the objective and intent of the Ordinance. While non-electronic changeable marquee signs have the permission to change text at undetermined frequency, we understand the concern with adherence to Ordinance objectives when one type of sign is easier to change than another and may offer features that can result in garish and gaudy use; we share the same concerns and only use simple and frequency controlled text changes.

In terms of perspective, as shown in the rendering, the sign is not overtly large, not directly visible from any residences and is a good 60' from a fast moving road that does not accommodate pedestrian traffic. As such, the sign would not serve as a distraction for others, even with infrequent text changes, and frequency and content of such changes can be strictly controlled. In terms of ensuring compliance with Section 1,2(e), if text was changed based on a permitted number of minutes in a day (or hours in a day) there should be no distraction or detriment to property values, again this is a high standard, quality built sign with only simple, flat text change. There will be no dramatic movements, animations or ostentatious content, just simple, flat text changes at a permitted frequency. Due to no accommodation for pedestrians and no homes near the sign, the sign is practically only visible to individuals already on the property, or those travelling in vehicles on a busy roadway, and again this is 60' away and faces perpendicular to the roadway so will not be cause for any distraction We are seeking your guidance and support in working with us to determine a reasonable frequency of simple and plain text changes that would allow us to operate normally and reasonably while still being mindful of the Ordinance and others around us. Once frequency and acceptable parameters are established, protocols and training will be implemented by our organization to ensure compliance and acceptable use guidelines, including strict consequences for violation of such protocols.

We are a community minded organization that serves area families and share a common interest with Fulshear in maintaining safety and property values in the area and sincerely appreciate the good efforts of City of Fulshear staff and its citizen board in contributing towards these noble efforts. We look forward to discussing with you and coming to reasonable accommodation for this variance.

Respectfully,

Dru Trehan, Administrator

Steve Husmann, AIA



CITY OF FULSHEAR

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

4802 FM 1463
Sign Variance Request
Attachment 5
page 1 of 3

9/25/2017

Notice of Variance Request

TO WHOM IT MAY CONCERN;

In compliance with the City of Fulshear Sign Ordinance Number 2012-1058, the Planning and Zoning Commission will hear a variance request for a sign on October 13, 2017 at 8:30 a.m. in the City Council Chambers of the City of Fulshear, located at 30603 FM 1093, at which time and place all interested persons will be given an opportunity to be heard.

The location of the premises in question is in the Extraterritorial Jurisdiction of the City of Fulshear, 4802 FM 1463, Fulshear, Texas 77441.

The applicant is seeking a variance to the Sign Ordinance to permit the construction of a sign.

Specific relief is requested from Section 5.0 (13) (b) for an illuminated monument sign which is prohibited to be illuminated by means of lights or illumination that include, flashing, fading, revolving or blinking lights, or any type of moving, traveling or changing message.

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

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

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

Sincerely,

Michelle Killebrew
Building Official



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

4802 FM 1463

Sign Variance Request

Attachment 5

page 2 of 3

Variance Request for 8402 FM 1463

This letter was mailed to the following property owners:

Oscar Castano
27502 Gracefield Lane
Fulshear Texas 77441

Gregory Griffith
27506 Gracefield Lane
Fulshear Texas 77441

Lisa Dixon
27510 Gracefield Lane
Fulshear Texas 77441

John Phillips
27514 Gracefield Lane
Fulshear Texas 77441

William Ventura
4227 Addison Ranch Lane
Fulshear Texas 77441

Duque Enrique
4223 Addison Ranch Lane
Fulshear Texas 77441

Hector Torres
4219 Addison Ranch Lane
Fulshear Texas 77441

Francisco Henao
27503 Gracefield Lane
Fulshear Texas 77441

Travis Zaruba
27507 Gracefield Lane

Fulshear Texas 77441



CITY OF FULSHEAR

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Fulshear, Texas 77441

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4802 FM 1463
Sign Variance Request
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David Risinger
27511 Gracefield Lane
Fulshear Texas 77441

St Peters United Methodist Church
20775 Kingsland Blvd
Katy TX 77450

TLM – CCR Phase II LLC
110 E Davis Street
McKinney Texas 75069

SIGN VARIANCE APPROVAL/DISAPPROVAL FORM

REQUESTOR: Mike Roller dba Remax Realty West

ADDRESS OF PREMISES AFFECTED: 8310 Wilson Street, Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION REVIEW

GRANTED

DENIED

RETURNED FOR ADDITIONAL DATA

BY: _____ DATE: _____

CITY COUNCIL REVIEW

GRANTED

DENIED

BY: _____ DATE: _____

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

AGENDA OF:	October 13, 2017	AGENDA ITEM:	
DATE SUBMITTED:	October 2, 2017	DEPARTMENT:	Building Services
PREPARED BY:	Michelle Killebrew, Building Official	PRESENTER:	Michelle Killebrew, Building Official
SUBJECT:	8310 Wilson Street – Sign Variance Request		
ATTACHMENTS:	Application and Related Documents		
EXPENDITURE REQUIRED:			\$0
AMOUNT BUDGETED:			\$0
ACCOUNT:	Development Services		
ADDITIONAL APPROPRIATION REQUIRED:			\$0
ACCOUNT NO:			

EXECUTIVE SUMMARY

Remax Reality West, has made an application for a sign permit, which has been denied for noncompliance with the 2012-1058 Sign Ordinance, for the property located at 8310 Wilson Street, which is in the City of Fulshear Downtown District.

City of Fulshear Sign Ordinance 2012-1058 Section 4.0 (3) (a) specifically; (A) Monument Signs shall be constructed of masonry material or of material complimentary to the structure to which the sign is attributed. (B) The bottom portion of the sign shall rest flush against the ground, allowing no space between the ground and the bottom of the sign.

- **Completed Variance Request:** Completed Application from the Owner/Owner’s Representative. (See Attachment 1)
- **Owner Affidavit:** The owner has submitted a letter of approval to request the Variance submitted by the Owner’s Representative (See Attachment 2)
- **Denial Letter:** A letter from the Building Official was sent for having placed a sign without a permit and does not comply with the city ordinance. (See Attachment 3)
- **Sign Details:** A description of the sign including dimensions, material, and location. (See Attachment 4)
- **Neighbor notification:** The letters sent to all property owners within 300 feet of the property, sent by the City of Fulshear. (See Attachment 6)
- **Application Fee:** Fee has been paid by the applicant (See Attachment 7)

STAFF RECOMMENDATION

Staff requested the expertise of Craig Koehl, who is our Urban Forestry Consultant to review the request and visit the site, these are his findings:

1. It is my understanding a sign for the new commercial office will be constructed in the permeable area adjacent to the 46" Live Oak. It is also my understanding that sign regulations require a brick or stone clad masonry base on the sign. Installing any sort of grade beam within the existing permeable area adjacent to the tree will significantly impact the trees long term survival and will also jeopardize the tree's structural integrity.
2. Concrete piers with an inverted grade beam would be considered an option if the tree was significantly smaller and the permeable area large enough to move the sign at least 10-15' from the base of the tree. It is my understanding code will not allow the sign to be moved east into the public right of way. With this information, I do not recommend attempting to install concrete piers this close to the base of the 46" Live Oak. The large diameter hole necessary to pour concrete piers would most likely require cutting very large tree roots.
3. I recommend 4"x4" wooden posts be installed to support a smaller sign in order to avoid impact to the Live Oak. Holes for the wooden posts must be excavated with hand tools and manual labor, taking care not to cut or damage any tree roots larger than 2" diameter. If roots larger than 2" diameter are found to be in conflict with proposed post hole, adjust hole location to avoid roots. Line hole with 6 mil polyethylene prior to placing any concrete around post to prevent cement from raising soil pH in root zone area. Do not allow cement overflow or tool washout in permeable area beneath tree's canopy.

At the last meeting, the applicant was not in attendance and the Commission postponed this request asking the applicant to be in attendance, requesting any other renderings or designs that the applicant might have, and requesting a rendering that was to scale showing the sign in front of the building.

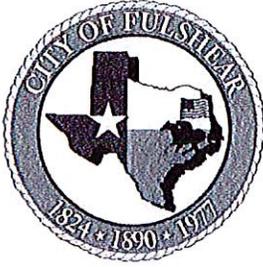
Staff has requested such documentation, and the applicant responded that he would have no further documentation and that he would attend the next meeting.

- Will literal enforcement of the ordinance result in a hardship or practical difficulty?
- Is the hardship self-imposed?
- Is the condition unique to the property, or is it common to other properties within the area?
- Will the requested Variance injure the adjacent property?
- Will the requested Variance be contrary to orderly development in the area?

HARDSHIP: It shall be incumbent upon an applicant to conclusively prove at the public hearing that, if compelled to meet the provisions of this Ordinance, the applicant cannot secure reasonable use of the property; that the hardship claimed results from the application of the provisions of this Ordinance; that the hardship claimed is suffered by the property directly, and not merely by other properties; that the hardship claimed is not the result of the applicant's own actions.

Please note: that monetary or cosmetic reasons will not pass the hardship standard.

- The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.



CITY OF FULSHEAR

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Variance Request
8310 Wilson
Attachment 1
page 1 of 3

20171456

VARIANCE/APPEAL APPLICATION

APPLICATION DATE: 8/17/17

ADDRESS OF PREMISES AFFECTED: 8310 WILSON STREET

LEGAL DESCRIPTION: FULSHEAR, BLOCK 10, LOT 5. 8

OWNERS INFORMATION: NAME John LeBourdais
ADDRESS 4850 JAMES AVE CITY FULSHEAR STATE TX
ZIP CODE 77441 EMAIL john@johnlebourdais.com PHONE NUMBER 281-346-8677

APPLICANTS NAME (if different than owner) Mike Bollen dba ReMax Realty Wasi
ADDRESS 29818 FM 1093 CITY FULSHEAR STATE TX
ZIP CODE 77441 EMAIL Mike@movewest.net PHONE NUMBER 281-346-0222

EXPLAIN REQUEST: (fully explain the existing conditions that make this request necessary) See Attached

Status of the Project: Existing Under Construction Proposed

Have there been previous variance requests for this property? Yes

Are there similar situations in the area? UNK
Addresses: _____

Have you informed your Home Owners Association? N/A or Neighbors? Yes

Request Proposal and Description: Provide a description of the existing and or proposed physical property improvements relative to this case (ie: materials, structure type and height, dimensions, ect.) Please also supply and identify photos where applicable, to support your case:
See Attached

Continued.... Request Proposal and Description

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

Signed by the Applicant/Owner Agent:  Date: 8/19/17

LETTER OF AUTHORIZATION FOR VARIANCE APPLICATION REPRESENTATION

AUTHORITY IS HEREBY GRANTED TO: Michael Roller

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

(CERTIFIED LEGAL DESCRIPTION)
8310 Wilson St, Fulshear, Tx 77441 Fulshear, Block 10, Lot 5, 8

ACKNOWLEDGEMENTS:

I certify that the above information is correct and complete to the best of my knowledge and ability and that I authorize Michael Roller to represent my interest as the owner of the property. I further certify that I have read and understand the information provided, concerning the policies and procedures regarding consideration of the variance request.

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

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

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

OWNER'S SIGNATURE of the above described property: 

OWNER'S NAME (printed) John Lebourhis

ADDRESS: 4850 James Ln, Fulshear, Tx 77441

TELEPHONE: _____ EMAIL: _____

(281) 346-8677

john@johnlebourhis.com

Request for Sign Variance

We understand the desire of the City to maintain commonality for monument signs in Fulshear. We also understand that if we installed a 10-foot by 12-foot sign with masonry columns, 2-foot high caps and was flush against the ground that we would be in compliance with the sign ordinance and therefore would not require a variance. However, we are requesting two variances with the belief that this will be more suitable and more appealing for this specific location. The first variance concerns:

Section 4.0 (3) (a) Monument Signs states that they shall be constructed of masonry material or shall be constructed of a material complimentary of the structure to which the sign is attributed.

The subject Office building is constructed of painted white brick. It has yellowed over the years, but it will be painted fresh white in the next few weeks. The adjoining neighbors fence and home has the appearance of wood and are painted the same color of white. See attached photos. We are attempting to coordinate the exterior of the subject property with the neighbors to provide commonality in design and colors. This includes the monument sign. As such, we believe a "cleaner" less "in your face" monument sign would be more attractive.

Per the attached, the sign is being setback off the road and directly in front of the huge pecan tree so that it blends into the environment. However, if the columns are brick, it will necessitate larger dimensioned columns and deep footings that may cause injury to the tree. If they are constructed of wood, they will not be appealing. We carefully chose a material for the columns that has clean lines and is smaller in size and less "heavy". The actual sign face would be Hardi Plank so that it is less massive in depth.

Section 4.0 (3) (a) The bottom portion of the sign shall rest flush against the ground, allowing no space between the ground and the bottom of the sign structure.

We are requesting a variance from the above so that the sign can be lower in height, and again, will be less obtrusive. The sign will be inset in amongst a landscaped garden with the tree in the backdrop which will soften the look of the sign. A masonry base would require the sign to be raised in height and will be "harder" in appearance. In short, a landscaped base would be softer and more attractive in appearance.

In short, rather than install a sign that meets the City sign ordinance that would be offensive in size and mass, we are requesting a variance that would allow the sign to blend into the natural environment and would be more pleasing to the neighbors.



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093
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Sign Variance Request
8310 Wilson Street
Attachment 3
page 1 of 1

8/17/2017

John Lebourhis
4850 James Lane
Fulshear Texas, 77441

Re: Sign Permit Application for 8310 Wilson Street

Dear Mr. Lebourhis,

I am in receipt of an application for a sign permit for 8310 Wilson Street. The request is for a monument sign that will be 8 foot in length, and 6 foot in height, that will be constructed of Hardi Plank and PVC wrapped material.

The sign is here by denied for the following items:

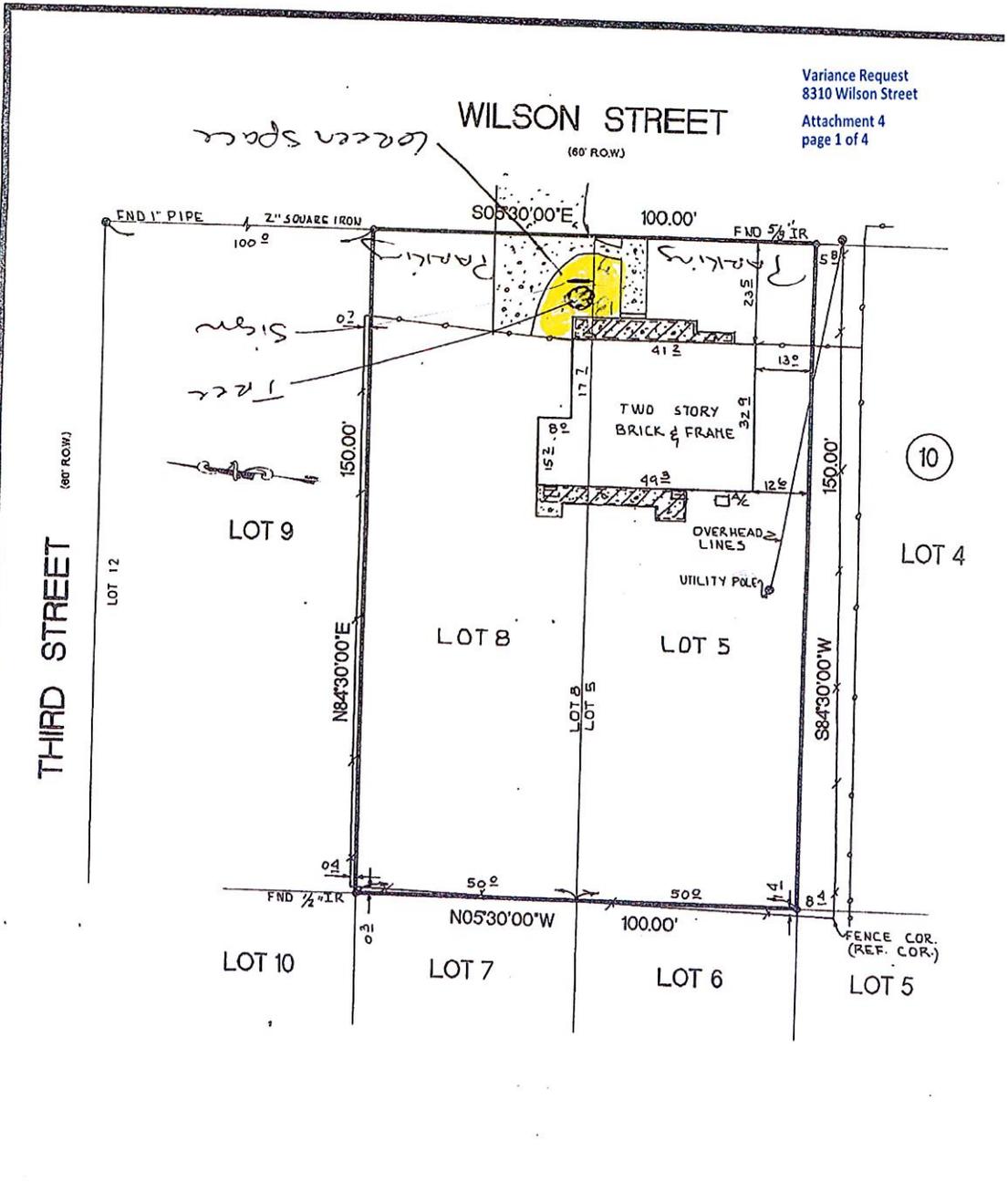
1. A site plan must be attached that shows where the sign will be placed, showing distance from property lines.
2. The sign is not consistent with the requirements of the City of Fulshear Sign Ordinance 2012-1058 Section 4.0 (3) (a) specifically;
 - a. Monument Signs shall be constructed of masonry material or of material complimentary to the structure to which the sign is attributed.
 - b. The bottom portion of the sign shall rest flush against the ground, allowing no space between the ground and the bottom of the sign.

You may resubmit revised drawings for a sign that is in compliance along with the proper site plan, or you may request a variance to the Sign Ordinance. All requests must be in writing, with the proper application and fees paid, along with documentation detailing why you believe a variance should be granted.

If there is anything that I can do to further assist you, please do not hesitate to contact me at 281-346-8860, or by email at mkillebrew@fulsheartexas.gov.

Sincerely,

Michelle Killebrew
Chief Building Official

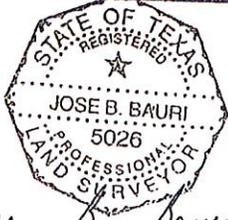


THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
SUBJECT PROPERTY IS BASED ON TITLE COMMITMENT LISTED BELOW.
ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT OF SAID SUBDIVISION.

LOTS : 5 AND 8		BLOCK : 10	SUBDIVISION : TOWN OF FULSHEAR		SECTION :
COUNTY : FT. BEND	STATE : TEXAS	RECORDATION : VOL. 1, PG. 180 F.B.C.D.R.	SURVEY :		SCALE : 1"=30'
PURCHASER: JEFF W. ROBERTS AND MELISA M. ROBERTS			FIELD WORK: 11-25-98/PD	FINAL CHECK: 11-30-98/SB	
ADDRESS: 8310 WILSON STREET, FULSHEAR, TEXAS			DRAFTING: 11-30-98/.F.V.	KEY MAP: 522 M	



ALLTEX REALTY SERVICES
REAL ESTATE SURVEY DIVISION
9525 KATY FREEWAY, SUITE 420
HOUSTON, TEXAS 77024
TEL: (713) 468-7707
FAX: (713) 468-8815



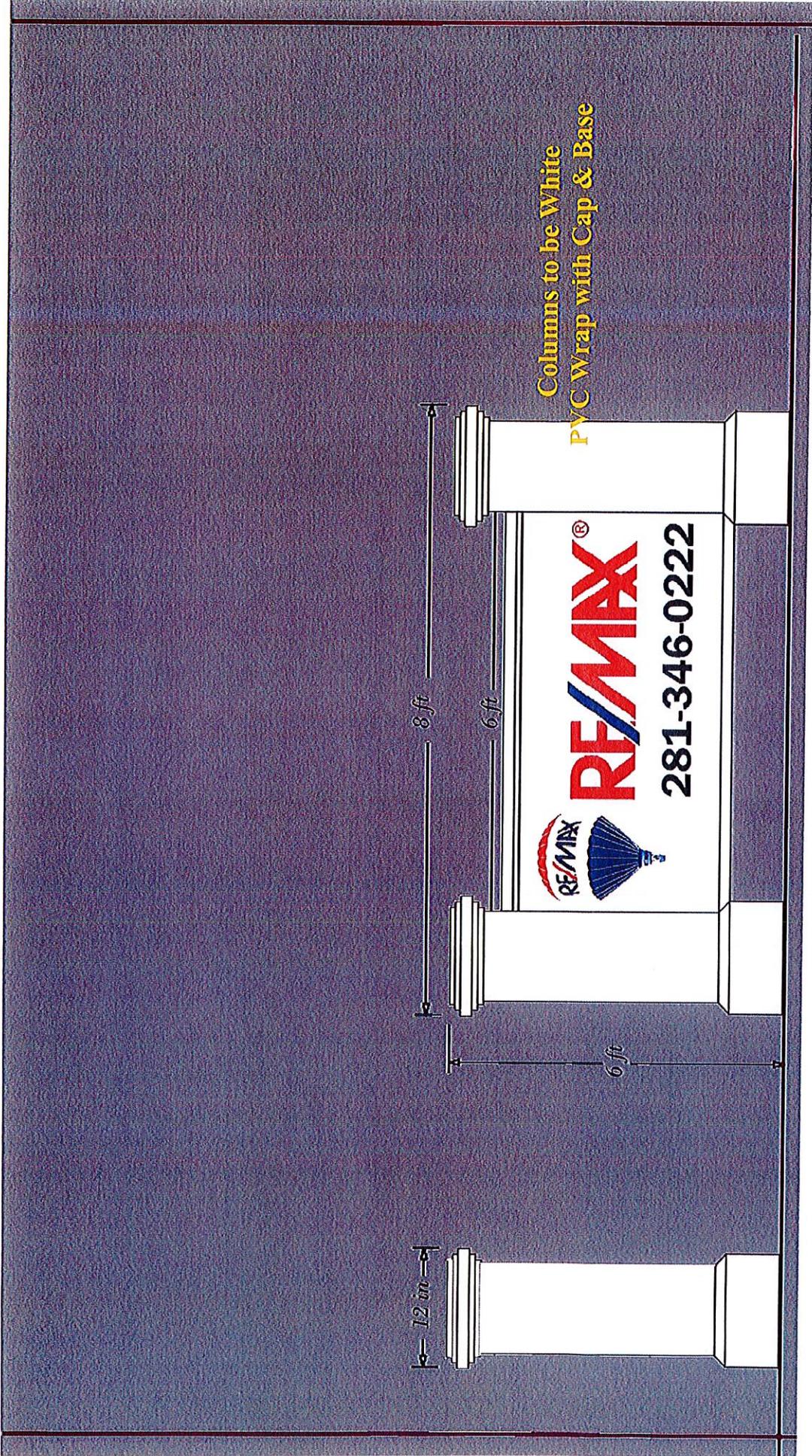
Jose B. Bauri

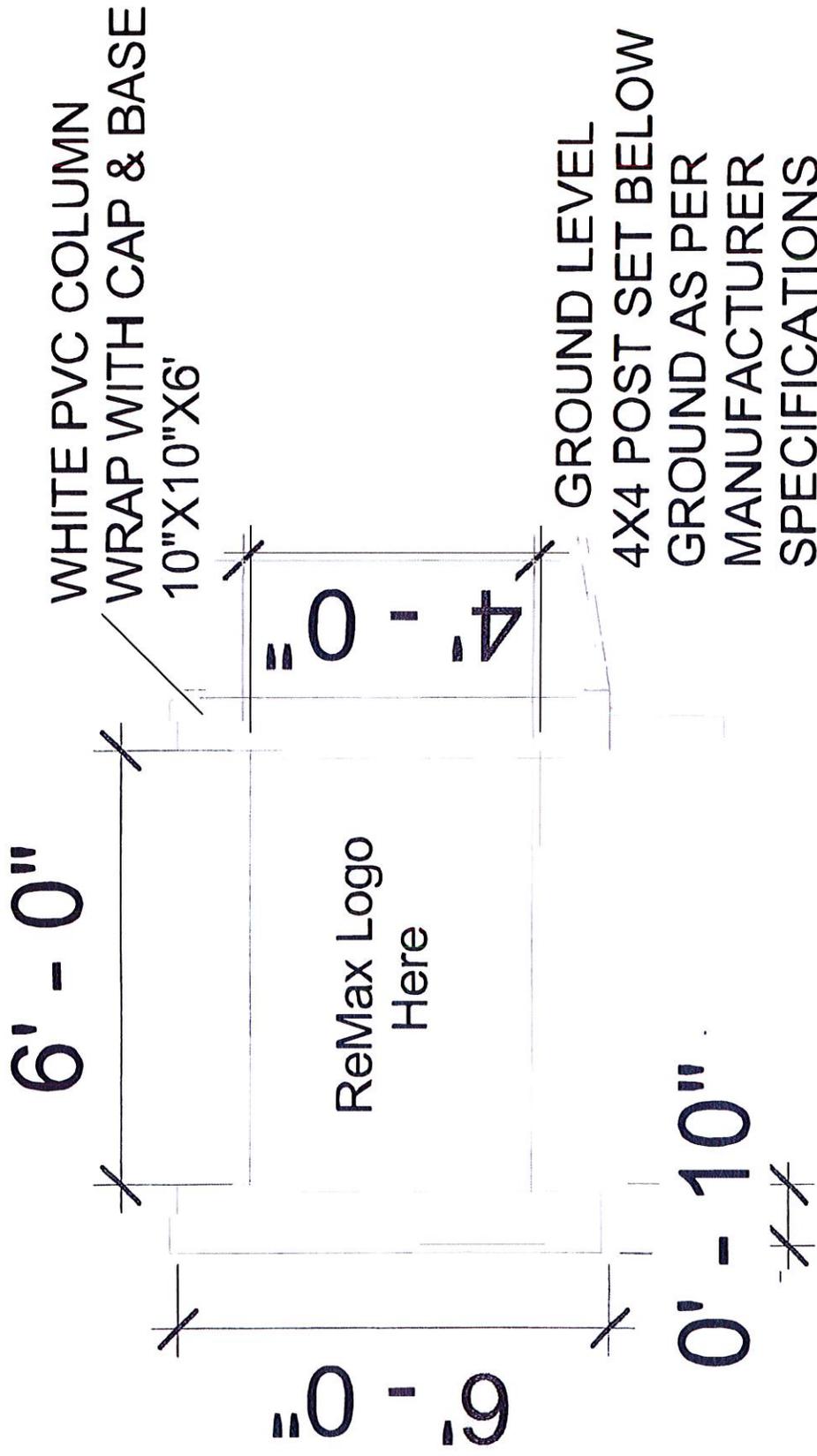
I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.

• Subject Property IS NOT Located in a Federal Insurance Administration Designated Flood Hazard Area. ZONE "X"
As per map 481488
Panel 0075 J Dated JAN. 03, 1988

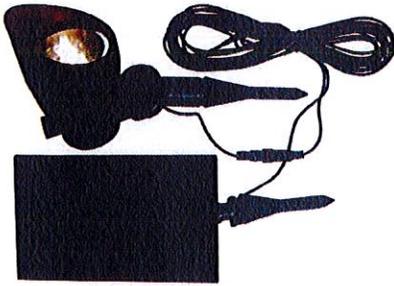
• THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

MORT. CO.	FORT BEND FEDERAL
TITLE CO.	FORT BEND TITLE
G.F. NO.	9820100
JOB NO.	98 - 12477
REV. DATE	-





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★★★★☆ (54) Write a Review Questions & Answers (10)

- Cast aluminum spotlight is protected by a black finish
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\$39.97 /each

Live Chat

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Quantity

Share Save to List Print

Pick Up In Store Today

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Free store pickup at Brinkman

in stock

Aisle 05, Bay 020 Text to Me

Check Nearby Stores

Or buy now with

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AK, GU, HI, PR, VI

We'll Ship It to You

Add to Cart

Free Shipping

Order within 2 hrs 40 mins
to get it by August 11

See Shipping Options

Schedule delivery as soon as tomorrow

Product Overview



Davenport's home on The Corner



View down Wilson Street



View of Adjoining Dravenpouts fence
AND The subject property on Right



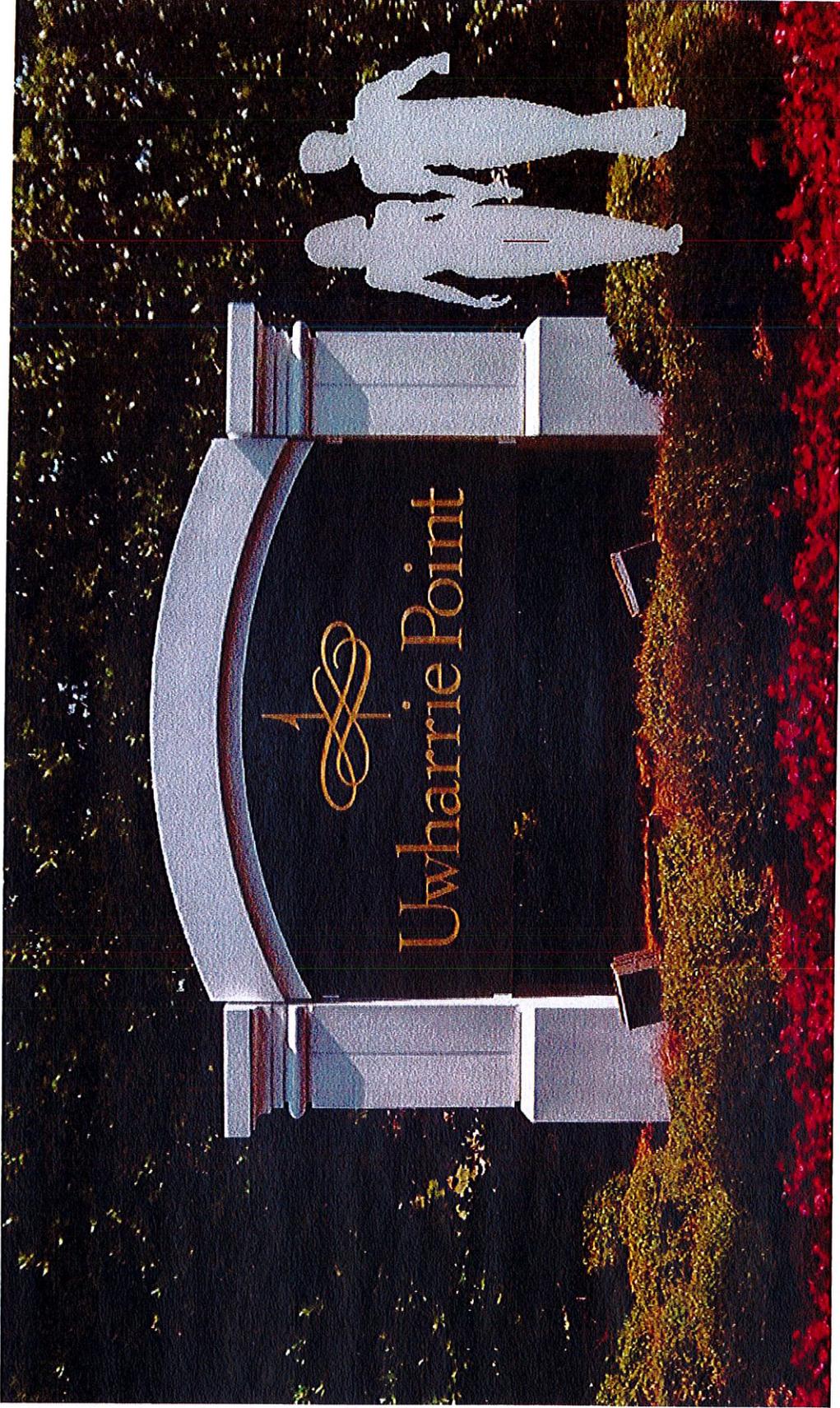
subject property to be painted
white



MONUMENT SIGN TO ABOUT THE TREE
IN FRONT



Sign to be placed in front of the
tree. Entire area around the tree
to be landscaped with flowers and
small shrubs



Sample of A PVC SIGN. THEY ARE LOW MAINTENANCE
AND DON'T WEATHER OR NEED PAINTING.

I, James Davenport own the property at the corner of 2nd and Wilson Street and have reviewed the monument sign presented below by RE/MAX Realty West for the property located at 8310 Wilson Street. I, hereby approve this sign.

W.D. Davenport Name 8/17/17 Date



I, BETTY L. ROBERTS own the property at 8302
Wilson Street and have reviewed the monument sign presented below by
RE/MAX Realty West for the property located at 8310 Wilson Street. I, hereby approve this sign.

Betty L. Roberts 8/14/2017
Name Date



I, KRISTINA SILVER own the property at 8303
Wilson Street and have reviewed the monument sign presented below by
RE/MAX Realty West for the property located at 8310 Wilson Street. I, hereby approve this sign.

[Signature] Name 8-0-17-17 Date



I, John Elias own the property at 8309 Wilson St Fulhear TX

Wilson Street and have reviewed the monument sign presented below by RE/MAX Realty West for the property located at 8310 Wilson Street. I, hereby approve this sign.

Designed by:

8/18/2017 | 16:03 PM CDT

Name _____

Date _____



I, John Elias 30318 2ND ST FULSHEAR TX own the property at 30318 2ND ST FULSHEAR TX and have reviewed the monument sign presented below by RE/MAX Realty West for the property located at 8310 Wilson Street. I, hereby approve this sign.

Designed by:

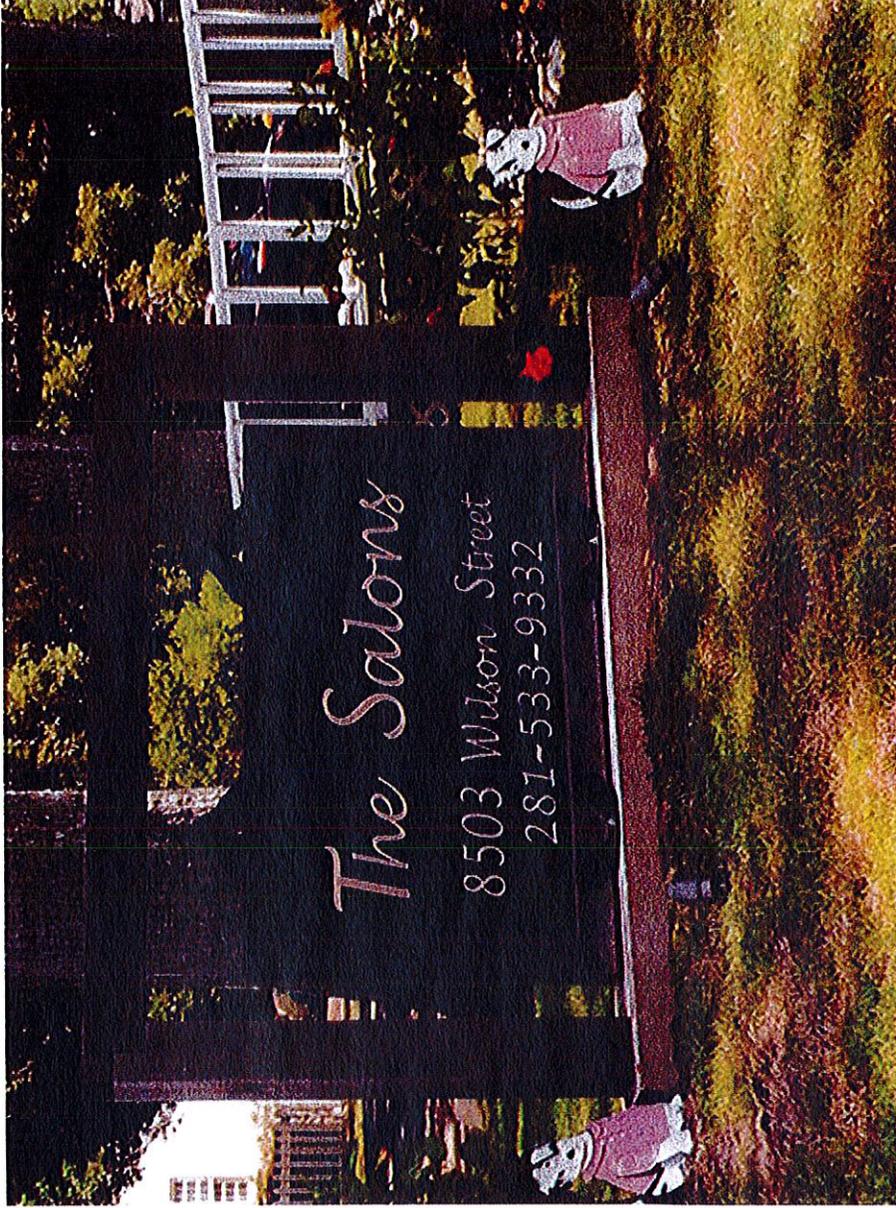
8/18/2017 16:03 PM CDT

8/18/2017 | 16:03 PM CDT

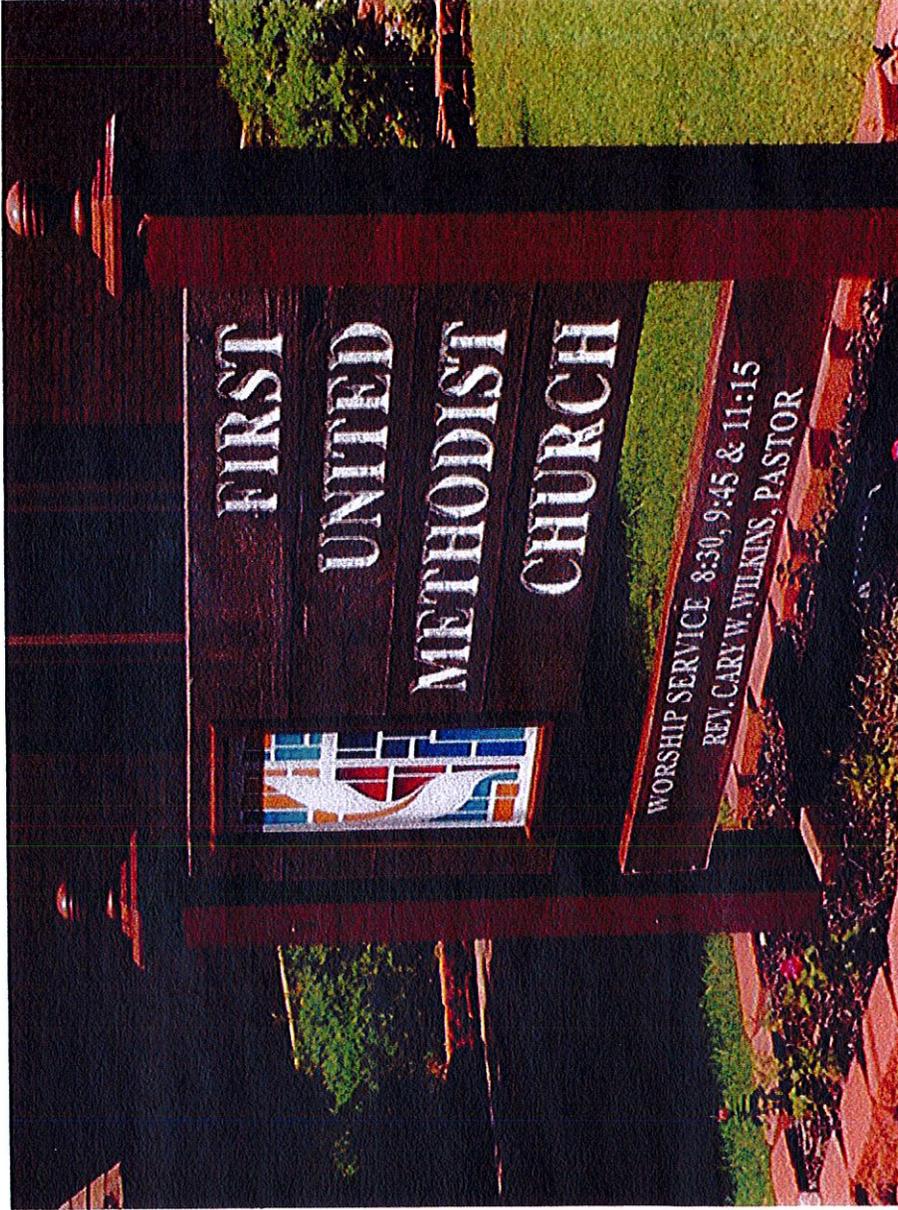
Name

Date

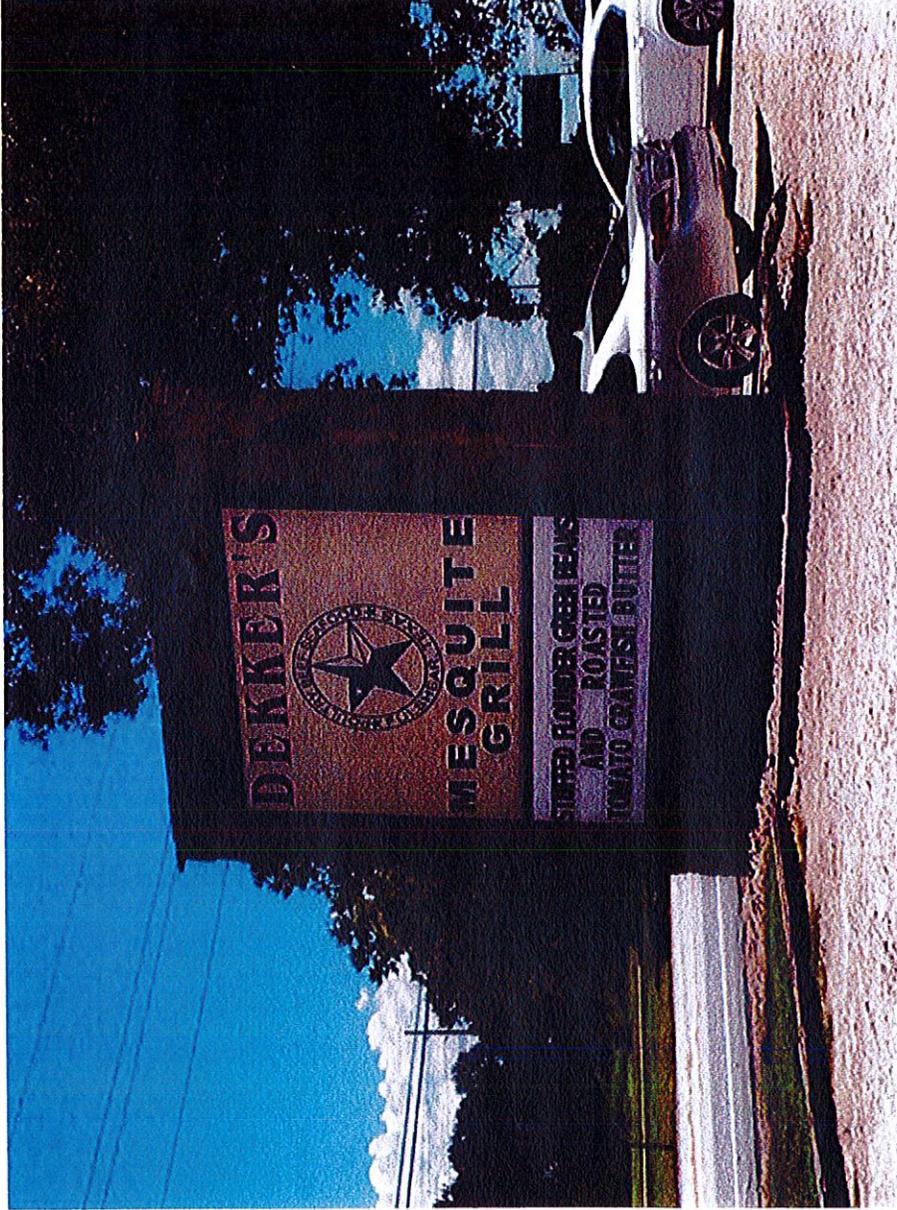




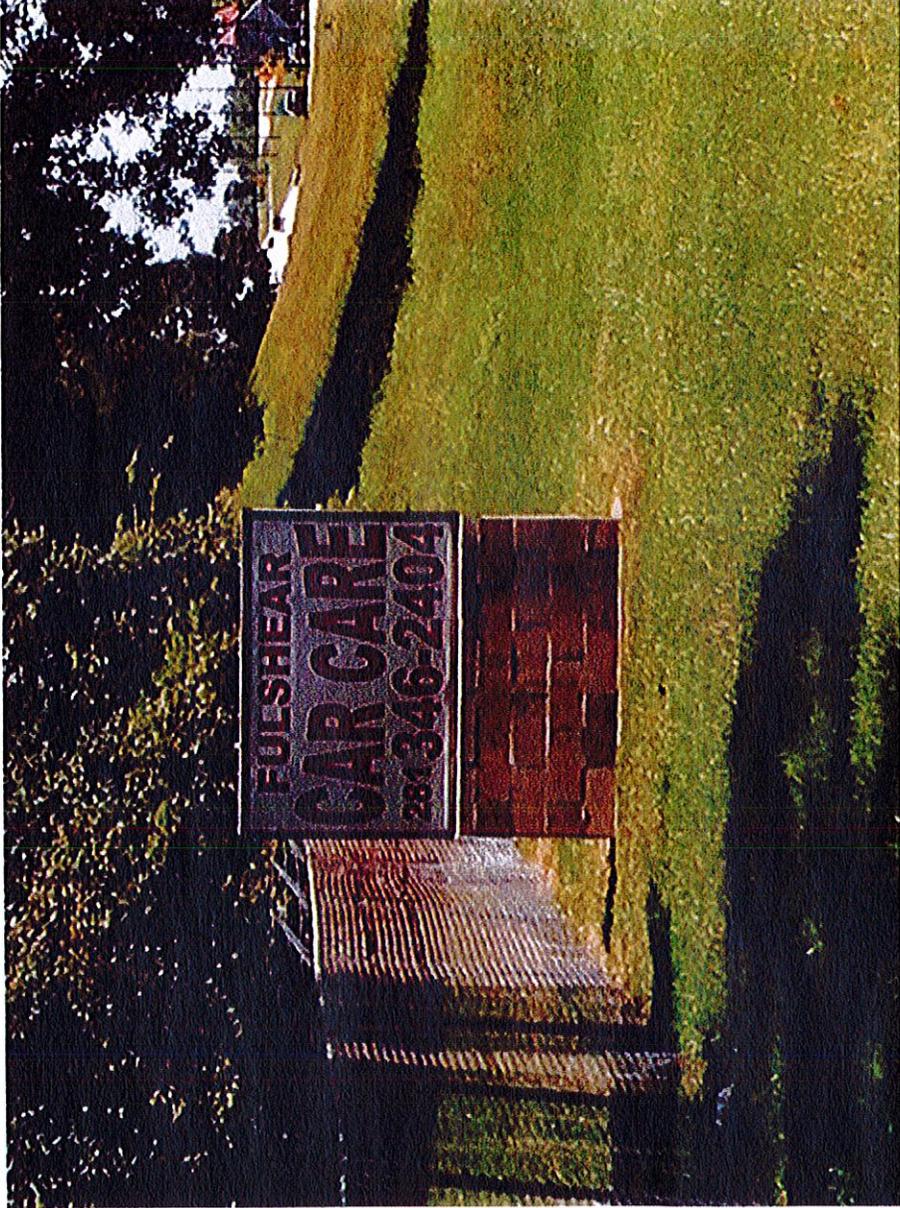


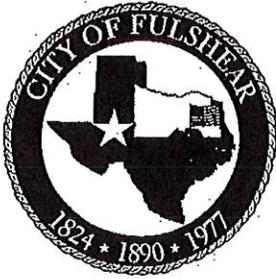












CITY OF FULSHEAR

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

Variance Request
8310 Wilson
Attachment 9
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8/21/2017

Notice of Variance Request

TO WHOM IT MAY CONCERN;

In compliance with the City of Fulshear Sign Ordinance Number 2012-1058, the Planning and Zoning Commission will hear a variance request for a sign on September 1, 2017 at 8:30 a.m. in the City Council Chambers of the City of Fulshear, located at 30603 FM 1093, at which time and place all interested persons will be given an opportunity to be heard.

The location of the premises in question is in the Downtown District, Fulshear, 8310 Wilson Street, Fulshear, Texas 77441.

The applicant is seeking a variance to the Sign Ordinance to permit the construction of a sign.

Specific relief is requested from Section 4.0 (3) (a) for a monument sign in the Downtown District:

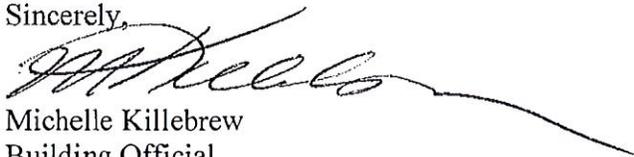
- a. Monument Signs shall be constructed of masonry material or of material complimentary to the structure to which the sign is attributed.
- b. The bottom portion of the sign shall rest flush against the ground, allowing no space between the ground and the bottom of the sign.

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

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

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

Sincerely,



Michelle Killebrew
Building Official



CITY OF FULSHEAR

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Variance Request
8310 Wilson
Attachment 9
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Variance Request for 8310 Wilson Street

This letter was mailed to the following property owners:

Huggins Ranch Ltd
C050
3823 Elfland Circle
Dallas, TX 75229

Betty Louise Roberts
PO Box 658
Fulshear, TX 77441

James Davenport
31202 Lower Oxbow Trace
Fulshear, TX 77441

Krista Ann Schroeder
8903 Wilson Street
Fulshear, TX 77441

Laura A Kocian
PO Box 597
Fulshear, TX 77441

Terence H Murphree
6002 Rogerdale Road # 200
Houston, TX 77072

Hanna Elias
4631 Chestnut Meadow Drive
Sugarland, TX 77479

Sign Variance Request
8310 Wilson Street

Attachment 10
page 1 of 1

RE/MAX REALTY WEST
29818 FM 1093 SUITE 108 281-346-0222
FULSHEAR, TX 77441

8/17/2018 Date

88-480/1131
03

Pay to the Order of City of Fulshear \$ 75.00
Seventy five and ^{xx} / 100 Dollars



 **COMMERCIAL STATE BANK**
IT JUST MAKES SENSE
www.csbeo.com

For Sign variance


MP