

Special Use Permit APPROVAL/DISAPPROVAL FORM

REQUESTOR: Thrive Church

ADDRESS OF PREMISES AFFECTED: 30136 FM 1093

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 CITY COUNCIL
CITY OF FULSHEAR, TEXAS**

AGENDA OF: Master Sign Plan	
DATE SUBMITTED: October 11, 2016	DEPARTMENT: Building Services
PREPARED BY: Michelle Killebrew	PRESENTER: Michelle Killebrew
SUBJECT: Thrive Church Special Use	
ATTACHMENTS: YES	
EXPENDITURE REQUIRED:	\$0
AMOUNT BUDGETED:	\$0
ACCOUNT NO.:	
ADDITIONAL APPROPRIATION REQUIRED:	\$0
ACCOUNT NO.:	

EXECUTIVE SUMMARY

Thrive Church is requesting a Special Use Permit for the property located at 30136 FM 1093.

The property is currently in the Downtown District and is used as Residential.

They are requesting to use the property for Commercial Use, primarily for their offices.

There will be 3 offices and a conference room, they will have 5 parking spaces behind the building,

There will be no modifications made to the building at this time, except for code compliance.

They will follow the regulations of the sign ordinance.



CITY OF FULSHEAR

PO Box 279 / 30603 FM 1093

Fulshear, Texas 77441

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

www.fulsheartexas.gov

ZONING SPECIAL USE APPLICATION

Date of Application: 10/6/16

Property Address: 30136 FM 1093

Legal Description of the property: 0029 C FULSHEAR, TRACT 87-C, ACRES 2.0

Property Owner Name(s): WOODHAM FAMILY TRUST

Address: 63 BIG CHIEF TRL, BOZEMAN, MT 59718-9419

Phone Number: 406-539-7979 Email Address: FBWOODHAM@GMAIL.COM

Applicant/Agent: Thrive Church

Attach letter of authorization along with this application

Address: 9550 Spring Green Blvd Ste 408-246
Katy TX 77494

Phone Number: 832-633-4805 Email Address: admin@thrivechurch.cc

Zoning District: DOWNTOWN DISTRICT Current use of property: RESIDENTIAL

Requested use of the property: COMMERCIAL/OFFICE

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

North	VACANT LAND
South	VACANT LAND
East	VACANT LAND
West	VACANT LAND

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

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

Parking Plan

30136 FM 1093

Fulshear, TX 77441

Our goal is a streamlined parking plan. Parking should be orderly and efficient.

1. When entering the property, all traffic flows to the right.
2. Parking is in the rear of the garage, facing north.
3. All cars exit under the portico.
4. Signs will be posted stating entry and exit points.
5. Cars should not block the driveway at any time.

Special Use Request

30136 FM 1093

Fulshear, TX 77441

1. Request made that property address 30136 FM 1093, Fulshear, Texas 77441 be used as commercial office space only.
2. It is an existing single story building with no major modifications at this time.
3. Typical hours of operation will be 7 am to 6 pm.
4. Number of occupants will be 10 or less.
5. It will comply with all applicable sign regulations.

Property owners surround:

Metro Right of Way
Woodham Family Trust

Parking



Exit ↓

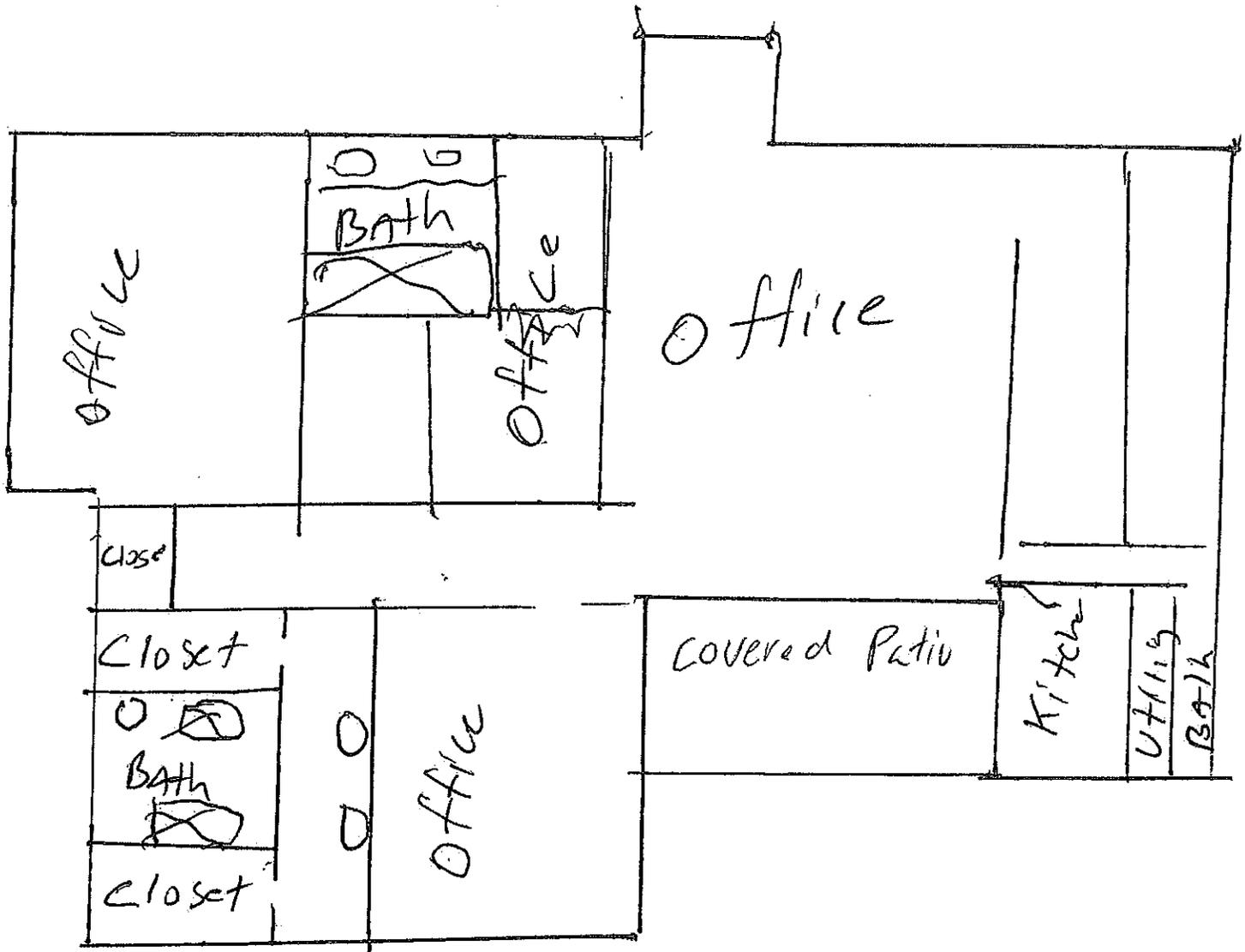
One Way ↓



One Way

Google

30136 FM
FLOOR PLAN



MORATORIUM APPROVAL/DISAPPROVAL FORM

THE PROPOSED IMPOSITION OF A MORATORIUM ON ISSUANCE OF PERMITS OR PLATS FOR THE DEVELOPMENT OF HOTELS OR MOTELS WITHIN THE JURISDICTION OF THE CITY OF FULSHEAR, TEXAS

PLANNING AND ZONING COMMISSION REVIEW

_____ GRANTED

_____ DENIED

_____ RETURNED FOR ADDITIONAL DATA

BY: _____ DATE: _____

CITY COUNCIL REVIEW

_____ GRANTED

_____ DENIED

BY: _____ DATE: _____

10/21

City of Fulshear

PUBLISHER'S AFFIDAVIT

2016-1228

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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

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

(CLIPPING) (S)

(on back)

nr

REC'D OCT 26 2016

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

10/21

_____, A.D. 2016

[Handwritten signature of Lee Hartman]

Lee Hartman
Publisher

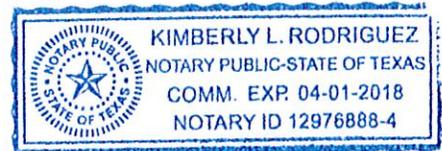
SUBSCRIBED AND SWORN BEFORE ME by Lee Hartman, who

[X] a) is personally known to me, or

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

on this the 24th day of October, A.D. 2016 to certify which witness my hand and seal of office.

[Handwritten signature of Kimberly L. Rodriguez]
Notary Public, State of Texas



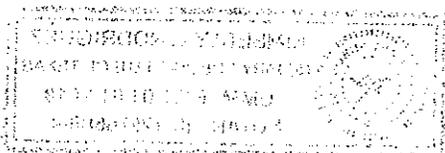
PUBLIC HEARING

ORDINANCE NO. 2016-1228

AN ORDINANCE CALLING A PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS TO BE HELD ON THE 3rd DAY OF NOVEMBER 2016 AT 6:30 P.M. AT THE CITY OF FULSHEAR CITY HALL, 30603 FM 1093 West, FULSHEAR, TEXAS TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING THE PROPOSED IMPOSITION OF A MORATORIUM ON ISSUANCE OF PERMITS OR PLATS FOR THE DEVELOPMENT OF HOTELS OR MOTELS WITHIN THE JURISDICTION OF THE CITY OF FULSHEAR, TEXAS AND DIRECTING THAT SAID NOTICE BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE CITY OF FULSHEAR AND POSTING ON THE CITY'S WEB SITE AND CALLING A SECOND PUBLIC HEARING BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR, TEXAS TO BE HELD ON THE 4th DAY OF NOVEMBER 2016 AT 8:30 A.M. AT THE CITY OF FULSHEAR CITY HALL, 30603 FM 1093 West, FULSHEAR, TEXAS ON THE SUBJECT REFERENCED ABOVE AND NOTICES BE PUBLISHED AND POSTED AS REFERENCE ABOVE

D. Diana Gordon-Offord
City Secretary of City of Fulshear, Texas

REC'D OCT 28 2016



ORDINANCE NO. 2016-1228

AN ORDINANCE CALLING A PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS TO BE HELD ON THE 3rd DAY OF NOVEMBER 2016, AT 6:30 P.M. AT THE CITY OF FULSHEAR CITY HALL, 30603 FM 1093 West, FULSHEAR, TEXAS TO HEAR ANY AND ALL PERSONS DESIRING TO BE HEARD ON OR IN CONNECTION WITH ANY MATTER OR QUESTION INVOLVING THE PROPOSED IMPOSITION OF A MORATORIUM ON ISSUANCE OF PERMITS OR PLATS FOR THE DEVELOPMENT OF HOTELS OR MOTELS WITHIN THE JURISDICTION OF THE CITY OF FULSHEAR, TEXAS; AND DIRECTING THAT SAID NOTICE BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE CITY OF FULSHEAR AND POSTING ON THE CITY'S WEB SITE, AND CALLING A SECOND PUBLIC HEARING BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR, TEXAS, TO BE HELD ON THE 4th DAY OF NOVEMBER 2016, AT 8:30 A.M. AT THE CITY OF FULSHEAR CITY HALL, 30603 FM 1093 West, FULSHEAR, TEXAS ON THE SUBJECT REFERENCED ABOVE AND NOTICES BE PUBLISHED AND POSTED AS REFERENCE ABOVE.

WHEREAS, the City desires to declare a moratorium and begin the proceedings as mandated by the Texas Local Government Code; **NOW, THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF FULSHEAR, TEXAS:**

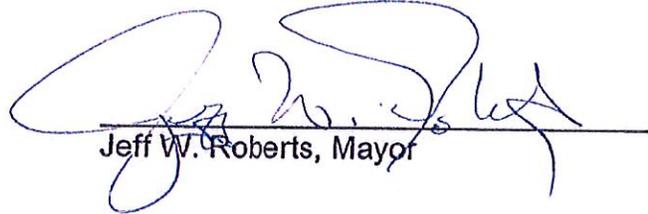
1. That the City Council of the City of Fulshear, Texas does hereby call a public hearing to be held before the City Council of the City of Fulshear on the 3rd day of November 2016 at 6:30 p.m. at the City of Fulshear City Hall, 30603 FM 1093 West, Fulshear, Texas at which time and place all persons desiring to be heard will be heard on in connection with any matter or question involving the proposed imposition of a moratorium on issuance of plats or permits for the development of hotel or motels within the jurisdiction of the City of Fulshear, Texas.

2. That the City Council of the City of Fulshear, Texas, does hereby call a second public hearing to be held before the Planning and Zoning Commission of the City of

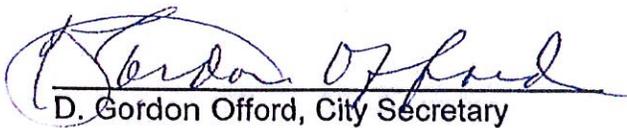
Fulshear on the 4th day of November 2016 at 8:30 a.m. at the City of Fulshear City Hall, 30603 FM 1093 West Fulshear, Texas, at which time and place all persons desiring to be heard will be heard on in connection with any matter or question involving the proposed imposition of a moratorium on issuance of plats or permits for the development of hotels or motels within the jurisdiction of the City of Fulshear, Texas.

3. The City Council directs the city secretary to publish and post the notice of hearings pursuant to the requirement of Chapter 212 of the Local Government Code.

PASSED and APPROVED on this, the 18th day of October, 2016.


Jeff W. Roberts, Mayor

ATTEST:


D. Gordon Offord, City Secretary



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

OCTOBER 7, 2016

1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Planning and Zoning Co-Chairman Austin Weant at 8:32 a.m. on Friday, October 7, 2016 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present:

Austin Weant-Co-Chair

Dar Hakimzakeh

Jason Cherubini

Harold Collins

Bijay Aryal

Dawn McRea

Members Absent:

Amy Pearce

City Staff:

D. (Diana) Gordon Offord, City Secretary

Kimberly Kopecky, Deputy City Secretary

David Leyendecker, City Engineer

Others Present:

Trey Devillier

Gerald Grissom

Bobby Skinner

Sarah Starr

And 3 others that did not sign in

**FULSHEAR PLANNING AND ZONING MINUTES
OCTOBER 7, 2016**

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 the September 2, 2016 meeting

A motion was made by Planning and Zoning member Collins to approve September 2, 2016 minutes. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None
Absent: Amy Pearce*

Motion Passes

5. Consideration and possible action on Tamarron Trace/Section 1/Street Dedication/Final Plat

A motion was made by Planning and Zoning member Collins to approve Tamarron Trace Section 1-Street Dedication/Final Plat. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None
Absent: Amy Pearce*

Motion Passes

6. Consideration and possible action on Tamarron Trace/Section 2/Street Dedication/Final Plat

A motion was made by Planning and Zoning member Collins to approve Tamarron Trace Section 2-Street Dedication/Final Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None
Absent: Amy Pearce*

Motion Passes

**FULSHEAR PLANNING AND ZONING MINUTES
OCTOBER 7, 2016**

7. Consideration and possible action on Tamarron Trace/Section 3/Street Dedication/Final Plat

A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Trace Section 3-Street Dedication/Final Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following:

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None
Absent: Amy Pearce*

Motion Passes

8. Consideration and possible action on Tamarron Crossing/Section 1/Street Dedication/Preliminary Plat

A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Crossing Section 1-Street Dedication/Preliminary Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following:

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None
Absent: Amy Pearce*

Motion Passes

9. Consideration and possible action on Tamarron Crossing/Section 2/Street Dedication/Preliminary Plat

A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Crossing Section 2-Street Dedication/Preliminary Plat. It was seconded by Planning and Zoning member McRea. The motion was carried by the following vote:

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None
Absent: Amy Pearce*

Motion Passes

10. Consideration and possible action on Tamarron/Section 16/Final Plat

A motion was made by Planning and Zoning member Collins to approve Tamarron Section 16/Final Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None
Absent: Amy Pearce*

Motion Passes

**FULSHEAR PLANNING AND ZONING MINUTES
OCTOBER 7, 2016**

11. Consideration and possible action on Tamarron/Section 30/Final Plat

A motion was made by Planning and Zoning member Collins to approve Tamarron Section 30/Final Plat. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None
Absent: Amy Pearce*

Motion Passes

12. Consideration and possible action on Tamarron/Section 32/Preliminary Plat

A motion was made by Planning and Zoning member McRea to approve Tamarron Section 32/Preliminary Plat. It was seconded by Planning and Zoning member Hakimzakeh. The motion was carried by the following vote:

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None
Absent: Amy Pearce*

Motion Passes

13. Consideration and possible action on Tamarron/Section 36/Preliminary Plat

A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Section 36/Preliminary Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None
Absent: Amy Pearce*

Motion Passes

14. Consideration and possible action on Tamarron/Section 57/Preliminary Plat

A motion was made by Planning and Zoning member Hakimzakeh to approve Tamarron Section 57/Preliminary Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None
Absent: Amy Pearce*

Motion Passes

15. Consideration and possible action on Cross Creek Ranch Detention and Water Quality Basins/Preliminary Plat

**FULSHEAR PLANNING AND ZONING MINUTES
OCTOBER 7, 2016**

David Leyendecker explains to Planning and Zoning members that this plat was submitted and approved in 2013. It did not get recorded in the 12 month period it was required to be recorded. He recommends approval of Cross Creek Ranch Detention and Water Quality Basins/Preliminary Plat. A motion was made by Planning and Zoning member Collins to approve Cross Creek Ranch Detention and Water Quality Basins/Preliminary Plat. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None*

Absent: Amy Pearce

Motion Passes

16. Consideration and possible action on Cross Creek Ranch Water Well No. 4/Preliminary Plat

A motion was made by Planning and Zoning member McRea to approve Cross Creek Ranch Water Well No. 4/Preliminary Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None*

Absent: Amy Pearce

Motion Passes

17. Consideration and possible action on Creek Falls at Cross Creek Ranch/Section 8/Partial Replat No. 1/Preliminary Plat

David Leyendecker explains they are re-platting 5 lots that were previously platted and approved and creating 4 larger lots. He recommends approval. A motion was made by Planning and Zoning member Aryal to approve Creek Falls at Cross Creek Ranch Section 8 Partial Replat No. 1/Preliminary Plat. It was seconded by Planning and Zoning member Hakimzakeh. The motion was carried by the following vote:

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None*

Absent: Amy Pearce

Motion Passes

18. Consideration and possible action on Shops at Cross Creek/Preliminary Plat

David Leyendecker explains this plat was from 2014. It was approved but not recorded in the 12 month period it was required to be recorded. He recommends it be approved with the revision of names of the Mayor, Planning Commission Chairman and Co-Chairman and Fort Bend County Clerk on the final plat. A motion was made by Planning and Zoning member Hakimzakeh to approve (pending revisions) Shops at Cross Creek/Preliminary Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

**FULSHEAR PLANNING AND ZONING MINUTES
OCTOBER 7, 2016**

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None
Absent: Amy Pearce*

Motion Passes

19. Consideration and possible action on The Market at Cross Creek Ranch SWC, LLC/Preliminary Plat

A motion was made by Planning and Zoning member Hakimzakeh to approve The Market at Cross Creek Ranch SWC, LLC/Preliminary Plat. It was seconded by Planning and Zoning member Collins. The motion was carried by the following vote:

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None
Absent: Amy Pearce*

Motion Passes

20. Consideration and possible action on Box's Playground/Final Plat (2nd Review)

David Leyendecker explains that there is a minor change- the lienholder's name is wrong. He asked the Commission members to approve and he would make sure he would get corrections today before this goes to Council. This plat has already been turned down once before. A motion was made by Planning and Zoning member Collins to approve Box's Playground/Final Plat (2nd review). It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None
Absent: Amy Pearce*

Motion Passes

21. Consideration and possible action on Bonterra at Cross Creek Ranch Master Signage Plan

Bobby Skinner from Taylor Morrison Homes addressed the Commission members. He stated he is the Development Manager for Bonterra at Cross Creek Ranch and he worked with Michelle to get this to her liking. (for all commentary, request a copy of the recording)

A motion was made by Planning and Zoning member Collins to approve Bonterra at Cross Creek Ranch Master Signage Plan. It was seconded by Planning and Zoning member Aryal. The motion was carried by the following vote:

*Ayes: Planning and Zoning member Aryal, Cherubini, Collins, Hakimzakeh, McRea, and Weant
Nays: None
Absent: Amy Pearce*

**FULSHEAR PLANNING AND ZONING MINUTES
OCTOBER 7, 2016**

Motion Passes

22. Adjournment

A motion was made by Planning and Zoning member Collins to adjourn. It was seconded by Planning and Zoning member Aryal.

The meeting adjourned.

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 - Unrestricted Reserve / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

Processed
 Returned for additional data

BY: mm DATE: 10-14-2016

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: 10-14-2016 Date Received by the City of Fulshear: 10-14-2016
 Subdivision: Creek Falls at CCR Development: Cross Creek Ranch
Unrestricted Reserve

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 2.56 Acres out of the A.G. Sharrpless Survey, A-322

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

Total Acreage: 2.59
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres in Reserve: 2.59

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>\$532.50</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

October 14, 2016

DATE

November 2, 2016

Engineering Review

Preliminary Plat
Creek Falls at Cross Creek Ranch
Unrestricted Reserve
City of Fulshear, Texas

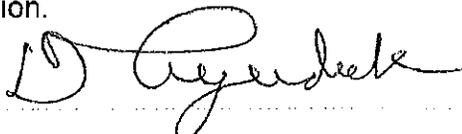
For Information only:

1. This plat will create one (1) Reserve that covers a total area of 2.59 acres of land.
2. Access to this Reserve will be from Cross Creek Bend Lane and Creek Falls Drive.
3. This Reserve has a 10-foot Front Building Line.
4. This Reserve is shown to be across the street from a future Elementary School site.

Recommendations:

I recommend that this Preliminary Plat of Creek Falls at Cross Creek Ranch Reserve be approved one the following items are addressed:

- A) The Reserve needs a 25-foot Front Building Line along Cross Creek Bend Lane.
- B) Note #8 needs to be updated to refer to the latest Fort Bend County Flood Plain map dated April 2, 2014.
- C) The bearing shown as L1 in the Line Data Table is not correct.
- D) The Point-of-Beginning shown on the plat does not match the Metes and Bounds description.



From: Kathryn Edwards
To: "dm8736@att.com"
Cc: landplan@krga.com
Subject: 1350A_Creek Falls at CCR Res_10-04-16
Date: Tuesday, October 04, 2016 9:36:00 AM
Attachments: [1350_Creek Falls at Cross Creek Ranch Reserve_09-26-16.pdf](#)
[image001.png](#)

Good Morning,

Please find the above referenced Creek Falls at Cross Creek Ranch Unrestricted Reserve preliminary plat for your review. 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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October 14, 2016

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

Re: A Preliminary Plat of Creek Falls at Cross Creek Ranch

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated October 14, 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 written in a cursive, flowing style.

David Miller
Engineering Tech



October 6, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Creek Falls At Cross Creek Ranch

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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 with a large, sweeping initial 'S'.

Samantha Richards
Right of Way Agent

C: Kathryn Edwards<kedwards@krga.com>

PLR16.434

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 Jordan Ranch Street Dedication No. 2 and Reserves/Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

Processed
 Returned for additional data

BY: lu DATE: 10-14-2016

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: 10-14-2016

Date Received by the City of Fulshear: 10-14-2016

Subdivision: Jordan Ranch Street Ded Development: Jordan Ranch
No. 2 and Reserves

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 15.7 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261

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

Total Acreage: 15.7
Number of Streets: 3
Number of Lots: 0
Number and Types of Reserves: 3-Det/landscape/Open space
Total Acres in Reserve: 10.22

Platting Fees

Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre
Amending or Minor Plat - \$200.00
Plat Vacation - \$500.00
2nd Review of plats - \$100.00 (each additional review)
TOTAL PLATTING FEE \$696.25
Park Fees (due at Final Plat Application) n/a

Owner: FORT BEND JORDAN RANCH LP
Address: 5005 Riverway, Suite 500
City/State: Houston, Texas 77056
Telephone: 713-960-9977
Email Address: steves@johnsondev.com
Engineer/Planner: BGE | Kerry Gilbert & Assoc.
Contact Person: Kathryn Edwards
Telephone: 281-579-0340
Fax Number:
Email Address: kedwards@krga.com

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

Kathryn Edwards (handwritten signature)

Kathryn Edwards / Planner

10/13/16

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

November 2, 2016

Engineering Review

Preliminary Plat
Jordan Ranch Street Dedication No. 2 and Reserves
Fort Bend County, Texas

For Information only:

1. This plat will create Right-of-Way for Jordan Ranch Blvd (Igloo Road) with widths varying along with right-of-way for Dahlia Run Drive and Fairway Manor Lane.
2. This plat also creates three Restricted Reserves
3. This tract is located in the ETJ of the City of Fulshear and in Fort Bend County. As such approval will be need from the following entities:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch Street Dedication No. 2 and Reserves be approved once the following items are addressed:

- A) The Metes and Bounds description shows this section to be in one (1) survey and one (1) Abstract while the Plat Title Block shows it to be located in two (2) surveys and two (2) Abstracts; this need to be rectified.
- B) Reserve "B" will require a 25-foot Front Building Line along its frontage with Fairway Manor Lane.



From: Kathryn Edwards
To: "dm8736@att.com"
Cc: landplan@krga.com
Subject: Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date: Monday, October 10, 2016 9:58:00 AM
Attachments: [8004C_St Dedication No 02 \(Jordan Ranch Blvd. Ph.II\) 09-30-16.pdf](#)
[image001.png](#)
[8004C_Jordan Ranch_Sec.8_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.9_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.10_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.11_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.12_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.13_09-30-16.pdf](#)

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:

Jordan Ranch Street Dedication No. 2 and Reserves

Jordan Ranch Sec 8

Jordan Ranch Sec 9

Jordan Ranch Sec 10

Jordan Ranch Sec 11

Jordan Ranch Sec 12

Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

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

Thank you,

Kathryn Edwards

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

Main: 281-579-0340

Email: kedwards@krga.com



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From: Kathryn Edwards
To: "Chris_Grey@cable.comcast.com"
Cc: landplan@krga.com
Subject: Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date: Monday, October 10, 2016 9:58:00 AM
Attachments: [8004C St Dedication No.02 \(Jordan Ranch Blvd. Ph.II\) 09-30-16.pdf](#)
[image001.png](#)
[8004C Jordan Ranch Sec.8 09-30-16.pdf](#)
[8004C Jordan Ranch Sec.9 09-30-16.pdf](#)
[8004C Jordan Ranch Sec.10 09-30-16.pdf](#)
[8004C Jordan Ranch Sec.11 09-30-16.pdf](#)
[8004C Jordan Ranch Sec.12 09-30-16.pdf](#)
[8004C Jordan Ranch Sec.13 09-30-16.pdf](#)

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:

Jordan Ranch Street Dedication No. 2 and Reserves

Jordan Ranch Sec 8

Jordan Ranch Sec 9

Jordan Ranch Sec 10

Jordan Ranch Sec 11

Jordan Ranch Sec 12

Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

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

Thank you,

Kathryn Edwards

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

Main: 281-579-0340

Email: kedwards@krga.com



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October 12, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Jordan Ranch Street Dedication No. 2 Reserves

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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 Sheila R. Agee at 713.207.6349.

Sincerely,

A handwritten signature in blue ink that reads "Sheila R. Agee".

Sheila R. Agee
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR16.455

From: [Kathryn Edwards](#)
To: ["MaryJane.Sowa@fortbendcountytx.gov"](mailto:MaryJane.Sowa@fortbendcountytx.gov)
Cc: landplan@krga.com
Subject: Preliminary Plat Review_Jordan Ranch_Pt1
Date: Wednesday, October 12, 2016 2:46:00 PM
Attachments: [image001.png](#)
[8004C_St.Dedication.No.02.\(Jordan.Ranch.Blvd..Ph.II\)_10-12-16.pdf](#)
[8004C_Jordan.Ranch.Sec.8_10-12-16.pdf](#)
[8004C_Jordan.Ranch.Sec.9_10-12-16.pdf](#)
[8004C_Jordan.Ranch.Sec.10_10-12-16.pdf](#)

Mary Jane,

Please find attached PDFs of four preliminary plats located in Fort Bend County in the City of Fulshear's ETJ. These preliminary plats will be submitted to the City of Fulshear on Friday (10/14). The plats are Jordan Ranch St Dedication No. 2 and Reserves (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 8 (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 9 (resubmittal-original preliminary was submitted in July 2015), and Jordan Ranch Sec 10. I have 3 additional Jordan Ranch plats that I will send in a separate email.

Please let us know if you have any comments or questions about any of these plats.

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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October 12, 2016

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Street Dedication No.2 and Reserves

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

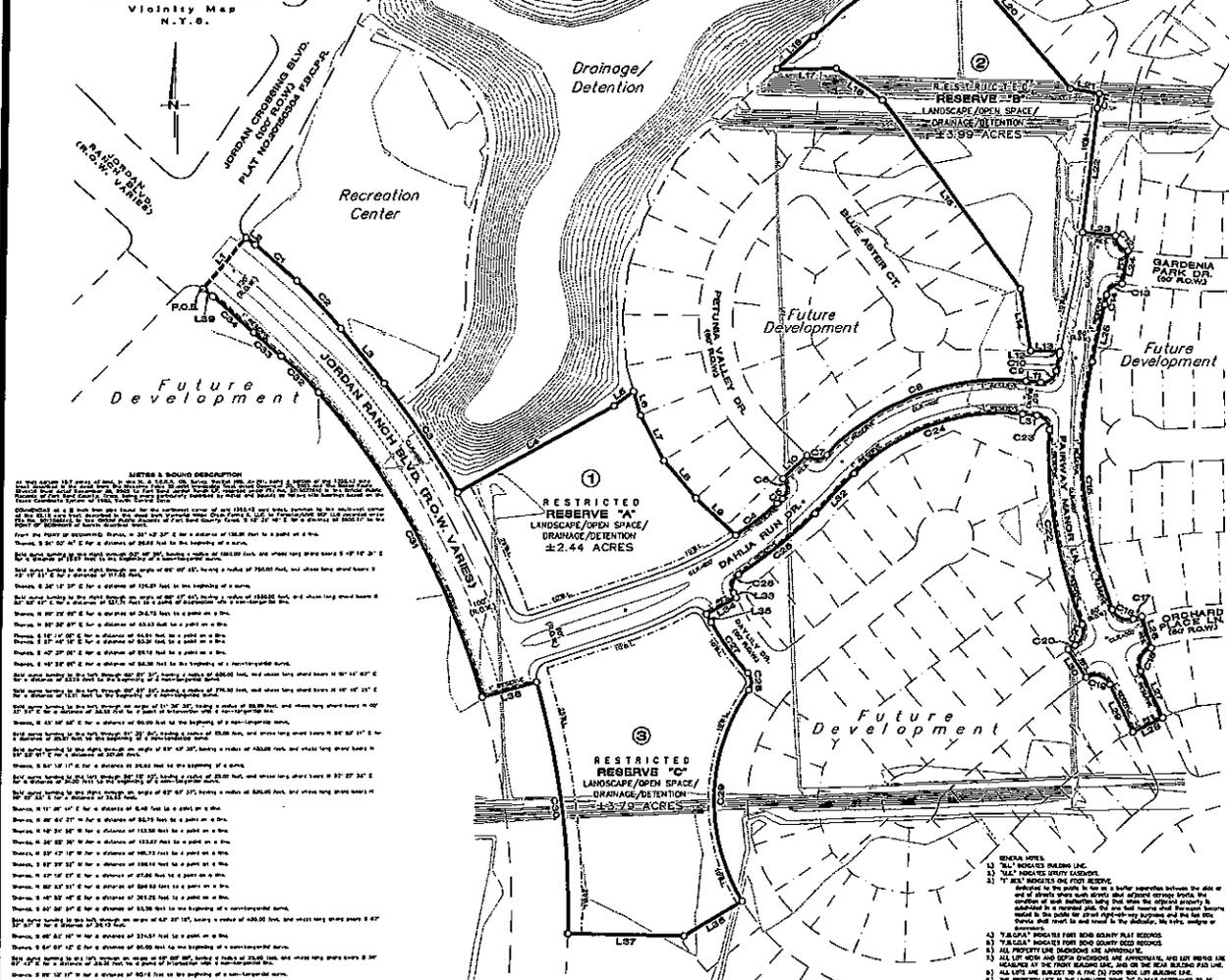
Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

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

Sincerely,

A handwritten signature in blue ink that reads "Kathryn Edwards". The signature is fluid and cursive.

Kathryn Edwards
Planner
kedwards@krga.com



APPROXIMATE BOUNDARY DESCRIPTION
The following is a description of the boundaries of the site, as shown on the attached plat, and as they appear on the ground. The boundaries are described as follows:
North, 0.00' 00" 00" for a distance of 100.00 feet to the beginning of a curve...

Table with 5 columns: CURVE DATA, LINE DATA, and BEARING. It lists curve parameters (radius, angle, length) and line bearings for various points on the site plan.

Table with 3 columns: LINE, DISTANCE, BEARING. It lists line segments and their corresponding distances and bearings.

- REMARKS:
1. ALL RESERVES SHALL BE...
2. THE RESERVES SHALL BE...
3. THE RESERVES SHALL BE...
4. THE RESERVES SHALL BE...
5. THE RESERVES SHALL BE...

- NOTE:
A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE/ DRAINAGE/DETENTION ±2.44 ACRES
B RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE/ DRAINAGE/DETENTION ±3.99 ACRES
C RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE/ DRAINAGE/DETENTION ±3.79 ACRES

A PRELIMINARY PLAT OF JORDAN RANCH STREET DEDICATION NO.2 AND RESERVES

BEING 15.7± ACRES OF LAND CONTAINING THREE RESERVES IN THREE BLOCKS.

OUT OF THE H. & T.C.R.R. CO. SURVEY, SECTION 10S, A-261 & J.G. BENNETT SURVEY, A-611 FORT BEND COUNTY, TEXAS

OWNER: FORT BEND JORDAN RANCH LP. PLANNER: BGE



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

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 Jordan Ranch Section 8 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

Processed
 Returned for additional data

BY: kk DATE: 10-14-2016

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: 10-14-2015 Date Received by the City of Fulshear: 10-14-2015
 Subdivision: Jordan Ranch Sec. 8 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 20.3 ACRES OUT OF THE H. & T. C. R. R. CO. SURVEY, SECTION 105, A-261 & J.G. BENNETT SURVEY, A-611, Fort Bend County, Texas

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

Total Acreage: 20.3
 Number of Streets: 3
 Number of Lots: 31
 Number and Types of Reserves: 5-Drainage/ Open space
 Total Acres in Reserve: 10.25

Owner: FORT BEND JORDAN RANCH LP
 Address: 5005 Riverway, Suite 500
 City/State: Houston, Texas 77056
 Telephone: 713-960-9977
 Email Address: steves@johnsondev.com

Engineer/Planner: 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>\$862.25</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards Kathryn Edwards / Planner 10/13/16
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

November 2, 2016

Engineering Review

Preliminary Plat - Jordan Ranch Section Eight
Fort Bend County, Texas

For Information only:

1. This plat will create 31 Lots in one (1) Block with five (5) Reserves that covers a total acreage of 20.3 acres. It will also include the right-of-way for the access road (Fairway Manor Lane).
2. The typical lot size for this section appears to be 65-foot by 130-foot with a 20-foot Front Building Line
3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch, Section Eight be approved once the following items are addressed:

- A) The Vicinity Map needs to be edited to show the street names.
- B) It appears that a Side Lot Waterline Easement of at least 14-foot will be required to loop the waterline from Sunflower Cove Lane to Magnolia Ct.





October 12, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Jordan Ranch Section Eight

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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 Sheila R. Agee at 713.207.6349.

Sincerely,

A handwritten signature in blue ink that reads "Sheila R. Agee".

Sheila R. Agee
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR16.456

From: Kathryn Edwards
To: "Chris_Grey@cable.comcast.com"
Cc: landplan@krga.com
Subject: Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date: Monday, October 10, 2016 9:58:00 AM
Attachments: [8004C_St_Dedication_No_02_\(Jordan_Ranch_Blvd._Ph.II\)_09-30-16.pdf](#)
[image001.png](#)
[8004C_Jordan_Ranch_Sec.8_09-30-16.pdf](#)
[8004C_Jordan_Ranch_Sec.9_09-30-16.pdf](#)
[8004C_Jordan_Ranch_Sec.10_09-30-16.pdf](#)
[8004C_Jordan_Ranch_Sec.11_09-30-16.pdf](#)
[8004C_Jordan_Ranch_Sec.12_09-30-16.pdf](#)
[8004C_Jordan_Ranch_Sec.13_09-30-16.pdf](#)

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:

Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

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

Thank you,

Kathryn Edwards

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



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From: Kathryn Edwards
To: "dm8736@att.com"
Cc: landplan@krga.com
Subject: Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date: Monday, October 10, 2016 9:58:00 AM
Attachments: [8004C_St Dedication No 02 \(Jordan Ranch Blvd. Ph.II\) 09-30-16.pdf](#)
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[8004C_Jordan Ranch_Sec.9_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.10_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.11_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.12_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.13_09-30-16.pdf](#)

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:

Jordan Ranch Street Dedication No. 2 and Reserves

Jordan Ranch Sec 8

Jordan Ranch Sec 9

Jordan Ranch Sec 10

Jordan Ranch Sec 11

Jordan Ranch Sec 12

Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

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

Thank you,

Kathryn Edwards

BGE | Kerry R. Gilbert & Associates

23501 Cinco Ranch Boulevard, Suite A-250

Katy, TX 77494

Main: 281-579-0340

Email: kedwards@krga.com



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From: [Kathryn Edwards](mailto:Kathryn.Edwards@krga.com)
To: ["MaryJane.Sowa@fortbendcountytx.gov"](mailto:MaryJane.Sowa@fortbendcountytx.gov)
Cc: landplan@krga.com
Subject: Preliminary Plat Review_Jordan Ranch_Pt1
Date: Wednesday, October 12, 2016 2:46:00 PM
Attachments: [image001.png](#)
[8004C_St Dedication No 02 \(Jordan Ranch Blvd. Ph.II\) 10-12-16.pdf](#)
[8004C_Jordan Ranch_Sec.8 10-12-16.pdf](#)
[8004C_Jordan Ranch_Sec.9 10-12-16.pdf](#)
[8004C_Jordan Ranch_Sec.10 10-12-16.pdf](#)

Mary Jane,

Please find attached PDFs of four preliminary plats located in Fort Bend County in the City of Fulshear's ETJ. These preliminary plats will be submitted to the City of Fulshear on Friday (10/14). The plats are Jordan Ranch St Dedication No. 2 and Reserves (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 8 (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 9 (resubmittal-original preliminary was submitted in July 2015), and Jordan Ranch Sec 10. I have 3 additional Jordan Ranch plats that I will send in a separate email.

Please let us know if you have any comments or questions about any of these plats.

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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October 12, 2016

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 8 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

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

Sincerely,

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

Kathryn Edwards
Planner
kedwards@krga.com

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch Section 9 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

Processed
 Returned for additional data

BY: ku DATE: 10-14-2016

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: 10-14-2016

Date Received by the City of Fulshear: 10-14-2016

Subdivision: Jordan Ranch Sec. 9

Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)



Preliminary

Final

Short Form Final

Replat

Vacation Plat

Admin. (Minor) Plat

Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)



Single-Family Residential

Zero Lot Line/ Patio Home

Multi-Family Residential

Planned Development

Commercial

Industrial

Plat Location: City



ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 8.9 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261

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

Total Acreage: 8.9

Number of Streets: 2

Number of Lots: 26

Number and Types of Reserves: 2-landscape/ Open space

Total Acres in Reserve: 0.58

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE \$702.25

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

Owner: FORT BEND JORDAN RANCH LP

Address: 5005 Riverway, Suite 500

City/State: Houston, Texas 77056

Telephone: 713-960-9977

Email Address: steves@johnsondev.com

Engineer/Planner: BGE | Kerry Gilbert & Assoc.

Contact Person: Kathryn Edwards

Telephone: 281-579-0340

Fax Number:

Email Address: kedwards@krga.com

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

Kathryn Edwards

Kathryn Edwards / Planner

10/13/16

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

November 2, 2016

Engineering Review

Preliminary Plat - Jordan Ranch Section Nine
Fort Bend County, Texas

For Information only:

1. This plat will create 26 Lots in one (1) Block with two (2) Reserves that covers a total acreage of 8.9 acres.
2. The typical lot size for this section appears to be 70-foot by 133-foot with a 20-foot Front Building Line
3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch, Section Nine be approved once the following items are addressed:

- A) The Vicinity Map needs to be edited to show the street names.
- B) The Point of Beginning shown on the plat does not match the one shown on the Metes and Bounds Description.





October 12, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Jordan Ranch Section Nine

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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 Sheila R. Agee at 713.207.6349.

Sincerely,

A handwritten signature in blue ink that reads "Sheila R. Agee".

Sheila R. Agee
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR16.457

From: Kathryn Edwards
To: "Chris_Grey@cable.comcast.com"
Cc: landplan@krga.com
Subject: Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date: Monday, October 10, 2016 9:58:00 AM
Attachments: [8004C_St Dedication No 02 \(Jordan Ranch Blvd. Ph.II\) 09-30-16.pdf](#)
[image001.png](#)
[8004C_Jordan Ranch_Sec.8_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.9_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.10_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.11_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.12_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.13_09-30-16.pdf](#)

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:

Jordan Ranch Street Dedication No. 2 and Reserves

Jordan Ranch Sec 8

Jordan Ranch Sec 9

Jordan Ranch Sec 10

Jordan Ranch Sec 11

Jordan Ranch Sec 12

Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

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

Thank you,

Kathryn Edwards

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

Main: 281-579-0340

Email: kedwards@krga.com



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From: Kathryn Edwards
To: "dm8736@att.com"
Cc: landplan@krga.com
Subject: Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date: Monday, October 10, 2016 9:58:00 AM
Attachments: [8004C_St Dedication No 02 \(Jordan Ranch Blvd. Ph.II\) 09-30-16.pdf](#)
[image001.png](#)
[8004C_Jordan Ranch_Sec.8_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.9_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.10_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.11_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.12_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.13_09-30-16.pdf](#)

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:

Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

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

Thank you,

Kathryn Edwards

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



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From: [Kathryn Edwards](mailto:Kathryn.Edwards@krga.com)
To: ["MaryJane.Sowa@fortbendcountytexas.gov"](mailto:MaryJane.Sowa@fortbendcountytexas.gov)
Cc: landplan@krga.com
Subject: Preliminary Plat Review_Jordan Ranch_Pt1
Date: Wednesday, October 12, 2016 2:46:00 PM
Attachments: [image001.png](#)
[8004C_St Dedication No 02 \(Jordan Ranch Blvd. Ph.II\) 10-12-16.pdf](#)
[8004C_Jordan Ranch_Sec.8 10-12-16.pdf](#)
[8004C_Jordan Ranch_Sec.9 10-12-16.pdf](#)
[8004C_Jordan Ranch_Sec.10 10-12-16.pdf](#)

Mary Jane,

Please find attached PDFs of four preliminary plats located in Fort Bend County in the City of Fulshear's ETJ. These preliminary plats will be submitted to the City of Fulshear on Friday (10/14). The plats are Jordan Ranch St Dedication No. 2 and Reserves (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 8 (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 9 (resubmittal-original preliminary was submitted in July 2015), and Jordan Ranch Sec 10. I have 3 additional Jordan Ranch plats that I will send in a separate email.

Please let us know if you have any comments or questions about any of these plats.

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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October 12, 2016

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 9 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

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

Sincerely,

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

Kathryn Edwards
Planner
kedwards@krga.com

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23501 Cinco Ranch Boulevard | Suite A-250 | Katy, Texas 77494 | 281-579-0340

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 Jordan Ranch Section 10 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

Processed
 Returned for additional data

BY: kn DATE: 10-14-2016

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: 10-14-2016

Date Received by the City of Fulshear: 10-14-2016

Subdivision: Jordan Ranch Sec.10

Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

[checked] Preliminary

Final

Short Form Final

Replat

Vacation Plat

Admin. (Minor) Plat

Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

[checked] Single-Family Residential

Zero Lot Line/ Patio Home

Multi-Family Residential

Planned Development

Commercial

Industrial

Plat Location: City

[checked] ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 8.0 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261

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

Total Acreage: 8.0

Number of Streets: 3

Number of Lots: 34

Number and Types of Reserves: 2-landscape/ Open space

Total Acres in Reserve: 0.42

Owner: FORT BEND JORDAN RANCH LP

Address: 5005 Riverway, Suite 500

City/State: Houston, Texas 77056

Telephone: 713-960-9977

Email Address: steves@johnsondev.com

Engineer/Planner: 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

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

TOTAL PLATTING FEE \$719.00

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

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

[Handwritten Signature]

Kathryn Edwards / Planner

SIGNATURE

TYPED OR PRINTED NAME/TITLE

10/13/16

DATE

November 2, 2016

Engineering Review

Preliminary Plat - Jordan Ranch Section Ten
Fort Bend County, Texas

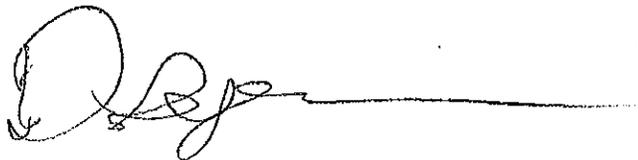
For Information only:

1. This plat will create 34 Lots in three (3) Blocks with two (2) Reserves that covers a total acreage of 8.0 acres.
2. The typical lot size for this section appears to be 50-foot by 120-foot with a 20-foot Front Building Line
3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch, Section Ten be approved once the following items are addressed:

- A) The Vicinity Map needs to be edited to show the names for the streets.
- B) The Point of Beginning for the Plat and Metes and Bounds Description do not match.
- C) The Street name for the triangle shaped cul-de-sac needs to be clearly shown.

A handwritten signature in black ink, appearing to be 'D. J. ...', with a long horizontal line extending to the right.



October 12, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Jordan Ranch Section Ten

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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 Sheila R. Agee at 713.207.6349.

Sincerely,

A handwritten signature in blue ink that reads "Sheila R. Agee".

Sheila R. Agee
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@kriga.com>

PLR16.458

From: Kathryn Edwards
To: "Chris_Grey@cable.comcast.com"
Cc: landplan@krga.com
Subject: Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date: Monday, October 10, 2016 9:58:00 AM
Attachments: [8004C_St Dedication No.02 \(Jordan Ranch Blvd. Ph.II\) 09-30-16.pdf](#)
[image001.png](#)
[8004C_Jordan Ranch_Sec.8_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.9_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.10_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.11_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.12_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.13_09-30-16.pdf](#)

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:

Jordan Ranch Street Dedication No. 2 and Reserves

Jordan Ranch Sec 8

Jordan Ranch Sec 9

Jordan Ranch Sec 10

Jordan Ranch Sec 11

Jordan Ranch Sec 12

Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

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

Thank you,

Kathryn Edwards

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

Main: 281-579-0340

Email: kedwards@krga.com



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From: Kathryn Edwards
To: "dm8736@att.com"
Cc: landplan@krga.com
Subject: Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date: Monday, October 10, 2016 9:58:00 AM
Attachments: [8004C_St Dedication No 02 \(Jordan Ranch Blvd. Ph.II\) 09-30-16.pdf](#)
[image001.png](#)
[8004C_Jordan Ranch_Sec.8_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.9_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.10_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.11_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.12_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.13_09-30-16.pdf](#)

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:

Jordan Ranch Street Dedication No. 2 and Reserves

Jordan Ranch Sec 8

Jordan Ranch Sec 9

Jordan Ranch Sec 10

Jordan Ranch Sec 11

Jordan Ranch Sec 12

Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

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

Thank you,

Kathryn Edwards

BGE | Kerry R. Gilbert & Associates

23501 Cinco Ranch Boulevard, Suite A-250

Katy, TX 77494

Main: 281-579-0340

Email: kedwards@krga.com



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From: [Kathryn Edwards](#)
To: ["MaryJane.Sowa@fortbendcountytexas.gov"](mailto:MaryJane.Sowa@fortbendcountytexas.gov)
Cc: landplan@krga.com
Subject: Preliminary Plat Review_Jordan Ranch_Pt1
Date: Wednesday, October 12, 2016 2:46:00 PM
Attachments: [image001.png](#)
[8004C_St Dedication No 02 \(Jordan Ranch Blvd. Ph.II\) 10-12-16.pdf](#)
[8004C_Jordan Ranch_Sec.8 10-12-16.pdf](#)
[8004C_Jordan Ranch_Sec.9 10-12-16.pdf](#)
[8004C_Jordan Ranch_Sec.10 10-12-16.pdf](#)

Mary Jane,

Please find attached PDFs of four preliminary plats located in Fort Bend County in the City of Fulshear's ETJ. These preliminary plats will be submitted to the City of Fulshear on Friday (10/14). The plats are Jordan Ranch St Dedication No. 2 and Reserves (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 8 (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 9 (resubmittal-original preliminary was submitted in July 2015), and Jordan Ranch Sec 10. I have 3 additional Jordan Ranch plats that I will send in a separate email.

Please let us know if you have any comments or questions about any of these plats.

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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KERRY R. GILBERT
& ASSOCIATES

October 12, 2016

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 10 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

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

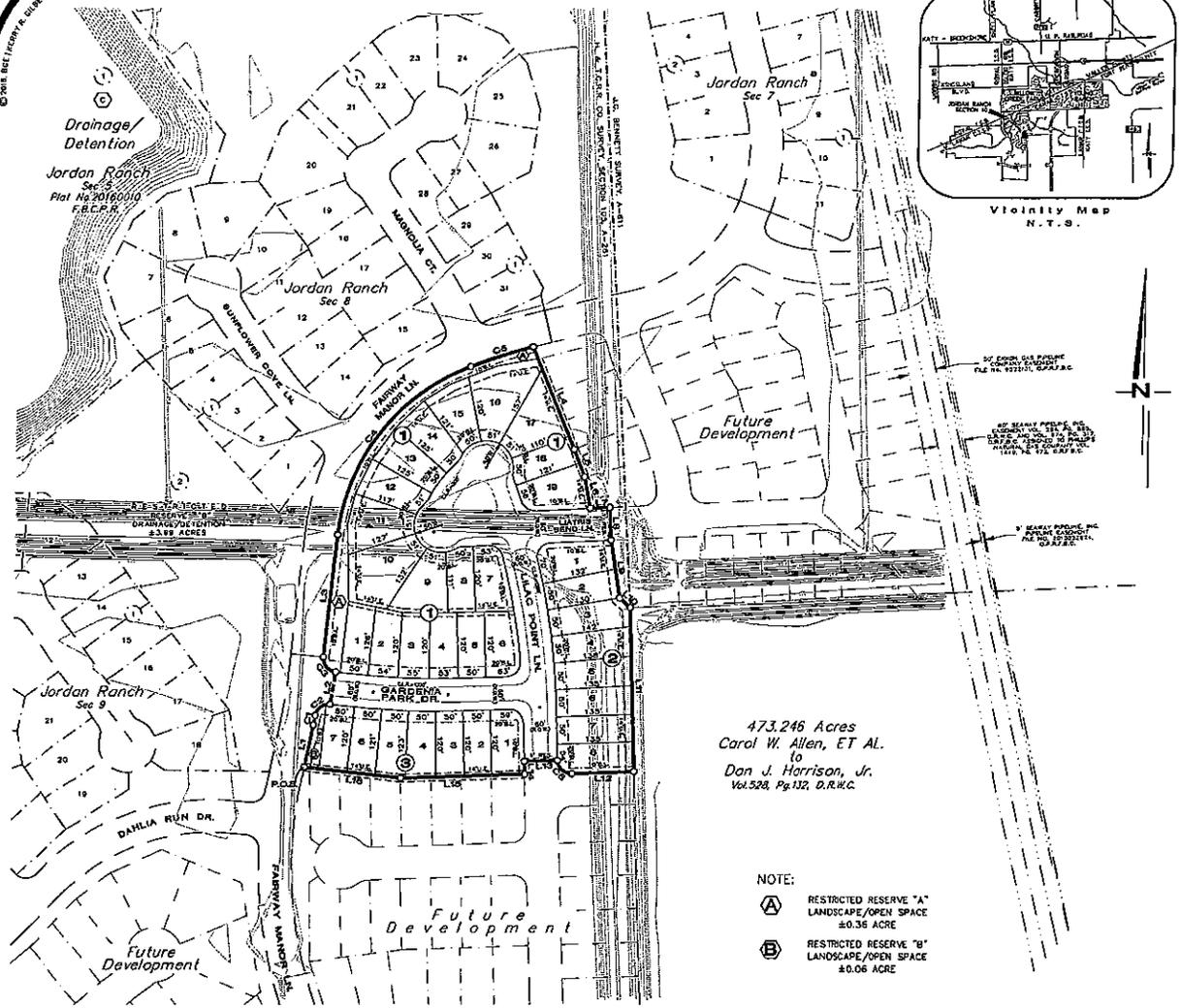
Sincerely,

A handwritten signature in blue ink that reads 'Kathryn Edwards'.

Kathryn Edwards
Planner
kedwards@krga.com

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23501 Cinco Ranch Boulevard | Suite A-250 | Katy, Texas 77494 | 281-579-0340



473.246 Acres
 Carol W. Allen, ET AL.
 to
 Don J. Harrison, Jr.
 Vol. 528, Pg. 132, D.R.H.C.

- NOTE:
- (A) RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.36 ACRE
 - (B) RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.06 ACRE

Notes & sound description
 All that certain 8.0 acres of land, in the H. & T.C.R.R. CO. Survey, Section 105, A-261, being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust dated December 30, 2008 and The Massimo Fabio Silvestri Trust dated December 30, 2008 to Fort Bend Jordan Ranch LP, recorded under file No. 2015027940 in the Official Public Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 1/4 inch iron pin found for the northwest corner of said 1352.43 acre tract, common to the southwest corner of the 92.15 acre tract described in the deed from Mammola Willow Creek Farms II, LLC to Forester/WNVG WCV LLC recorded under file No. 2013086142, in the Official Public Records of Fort Bend County, Texas, S 40° 40' 12" E for a distance of 203.93' to the POINT OF BEGINNING of herein described tract.

From the POINT OF BEGINNING, Thence, N 05° 52' 18" E for a distance of 224.97 feet to the beginning of a curve.
 Said curve turning to the right through 05° 58' 27", having a radius of 870.00 feet, and whose long chord bears N 40° 40' 31" E for a distance of 36.40 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 57° 39' 37", having a radius of 870.00 feet, and whose long chord bears N 40° 18' 33" E for a distance of 356.84 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 05° 49' 30", having a radius of 1370.00 feet, and whose long chord bears N 74° 03' 01" E for a distance of 218.84 feet to a point of intersection with a non-tangential line.

- Thence, S 21° 10' 15" E for a distance of 203.05 feet to a point on a line.
- Thence, S 21° 14' 02" E for a distance of 54.62 feet to a point on a line.
- Thence, S 20° 39' 40" E for a distance of 58.04 feet to a point on a line.
- Thence, N 82° 14' 45" E for a distance of 34.48 feet to a point on a line.
- Thence, S 02° 49' 35" E for a distance of 60.00 feet to a point on a line.
- Thence, S 08° 44' 43" E for a distance of 107.97 feet to a point on a line.
- Thence, N 47° 38' 30" W for a distance of 0.02 feet to a point on a line.
- Thence, S 47° 38' 30" E for a distance of 0.02 feet to a point on a line.
- Thence, S 47° 38' 30" E for a distance of 25.43 feet to a point on a line.
- Thence, S 01° 54' 37" E for a distance of 301.45 feet to a point on a line.
- Thence, S 89° 09' 23" W for a distance of 110.00 feet to the beginning of a curve.

Said curve turning to the right through an angle of 90° 00' 00", having a radius of 25.00 feet, and whose long chord bears N 40° 54' 37" W for a distance of 38.18 feet to a point of intersection with a non-tangential line.

- Thence, S 89° 05' 23" W for a distance of 60.00 feet to a point on a line.
- Thence, S 01° 54' 37" E for a distance of 23.29 feet to a point on a line.
- Thence, S 88° 09' 23" W for a distance of 225.00 feet to a point on a line.
- Thence, N 83° 16' 55" W for a distance of 176.61 feet to a point on a line.
- Thence, N 11° 31' 44" E for a distance of 78.74 feet to the beginning of a curve.

Said curve turning to the left through 60° 28' 52", having a radius of 3030.00 feet, and whose long chord bears N 11° 00' 48" E for a distance of 17.84 feet to the beginning of a non-tangential curve.

Said curve turning to the right through an angle of 85° 19' 26", having a radius of 25.00 feet, and whose long chord bears N 52° 12' 35" E for a distance of 33.88 feet to a point of intersection with a non-tangential line.

Thence, N 05° 13' 17" E for a distance of 60.10 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 90° 00' 00", having a radius of 25.00 feet, and whose long chord bears N 89° 09' 42" W for a distance of 38.18 feet to the POINT OF BEGINNING of the herein described tract and containing 8.0 acres of land.

LINE DATA

LINE	DISTANCE	BEARING
L1	72'	N 11° 31' 44" E
L2	60'	S 01° 52' 18" W
L3	220'	N 05° 52' 18" E
L4	202'	S 22° 10' 15" E
L5	36'	S 21° 14' 02" E
L6	60'	S 20° 39' 40" E
L7	34'	N 82° 14' 45" E
L8	60'	S 02° 49' 35" E
L9	108'	E 01° 54' 37" W
L10	28'	N 47° 38' 30" W
L11	301'	N 01° 54' 37" E
L12	110'	N 89° 09' 23" W
L13	60'	E 88° 05' 23" W
L14	25'	S 01° 54' 37" E
L15	225'	S 88° 09' 23" W
L16	77'	N 83° 16' 55" W

- GENERAL NOTES:
- 1) "BL" INDICATES BRASSING LINE.
 - 2) "UL" INDICATES UTILITY CASING.
 - 3) "V" INDICATES THE FOOT CURVE.
- Indicated in the plat to be in a buffer separation between the site or use of streets when such streets shall be subject to future development. The location of such buffer separation shall be determined by the applicant and shall be subject to the approval of the local authority having jurisdiction over such streets. The applicant shall be responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction over such streets.
- 4) "F.B.C." INDICATES FORT BEND COUNTY PLAT RECORDS.
 - 5) "F.B.C." INDICATES FORT BEND COUNTY DEED RECORDS.
 - 6) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - 7) ALL LOT WIDTH AND 60% DIMENSIONS ARE APPROXIMATE, AND LOT WIDTH ARE LOCATED AT THE FRONT BOUNDARY LINE, AND ON THE REAR BOUNDARY LINE.
 - 8) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SET BACK REQUIREMENT.
 - 9) THE PROPERTY LIES IN THE HIGH-WOOD ONE (1) ZONING DISTRICT TO BE ENTERED IN THE 200 NEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS MAP NUMBER 481001000, REVERSE APRIL 3, 2014.

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1030'	10'	9'	N 11° 31' 44" E	10'
C2	86'	97'	20'	N 63° 12' 30" E	34'
C3	25'	19'	20'	N 33° 07' 42" W	35'
C4	310'	405'	225'	S 87° 50' 00" W	308'
C5	110'	110'	60'	N 72° 00' 00" E	110'
C6	25'	39'	20'	N 44° 54' 37" W	36'

A PRELIMINARY PLAT OF
JORDAN RANCH
SECTION TEN
 BEING 8.0± ACRES OF LAND
 CONTAINING 84 LOTS AND TWO RESERVES IN THREE BLOCKS.

OUT OF THE
 H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
 FORT BEND COUNTY, TEXAS

OWNER:
FORT BEND JORDAN RANCH LP.

PLANNER:
KERRY R. GILBERT & ASSOCIATES

- Land Planning Consultants -
 25501 Cinco Ranch Blvd., Suite A-250
 Katy, Texas 77494
 Tel: 281-579-6340

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 Jordan Ranch Section 11 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

Processed
 Returned for additional data

BY: mn DATE: 10-14-2016

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: 10-14-2016 Date Received by the City of Fulshear: 10-14-2016
Subdivision: Jordan Ranch Sec.11 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 8.5 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261

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

Total Acreage: 8.5
Number of Streets: 4
Number of Lots: 34
Number and Types of Reserves: 2-landscape/ Open space
Total Acres in Reserve: 0.34

Owner: FORT BEND JORDAN RANCH LP
Address: 5005 Riverway, Suite 500
City/State: Houston, Texas 77056
Telephone: 713-960-9977
Email Address: steves@johnsondev.com

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

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE (\$725.25), Park Fees (n/a).

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

Signature line with fields for SIGNATURE, TYPED OR PRINTED NAME/TITLE (Kathryn Edwards / Planner), and DATE (10/13/16)

November 2, 2016

Engineering Review

Preliminary Plat - Jordan Ranch Section Eleven
Fort Bend County, Texas

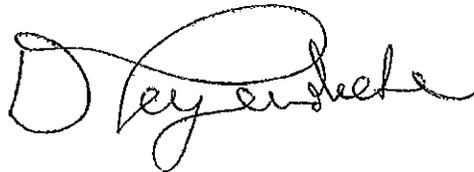
For Information only:

1. This plat will create 34 Lots in two (2) Blocks with two (2) Reserves that covers a total acreage of 8.5 acres.
2. The typical lot size for this section appears to be 55-foot by 130-foot with a 20-foot Front Building Line
3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch, Section Eleven be approved once the following items are addressed:

- A) The Vicinity Map needs to be edited to show the street names.
- B) The Point of Beginning shown on the plat does not match the Metes and Bounds description.





October 12, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Jordan Ranch Section Eleven

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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 Sheila R. Agee at 713.207.6349.

Sincerely,

A handwritten signature in blue ink that reads "Sheila R. Agee".

Sheila R. Agee
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR16.459

From: Kathryn Edwards
To: ["Chris_Grey@cable.comcast.com"](mailto:Chris_Grey@cable.comcast.com)
Cc: landplan@krga.com
Subject: Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date: Monday, October 10, 2016 9:58:00 AM
Attachments: [8004C_St Dedication No 02 \(Jordan Ranch Blvd. Ph.II\) 09-30-16.pdf](#)
[image001.png](#)
[8004C_Jordan Ranch_Sec.8_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.9_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.10_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.11_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.12_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.13_09-30-16.pdf](#)

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:

Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

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

Thank you,

Kathryn Edwards

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

Main: 281-579-0340

Email: kedwards@krga.com



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From: Kathryn Edwards
To: "dm8736@att.com"
Cc: landplan@krga.com
Subject: Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date: Monday, October 10, 2016 9:58:00 AM
Attachments: [8004C_St.Dedication.No.02.\(Jordan.Ranch.Blvd..Ph.II\).09-30-16.pdf](#)
[image001.png](#)
[8004C_Jordan_Ranch_Sec.8_09-30-16.pdf](#)
[8004C_Jordan_Ranch_Sec.9_09-30-16.pdf](#)
[8004C_Jordan_Ranch_Sec.10_09-30-16.pdf](#)
[8004C_Jordan_Ranch_Sec.11_09-30-16.pdf](#)
[8004C_Jordan_Ranch_Sec.12_09-30-16.pdf](#)
[8004C_Jordan_Ranch_Sec.13_09-30-16.pdf](#)

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:

Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

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

Thank you,

Kathryn Edwards

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

Main: 281-579-0340

Email: kedwards@krga.com



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From: [Kathryn Edwards](#)
To: ["MaryJane.Sowa@fortbendcountytx.gov"](mailto:MaryJane.Sowa@fortbendcountytx.gov)
Cc: landplan@krga.com
Subject: Preliminary Plat Review_Jordan Ranch_Pt2
Date: Wednesday, October 12, 2016 2:47:00 PM
Attachments: [8004C_Jordan_Ranch_Sec.11_10-12-16.pdf](#)
[image001.png](#)
[8004C_Jordan_Ranch_Sec.12_10-12-16.pdf](#)
[8004C_Jordan_Ranch_Sec.13_10-12-16.pdf](#)

Mary Jane,

Please find attached PDFs of three preliminary plats located in Fort Bend County in the City of Fulshear's ETJ. These preliminary plats will be submitted to the City of Fulshear on Friday (10/14). The plats are Jordan Ranch Sec 11 (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 12 (resubmittal-original preliminary was submitted in July 2015) and Jordan Ranch Sec 13.

Please let us know if you have any comments or questions about any of these plats.

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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October 12, 2016

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 11 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

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

Sincerely,

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

Kathryn Edwards
Planner
kedwards@krga.com

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Jordan Ranch Section 12 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

Processed
 Returned for additional data

BY: mn DATE: 10-14-2016

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: 10-14-2016 Date Received by the City of Fulshear: 10-14-2016
 Subdivision: Jordan Ranch Sec.12 Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 9.1 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261

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

Total Acreage: 9.1
 Number of Streets: 3
 Number of Lots: 33
 Number and Types of Reserves: 2-landscape/ Open space
 Total Acres in Reserve: 0.87

Owner: FORT BEND JORDAN RANCH LP
 Address: 5005 Riverway, Suite 500
 City/State: Houston, Texas 77056
 Telephone: 713-960-9977
 Email Address: steves@johnsondev.com

Engineer/Planner: 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>\$729.25</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards Kathryn Edwards / Planner 10/13/16
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

November 2, 2016

Engineering Review

Preliminary Plat - Jordan Ranch Section Twelve
Fort Bend County, Texas

For Information only:

1. This plat will create 33 Lots in one (1) Block with two (2) Reserves that covers a total acreage of 9.1 acres.
2. The typical lot size for this section appears to be 60-foot by 130-foot with a 20-foot Front Building Line
3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch, Section Twelve be approved once the following items are addressed:

- A) The Vicinity Map needs to be edited to add the street names.
- B) A 14-foot waterline easement is required at the cul-de-sac of Orchard Place Lane and Aster Brook Drive so the waterline can be looped.





October 12, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Jordan Ranch Section Twelve

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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 Sheila R. Agee at 713.207.6349.

Sincerely,

A handwritten signature in blue ink that reads "Sheila R. Agee".

Sheila R. Agee
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR16.460

From: Kathryn Edwards
To: "Chris_Grey@cable.comcast.com"
Cc: landplan@krga.com
Subject: Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date: Monday, October 10, 2016 9:58:00 AM
Attachments: [8004C_St Dedication No 02 \(Jordan Ranch Blvd. Ph.II\) 09-30-16.pdf](#)
[image001.png](#)
[8004C_Jordan Ranch_Sec.8_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.9_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.10_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.11_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.12_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.13_09-30-16.pdf](#)

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:

Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

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

Thank you,

Kathryn Edwards

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



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From: Kathryn Edwards
To: ["dm8736@att.com"](mailto:dm8736@att.com)
Cc: landplan@krga.com
Subject: Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date: Monday, October 10, 2016 9:58:00 AM
Attachments: [8004C_St Dedication No 02 \(Jordan Ranch Blvd. Ph.II\) 09-30-16.pdf](#)
[image001.png](#)
[8004C_Jordan Ranch_Sec.8_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.9_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.10_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.11_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.12_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.13_09-30-16.pdf](#)

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:

Jordan Ranch Street Dedication No. 2 and Reserves

Jordan Ranch Sec 8

Jordan Ranch Sec 9

Jordan Ranch Sec 10

Jordan Ranch Sec 11

Jordan Ranch Sec 12

Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

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

Thank you,

Kathryn Edwards

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

Main: 281-579-0340

Email: kedwards@krga.com



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From: [Kathryn Edwards](#)
To: ["MaryJane.Sowa@fortbendcountytexas.gov"](mailto:MaryJane.Sowa@fortbendcountytexas.gov)
Cc: landplan@krga.com
Subject: Preliminary Plat Review_Jordan Ranch_Pt2
Date: Wednesday, October 12, 2016 2:47:00 PM
Attachments: [8004C_Jordan_Ranch_Sec.11_10-12-16.pdf](#)
[image001.png](#)
[8004C_Jordan_Ranch_Sec.12_10-12-16.pdf](#)
[8004C_Jordan_Ranch_Sec.13_10-12-16.pdf](#)

Mary Jane,

Please find attached PDFs of three preliminary plats located in Fort Bend County in the City of Fulshear's ETJ. These preliminary plats will be submitted to the City of Fulshear on Friday (10/14). The plats are Jordan Ranch Sec 11 (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 12 (resubmittal-original preliminary was submitted in July 2015) and Jordan Ranch Sec 13.

Please let us know if you have any comments or questions about any of these plats.

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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October 12, 2016

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 12 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

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

Sincerely,

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

Kathryn Edwards
Planner
kedwards@krga.com

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23501 Cinco Ranch Boulevard | Suite A-250 | Katy, Texas 77494 | 281-579-0340

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 Jordan Ranch Section 13 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

Processed
 Returned for additional data

BY: _____ DATE: 10-14-2016

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: 10-14-2016

Date Received by the City of Fulshear: 10-14-2016

Subdivision: Jordan Ranch Sec.13

Development: Jordan Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)



Preliminary

Final

Short Form Final

Replat

Vacation Plat

Admin. (Minor) Plat

Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)



Single-Family Residential

Zero Lot Line/ Patio Home

Multi-Family Residential

Planned Development

Commercial

Industrial

Plat Location: City



ETJ (Extraterritorial Jurisdiction)

Legal Description: BEING 8.9 ACRES OUT OF THE H.&T.C.R.R. CO. SURVEY, SECTION 105, A-261 and J.G. Bennett Survey, A-611

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

Total Acreage: 8.9

Number of Streets: 5

Number of Lots: 36

Number and Types of Reserves: 2-landscape/ Open space

Total Acres in Reserve: 0.34

Owner: FORT BEND JORDAN RANCH LP

Address: 5005 Riverway, Suite 500

City/State: Houston, Texas 77056

Telephone: 713-960-9977

Email Address: steves@johnsondev.com

Engineer/Planner: BGE | Kerry Gilbert & Assoc.

Contact Person: Kathryn Edwards

Telephone: 281-579-0340

Fax Number:

Email Address: kedwards@krqa.com

Platting Fees

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

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

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

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

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

TOTAL PLATTING FEE \$737.25

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

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

Kathryn Edwards

Kathryn Edwards / Planner

SIGNATURE

TYPED OR PRINTED NAME/TITLE

10/13/16

DATE

November 2, 2016

Engineering Review

Preliminary Plat - Jordan Ranch Section Thirteen
Fort Bend County, Texas

For Information only:

1. This plat will create 36 Lots in two (2) Blocks with two (2) Reserves that covers a total acreage of 8.9 acres.
2. The typical lot size for this section appears to be 50-foot by 125-foot with a 20-foot Front Building Line
3. This tract is located in the E.T.J. of the City of Fulshear and as such approval will be needed from the following:
 - A) City of Fulshear
 - B) Fort Bend County
 - C) Fort Bend County Drainage District

Recommendations:

I recommend that this Preliminary Plat of Jordan Ranch, Section Thirteen be approved once the following items are addressed:

- A) The Vicinity Map needs to be edited to show the street names.
- B) This plat needs to have a note that shows it is in Fort Bend County, The ETJ of the City of Fulshear, the MUD District and Lamar CISD. (Required on all plats.)





October 12, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of Jordan Ranch Section Thirteen

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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 Sheila R. Agee at 713.207.6349.

Sincerely,

A handwritten signature in blue ink that reads "Sheila R. Agee".

Sheila R. Agee
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR16.461

From: Kathryn Edwards
To: ["Chris_Grey@cable.comcast.com"](mailto:Chris_Grey@cable.comcast.com)
Cc: landplan@krga.com
Subject: Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date: Monday, October 10, 2016 9:58:00 AM
Attachments: [8004C_St Dedication No 02 \(Jordan Ranch Blvd, Ph.II\) 09-30-16.pdf](#)
[image001.png](#)
[8004C_Jordan Ranch_Sec.8_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.9_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.10_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.11_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.12_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.13_09-30-16.pdf](#)

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:

Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

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

Thank you,

Kathryn Edwards

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

Main: 281-579-0340

Email: kedwards@krga.com



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From: Kathryn Edwards
To: "dm8736@att.com"
Cc: landplan@krga.com
Subject: Jordan Ranch St Ded and Sec 8-13_no objection request_10-10-16
Date: Monday, October 10, 2016 9:58:00 AM
Attachments: [8004C_St Dedication No 02 \(Jordan Ranch Blvd. Ph.II\) 09-30-16.pdf](#)
[image001.png](#)
[8004C_Jordan Ranch_Sec.8_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.9_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.10_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.11_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.12_09-30-16.pdf](#)
[8004C_Jordan Ranch_Sec.13_09-30-16.pdf](#)

Good Morning,

Please find the below referenced Jordan Ranch preliminary plats for your review:

Jordan Ranch Street Dedication No. 2 and Reserves
Jordan Ranch Sec 8
Jordan Ranch Sec 9
Jordan Ranch Sec 10
Jordan Ranch Sec 11
Jordan Ranch Sec 12
Jordan Ranch Sec 13

If they meet your approval, please provide our office with a No Objection Letter addressed to the City of Fulshear.

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

Thank you,

Kathryn Edwards

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

Main: 281-579-0340

Email: kedwards@krga.com



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From: [Kathryn Edwards](#)
To: ["MaryJane.Sowa@fortbendcountytexas.gov"](mailto:MaryJane.Sowa@fortbendcountytexas.gov)
Cc: landplan@krqa.com
Subject: Preliminary Plat Review_Jordan Ranch_Pt2
Date: Wednesday, October 12, 2016 2:47:00 PM
Attachments: [8004C_Jordan_Ranch_Sec.11_10-12-16.pdf](#)
[image001.png](#)
[8004C_Jordan_Ranch_Sec.12_10-12-16.pdf](#)
[8004C_Jordan_Ranch_Sec.13_10-12-16.pdf](#)

Mary Jane,

Please find attached PDFs of three preliminary plats located in Fort Bend County in the City of Fulshear's ETJ. These preliminary plats will be submitted to the City of Fulshear on Friday (10/14). The plats are Jordan Ranch Sec 11 (resubmittal-original preliminary was submitted in July 2015), Jordan Ranch Sec 12 (resubmittal-original preliminary was submitted in July 2015) and Jordan Ranch Sec 13.

Please let us know if you have any comments or questions about any of these plats.

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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October 12, 2016

Mr. Dwayne G. Grigar, CFM
Fort Bend County Drainage District
P.O. Box 1028
Rosenberg, Texas 77471

RE: Jordan Ranch Section 13 Preliminary Plat

Dear Mr. Grigar,

The attached Preliminary Plat is located within the ETJ of the City of Fulshear.

We request that you review the Preliminary Plat and determine acceptability. Upon your review, please forward a letter to the City of Fulshear at the following address stating the acceptability of the Preliminary Plat. Our firm would appreciate a copy of this letter.

Planning Department
City of Fulshear
30603 FM 1093
Fulshear, TX 77441
Attn: D. Offord

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

Sincerely,

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

Kathryn Edwards
Planner
kedwards@krga.com

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat The Brooks Section 2 / Preliminary Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

Processed
 Returned for additional data

BY: MC DATE: 10-14-2016

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: 10-14-2016 Date Received by the City of Fulshear: 10-14-2016
 Subdivision: The Brooks Sec 2 Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 9.79 Acres out of the M. Autrey Survey, A-100

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

Total Acreage: 9.8
 Number of Streets: 4
 Number of Lots: 39
 Number and Types of Reserves: 4
 Total Acres in Reserve: .93

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>\$759.00</u>
Park Fees (due at Final Plat Application)	<u>n/a</u>

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

Kathryn Edwards

SIGNATURE

Kathryn Edwards/ Planner

TYPED OR PRINTED NAME/TITLE

October 14, 2016

DATE

November 2, 2016

Engineering Review

Preliminary Plat
The Brooks at Cross Creek Ranch Section Two
City of Fulshear, Texas

For Information Only:

1. This plat will create 39 lots in two (2) Blocks with four (4) Reserves that cover a total of 9.790 acres.
2. These lots will have one (1) point of access, Park Terrace Lane off of West Cross Creek Bend.
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 Preliminary Plat of The Brooks at Cross Creek Ranch Section Two be approved with the following additions:

- A) The contour lines are too light to see on the plat and the contour numbers overlay dimension making them unreadable.
- B) The streets that make up the internal loop have four (4) names; this needs to be reduced to a maximum of two (2) names.



From: Kathryn Edwards
To: "dm8736@att.com"
Cc: landplan@krga.com
Subject: No Objection Request_The Brooks at CCR Sec 2
Date: Monday, September 26, 2016 1:57:00 PM
Attachments: [1350A_The Brooks at Cross Creek S.2 \(PH-2A\) 09-22-16.pdf](#)
[image001.png](#)

Good Afternoon,

Please find the above referenced The Brooks at CCR Sec 2 preliminary plat for your review. 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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September 27, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Preliminary Plat of the Brooks At Cross Creek Ranch Section Two

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated October 14, 2016.

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

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

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

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

If there are any questions, please contact LaWanda J. Grant at 713.207.6539.

Sincerely,

A handwritten signature in purple ink that reads "LaWanda J. Grant".

LaWanda J. Grant, SR/WA
Senior Right of Way Agent

C: Kathryn Edwards <kedwards@krga.com>

PLR16.428



October 14, 2016

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

Re: The Brooks at Cross Creek Ranch Sec Two

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced plat dated October 14, 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.

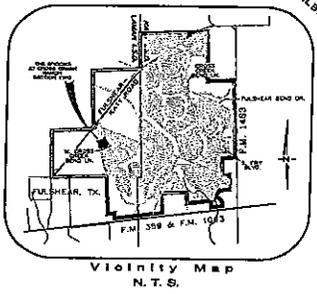
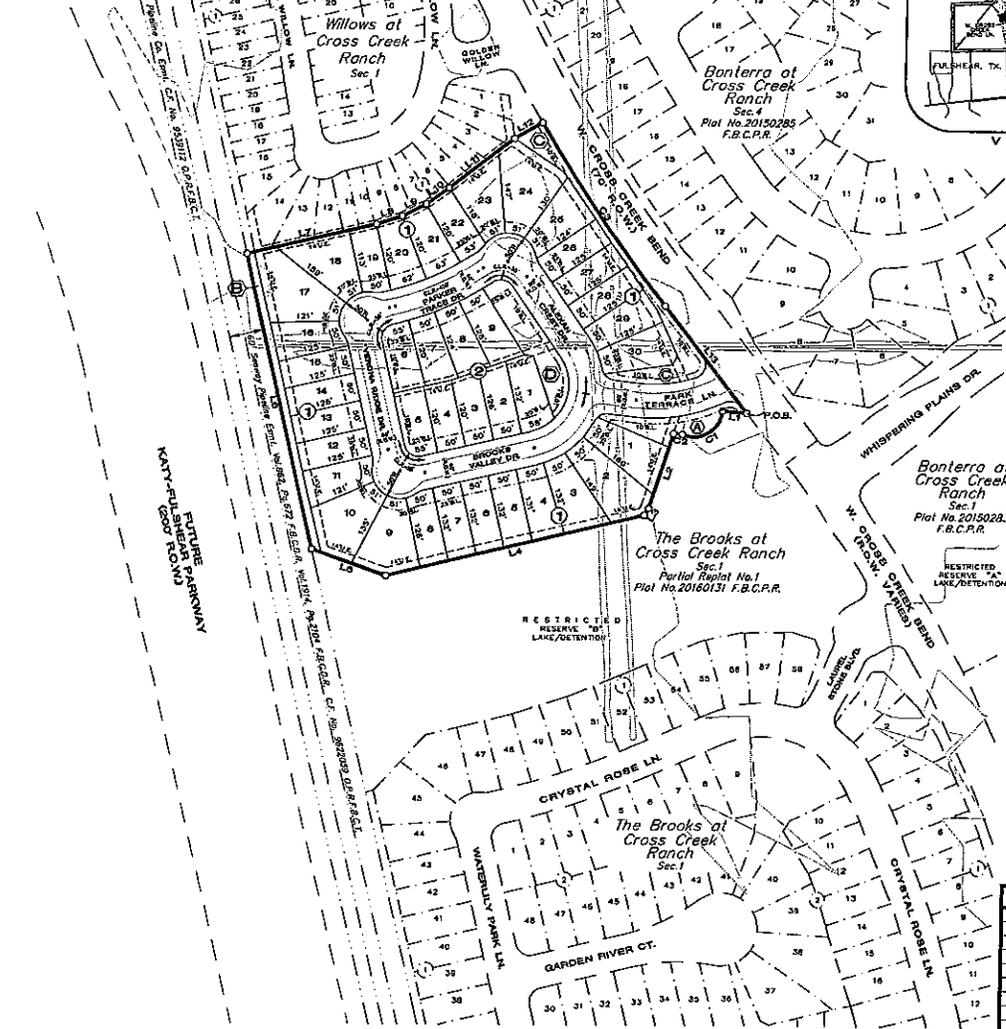
Sincerely,

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

David Miller
Engineering Tech

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BCE/KERRY R. GILBERT & ASSOCIATES



- NOTE:**
- (A) RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.17 ACRE
 - (B) RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.17 ACRE
 - (C) RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.33 ACRE
 - (D) RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.26 ACRE

LINE DATA

LINE	DISTANCE	BEARING
L1	45'	N 88°28'00" W
L2	189'	S 10°08'46" E
L3	58'	N 31°35'18" E
L4	404'	S 70°12'40" W
L5	130'	N 70°42'00" W
L6	638'	N 13°24'44" W
L7	233'	N 70°36'18" E
L8	48'	N 72°2'43" E
L9	47'	N 65°18'00" W
L10	48'	S 64°00'13" W
L11	143'	N 61°04'48" E
L12	60'	N 65°19'27" E
L13	240'	S 57°18'30" E

CURVE DATA

CURVE	RADIUS	ARC	BEARING	CHORD
C1	90'	90'	S 80°09'44" W	87'
C2	28'	10'	S 84°56'30" E	10'
C3	6038'	397'	S 34°18'03" E	639'

DESCRIPTION OF A 9.790± ACRES TRACT OF LAND LOCATED IN THE M. AUTREY SURVEY, ABSTRACT NO. 100, FORT BEND COUNTY, TEXAS

BEING 9.790± ACRES (±0.42± ACRES (±0.04± ACRES) OF LAND LOCATED IN THE M. AUTREY SURVEY, ABSTRACT NO. 100, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A 128.31± ACRES TRACT (±0.04± ACRES) OF LAND AS DESCRIBED IN A CERTAIN SECTION OF THE ORIGINAL PLAT FOR CROSS CREEK RANCH SECTION ONE PARTIAL, REPLA P.D. NO. 1, A SUBDIVISION PLAT APPROVED UNDER PLAT NO. 20150285 OF THE FORT BEND COUNTY PLAT RECORDS.

BEING 9.790± ACRES (±0.42± ACRES (±0.04± ACRES) OF LAND LOCATED IN THE M. AUTREY SURVEY, ABSTRACT NO. 100, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A 128.31± ACRES TRACT (±0.04± ACRES) OF LAND AS DESCRIBED IN A CERTAIN SECTION OF THE ORIGINAL PLAT FOR CROSS CREEK RANCH SECTION ONE PARTIAL, REPLA P.D. NO. 1, A SUBDIVISION PLAT APPROVED UNDER PLAT NO. 20150285 OF THE FORT BEND COUNTY PLAT RECORDS.

THE TRACT, along with the north line of said Reserve "B" of the following courses and distances:

N 83°18'00" W, a distance of 42.66 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" found for the beginning of a 1/2-inch iron pipe, 100 feet to the north line of the tract.

In a southeasterly direction, along said curve to the left, a distance of 25.85 feet, having a radius of 10.00 feet, a curved angle of 103°41'32" and a chord which bears S 84°29'38" W, 81.33 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" found for the point of tangency to the north line of the tract.

In a westerly direction, along said curve to the left, a distance of 18.97 feet, having a radius of 35.00 feet, a curved angle of 36°32'12" and a chord which bears S 84°29'38" W, 15.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" found for an angle point in the south line of the tract described tract.

S 61°56'45" W, a distance of 129.07 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" found for an angle point in the south line of the tract described tract.

S 33°21'45" W, a distance of 14.14 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" found for an angle point in the south line of the tract described tract.

S 70°22'00" W, a distance of 484.37 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" found for an angle point in the south line of the tract described tract.

N 70°49'00" W, a distance of 150.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gray" found for the southeast corner of the tract described tract on the southeast corner of said Reserve "B".

THE TRACT, N 13°24'44" W, over and across said 129.07± feet and along said line, a distance of 57.26 feet to the north-west corner of the tract described tract.

WITNESSETH, over and across said 129.07± feet and the following courses and distances:

N 76°21'45" E, a distance of 129.07 feet to an angle point in the south line of the tract described tract;

N 72°02'12" E, a distance of 47.81 feet to an angle point in the south line of the tract described tract;

N 63°18'00" E, a distance of 47.47 feet to an angle point in the south line of the tract described tract;

N 64°07'12" E, a distance of 49.43 feet to an angle point in the south line of the tract described tract;

N 51°40'45" E, a distance of 143.92 feet to an angle point in the south line of the tract described tract;

N 62°22'25" E, a distance of 12.71 feet to the southeast corner of the tract described tract and the beginning of a 1/2-inch iron pipe with cap stamped "Brown & Gray" found for the point of tangency to the south line of the tract described tract;

In a southeasterly direction, along said curve to the left, a distance of 291.11 feet, having a radius of 2,035.00 feet, a curved angle of 72°33'51" and a chord which bears S 34°18'03" E, 396.33 feet to the point of tangency;

S 37°59'13" E, a distance of 256.00 feet to the POINT OF BEGINNING and remaining 9.790± acres (±0.42± ACRES (±0.04± ACRES) OF LAND.

Hence, it is hereby certified that the above described tract of land is 9.790± acres (±0.42± ACRES (±0.04± ACRES) OF LAND AS DESCRIBED IN A CERTAIN SECTION OF THE ORIGINAL PLAT FOR CROSS CREEK RANCH SECTION ONE PARTIAL, REPLA P.D. NO. 1, A SUBDIVISION PLAT APPROVED UNDER PLAT NO. 20150285 OF THE FORT BEND COUNTY PLAT RECORDS.

A PRELIMINARY PLAT OF
THE BROOKS AT CROSS CREEK RANCH SECTION TWO
 BEING 9.790± ACRES OF LAND CONTAINING 38 LOTS AND FOUR RESERVES IN TWO BLOCKS.

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

OWNER
 OCF TEXAS HOLDINGS, LP
 ATTN: ROB BANFORD
 6490 CROSS CREEK BEND LAKE
 FULSHEAR, TEXAS 77441
 PLANNER



Land Planning Consultants
 23501 Cross Ranch Blvd., Suite A-250
 Katy, Texas 77454
 Tel: 281-679-0340

SCALE: 1" = 100'
 0 50 100 200
 OCTOBER 14, 2016
 R34F 1330A

BCE/KERRY R. GILBERT & ASSOCIATES

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 8 / Partial Replat No. 1 /
Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

Processed
 Returned for additional data

BY: ML DATE: 10-14-2016

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: 10/14/2016 Date Received by the City of Fulshear: _____

Subdivision: CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT Development: CROSS CREEK RANCH
PARIAL REPLAT NO. 1

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: 0.7372 ACRESS OF LAND IN THE A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 0.7372
 Number of Streets: 0
 Number of Lots: 4
 Number and Types of Reserves: N/A
 Total Acres in Reserve: N/A

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

Engineer/Planner: BROWN & GAY ENGINEERS, INC.
 Contact Person: TREY DEVILLIER
 Telephone: 713-488-8204
 Fax Number: 281-558-9701
 Email Address: tdevillier@browngay.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>\$538.43</u>
Park Fees (due at Final Plat Application)	_____

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

Trey Devillier **TREY DEVILLIER** 10/14/2016
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

November 2, 2016

Engineering Review

Final Plat – Creek Falls at Cross Creek Ranch
Section Eight, Partial Replat No. 1
City of Fulshear, Texas

For Information only:

1. This plat contains four (4) Lots in one (1) Block with no reserves with a total acreage of 0.7372 acres.
2. All four (4) Lots will have direct access to Auburn Creek Circle.
3. This plat is being presented to create four (4) larger lots from the five (5) that were previously platted.

Recommendations:

I recommend that this Final Plat of Creek Falls at Cross Creek Ranch Section Eight, Partial Replat No. 1 be approved as submitted.





September 13, 2016

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Creek Falls at Cross Creek Ranch Section Eight Partial Replat No. 1

To Whom It May Concern:

CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations, hereinafter referred to as "CenterPoint Energy", has been asked to provide a Letter of No Objection for the above referenced plat dated September 2016.

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 Sheila R. Agee at 713.207.6349.

Sincerely,

A handwritten signature in cursive script that reads 'Sheila R. Agee'.

Sheila R. Agee
Senior Right of Way Agent

C: Trey DeVillier <TDeVillier@bgeinc.com>

PLR16.394



Southwest OSPE
1110 Louise St
Rosenberg, Texas 77471

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

September 12, 2016

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

Re: UTILITY AVAILABILITY LETTER-CREEK FALLS AT CROSS CREEK RANCH
SECTION 8 PARTIAL REPLAT NO 1

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



September 11, 2016

Mr. Trey DeViller
Platting Technician
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Bellaire, TX 77401

Re: Creek Falls at Cross Creek Ranch Section Eight Partial Replat No. 1

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 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, appearing to read "Chris Grey", with a large, stylized flourish at the end.

Chris Grey
Construction Supervisor, Design and Serviceability



October 14, 2016

City of Fulshear
C/o D. (Diana) Gordon Offord, City Secretary
30603 FM 1093 Road
P. O. Box 279
Fulshear, Texas 77441

Re: CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT PARTIAL REPLAT NO. 1
FINAL PLAT SUBMISSION – UNDER SEPARATE COVER ITEMS

Dear Ms. Offord:

At the time of our original submission dated October 14, 2016, our office had not received the City Planning Letter (Title Commitment) from the Title Company. I have enclosed a copy of the City Planning Letter from Stewart Title dated October 14, 2016, effective date October 6, 2016. Additionally, we have reprinted ten (10) copies of the plat that references the said City Planning Letter along with a Lienholders Subordination as a result recent City Planning Letter.

If you have any questions, or require any additional information, please contact me at 281-558-8700 x 8204 or via email at tdevillier@browngay.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Trey DeVillier', written in a cursive style.

Trey DeVillier
Platting Tech

*Enclosures: Plat Copies (10)
City Planning Letter
Lienholders Subordination Form(s)
CD ROM (Digital copies of all submittal items)*

Serving. Leading. Solving.™

BGE, Inc. • 10777 Westheimer Road, Suite 400 • Houston, Texas 77042 • 281-558-8700 • www.bgeinc.com



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

October 14, 2016

File No.: 1690361CPL

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 6th day of October, 2016, 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 by Clerk's File No. 2016059209 of the Official Records of Fort Bend County, Texas.

Legal Description:

DESCRIPTION OF A 0.7372 ACRE TRACT OF LAND SITUATED
IN THE A.G. SHARPLESS SURVEY, ABSTRACT NO. 322
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 0.7372 acre (32,110 square foot) tract of land situated in the A.G. Sharpless Survey, Abstract No. 322, City of Fulshear, Fort Bend County, Texas and being a portion of a called 174.4 acre tract of land described in an instrument to CCR Loan Subsidiary 1, L.P. recorded under Fort Bend County Clerk's File Number 2014024650, also being all of Lots 8 through 12, Block 2 of CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT, a subdivision per plat recorded under Plat Record 20160197 of the Fort Bend County Plat Records, said 0.7372 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the Southwest corner of said Lot 8, same being the most Northerly corner of Lot 7, Block 2 of said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT, lying on the East right-of-way line of Auburn Creek Circle (60 feet wide) as shown on said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT, same further being the beginning of a curve to the left from which its center bears N 82° 19' 33" W, 185.00 feet;

THENCE, In a northerly direction, along said curve to the left and along and with the East right-of-way line of said Auburn Creek Circle, same being the West line of said Lot 8 a distance of 14.27 feet, having a radius of 185.00 feet, a central angle of 04° 25' 12" and a chord which bears N 05° 27' 50" E, 14.27 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the point of tangency;

THENCE, N 03° 15' 15" E, a distance of 166.07 feet along and with the East right-of-way line of said Auburn Creek Circle, same being the West lines of said Lots 8 through 11 to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the left from which its center bears N 86° 43' 46" W, 1,530.00 feet;

THENCE, In a northerly direction, along said curve to the left and along and with the East right-of-way line of said Auburn Creek Circle, same being the West line of said Lot 11, at a distance of 18.88 feet passing a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the common West corner of said Lot 11 and 12, continuing along and with the East right-of-way line of said Auburn Creek Circle, same being the West line of said Lot 12 for a total distance of 67.77 feet, having a radius of 1,530.00 feet, a central angle of 02° 32' 17" and a chord which bears N 02° 00' 05" E, 67.77 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay"

found for the Northwest corner of said Lot 12, same being the Southwest corner of Lot 13, Block 2 of said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT;

THENCE, S 89° 16' 03" E, a distance of 120.87 feet along and with the line common to said Lots 12 and 13 to a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the common East corner of said Lots 12 and 13, lying on the West line of Lot 14, Block 2 of said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT;

THENCE, S 02° 07' 57" E, at a distance of 54.43 feet along and with the line common to said Lots 12 and 14 passing a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the common East corner of said Lots 11 and 12, continuing along and with the line common to said Lots 11 and 14 for a total distance of 60.21 feet to a 1/2-inch iron rod with cap stamped "Brown & Gay" found for an angle point in the East line of said Lot 11, same being the common West corner of said Lot 14 and Lot 41, Block 2 of said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT;

THENCE, S 04° 15' 34" W, a distance of 213.65 feet along and with the East lines of said Lots 8 through 11, same being the West lines of said Lot 41 and Lot 42, Block 2 of said CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT to a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the Southeast corner of said Lot 8, same being an angle point in the West line of said Lot 42 and an angle point in the North line of Lot 6, Block 2 of CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT;

THENCE, N 77° 20' 29" W, at a distance of 33.97 feet along and with the South line of said Lot 8, same being the North line of said Lot 6 to a 1/2-inch iron rod with cap stamped "Brown & Gay" found for the common North corner of said Lots 6 and 7, continuing along and with the South line of said Lot 8, same being the North line of said Lot 7 for a total distance of 123.38 feet to the **POINT OF BEGINNING** and containing 0.7372 of one acre (32,110 square feet) of land.

Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Plat No. 20160197 of the Plat Records and under Clerk's File No. 2005003096 of the County Clerk Official Records of Fort Bend County, Texas and those Restrictive Covenants as set forth under Clerk's File Nos. 9526750, 2006020008, 2006020010 and 2006020011, 2010105647, 2008039552, 2008054441, 2009026093, 2010127400, 2011070465, 2012016789 all of the Official Records of Fort Bend County, Texas. (Subject to Annexation)

2. Easements/Other Exceptions:

Public utility easement 7 feet wide along the rear property line, as recorded in/under Plat No. 20160197 of the Plat Records of Fort Bend County, Texas. (affects all Lots)

An easement for drainage purposes extending a distance of 20 feet on each side of the centerline of all natural drainage courses, as reflected by the plat recorded in/under Plat No. 20160197 of the Plat Records of Fort Bend County, Texas.

Water line easement 10 feet wide along the front property line, as recorded in/under Plat No. 20160197 of the Plat Records of Fort Bend County, Texas. (affects all Lots)

Public utility easement 7 feet wide along the South property line, as recorded in/under Plat No. 20160197 of the Plat Records of Fort Bend County, Texas. (affects South property line of Lot 8)

Building setback line, 25 feet in width, along the front property line, as recorded in/under Plat NO. 20160197 of the Plat Records of Fort Bend County, Texas. (affects all Lots)

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.

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. (Subject to Annexation)

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. (Subject to Annexation)

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. (Subject to Annexation)

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. (Subject to Annexation)

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. (Subject to Annexation)

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. (Subject to Annexation)

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. (Subject to Annexation)

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. (Subject to Annexation)

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. (Subject to Annexation)

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. (Subject to Annexation)

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. 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. (1214.16 acres A-321; 1214.62 acres A-100)

Temporary Access Easement with CCR Loan Subsidiary 1, LP, as Grantor and Texas Capital Bank, National Association, as Grantee dated March 6, 2014 and recorded March 14, 2014 at Clerk's File No. 2014024654, of the Official Public Records of Fort Bend County, Texas.

Agreement for the installation, operation and maintenance of an underground/overhead electrical service distribution system, as set forth in instrument recorded in/under Clerk's File No. 2016072798 of the Official Records of Fort Bend County, Texas.

3. Liens/Misc:

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

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

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

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 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, 171, and 172. 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.

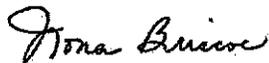
No examination has been made as to Abstracts of Judgments, State or Federal Tax Liens, the status of taxes, tax suits or paving assessments.

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



Anthony DeBorde/Nona Briscoe
Commercial Title Examiner

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, has platted that certain 0.7372 acres of land out of the A.G. Sharpless Survey, Abstract 322, Fort Bend County, Texas, which property was surveyed and platted on _____ by, Brown & Gay Engineers, Inc. and known as CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT PARTIAL REPLAT NO. 1, 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 EIGHT PARTIAL REPLAT NO. 1.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the premises, and the sum of \$10.00 and other good and valuable consideration this day paid by CCR TEXAS HOLDINGS LP, a Delaware limited partnership, to said lienholder, the receipt and sufficiency of which is hereby acknowledged and confessed, the said lienholder as the agent for the present owners and holders of the notes and the lien given to secure the payment of the same, does hereby fully subordinate its lien to the plat of the subdivision of CREEK FALLS AT CROSS CREEK RANCH SECTION EIGHT PARTIAL REPLAT NO. 1 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 EIGHT PARTIAL REPLAT NO. 1 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 _____, 2016.

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 _____, 2016

Notary Public
My commission expires: Commission For Life

AFTER RECORDING RETURN TO:
Trey DeVillier
Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat The Market at Cross Creek Ranch SWC, LLC / Final Plat

City Engineer Review

Reviewed
 See Attached Letter

BY: _____ DATE: 11-02-2016

City Secretary

Processed
 Returned for additional data

BY: ka _____ DATE: 10-14-2016

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: 10/14/20169 Date Received by the City of Fulshear: _____

Subdivision: THE MARKET AT CROSS CREEK RANCH SWC, LLC 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: 5.800 ACRESS OF LAND IN THE J.W. SCOTT SURVEY, A-321

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

Total Acreage: 5.800
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1
 Total Acres in Reserve: 5.800

Owner: THE MARKET AT CCR LTD.
 Address: 5850 SAN FILIPE ST., STE. 490
 City/State: HOUSTON, TX 77057
 Telephone: 713-782-9000
 Email Address: _____

Engineer/Planner: BROWN & GAY ENGINEERS, INC.
 Contact Person: TREY DEVILLIER
 Telephone: 713-488-8204
 Fax Number: 281-558-9701
 Email Address: tdevillier@browngay.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	\$645.00
Park Fees (due at Final Plat Application)	_____

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

SIGNATURE

TREY DEVILLIER
TYPED OR PRINTED NAME/TITLE

10/14/2016
DATE

November 2, 2016

Engineering Review

Final Plat
The Market at Cross Creek Ranch SWC, LLC
City of Fulshear, Texas

For Information only:

1. This plat will create one (1) Unrestricted Reserves that fronts on Fulshear Bend Drive on the North Line and F.M. 1463 on the East Line.
2. Access to this Unrestricted Reserve will be along Fulshear Bend Drive and F.M. 1463 thru the permit process for the Texas Department of Transportation and the City of Fulshear.
3. A Lien Holder Subordination is included as a separate document with this plat.
4. This tract will be subject to the City of Fulshear's access Ordinance for driveways which should be reviewed before driveway applications are made.
5. When previously submitted this plat created three (3) Reserves instead of the one (1) that is now shown.

Recommendations:

I recommend that this Final Plat of The Market at Cross Creek Ranch SWC, LLC be approved as submitted.



stewart title

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

October 10, 2016

File No.: 1690359CPL

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 29th day of September, 2016, the last Deed that we find, of record, reflects the record owner to be:
The Market at CCR Ltd., a Texas limited partnership

Legal Description:

**DESCRIPTION OF A 5.800 ACRE TRACT OF LAND SITUATED
IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321
FORT BEND COUNTY, TEXAS**

BEING a 5.800 acre (252,665 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 of Fort Bend County, Texas and being all of a called 5.800 acre tract of land described in an instrument to The Market at CCR Ltd. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2015093106, said 5.800 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron pipe with "Brown & Gay" cap found for the northeast corner of CREEK BEND AT CROSS CREEK RANCH SECTION TEN, a subdivision per plat recorded under Plat No. 20120149 of the Fort Bend County Plat Records (F.B.C.P.R.), lying on the west right-of-way line of F.M. 1463 (100 feet wide) as recorded under Volume 275, Page 525 of the Fort Bend County Deed Records (F.B.C.D.R.), same being the most easterly line 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, also lying on the southwest line of an 80-foot wide H.L. & P. Company easement recorded under Volume 431, Page 365 of the F.B.C.D.R., said corner being located S 67° 41' 25" E, 1,274.22 feet from a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of said CREEK BEND AT CROSS CREEK RANCH SECTION TEN, same being the east corner of CREEK BEND AT CROSS CREEK RANCH SECTION TWELVE, a subdivision per plat recorded under Plat No. 20130245 of the F.B.C.P.R., same also being the south corner of a called 0.1757 acre tract of land described as Director Lot 1 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2014053608;

THENCE, N 01° 56' 48" W, a distance of 87.75 feet along and with the west right-of-way line of said F.M. 1463 and the most easterly line of said Tract "A" to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the **POINT OF BEGINNING** and the southeast corner of the herein described tract, lying on the northeast line of said 80-foot wide easement;

THENCE, along and with the perimeter of said 5.800 acre tract, the following courses and distances:

N 67° 41' 25" W, a distance of 445.40 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the southwest corner of the herein described tract, same being the southeast corner of a called 7.296 acre tract of land described in an instrument to The Market at CCR Ltd. recorded under F.B.C.C.F. No. 2015093106;

N 04° 12' 58" E, a distance of 154.52 feet along and with the east line of said 7.296 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a non-tangent curve to the right from which its center bears N 83° 55' 03" E, 131.47 feet;

In a northerly direction, along and with said east line and the arc of said curve to the right, a distance of 9.48 feet, having a radius of 131.47 feet, a central angle of 04° 07' 56" and a chord which bears N 04° 00' 59" W, 9.48 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point for corner;

N 01° 56' 48" W, a distance of 409.42 feet continuing along and with said east line to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the northwest corner of the herein described tract, same being the northeast corner of said 7.296 acre tract, lying on the south right-of-way line of Fulshear Bend Drive (100 feet wide) as recorded under Plat No. 20150033 of the F.B.C.P.R. and being the beginning of a non-tangent curve to the left from which its center bears N 00° 39' 58" E, 3,050.00 feet;

THENCE, in an easterly direction, along and with said south right-of-way line and the arc of said curve to the left, a distance of 220.40 feet, having a radius of 3,050.00 feet, a central angle of 04° 08' 25" and a chord which bears N 88° 35' 45" E, 220.35 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

THENCE, N 86° 31' 33" E, a distance of 48.60 feet continuing along and with said south right-of-way line to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most northerly northeast corner of the herein described tract same being the northwest corner of Restricted Reserve "B" of FULSHEAR BEND DRIVE (FROM F.M. 1463 TO CROSS CREEK BEND LN.), a subdivision per plat recorded under Plat No. 20150033 of the F.B.C.P.R.;

THENCE, along and with the common lines of said Restricted Reserve "B" and said 5.800 acre tract, the following courses and distances:

S 03° 28' 27" E, a distance of 17.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an interior corner of the herein described tract;

S 49° 33' 36" E, a distance of 119.75 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for an interior corner of the herein described tract;

N 88° 03' 12" E, a distance of 32.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most easterly northeast corner of the herein described tract, lying on the west right-of-way line of said F.M. 1463, same being the most easterly line of said Tract "A" and the southeast corner of said Restricted Reserve "B";

THENCE, S 01° 56' 48" E, a distance of 656.98 feet along and with the west right-of-way line of said F.M. 1463 and the most easterly line of said Tract "A" to the **POINT OF BEGINNING** and containing 5.800 acres (252,665 square feet) of land.

Subject to the following:

1. Restrictions:

Restrictive Covenants as set forth under Clerk's File Nos. 2010105647, 2010127400, 2011070465, 2012016789, 2013123613, 2013145102, 2013146922, 2013150766, 2015093103, 2015093104 of the County Clerk Official Records of Fort Bend County, Texas.

2. Easements/Other Exceptions:

Landscape Easement set forth as evidenced in instrument recorded under Clerk's File No. 2015093106 of the Official Records of Fort Bend County, Texas.

Sanitary Sewer Easement 15 feet in width along the North property line as set forth in instrument recorded under Plat No. 20110033 of the Plat Records of Fort Bend County, Texas.

Building setback line, 50 feet in width, along the North and East property line, as recorded in/under Clerk's File No. 2015093217 of the Official Records of Fort Bend County, Texas.

Building setback line, 10 feet in width, along the Southerly property line, as recorded in/under Clerk's File No. 2015093217 of the Official Records of Fort Bend County, Texas.

Landscape and Parking setback line, 20 feet in width, along the North property line, as recorded in/under Clerk's File No. 2015093217 of the Official Records of Fort Bend County, Texas.

Landscape and Parking setback line, 35 feet in width, along the East property line, as recorded in/under Clerk's File No. 2015093217 of the Official Records of Fort Bend County, Texas.

Landscape and Parking setback line, 5 feet in width, along the Southerly property line, as recorded in/under Clerk's File No. 2015093217 of the Official Records of Fort Bend County, Texas.

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

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.

All charges, liens, and assessments payable to Cross Creek Ranch Commercial Association, Inc., a Texas corporation, including that lien to secure the payment thereof, recorded in/under Clerk's File No. 2013123613 of the Official Records of Fort Bend County, Texas. This lien is subordinate to a purchase mortgage of record.

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. 172 recorded under Clerk's File No. 2011008643 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. (1214.16 acres A-321; 1214.62 acres A-100)

All terms, conditions, and provisions of that certain Repurchase Option Agreement, recorded in/under Clerk's File No. 2015093115 of the Official Records of Fort Bend County, Texas.

3. Liens/Misc:

Vendors Lien retained in Deed dated April 12, 2012, recorded in/under Clerk's File No. 2012038964 of the Official Public Records, securing the payment of one note in the principal amount of \$9,000,000.00, bearing interest and payable as therein provided to the order of CCR Texas Lender, Inc., and one note in the principal amount of \$81,000,000.00, bearing interest and payable as therein provided to the order of PSPIB_CCR, Inc., and additionally secured by Deed of Trust of even date therewith executed by CCR Texas Holdings LP, and recorded in/under Clerk's File No. 2012038977 of the Official Public Records of Fort Bend County, Texas, for the benefit of CCR Texas Agent Inc., as Agent. Said lien subject to the provisions of that certain Intercreditor Agreement evidenced by memorandum recorded in/under Clerk's File No. 2013049982 of the Official Public Records of Fort Bend County, Texas, wherein said lien was made subordinate and inferior to the lien of Deed of Trust recorded in/under Clerk's File No. 2013019470 of the Official Public Records of Fort Bend County, Texas.

Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement dated August 14, 2015, recorded in/under Clerk's File No. 2015093107 of the Official Records of Fort Bend County, Texas, executed

by The Market at CCR Ltd., a Texas limited partnership, securing the payment of one note in the principal amount of \$13,852,751.00, bearing interest and payable as therein provided to the order of International Bank of Commerce. Assignment of Contracts recorded under Clerk's File No. 2015093109 of the Official Records of Fort Bend County, Texas. Assignment of Municipal Utility District Reimbursables recorded under Clerk's File No. 2015093110 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, 171, and 172. 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



Anthony Deborde/Nona Briscoe
Commercial Title Examiner