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
FEBRUARY 9, 2018

1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Planning and Zoning Chairman Amy Pearce at 8:30 a.m. on Friday, February 9, 2018 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas.

2. Quorum

A quorum was present.

Members Present:
Amy Pearce-Chairman
Austin Weant-Co-Chairman
Dar Hakimzadeh
Jason Cherubini

Members Absent:
Bijay Aryal
Harold Collins
Dawn McRea

City Staff:
Diana Gordon Offord, City Secretary
Kimberly Kopecky, Deputy City Secretary
Brant Gary, Executive Director of Planning and Development
Apryl Jensen, Plans Examiner
David Leyendecker, City Engineer
John Brown, Interim Building Official

Others Present:
Kayleen Nelson
John Lebourhis
Jim Eiteman
John D. McCann
Scott Paul

T. McCusker
Lori Magyar/ Richard Bost
Gerald Grissom
Trey Devillier
Ismael Herrera
And about 8 others that did not sign in.

3. Citizen's Comments

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

Kayleen Nelson spoke on the impact of development on drainage. She wants to see a study on this done by Fort Bend County. She is concerned about 45 foot lots in Polo Ranch. All the drainage goes into Brookshire Creek or Bessie's Creek. She asks if it is possible to get an independent study. Her concern about the 45 foot lots was addressed by Amy Pearce. (For full commentary, request audio)

John Lebourhis is concerned about Bessie's Creek (flooding). He asks who the flood administrator is. Brant Gary answers by ordinance it is the Director of Public Works (Sharon Valiante). Brant Gary explains we have adopted Fort Bend County drainage standards. Per Brant, Fort Bend County is in the process of a drainage review. (For full commentary, request audio)

Jim Eiteman spoke about flooding. He spoke about drainage that goes into Bessie's Creek. Mr. Eitemon spoke about Fulshear Lakes drainage. Developments need to be slowed down. (For full commentary, request audio)

Scott Paul wants to voice his opinion and go on record that he shares an echo of sentiment of all his neighbors. This is a big issue and not to be just let go. He wants a consideration of all the studies. (For full commentary, request audio)

John Douglas McCann spoke about concerns of flooding. He would like to see some further studies done as far as the drainage into Bessie's Creek. He is concerned about the development. (For full commentary, request audio)

Amy Pearce addresses the audience and recommends they speak at the City Council meeting.

4. Public Hearing – Special Use Permit

In compliance with the City of Fulshear Zoning Ordinance Number 2010-1028, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on February 9, 2018 at 8:30 a.m., the hearing will be held at city hall located at 30603 FM 1093. The second hearing will be held by the City Council on February 20, 2018 at 7:00 p.m. the hearing will

be held at the Irene Stern Center located at 6920 Katy Fulshear Road. Both hearings will allow all interested persons an opportunity to be heard.

The location of the premises in question is in the Downtown District, 0029 C Fulshear. Acres 4.7409, specifically the address is 7926 FM 359 Rd, Fulshear, Texas 77441.

The applicant is seeking a Special Use Request pursuant to the Zoning Ordinance to permit the use of a structure to be Commercial Use for Theatre and Art Education.

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

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

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

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

Amy Pearce opened the Public Hearing at 8:52 a.m.

Lori Magyar with I2M Associates speaks. They are only using the building for offices and rehearsal space. Jason Cherubini asks about parking, flow and hours. She answers that they want to make the driveways into a U-shape with gravel. The classes are structured so there is not large groups of children being dropped off at the same time or picked up. Most classes occur in evenings. The children will start coming in around 3 p.m. The productions will be at the elementary school and some churches. This is a temporary situation and they ask to not have to do concrete for parking. David Leyendecker recommends asphalt or other non dusting surface. The permit office has determined they need 10 parking spaces, one ADA accessible to meet building code. Brant Gary reads all recommendations to the Commission members (For full commentary, request audio)

Amy Pearce closes the Public Hearing at 9:04 a.m.

Amy Pearce announces per staff request we will move the agenda around and go to Items 14 and 15. (Please move to item 14 on these minutes)

5. <u>Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on January 5, 2018 and January 19, 2018</u>

A motion was made by Planning and Zoning member Weant to approve Minutes from the Planning and Zoning Commission meeting held on January 5, 2018 and January 19, 2018. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

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

Motion Passes

6. <u>Consideration and possible action to approve Polo Ranch Boulevard- Street Dedication Section 1/Preliminary Plat</u>

Per David Leyendecker, he and the cities' Flood Plain administrator met with Fort Bend County drainage district along with the engineers from Polo Ranch. FBC understands that this is a sensitive issue so they hired an independent 3rd party engineer (Freese and Nichols) to do an independent review of this. We will make sure anybody can have a copy of the report if they want.

Per David Leyendecker all 4 Polo Ranch Plats have made the corrections. He recommends approval of these preliminary plats. Diana Offord asked David Leyendecker if there is a timeline on when the study will be completed? He responded with "no" but it will have to be before the final plat gets done. Polo Ranch Boulevard is dedicating 100 foot additional right-of-way along the north side of the railroad tracks for the widening of F.M. 1093. That will make that right-of-way 300 feet. Polo Ranch Boulevard is not the major thoroughfare that shows up on the thoroughfare plan. There were several minutes of further discussion regarding flooding and construction. (For full commentary, request audio)

A motion was made by Planning and Zoning member Hakimzadeh to approve Polo Ranch Boulevard-Street Dedication Section 1/Preliminary Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning member Cherubini, Hakimzadeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Harold Collins
Dawn McRea

Motion Passes

7. <u>Consideration and possible action to approve Polo Ranch Section 1/Preliminary Plat</u>

8. <u>Consideration and possible action to approve Polo Ranch Section 2/Preliminary Plat</u>

9. <u>Consideration and possible action to approve Polo Ranch Section 3/Preliminary Plat</u>

Amy Pearce asks to take item 7 through item 9 together. There were no objections.

There was discussion of the review of drainage studies by Fort Bend County. (For full commentary, request audio)

Per David Leyendecker, all corrections have been made to these plats.

A motion was made by Planning and Zoning member Hakimzadeh to approve Polo Ranch Section 1/Preliminary Plat, Polo Ranch Section 2/Preliminary Plat, and Polo Ranch Section 3/Preliminary Plat with a request of 3rd party drainage review and a presentation at the Final Plat. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

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

Motion Passes

10. Consideration and possible action to approve R1 Rodgers Road/Preliminary Plat

Per David Leyendecker, they have made all corrections and additions on this plat as requested. They are dedicating extra right-of-way because Rodgers Road is in the major thoroughfare.

A motion was made by Planning and Zoning member Weant to approve R1 Rodgers Road/Preliminary Plat. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

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

Motion Passes

11. Consideration and possible action to approve Williams Center Fulshear/Preliminary Plat

David Leyendecker recommends approval on this plat.

A motion was made by Planning and Zoning member Hakimzadeh to approve Williams Center Fulshear/Preliminary Plat. It was seconded by Planning and Zoning member Cherubini.

Amy Pearce wanted to verify the metes and bounds. Per David Leyendecker, they will have to come back and address this at time of final plat.

An amended motion was made by Planning and Zoning member Hakimzadeh to approve Williams Center Fulshear/Preliminary Plat the the Engineer's recommendations. The motion was carried by the following vote:

Ayes: Planning and Zoning members Cherubini, Hakimzadeh, Pearce, and Weant
Nays: None
Absent: Bijay Aryal
Harold Collins

Dawn McRea

Motion Passes

12. <u>Consideration and possible action to approve Cross Creek Ranch Water Plant No. 3/Preliminary Plat</u>

Per David Leyendecker they have identified the easement and made corrections.
A motion was made by Planning and Zoning member Weant to approve Cross Creek Ranch Water Plant No. 3/Preliminary Plat. It was seconded by Planning and Zoning member Hakimzadeh. The motion was carried by the following vote:

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

Motion Passes

13. <u>Consideration and possible action to approve CC F.M. 1093 Tract 3/Preliminary Plat</u>

Amy Pearce asks if the pipeline easement has been corrected. Trey Devillier answers that this is preliminary and they don't really fill in the blanks until they get a title report. It will be ready by final.
A motion was made by Planning and Zoning member Hakimzadeh to approve CC F.M. 1093 Tract 3/Preliminary Plat. It was seconded by Planning and Zoning member Cherubini. The motion was carried by the following vote:

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

Motion Passes

14. <u>Consideration and possible action to approve a Special Use Request at 7926 FM 359 Rd, Fulshear, Texas 77441</u>

Dar asks if this permit expires in 18 months. Brant Gary explains this is allowed until the ownership changes.

A motion was made by Planning and Zoning member Hakimzadeh to approve a Special Use Request at 7926 FM 359 Rd, Fulshear, Texas 77441 adding a minimum of 10 parking spaces with at least one ADA accessible space, marked and located on an all-weather non-dusting surface. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

Ayes: Planning and Zoning members Cherubini, Hakimzadeh, Pearce and Weant
Nays: None
Absent: Bijay Aryal

Harold Collins
Dawn McRea

Motion Passes

15. Consideration and possible action regarding a policy recommendation to the City Council concerning possible changes to the City's Sign Ordinance

*Amy Pearce explains the original ordinance prohibits signs to **HAVE** any type of intermittent illumination, including flashing, fading, revolving or blinking lights, or any type of moving, traveling or changing message by means of lights or illumination. The proposed change would prohibit signs to **OPERATE** using any type of intermittent illumination, including flashing, fading, revolving or blinking lights, or any type of moving, traveling or changing message by means of lights or illumination. Signs could have the capability, but they would be prohibited from operating in such way.*

This item was discussed between Brant Gary and Planning Commission members. He added that from a staff perspective, staff has no opinion on this issue but will bring this recommendation to Council. (For full commentary, request audio)

A motion was made by Planning and Zoning member Hakimzadeh to approve with a restriction that the message can change only once in 24 hours. It was seconded by Planning and Zoning member Weant. The motion was carried by the following vote:

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

Motion Passes

(Per Amy Pearce, we will move back up to item 5)

***16.* Adjournment**

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

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

Amy Pearce adjourned the meeting at 9:45 a.m.

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Creek Cove at Cross Creek Ranch Section 14 / Preliminary Plat

City Engineer Review

_____Reviewed
_____See Attached Letter

_____

BY:_____DATE:_____

City Secretary

✓ Processed
_____Returned for additional data

_____

BY: K. Kopf DATE: 2-15-2018

Planning Commission Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

City Council Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

Engineering Review

Preliminary Plat
Creek Cove at Cross Creek Ranch Section 14
City of Fulshear, Texas

For Information Only:

1. This plat will create 77 Lots in 3 Blocks with 4 Restricted Reserves that cover a total acreage of 76.83 acres.

2. Access to this section will be from Harper Lane off of Cross Creek Bend Lane and from Stormy Creek Lane off of Victory Hill Lane.

3. The typical lot sizes in this section are 70-foot by 140-foot with a 25-foot Front Building Line.

Recommendations:

I recommend that this Preliminary Plat of Creek Cove at Cross Creek Ranch Section 14 be approved with the following items being addressed:

A) Restricted Reserve D needs to have the wording "Electrical Easement " added to its title.

B) The Metes and Bounds description shows this Section to be in two (2) surveys and Abstracts while the Title Block only reflects one (1) survey and Abstract

1350 Avenue D Katy, Texas 77493 (281) 391-0173

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: 02-16-2018 Date Received by the City of Fulshear: _____

Subdivision: Creek Cove at Cross Creek Ranch Sec 14 Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ✓ City ____ ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 76.78 Acres out of the A.G. SHARPLESS SURVEY, A-322

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

Total Acreage: 76.78
Number of Streets: 4
Number of Lots: 77 Cross Creek Bend Land Extension No 10
Number and Types of Reserves: 4 - Landscape/o.s./Det
Total Acres in Reserve: 49.6

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

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

TOTAL PLATTING FEE $1,729.25

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	February 16, 2018
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

DESCRIPTION OF A 76.83 ACRE TRACT OF LAND SITUATED [illegible]

CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

[illegible]

LINE DATA

LINE	DISTANCE	BEARING
L1	32'	N 04°40'14" E
L2	365'	S 60°17'43" W
L3	93'	S 29°42'17" E
L4	100'	N 11°45'32" W
L5	182'	N 32°31'30" W
L6	111'	S 40°27'36" E
L7	132'	N 60°28'33" W
L8	132'	N 80°29'31" W
L9	87'	S 79°29'32" W
L10	97'	S 73°08'26" W
L11	86'	S 73°42'36" W
L12	79'	S 76°46'26" W
L13	182'	N 89°21'22" W
L14	172'	S 83°06'20" W
L15	156'	N 71°56'24" W
L16	126'	S 79°40'26" W
L17	124'	S 40°37'19" W
L18	89'	S 07°05'47" W
L19	143'	S 13°07'56" E
L20	262'	S 08°08'08" E
L21	84'	S 06°27'36" W
L22	267'	N 83°32'22" W
L23	90'	S 01°19'01" W
L24	126'	N 11°20'23" W
L25	39'	S 64°37'12" E
L26	138'	N 82°42'53" E
L27	10'	S 37°42'53" W
L28	63'	N 07°17'07" W
L29	118'	N 17°3'6'19" W
L30	109'	S 28°61'35" E
L31	193'	N 36°07'50" W
L32	183'	N 68°58'04" W
L33	176'	S 56°13'56" E
L34	87'	N 46°22'46" W
L35	112'	N 39°27'15" W

LINE DATA

LINE	DISTANCE	BEARING
L36	121'	N 71°26'21" W
L37	247'	S 67°50'03" W
L38	146'	S 56°32'16" W
L39	156'	S 39°04'53" W
L40	60'	S 22°22'42" W
L41	76'	N 03°07'30" E
L42	87'	S 16°01'39" E
L43	13'	S 31°02'17" W
L44	169'	N 62°33'04" W
L45	140'	N 76°37'32" E
L46	76'	S 09°27'58" W
L47	67'	N 35°14'17" E
L48	76'	N 61°37'22" E
L49	270'	S 64°52'36" W
L50	79'	S 65°26'34" W
L51	158'	N 69°26'55" E
L52	158'	N 74°59'12" E
L53	79'	N 79°09'10" E
L54	70'	N 81°06'39" E
L55	61'	N 79°39'56" E
L56	40'	N 77°46'20" E
L57	100'	N 67°43'27" E
L58	100'	S 57°40'33" W
L59	100'	N 47°37'40" E
L60	100'	N 37°34'47" E
L61	76'	N 27°31'53" E
L62	230'	S 22°18'35" W
L63	34'	N 67°41'25" W
L64	60'	N 22°18'35" E
L65	43'	N 22°18'35" E
L66	2106'	S 67°41'26" E

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	1550'	856'	439'	S 11°09'09" E	846'
C2	25'	38'	24'	N 16°39'36" E	35'
C3	1550'	139'	70'	N 86°06'41" W	139'
C4	85'	46'	24'	S 16°14'25" W	45'
C5	530'	75'	37'	N 03°16'26" W	74'
C6	25'	7'	3'	S 67°06'40" E	7'
C7	1030'	56'	29'	N 60°56'34" W	56'
C8	570'	248'	126'	N 50°12'17" W	244'
C9	270'	115'	59'	S 26°36'59" E	115'
C10	25'	39'	25'	S 67°18'35" W	35'
C11	25'	39'	25'	S 22°41'25" E	35'

A PRELIMINARY PLAT OF

CREEK COVE AT CROSS CREEK RANCH

SECTION FOURTEEN

BEING 76.83± ACRES OF LAND
CONTAINING 77 LOTS AND
FOUR RESERVES IN THREE BLOCKS.

OUT of THE
A.G. SHARPLESS SURVEY, A-322
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

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

FORT BEND COUNTY M.U.D. NO 169
ATTN: ALEX GARCIA
3200 SOUTHWEST FWY, SUITE 2600
HOUSTON, TEXAS 77027

PLANNER:

BGE KERRY R. GILBERT & ASSOCIATES

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

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

FEBRUARY 16, 2018
KGA# 1350A

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE FULSHEAR PLANNING & ZONING COMMISSION AND / OR CITY - COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE | KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

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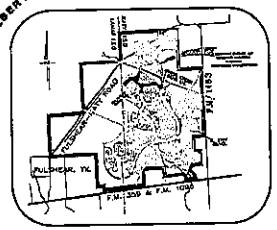
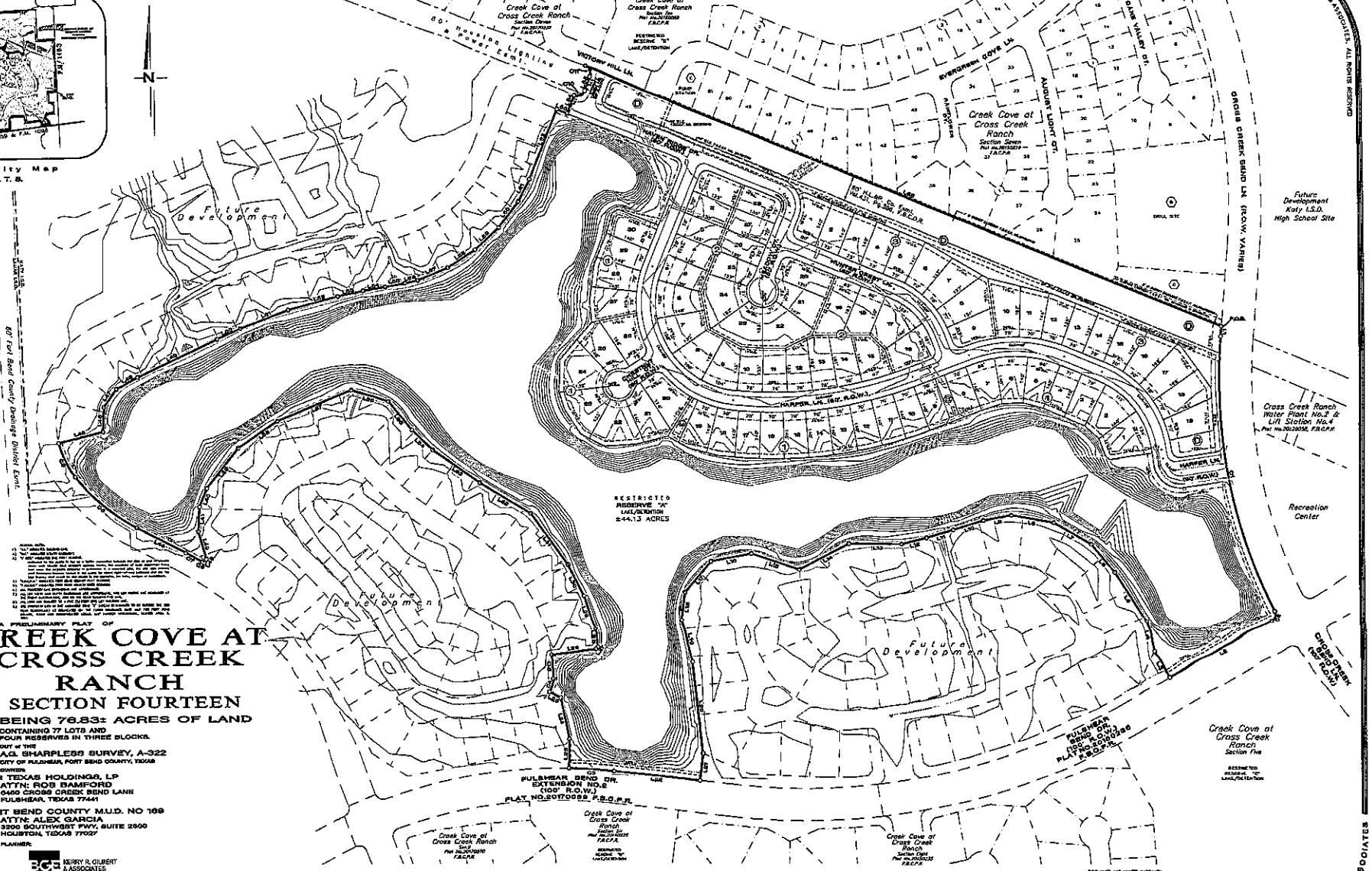


Vicinity Map
N.T.S.



NOTE:

- (A) RESTRICTED RESERVE "A" LAKE/DETENTION ±44.13 ACRES
- (B) RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.10 ACRE
- (C) RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.08 ACRE
- (D) RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±5.28 ACRES

A PRELIMINARY PLAT OF

CREEK COVE AT CROSS CREEK RANCH

SECTION FOURTEEN

BEING 76.83± ACRES OF LAND

CONTAINING 77 LOTS AND FOUR RESERVES IN THREE BLOCKS.

OUT OF THE

A.G. SHARPLESS SURVEY, A-322

CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNERS

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

FORT BEND COUNTY M.U.D. NO 169
ATTN: ALEX GARCIA
3200 SOUTHWEST FWY, SUITE 2600
HOUSTON, TEXAS 77027

PLANNER:

BGE KERRY R. GILBERT & ASSOCIATES

- Land Planning Consultants -
22501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

PAGE 2 OF 3
SCALE: 1" = 100'
0 50 100 200

FEBRUARY 16, 2019
KGA# 13604

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BGE | KERRY R. GILBERT & ASSOCIATES

Kathryn Edwards

From: Kathryn Edwards
Sent: Tuesday, February 13, 2018 3:23 PM
To: 'LROW@centerpointenergy.com'
Cc: landplan@krga.com
Subject: No Objection Request_Creek Cove 14_Preliminary Plat_02-13-18
Attachments: 1350_Creek Cove S 14_02-13-18-PG 2.pdf

Good Afternoon,

Please find the below referenced plat for your review:

- Creek Cove at Cross Creek Ranch Sec 14 Preliminary Plat

If it meets your approval, please provided 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

BGE KERRY R. GILBERT & ASSOCIATES

Serving. Leading. Solving.™

If you have any problems reading this email or any attachments, please contact us immediately.

******CONFIDENTIALITY NOTICE*******
The information contained in this email may be confidential and/or privileged. This email is intended for only the recipient named above. If you are not the named recipient please be advised that any review, copying or distribution of this email and its attachments, if any, or the information contained herein is prohibited. If you receive this email in error please notify us immediately by return email.

Kathryn Edwards

From: Kathryn Edwards
Sent: Tuesday, February 13, 2018 3:23 PM
To: 'Chris_Grey@cable.comcast.com'
Cc: landplan@krga.com
Subject: No Objection Request_Creek Cove 14_Preliminary Plat_02-13-18
Attachments: 1350_Creek Cove S 14_02-13-18-PG 2.pdf

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Kathryn Edwards

From: Kathryn Edwards
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To: 'dm8736@att.com'
Cc: landplan@krga.com
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CITY OF FULSHEAR
Registration & Permit Department
Ph: (281) 346- 1796 fax: (281) 346-2556
30603 FM 1093 P.O. Box 279 Fulshear, TX 77441

PLATTING AND SUBDIVISION REVIEW

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

City Engineer Review

_____Reviewed
_____See Attached Letter

_____

BY:_____DATE:_____

City Secretary

✓ Processed
_____Returned for additional data

_____

BY: K. Kaf DATE: 2-16-2018

Planning Commission Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

City Council Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

February 27, 2018

Engineering Review

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

For Information Only:

1. This plat will create 97 Lots in 4 Blocks with 3 Restricted Reserves that cover a total acreage of 33.78 acres.

2. Access to this section will be from Fulshear Trace on the Southeast corner and the extension of South Creek Way thru Section 12 which extends to James Lane.

3. The typical lot sizes in this section are 70-foot by 120-foot along with 80-foot by 130 foot.

4. A variance is required to allow a 50-foot street right-of-way for both Streamside Trace and Creekside Court.

Recommendations:

I recommend that this Preliminary Plat of Fulbrook on Fulshear Creek Section 5 be denied until the following items being addressed:

A) The plat application identifies this section as containing 97 Lots while the title block calls out a total of 124 Lots. This needs to be rectified.

B) Lots 39, 40, 42 and 43 appear to have areas that have eroded into the creek. I suggest that these lots be looked at carefully to insure they can be built on. What will stop this from happening again?

C) The map referenced in the Flood Plain notes is not the current map. If any of this section is in the 100 year Flood Plain as called out in this note it needs to be shown on the plat.

D) There are no dimensions shown for any of the lot frontage and most of the rear lot widths are also not shown. These need to be shown.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

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

REC'D FEB 16 2018

Subdivision/Development Platting Application

Date: 2.16.18 Date Received by the City of Fulshear: _____
Subdivision: SECTION 13 Development: FILBROOK ON FULSHEAR CREEK

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ✓ City ___ ETJ (Extraterritorial Jurisdiction)

Legal Description: CHURCHILL FULSHEAR LEAGUE A-29

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

Total Acreage: 33.18
Number of Streets: 9
Number of Lots: 97
Number and Types of Reserves: LANDSCAPE 3
Total Acres in Reserve: 1.65

Owner: FULSHEAR LAND PARTNERS
Address: P.O. BOX 56349
City/State: HOUSTON, TEXAS 77256
Telephone: 713.623.2466
Email Address: rfondriera@manddevelopment.com
Engineer/Planner: SWEITZER & ASSOCIATES
Contact Person: BILL SWEITZER
Telephone: 281.496.311
Fax Number: _____
Email Address: bsweitzer@sweitzerassoc.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 - $100.00 (each additional review)
TOTAL PLATTING FEE ~~$ 1261.00~~ 1261.75 CK 0028
Park Fees (due at Final Plat Application) _____

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

SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
	W.A. SWEITZER	2.16.18

FULBROOK ON FULSHEAR CREEK
SECTION 5

PRELIMINARY SUBDIVISION PLAT
33.78 ACRES OF LAND PARTIALLY OUT OF
CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

4 BLOCKS
3 RESERVES
(34 LOTS - 80' X 130' TYPICAL)
(90 LOTS - 70' X 120' TYPICAL)

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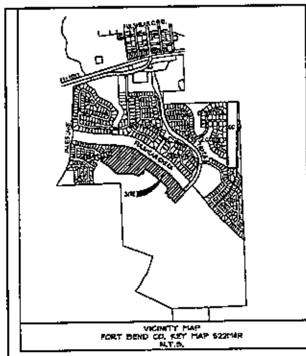
3 RIVERWAY SUITE 120 HOUSTON, TEXAS 77056

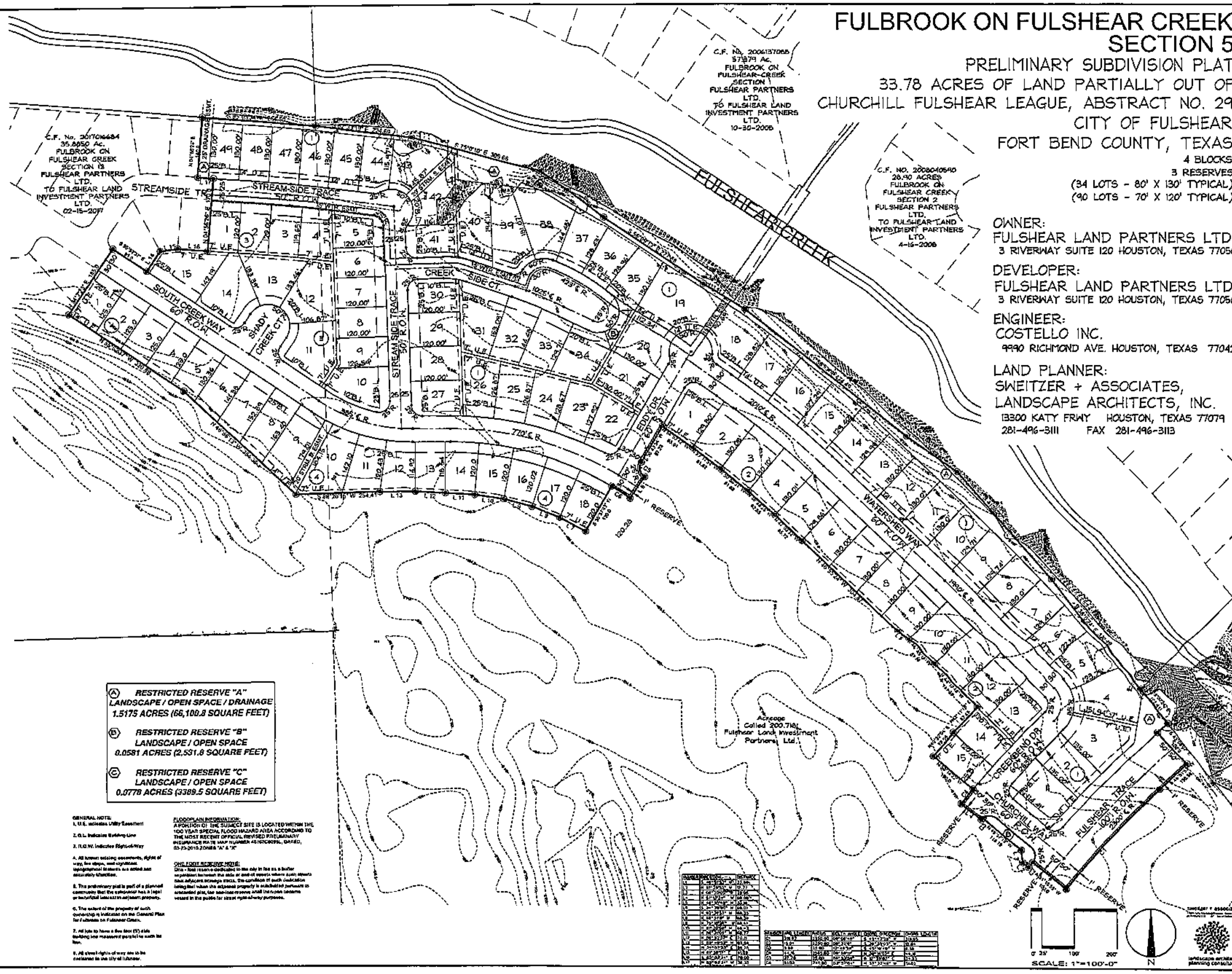
DEVELOPER:
FULSHEAR LAND PARTNERS LTD.
3 RIVERWAY SUITE 120 HOUSTON, TEXAS 77056

ENGINEER:
COSTELLO INC.
9990 RICHMOND AVE. HOUSTON, TEXAS 77042

LAND PLANNER:
SWEITZER + ASSOCIATES,
LANDSCAPE ARCHITECTS, INC.
13300 KATY FRWY HOUSTON, TEXAS 77079
281-496-3111 FAX 281-496-3113



VICINITY MAP
FORT BEND CO. KEY MAP 522M,R
N.T.S.



Ⓐ RESTRICTED RESERVE "A"
LANDSCAPE / OPEN SPACE / DRAINAGE
1.5175 ACRES (66,100.8 SQUARE FEET)

Ⓑ RESTRICTED RESERVE "B"
LANDSCAPE / OPEN SPACE
0.0581 ACRES (2,531.8 SQUARE FEET)

Ⓒ RESTRICTED RESERVE "C"
LANDSCAPE / OPEN SPACE
0.0778 ACRES (3389.5 SQUARE FEET)

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

FLOODPLAIN INFORMATION:
A PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL REVISED PRELIMINARY INSURANCE RATE MAP NUMBER 48157C0095L, DATED, 03-23-2010 ZONES "A" & "X"

sweitzer + associates
landscape architects planning consultants

sweitzer + associates
13300 katy freeway★houston, texas 77079
281·496·3111 ★ fax 281·496·3113

landscape architects
planning consultants

February 15, 2018

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

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

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

FULBROOK ON FULSHEAR CREEK
SECTION 5

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FORT BEND COUNTY, TEXAS

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(34 LOTS - 80' X 130' TYPICAL)
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3 RIVERWAY SUITE 120 HOUSTON, TEXAS 77056

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ENGINEER:
COSTELLO INC.
9990 RICHMOND AVE. HOUSTON, TEXAS 77042

LAND PLANNER:
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13300 KATY FRWY HOUSTON, TEXAS 77079
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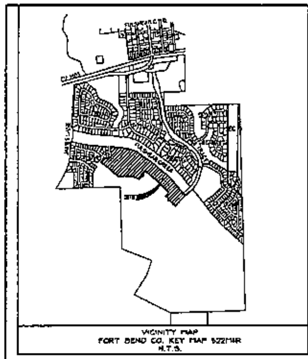

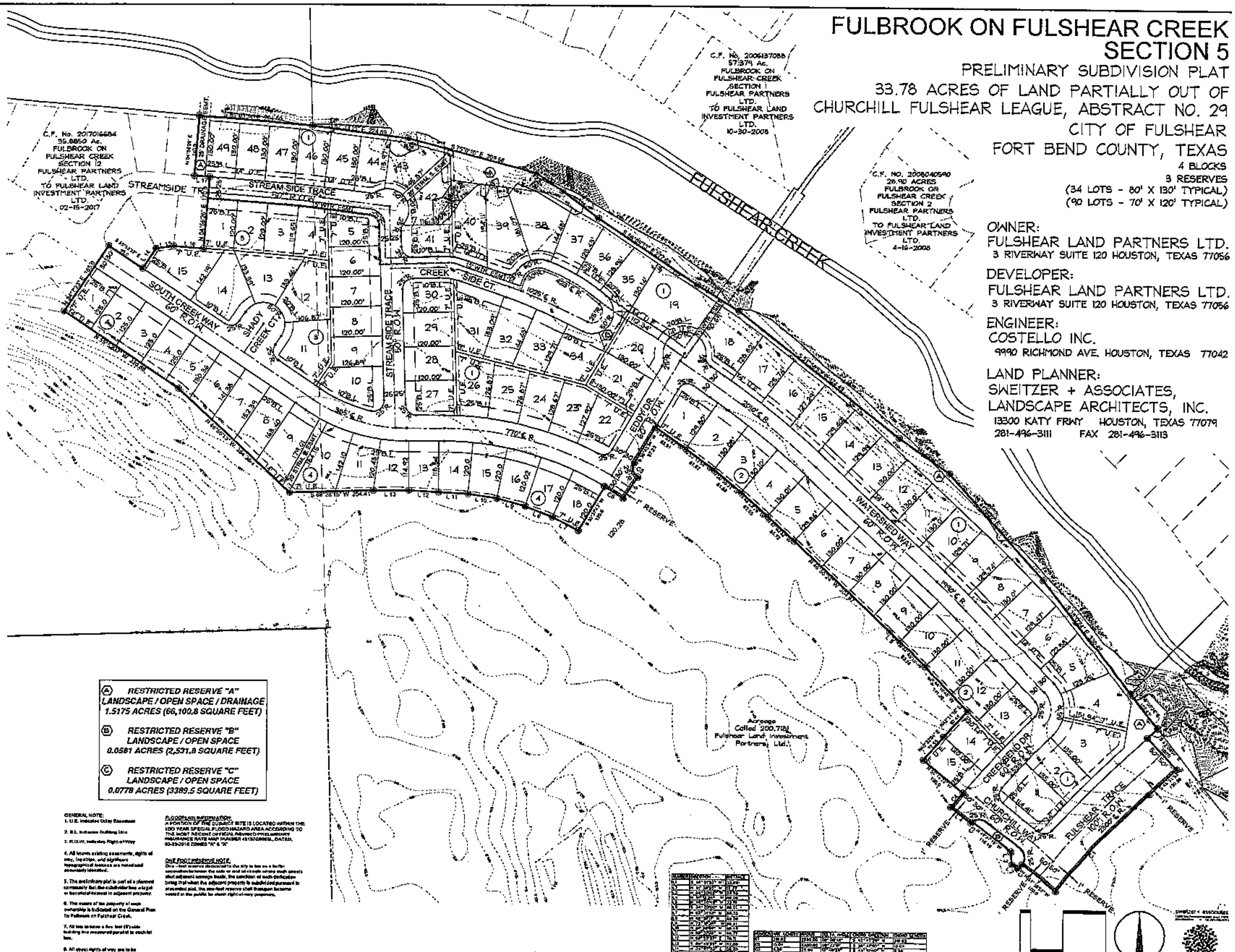

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RESTRICTED RESERVE "B"
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RESTRICTED RESERVE "C"
LANDSCAPE / OPEN SPACE
0.0778 ACRES (3389.5 SQUARE FEET)

GENERAL NOTE:
1. U.E. Indicates Utility Easement
2. B.L. Indicates Building Line
3. R.O.W. Indicates Right-of-Way
4. All known existing easements, rights of way, [illegible], and significant topographical features are noted and accurately identified.
5. The preliminary plat is part of a planned community that the subdivider has a legal or beneficial interest in adjacent property.
6. The extent of the property of single ownership is indicated on the General Plan for Fulbrook on Fulshear Creek.
7. All lots to have a five foot (5') side building line measured parallel to each lot line.
8. All street rights of way are to be dedicated to the city of Fulshear.

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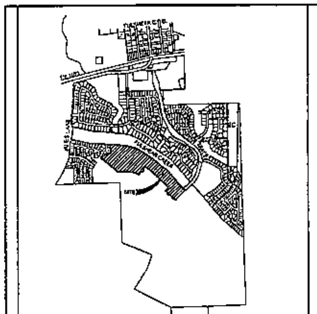
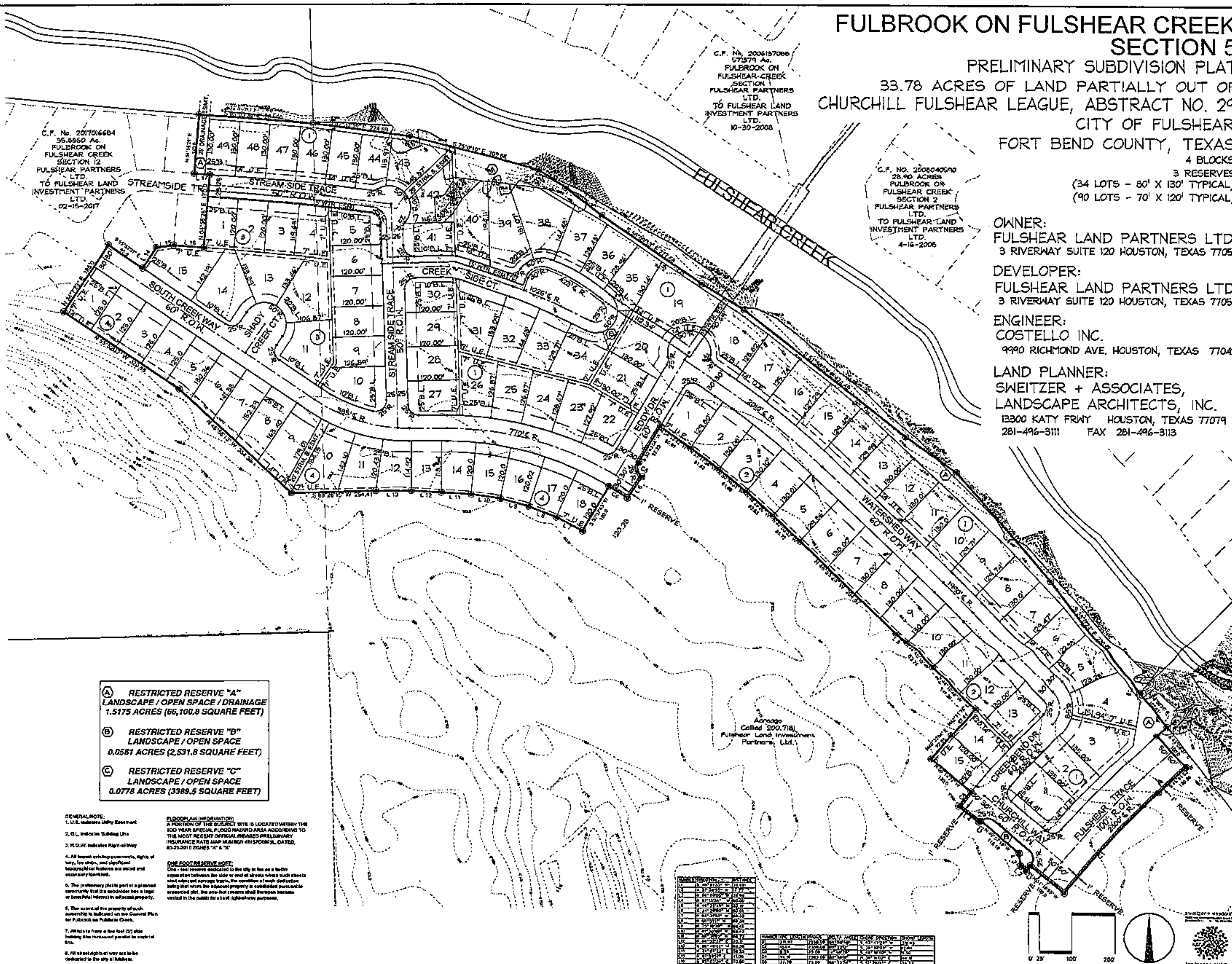
ONE FOOT RESERVE NOTE:
One - foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided pursuant to a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes.

[illegible]



VICINITY MAP
FORT BEND CO. KEY MAP 572MR
N.T.S.



FULBROOK ON FULSHEAR CREEK
SECTION 5
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LAND PLANNER:
SWEITZER + ASSOCIATES,
LANDSCAPE ARCHITECTS, INC.
13300 KATY FRWY HOUSTON, TEXAS 77079
281-496-3111 FAX 281-496-3113
C.F. No. 2006157086
57.579 Ac.
FULBROOK ON
FULSHEAR-CREEK
SECTION 1
FULSHEAR PARTNERS
LTD.
TO FULSHEAR LAND
INVESTMENT PARTNERS
LTD.
10-30-2008
C.F. No. 2008040590
28.90 ACRES
FULBROOK ON
FULSHEAR CREEK
SECTION 2
FULSHEAR PARTNERS
LTD.
TO FULSHEAR LAND
INVESTMENT PARTNERS
LTD.
4-16-2006
C.F. No. 2017016684
35.8850 Ac.
FULBROOK ON
FULSHEAR CREEK
SECTION 12
FULSHEAR PARTNERS
LTD.
TO FULSHEAR LAND
INVESTMENT PARTNERS
LTD.
02-15-2017
FULSHEAR CREEK
STREAMSIDE TRACE
STREAM SIDE TRACE
50' R.O.W.
SOUTH CREEK WAY
60' R.O.W.
SHADY CREEK CT.
CREEK SIDE CT.
EDDY DR.
60' R.O.W.
WATERSHED WAY
60' R.O.W.
CREEKBEND DR.
60' R.O.W.
CHURCHILL WAY
60' R.O.W.
FULSHEAR TRACE
100' R.O.W.
1' RESERVE
Acreage
Called 200.718
Fulshear Land Investment
Partners, Ltd.
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GENERAL NOTE:
FLOODPLAIN INFORMATION:
ONE FOOT RESERVE NOTE:
SCALE: 1"=100'-0"
N

sweitzer + associates
13300 katy freeway ★ houston, texas 77079
281·496·3111 ★ fax 281·496·3113

landscape architects
planning consultants

February 15, 2018

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

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

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FULBROOK ON FULSHEAR CREEK
SECTION 5

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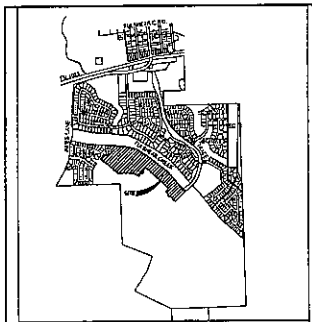

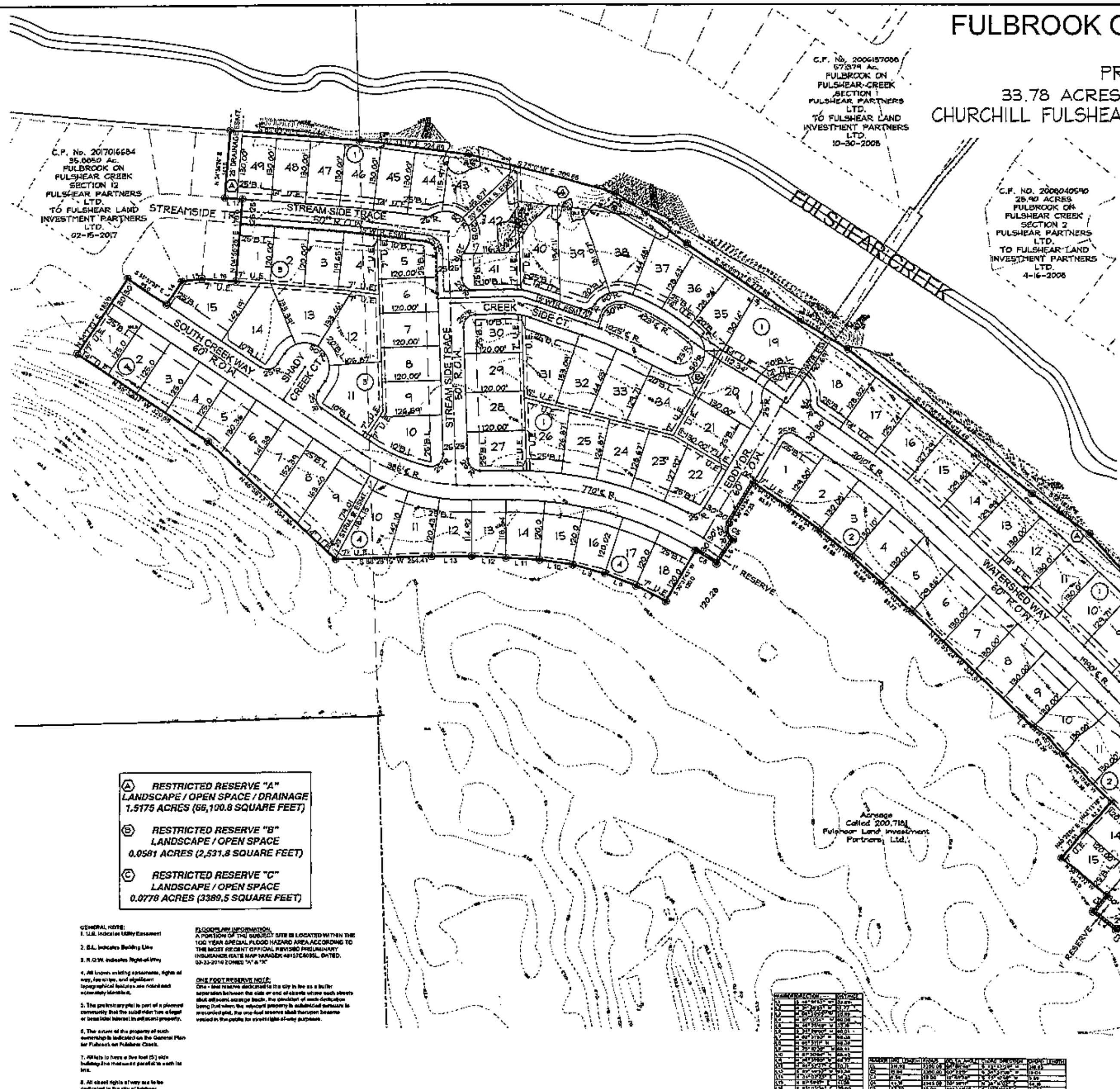

(A)	**RESTRICTED RESERVE "A"** LANDSCAPE / OPEN SPACE / DRAINAGE 1.5175 ACRES (66,100.8 SQUARE FEET)
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sweitzer + associates
13300 katy freeway★ houston, texas 77079
281·496·3111 ★ fax 281·496·3113

landscape architects
planning consultants

February 15, 2018

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

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FULBROOK ON FULSHEAR CREEK SECTION 5

PRELIMINARY SUBDIVISION PLAT

33.78 ACRES OF LAND PARTIALLY OUT OF CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29

CITY OF FULSHEAR

FORT BEND COUNTY, TEXAS

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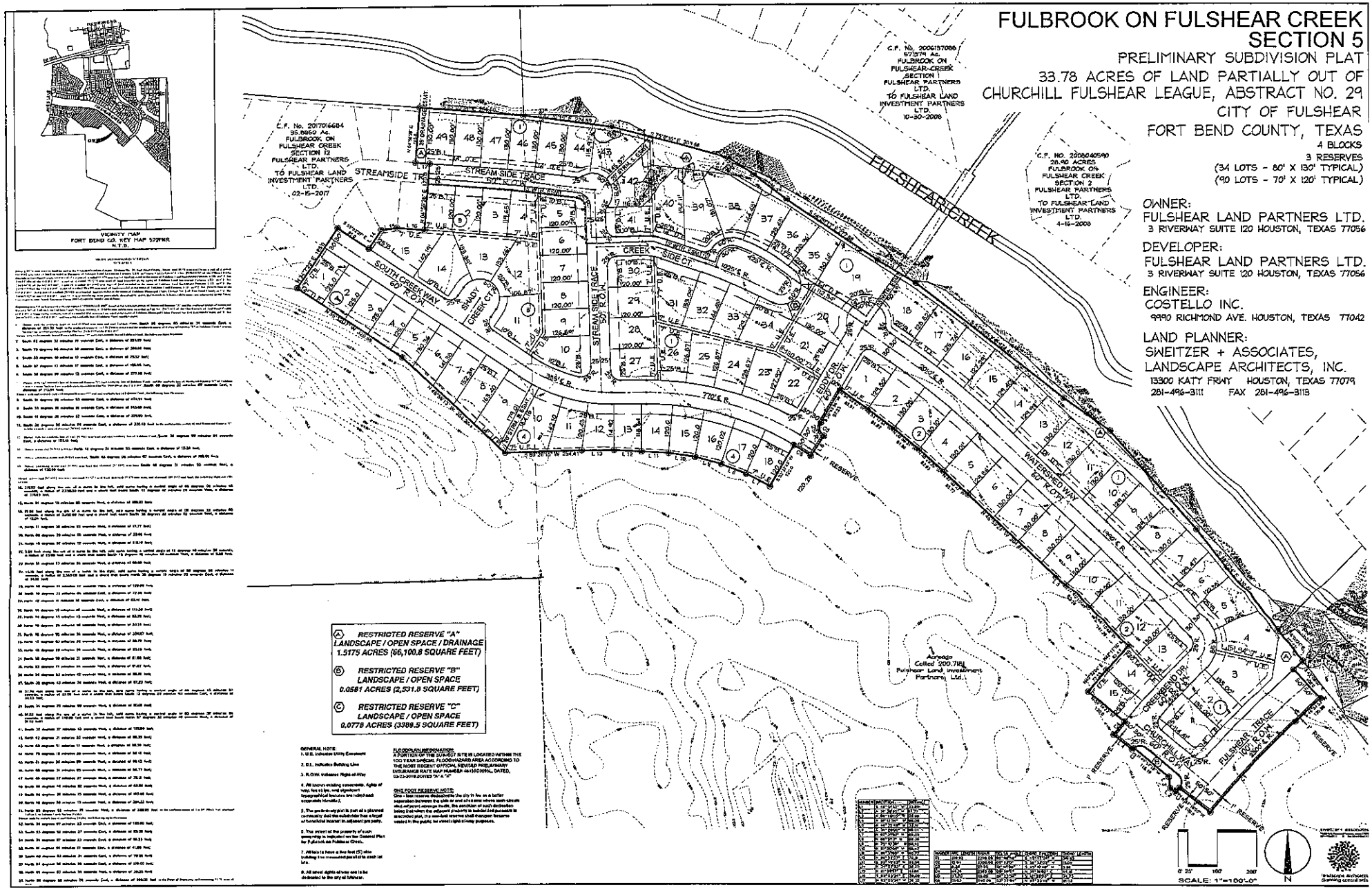

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NUMBER	DIR.	LENGTH	NUMBER	DIR.	LENGTH	NUMBER	DIR.	LENGTH
L1	N 89°10'00" E	126.00	L13	N 89°28'16" W	254.41	L25	N 89°10'00" E	50.00
L2	N 89°10'00" E	126.00	L14	N 89°10'00" E	50.00	L26	N 89°10'00" E	50.00
L3	N 89°10'00" E	126.00	L15	N 89°10'00" E	50.00	L27	N 89°10'00" E	50.00
L4	N 89°10'00" E	126.00	L16	N 89°10'00" E	50.00	L28	N 89°10'00" E	50.00
L5	N 89°10'00" E	126.00	L17	N 89°10'00" E	50.00	L29	N 89°10'00" E	50.00
L6	N 89°10'00" E	126.00	L18	N 89°10'00" E	50.00	L30	N 89°10'00" E	50.00
L7	N 89°10'00" E	126.00	L19	N 89°10'00" E	50.00	L31	N 89°10'00" E	50.00
L8	N 89°10'00" E	126.00	L20	N 89°10'00" E	50.00	L32	N 89°10'00" E	50.00
L9	N 89°10'00" E	126.00	L21	N 89°10'00" E	50.00	L33	N 89°10'00" E	50.00
L10	N 89°10'00" E	126.00	L22	N 89°10'00" E	50.00	L34	N 89°10'00" E	50.00
L11	N 89°10'00" E	126.00	L23	N 89°10'00" E	50.00	L35	N 89°10'00" E	50.00
L12	N 89°10'00" E	126.00	L24	N 89°10'00" E	50.00	L36	N 89°10'00" E	50.00

NUMBER	DIR.	LENGTH	NUMBER	DIR.	LENGTH	NUMBER	DIR.	LENGTH
C1	90°00'00"	25.00	C13	90°00'00"	25.00	C25	90°00'00"	25.00
C2	90°00'00"	25.00	C14	90°00'00"	25.00	C26	90°00'00"	25.00
C3	90°00'00"	25.00	C15	90°00'00"	25.00	C27	90°00'00"	25.00
C4	90°00'00"	25.00	C16	90°00'00"	25.00	C28	90°00'00"	25.00
C5	90°00'00"	25.00	C17	90°00'00"	25.00	C29	90°00'00"	25.00
C6	90°00'00"	25.00	C18	90°00'00"	25.00	C30	90°00'00"	25.00
C7	90°00'00"	25.00	C19	90°00'00"	25.00	C31	90°00'00"	25.00
C8	90°00'00"	25.00	C20	90°00'00"	25.00	C32	90°00'00"	25.00
C9	90°00'00"	25.00	C21	90°00'00"	25.00	C33	90°00'00"	25.00
C10	90°00'00"	25.00	C22	90°00'00"	25.00	C34	90°00'00"	25.00
C11	90°00'00"	25.00	C23	90°00'00"	25.00	C35	90°00'00"	25.00
C12	90°00'00"	25.00	C24	90°00'00"	25.00	C36	90°00'00"	25.00

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Fulbrook on Fulshear Creek Section 13 / Preliminary Plat

City Engineer Review

_____Reviewed
_____See Attached Letter

_____

BY:_____DATE:_____

City Secretary

✓ Processed
_____Returned for additional data

_____

BY: K-Kepf DATE: 2-16-2018

Planning Commission Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

City Council Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

February 27, 2018

Engineering Review

Preliminary Plat
Fulbrook on Fulshear Creek Section 13
City of Fulshear, Texas

For Information Only:

1. This plat will create 74 Lots in 3 Blocks with 1 Restricted Reserves that cover a total acreage of 19.64 acres.

2. Access to this section will be from an extension of Meadow Wood Drive out of Section 12.

3. The typical lot sizes in this section are 62-foot by 120-foot with a 25-foot Front Building Line.

Recommendations:

I recommend that this Preliminary Plat of Fulbrook on Fulshear Creek Section 13 be approved with the following items being addressed:

A) The Flood Plain note reflects an out-of-date map. If any of this section is in the 100 year Flood Plain the area needs to be shown on the plat.

B) The Title Block and application reflect a total of 74 Lots but I only count 61 Lots on the plat.

C) There are no lots widths shown on these lots.

D) The Side Street Building Line needs to be identified on the plat face.

E) There appears to be a Reserve (dimensions not shown) that adjoins Lot 6-28 in Block 1 in the back of the lots that is not identified or call out on the plat.

F) There is a dashed line extending thru Lot 17, Block1 and Lot 2, Block 3 that is not identified.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

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

REC'D FEB 16 2018

Subdivision/Development Platting Application

Date: 2.16.18 Date Received by the City of Fulshear: _____
Subdivision: SECTION 13 Development: FULBROOK ON FULSHEAR CREEK

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ✓ City ___ ETJ (Extraterritorial Jurisdiction)

Legal Description: CHURCHILL FULSHEAR LEAGUE A-29

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

Total Acreage: 19.06
Number of Streets: 6
Number of Lots: 74
Number and Types of Reserves: 1 LANDSCAPE
Total Acres in Reserve: 3.5

Owner: FULSHEAR LAND PARTNERS
Address: P.O. BOX 692349
City/State: HOUSTON TEXAS 77269
Telephone: 713.623.2466
Email Address: rfondren@trendcdevelopment.com
Engineer/Planner: SWEITZER + ASSOCIATES
Contact Person: BILL SWEITZER
Telephone: 281.496.311
Fax Number: _____
Email Address: wsweitzer@sweitzerassoc.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: ~~$1001.50~~ 1004.50
Park Fees (due at Final Plat Application) _____

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

SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
W.A. Sweitzer	W.A. SWEITZER	2.16.18

FULBROOK ON FULSHEAR CREEK
SECTION 13

PRELIMINARY SUBDIVISION PLAT
19.64 ACRES OF LAND PARTIALLY OUT OF
CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

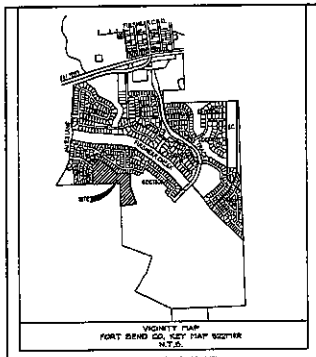
3 BLOCKS
1 RESERVE
(74 LOTS - 62' X 120' TYPICAL)

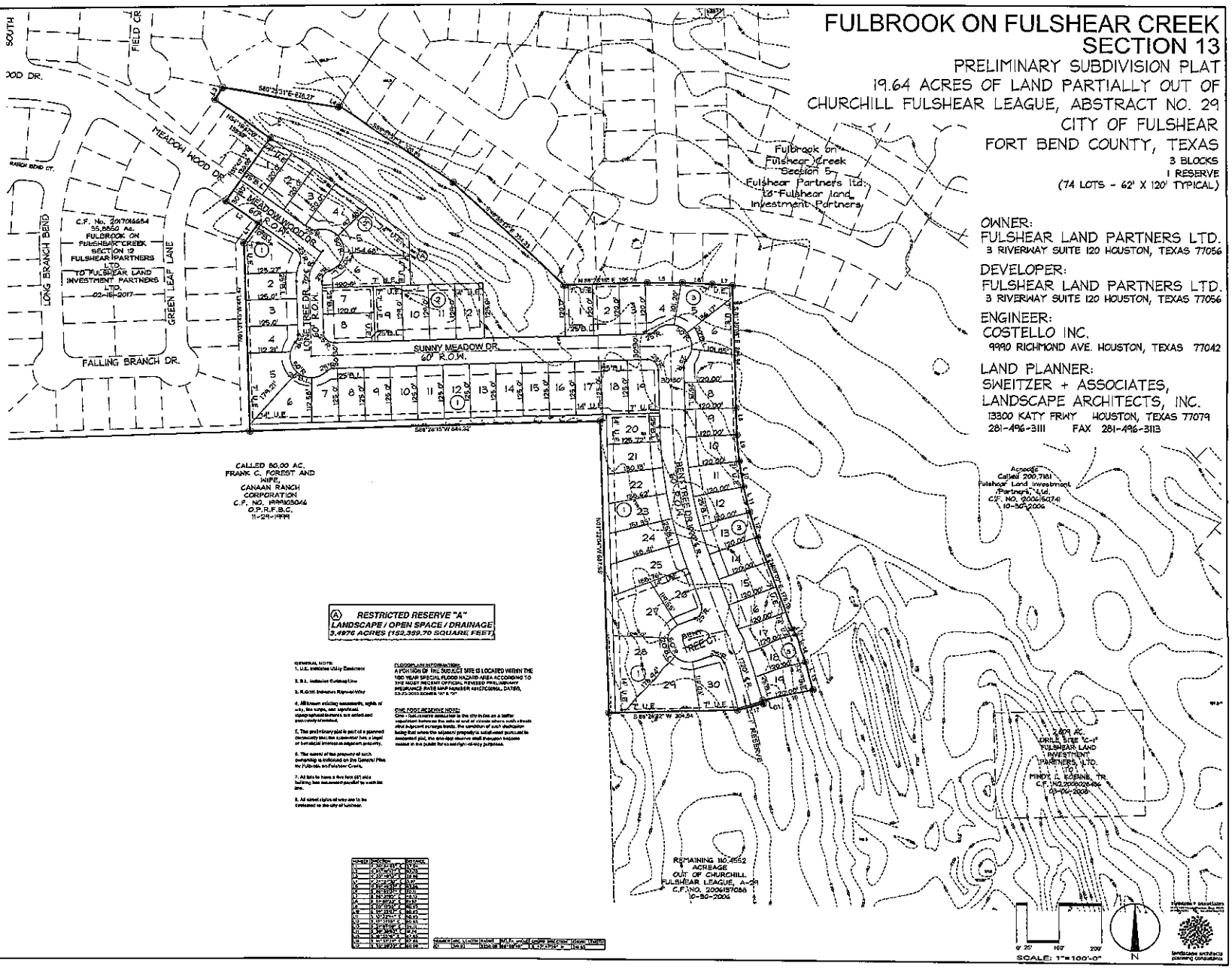
OWNER:
FULSHEAR LAND PARTNERS LTD.
3 RIVERWAY SUITE 120 HOUSTON, TEXAS 77056

DEVELOPER:
FULSHEAR LAND PARTNERS LTD.
3 RIVERWAY SUITE 120 HOUSTON, TEXAS 77056

ENGINEER:
COSTELLO INC.
9990 RICHMOND AVE. HOUSTON, TEXAS 77042

LAND PLANNER:
SWEITZER + ASSOCIATES,
LANDSCAPE ARCHITECTS, INC.
13300 KATY FRWY HOUSTON, TEXAS 77079
281-496-3111 FAX 281-496-3113





GENERAL NOTE:
1. U.E. indicates Utility Easement
2. B.L. indicates Building Line
3. R.O.W. indicates Right-of-Way
4. All known existing easements, rights of way, fee simple, and significant encumbrances are noted and previously recorded.
5. The preliminary plat is part of a planned development plan, a concept plan, a legal or beneficial interest in adjacent property.
6. The owner of the property of such ownership is indicated on the General Plan for Fulbrook on Fulshear Creek.
7. All lots to have a five foot (5') wide building line measured parallel to each lot line.
8. All street rights of way are to be dedicated to the city of Fulshear.

FLOODPLAIN INFORMATION:
A PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL PENDING PRELIMINARY INSURANCE RATE MAP NUMBER 48157C0095L, DATED, 03-23-2010 ZONES "X" & "AE"

ONE FOOT RESERVE NOTE:
One - foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where such streets abut adjacent average lands. The condition of such dedication being that when the adjacent property is subdivided pursuant to accepted plat, the one-foot reserve shall thereupon become vested in the public for roadway right-of-way purposes.

NUMBER	DIRECTION	DISTANCE
L1	S 87°00'00" E	50.00
L2	S 87°00'00" E	50.00
L3	S 87°00'00" E	50.00
L4	S 87°00'00" E	50.00
L5	S 87°00'00" E	50.00
L6	S 87°00'00" E	50.00
L7	S 87°00'00" E	50.00
L8	S 87°00'00" E	50.00
L9	S 87°00'00" E	50.00
L10	S 87°00'00" E	50.00
L11	S 87°00'00" E	50.00
L12	S 87°00'00" E	50.00
L13	S 87°00'00" E	50.00
L14	S 87°00'00" E	50.00
L15	S 87°00'00" E	50.00
L16	S 87°00'00" E	50.00
L17	S 87°00'00" E	50.00
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L19	S 87°00'00" E	50.00
L20	S 87°00'00" E	50.00
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L22	S 87°00'00" E	50.00
L23	S 87°00'00" E	50.00
L24	S 87°00'00" E	50.00
L25	S 87°00'00" E	50.00
L26	S 87°00'00" E	50.00
L27	S 87°00'00" E	50.00
L28	S 87°00'00" E	50.00
L29	S 87°00'00" E	50.00
L30	S 87°00'00" E	50.00

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD LENGTH	CHORD DIRECTION	CHORD	TANGENT
C1	300.00	1234.08	88°19'00"	1.3.2°37'00"	1.114.55			

sweitzer + associates
13300 katy freeway ★ houston, texas 77079
281·496·3111 ★ fax 281·496·3113

landscape architects
planning consultants

February 15, 2018

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

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

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

FULBROOK ON FULSHEAR CREEK
SECTION 13

PRELIMINARY SUBDIVISION PLAT

19.64 ACRES OF LAND PARTIALLY OUT OF
CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

3 BLOCKS
1 RESERVE
(74 LOTS - 62' X 120' TYPICAL)

OWNER:
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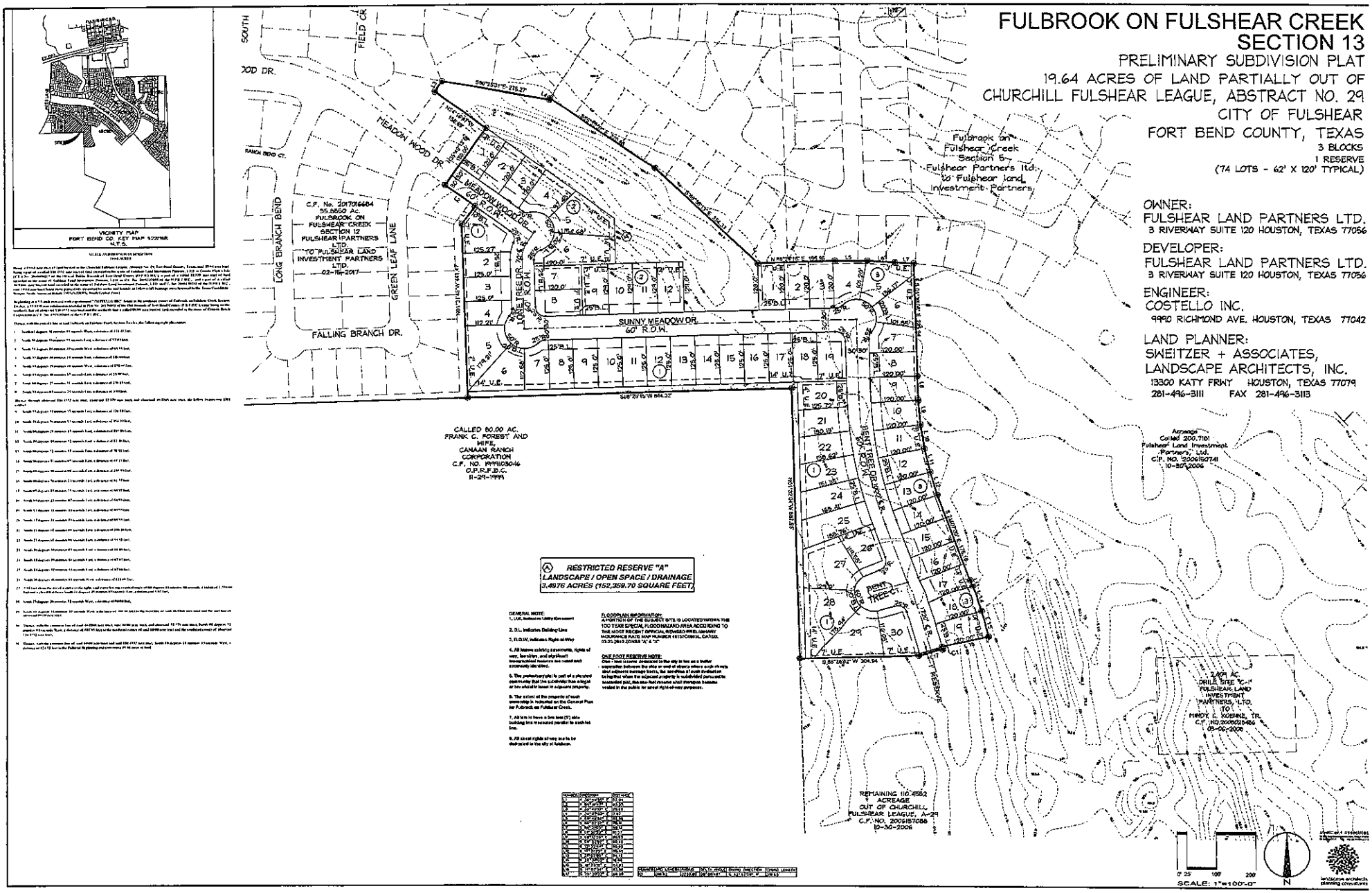
3 RIVERWAY SUITE 120 HOUSTON, TEXAS 77056

DEVELOPER:
FULSHEAR LAND PARTNERS LTD.
3 RIVERWAY SUITE 120 HOUSTON, TEXAS 77056

ENGINEER:
COSTELLO INC.
9990 RICHMOND AVE. HOUSTON, TEXAS 77042

LAND PLANNER:
SWEITZER + ASSOCIATES,
LANDSCAPE ARCHITECTS, INC.
13300 KATY FRWY HOUSTON, TEXAS 77079
281-496-3111 FAX 281-496-3113



sweitzer + associates
13300 katy freeway ★ houston, texas 77079
281·496·3111 ★ fax 281·496·3113

landscape architects
planning consultants

February 15, 2018

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

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

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

FULBROOK ON FULSHEAR CREEK
SECTION 13

PRELIMINARY SUBDIVISION PLAT

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CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

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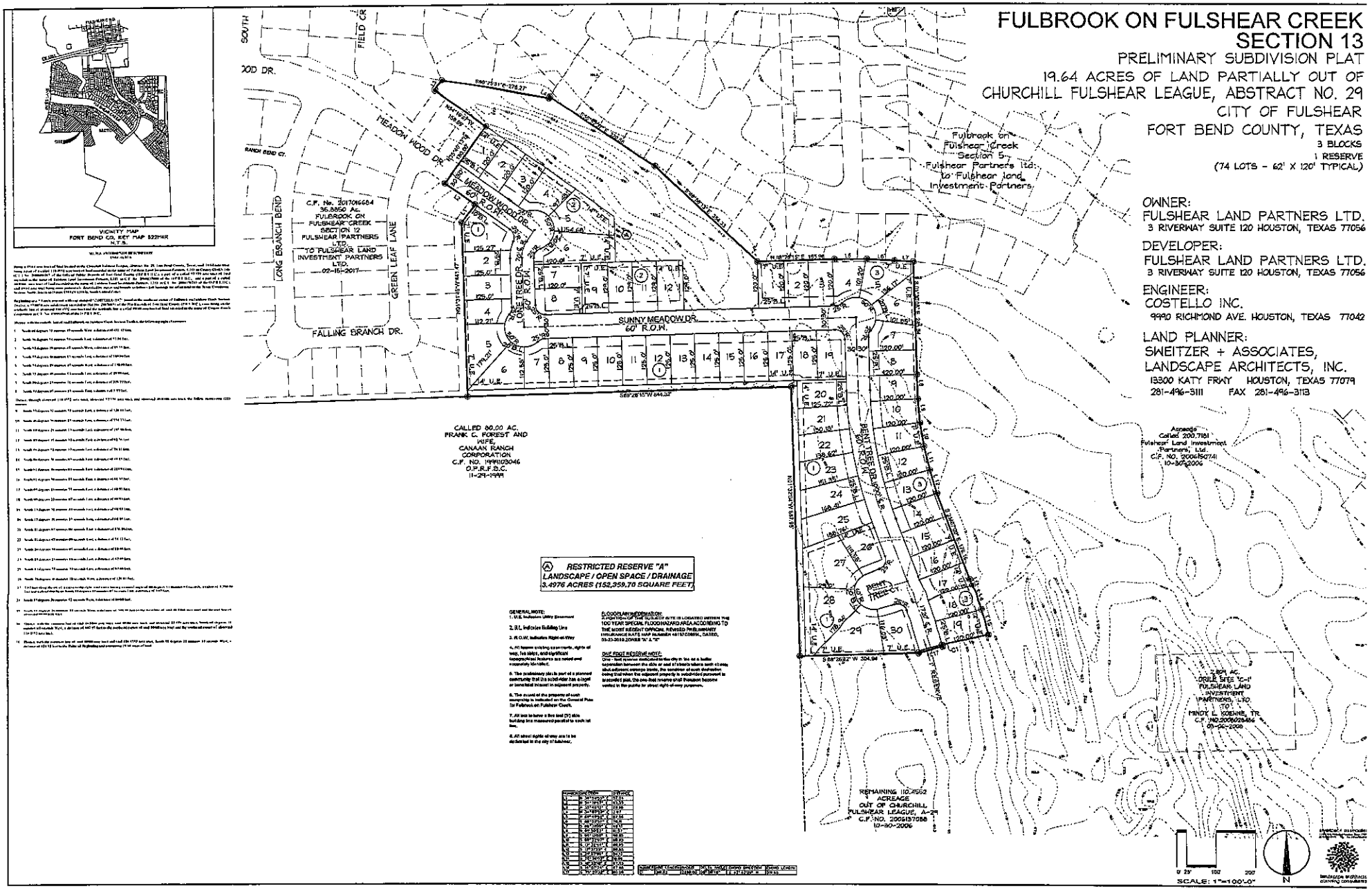
3 RIVERWAY SUITE 120 HOUSTON, TEXAS 77056

ENGINEER:
COSTELLO INC.
9990 RICHMOND AVE. HOUSTON, TEXAS 77042

LAND PLANNER:
SWEITZER + ASSOCIATES,
LANDSCAPE ARCHITECTS, INC.
13300 KATY FRWY HOUSTON, TEXAS 77079
281-496-3111 FAX 281-496-3113



sweitzer + associates
13300 katy freeway ★ houston, texas 77079
281·496·3111 ★ fax 281·496·3113

landscape architects
planning consultants

February 15, 2018

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

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

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

FULBROOK ON FULSHEAR CREEK
SECTION 13

PRELIMINARY SUBDIVISION PLAT

19.64 ACRES OF LAND PARTIALLY OUT OF
CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

3 BLOCKS
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3 RIVERWAY SUITE 120 HOUSTON, TEXAS 77056

DEVELOPER:
FULSHEAR LAND PARTNERS LTD.
3 RIVERWAY SUITE 120 HOUSTON, TEXAS 77056

ENGINEER:
COSTELLO INC.
9990 RICHMOND AVE. HOUSTON, TEXAS 77042

LAND PLANNER:
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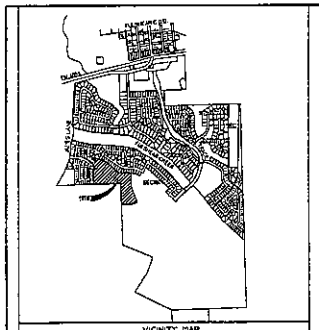
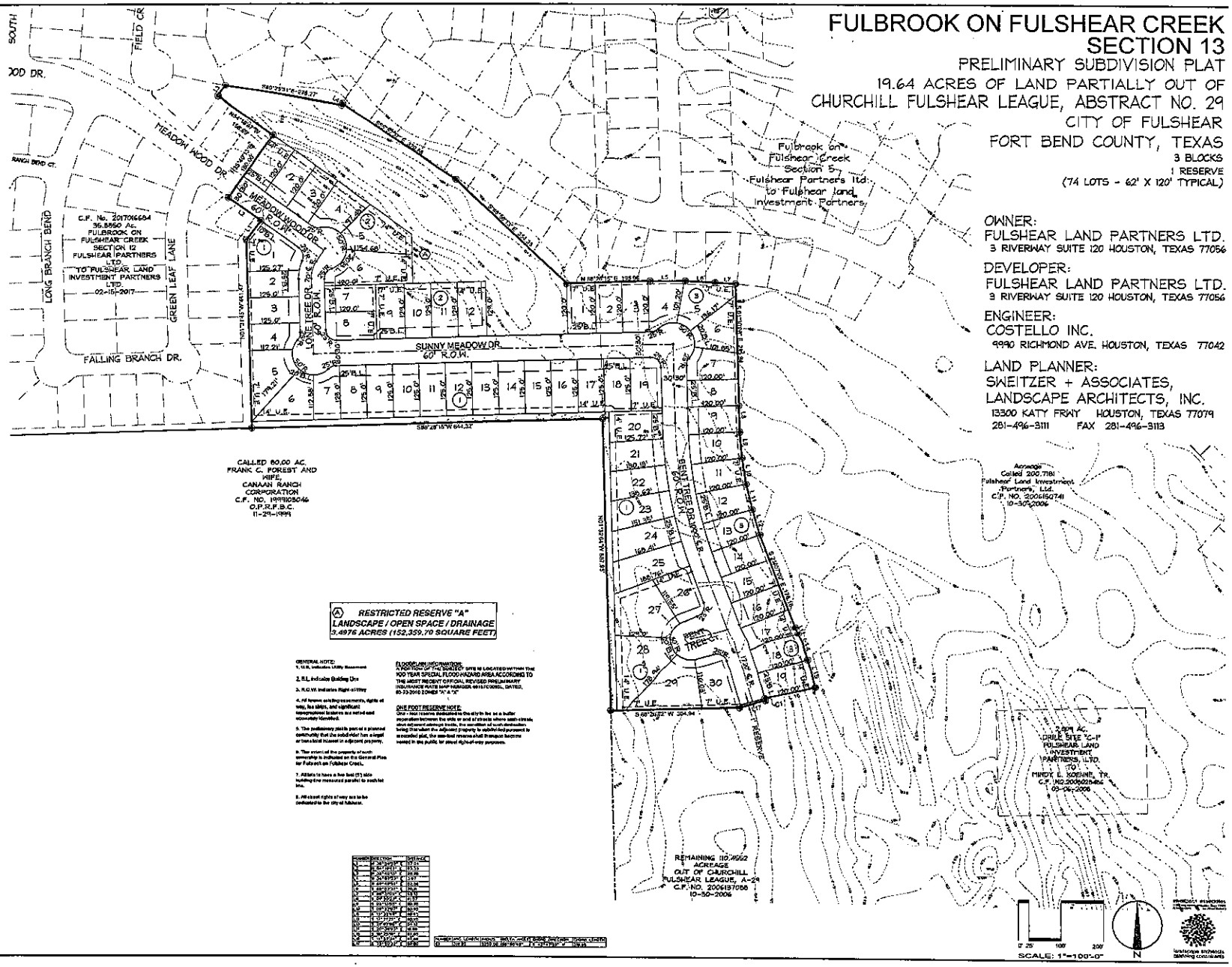




GENERAL NOTE:

1. U.E. indicates Utility Easement
2. B.L. indicates Building Line
3. R.O.W. indicates Right-of-Way
4. All known utility easements, rights of way, lien clerks, and significant topographical features are noted and accurately identified.
5. The preliminary plat is part of a planned community that the subdivider has a legal or beneficial interest in adjacent property.
6. The extent of the property of such ownership is indicated on the General Plan for Fulbrook on Fulshear Creek.
7. Attempt to have a free look (5) lots including the measured parallel to each lot line.
8. All street rights of way are to be dedicated to the city of fulshear.

FLOODPLAIN INFORMATION:
A PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL REVISED PRELIMINARY INSURANCE RATE MAP NUMBER 48157C0095L, DATED, 09-23-2010 ZONES "A" & "X"

ONE FOOT RESERVE NOTE:
One - foot reserve dedicated to the city to be as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided and platted to a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes.

NUMBER	DIRECTION	DISTANCE
L1	N 38°14'00" E	127.14
L2	N 38°14'00" E	83.33
L3	N 38°14'00" E	90.98
L4	N 38°14'00" E	0.97
L5	N 89°48'51" E	22.06
L6	N 89°48'51" E	25.00
L7	N 89°48'51" E	13.93
L8	S 89°30'22" E	21.37
L9	S 89°30'22" E	60.00
L10	S 89°30'22" E	60.00
L11	S 89°30'22" E	60.00
L12	S 89°30'22" E	48.11
L13	S 89°30'22" E	60.00
L14	S 89°30'22" E	60.00
L15	S 89°30'22" E	60.00
L16	S 89°30'22" E	60.00
L17	S 89°30'22" E	60.00
L18	S 89°30'22" E	48.00
L19	S 89°30'22" E	48.00
L20	S 89°30'22" E	48.00
L21	S 89°30'22" E	48.00
L22	S 89°30'22" E	48.00
L23	S 89°30'22" E	48.00

NUMBER	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	314.16	1000.00	18°00'00"	S 79°30'22" E	312.84

sweitzer + associates
13300 katy freeway ★ houston, texas 77079
281·496·3111 ★ fax 281·496·3113

landscape architects
planning consultants

February 15, 2018

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

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

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

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat CC FM 1093 Tract 3 / Final Plat

City Engineer Review

_____Reviewed
_____See Attached Letter

_____

BY:_____DATE:_____

City Secretary

✓ Processed
_____Returned for additional data

_____

BY: K. Kopf DATE: 2-16-2018

Planning Commission Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

City Council Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

February 27, 2018

Engineering Review

Final Plat
CC F.M. 1093 Tract 3
City of Fulshear, Texas

For Information only:

1. This plat will create one (1) Unrestricted Reserve that will cover an area of 1.702 acres.

2. This Unrestricted Reserve will have access to FM 1093 along its South line thru the Texas Department of Transportation's Permit Process.

Recommendations:

I recommend that this Final Plat of CC F.M. 1093 Tract 3 be approved as submitted.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

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: 02/16/2018 Date Received by the City of Fulshear: _____

Subdivision: CC F.M. 1093 TRACT 3 Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection) ____ Other: Water Plant/MUD Facility

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

Plat Location: ✓ City ____ ETJ (Extraterritorial Jurisdiction)

Legal Description: 1.702 ACRES OF LAND IN THE T.W.SOUTHERLAND SURVEY A-421 & R.H. KUYKENDAHL SURVEY A-274

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

Total Acreage: 1.702
Number of Streets: 0
Number of Lots: 0
Number and Types of Reserves: 1
Total Acres in Reserve: 1.702

Owner: LANDMARK INDUSTRIES DEVELOPMENT, LTD.
Address: 11111 WILCREST GREEN DRIVE, SUITE 100
City/State: HOUSTON, TX 77042
Telephone: 713-789-0310
Email Address: _____

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

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $542.55

Park Fees (due at Final Plat Application) _____

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

SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
Trey DeVillier	Trey DeVillier	02/16/2018

STATE OF TEXAS
COUNTY OF FORT BEND

We, LANDMARK INDUSTRIES, a Texas general partnership, acting by and through J. Kent Brotherton, Partner, hereinafter referred to as Owner of the 1.702 acre tract described in the above and foregoing map of CC F.M. 1093 TRACT 3, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

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

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

IN TESTIMONY WHEREOF, LANDMARK INDUSTRIES, a Texas general partnership, acting by and through its general partner, has caused these presents to be signed by J. Kent Brotherton, Partner, thereunto authorized.

this _____ day of _____ 2018.

LANDMARK INDUSTRIES, a Texas general partnership

By: _____
J. Kent Brotherton
Partner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared J. Kent Brotherton, Partner of LANDMARK INDUSTRIES, a Texas general partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

_____
_____
Notary Public in and for the State of Texas

Commission Expires: _____

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

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

This plat of CC F.M. 1093 TRACT 3 is approved by the City Planning Commission of the City of Fulshear, Texas,

this _____ day of _____ 2018.

_____
Jay Pearce
Chairperson

_____
Austin Wuest
Co-Chairperson

This plat of CC F.M. 1093 TRACT 3 was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____ 2018; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

_____
Jeff M. Roberts
Mayor

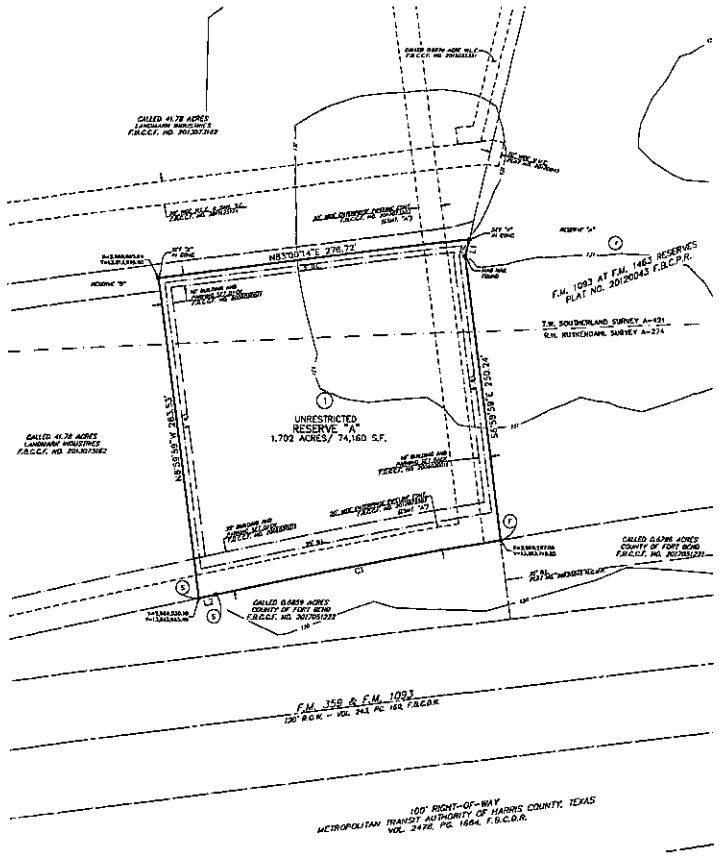
_____
Diana Gordon Offord
City Secretary

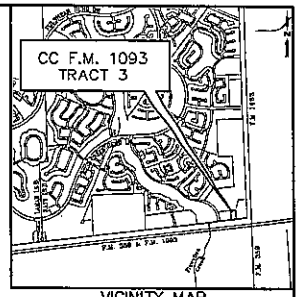
I, Laura Richard, County Clerk in and for Fort Bend County, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____ 2018, at _____ o'clock _____ m. in Plat Number _____ of the plat records of said county.

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

_____
Laura Richard
County Clerk
Fort Bend County, Texas

By: _____
Deputy





VICINITY MAP
N.T.S.

GENERAL NOTES

1. "U.E." indicates "Utility Easement".
2. "B.L." indicates "Building Line".
3. "W.L.E." indicates "Water Line Easement".
4. "SAN.S.E." indicates "Sanitary Sewer Easement".
5. "STM.S.E." indicates "Storm Sewer Easement".
6. "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
7. "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
8. "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
9. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00011467.
10. Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along the east and north right-of-way lines of Cross Creek Bend Lane and Creek Falls Drive.
11. There is observable evidence of pipelines within the boundaries of the subject tract, and that based on the title research provided per City Planning Letter prepared by Stewart Title Company, certified date of February 5, 2018, that there are no pipeline easements of record within the boundaries of the subject tract except as shown hereon.
12. The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0160L, Revised April 2, 2014.
13. (S) indicates Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC".
14. (F) indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC".
15. All of the property subdivided in the foregoing plat is within the Incorporated boundaries of the City of Fulshear, Texas.
16. This plat is subject to restrictions recorded under Fort Bend County Clerk's File No. 0528750, 2006020011, and 2016077789 per City Planning Letter prepared by Stewart Title Company, certified date of February 5, 2018.
17. This plat is subject to an Easement Agreement as recorded in F.B.C.C.F. No. 2013145105 and amended by F.B.C.C.F. No. 2016116610.

CURVE DATA						
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	6591.86'	2°13'42"	256.36'	S 78°10'06" W	256.35'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N13°37'28"W	15.42'
L2	S70°02'32"W	15.43'

DESCRIPTION OF A 1.702 ACRE TRACT OF LAND SITUATED
IN THE T.W. SOUTHERLAND SURVEY, ABSTRACT NO. 421 AND THE
R.H. KUYKENDAHL SURVEY, ABSTRACT NO. 274
FORT BEND COUNTY, TEXAS

BEING a 1.702 acre (74,160 square feet) tract of land situated in the T.W. Southerland Survey, Abstract No. 421 and the R.H. Kuykendahl Survey, Abstract No. 274 of Fort Bend County, Texas being a portion of a called 41.78 acre tract of land as described in an instrument to Landmark Industries recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2013073162, and a portion of Unrestricted Reserve "B" of F.M. 1093 AT F.M. 1463 RESERVES, a subdivision per plat recorded under Plat Number 20120043 of the Fort Bend County Plat Records (F.B.C.P.R.), said 1.702 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found on the northerly right-of-way line of F.M. 359 and F.M. 1093 (width varies) for the northeast corner of a called 0.6896 acre right-of-way dedication described in an instrument to County of Fort Bend recorded under F.B.C.C.F. No. 2017051232, being the northwest corner of a called 0.5899 acre right-of-way dedication described in an instrument to County of Fort Bend recorded under F.B.C.C.F. No. 2017051231, same being on the west line of Unrestricted Reserve "A" of said F.M. 1093 AT F.M. 1463 RESERVES, same also being the southeast corner of the herein described tract and being the beginning of a non-tangent curve to the left from which its center bears S 08°42'00" E, 6,591.86 feet;

THENCE, in a Westerly direction, along the northerly right-of-way line of said F.M. 359 and F.M. 1093 and along said curve to the left, a distance of 256.36 feet, having a radius of 6,591.86 feet, a central angle of 02°13'42" and a chord which bears S79°10'06" W, 256.35 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the southwest corner of the herein described tract;

THENCE, S70°02'32" W, continuing along the northerly right-of-way line of said F.M. 359 and F.M. 1093, a distance of 15.43 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the southwest corner of the herein described tract;

THENCE, N05°59'58" W, over and across said 41.78 acre tract and said Unrestricted Reserve "B", a distance of 283.53 feet to an "X" in concrete set for the northwest corner of the herein described tract;

THENCE, N03°00'14" E, over and across said Unrestricted Reserve "B", a distance of 276.72 feet to an "X" in concrete set on the common line of said Unrestricted Reserve "B" and said Unrestricted Reserve "A", same being on westerly line of said 41.78 acre tract and being the northeast corner of the herein described tract;

THENCE, S13°37'28" W, along the common line of said Unrestricted Reserve "B" and said Unrestricted Reserve "A" and a westerly line of said 41.78 acre tract, at a distance of 17.82 feet pass an "X" in concrete found for the southeast corner of said Unrestricted Reserve "B" and continuing along the west line of said Unrestricted Reserve "A" a total distance of 15.42 feet to a MAG Nail found for the most westerly corner of said Unrestricted Reserve "A", same being an interior corner of said 41.78 acre tract and the herein described tract;

THENCE, S06°59'58" E, along the west line of said Unrestricted Reserve "A" and an easterly line of said 41.78 acre tract, a distance of 250.24 feet to the POINT OF BEGINNING and containing 1.702 acres (74,160 square feet) of land.

Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to F.M. 1093 AT F.M. 1463 RESERVES as cited herein.

CC F.M. 1093
TRACT 3

A SUBDIVISION OF 1.702 ACRES OF LAND
LOCATED IN THE
T.W. SOUTHERLAND SURVEY, A-421 AND
THE R.H. KUYKENDAHL SURVEY, A-274
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF RESERVE B,
F.M. 1093 AT F.M. 1463 RESERVES
RECORDED AT PLAT NO. 20140043, F.B.C.P.R.

REASON FOR REPLAT:
TO CREATE 1 UNRESTRICTED RESERVE

LOTS: 0 RESERVES: 1 BLOCKS: 1
SCALE: 1"=50' DATE: FEBRUARY 2018

OWNER:
LANDMARK INDUSTRIES
a Texas general partnership
11111 WILCREST GREEN DRIVE, SUITE 100
HOUSTON, TX 77042
713-785-0310
Tim C. McCARTY

BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106500
KARONA B. HAUTER, PE

STARTEX TITLE COMPANY
1177 West Loop South, Suite 1475
Houston, Texas 77027

CITY PLANNING LETTER

Date: February 12, 2018

To: City Planning Commission
City Hall Annex Building
2220 Fourth Street
Rosenberg, Texas 77471

To Whom It May Concern:

STARTEX TITLE COMPANY certifies that a diligent search of the real property records has been made, as to the herein described property, and as of 8:00 AM on the 5th day of February, 2018, we find the following:

The RECORD OWNER of this property as of the above date is:

Landmark Industries, a Texas general partnership by virtue of Deed filed for record under Fort Bend County Clerk's File No. 2013073162.

PROPERTY:

BEING a 1.702 acre (74,160 square foot) tract of land situated in the T.W. Southerland Survey, Abstract No. 421 and the R.H. Kuykendahl Survey, Abstract No. 274 of Fort Bend County, Texas being a portion of a called 41.78 acre tract of land as described in an instrument to Landmark Industries recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2013073162, and a portion of Unrestricted Reserve "B" of F.M. 1093 AT F.M. 1463 RESERVES, a subdivision per plat recorded under Plat Number 20120043 of the Fort Bend County Plat Records (F.B.C.P.R.), said 1.702 acre tract of land described by metes and bounds attached hereto and made a part hereof.

Subject to:

RESTRICTIONS:

Restrictive covenants filed for record under Fort Bend County Clerk's File No(s). 9526750, 2006020011 and 2016077789, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

EASEMENTS:

Building and Parking set back lines thirty-five (35) feet wide along F.M. 1463, and ten (10) feet in width along the exterior property lines as set forth in instrument filed for record under Harris County Clerk's File No. 2006020011.

Terms, conditions and stipulations contained in that certain Easement Agreement dated November 18, 2013, by and between Landmark Industries, a Texas general partnership, as successor to Landmark Industries Development, Ltd., a Texas limited partnership and Texas Petroleum Group, LLC, a Delaware limited liability company, as set forth in instrument filed for record under Fort Bend County Clerk's File No. 2013146105. Said easement being amended as set forth in Amendment to Easement Agreement filed for record under Fort Bend County Clerk's File No. 2016116619, and as shown on plat recorded in File No. 20120043 of the Plat Records of Fort Bend County, Texas.

Permanent Easement Agreement between Landmark Industries and Enterprise Crude Pipeline LLC, a Texas limited liability, as set forth and described and further located on sketches attached and made a part of instrument filed for record under Fort Bend County Clerk's File No. 2014130423. Said easement being amended as set forth in Memorandum of Amendment to Permanent Easement Agreement filed for record under Fort Bend County Clerk's File No. 2017073503.

MISCELLANEOUS:

Terms, conditions and stipulations contained in that certain Utility Conveyance and Security Agreement executed by Fort Bend County Municipal Utility District No. 173, as set forth in instrument filed for record under Harris County Clerk's File No. 2016128022

Ordinance of the City of Fulshear, Texas, including but not limited to the Service Plan as set forth in instrument filed for record under Fort Bend County Clerk's File No. 2011021836.

The real property described herein is located within the Fort Bend County Municipal Utility District No. 173.

The subject property is in the Fort Bend County Rural Fire Prevention District No. 1, Fort Bend ESD 4, and Fort Bend County LFRC.

LIENS:

None of record.

ABSTRACTS OF JUDGMENTS AND/OR FEDERAL TAX LIENS:

None of record.

NOTICE: STARTEX TITLE COMPANY ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT OR FOR VERBAL STATEMENTS. THIS IS A COPY OF A PRELIMINARY REPORT MADE FOR STARTEX TITLE COMPANY ONLY, FOR SPECIFIC PURPOSES, AND IT MAY OR MAY NOT BE COMPLETE FOR THE PURPOSE OF OTHERS. If a copy is furnished to other parties, it is to facilitate preparation of the necessary instruments, to point out curative requirements, if any, and to show the result of the Company's title research (upon which only the Company may rely). None of the information contained herein, or the absence of other information, constitutes a representation to any party, other than the Company, as to the status of the title. If a title defect or encumbrance should exist which is not disclosed hereon, the Company shall not be liable by reason of furnishing this report or for any verbal statements related thereto. This shall in no way be construed as Commitment for Title Insurance.

THIS CERTIFICATE SHALL NOT CONSTITUTE A COMMITMENT TO ISSUE TITLE INSURANCE, AND THE LIABILITY HEREUNDER IS LIMITED TO THE CONSIDERATION PAID HEREFORE.

We trust this is the information you desire.

WITNESS Our Hand this 12th day of February, 2018.

STARTEX TITLE COMPANY

By: Patsy Hannah

Patsy Hannah
Examiner

EXHIBIT "A"

BEING a 1.702 acre (74,160 square foot) tract of land situated in the T.W. Southerland Survey, Abstract No. 421 and the R.H. Kuykendahl Survey, Abstract No. 274 of Fort Bend County, Texas being a portion of a called 41.78 acre tract of land as described in an instrument to Landmark Industries recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2013073162, and a portion of Unrestricted Reserve "B" of F.M. 1093 AT F.M. 1463 RESERVES, a subdivision per plat recorded under Plat Number 20120043 of the Fort Bend County Plat Records (F.B.C.P.R.), said 1.702 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "BGE INC" found on the northerly right-of-way line of F.M. 359 and F.M. 1093 (width varies) for the northeast corner of a called 0.6859 acre right-of-way dedication described in an instrument to County of Fort Bend recorded under F.B.C.C.F. No. 2017051222, being the northwest corner of a called 0.6796 acre right-of-way dedication described in an instrument to County of Fort Bend recorded under F.B.C.C.F. No. 2017051221, same being on the west line of Unrestricted Reserve "A" of said F.M. 1093 AT F.M. 1463 RESERVES, same also being the southeast corner of the herein described tract and being the beginning of a non-tangent curve to the left from which its center bears S 09°43'00" E, 6,591.86 feet;

THENCE, in a Westerly direction, along the northerly right-of-way line of said F.M. 359 and F.M. 1093 and along said curve to the left, a distance of 256.36 feet, having a radius of 6,591.86 feet, a central angle of 02°13'42" and a chord which bears S 79°10'09" W, 256.35 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an angle point in said northerly right-of-way line;

THENCE, S 78°02'32" W, continuing along the northerly right-of-way line of said F.M. 359 and F.M. 1093, a distance of 15.43 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the southwest corner of the herein described tract;

THENCE, N 06°59'59" W, over and across said 41.78 acre tract and said Unrestricted Reserve "B", a distance of 283.53 feet to an "X" in concrete set for the northwest corner of the herein described tract;

THENCE, N 83°00'14" E, over and across said Unrestricted Reserve "B", a distance of 276.72 feet to an "X" in concrete set on the common line of said Unrestricted Reserve "B" and said Unrestricted Reserve "A", same being an easterly line of said 41.78 acre tract and being the northeast corner of the herein described tract;

THENCE, S 13°37'28" W, along the common line of said Unrestricted Reserve "B" and said Unrestricted Reserve "A" and a easterly line of said 41.78 acre tract, at a distance of 12.82 feet pass an "X" in concrete found for the southeast corner of said Unrestricted Reserve "B" and continuing along the west line of said Unrestricted Reserve "A" a total distance of 15.82 feet to a MAG Nail found for the most westerly corner of said Unrestricted Reserve "A", same being an interior corner of said 41.78 acre tract and the herein described tract;

THENCE, S 06°59'59" E, along the west line of said Unrestricted Reserve "A" and an easterly line of said 41.78 acre tract, a distance of 250.24 feet to the **POINT OF BEGINNING** and containing 1.702 acres (74,160 square feet) of land.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein.

CenterPoint Energy
Houston

February 14, 2018

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: CC F.M. 1093 Tract 3

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 February 2018.

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

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

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

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

If there are any questions, please contact Rosemary Valdez at 713.207.6027.

Sincerely,

Rosemary Valdez

Rosemary Valdez, SR/WA
Right of Way Agent

C: Trey DeVillier <TDeVillier@bgein.com>

PLR18.068

Trey DeVillier

From: Trey DeVillier
Sent: Tuesday, February 13, 2018 10:58 AM
To: Grey, Chris (Chris_Grey@comcast.com)
Subject: CC F.M. 1093 TRACT 3 - NO OBJECT REQUEST
Attachments: 2018-2-13_PLAT_CC FM 1093 TRACT 3.pdf

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

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

Respectfully,

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

Serving. Leading. Solving.™

Trey DeVillier

From: Trey DeVillier
Sent: Tuesday, February 13, 2018 10:57 AM
To: Michael Jones (mj524k@att.com)
Subject: CC F.M. 1093 TRACT 3 - NO OBJECT REQUEST
Attachments: 2018-2-13_PLAT_CC FM 1093 TRACT 3.pdf

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

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

Respectfully,

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

PLATTING AND SUBDIVISION REVIEW

Plan or Plat Fulshear Bend Drive Extension No. 3 / Final Plat

City Engineer Review

_____Reviewed
_____See Attached Letter

_____

BY:_____DATE:_____

City Secretary

✓ Processed
_____Returned for additional data

_____

BY: K. Kegl DATE: 2-16-2018

Planning Commission Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

City Council Review

_____Approved
_____Returned for additional data

_____

BY:_____DATE:_____

Clay & Leyendecker, Inc.
Texas Engineer Registration Number - F-2309

Consulting Engineers
and Surveyors

February 27, 2018

Engineering Review

Final Plat
Fulshear Bend Drive Extension No. 3
Street Dedication
City of Fulshear, Fort Bend County, Texas

For Information only:

1. This plat will create approximately 5400 L.F. of Right-of-Way for Fulshear Bend Drive (100-foot width) along with three (3) Restricted Reserves.

2. The Right-of-Way Extension will start on the East side of the intersection with West Cross Creek Bend and extend Northeast to the intersection with Jade Springs Lane.

Recommendations:

I recommend that this Final Plat of Fulshear Bend Drive Extension No. 3, Street Dedication be approved once the following items are addressed:

A) There was no City Planning Letter turned in at time of submission but a note that the City Planning Letter was delayed.

B) Note #15 needs to have the blanks filled in on the plat.

1350 Avenue D Katy, Texas 77493 (281) 391-0173

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: 02/16/2018 Date Received by the City of Fulshear: _____

Subdivision: FULSHEAR BEND DRIVE EXTENSION NO. 3 Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: ✓ City ____ ETJ (Extraterritorial Jurisdiction)

Legal Description: 19.99 ACRES OF LAND IN THE J.W. SCOTT SURVEY, A-321 & M. AUTREY SURVEY, A-100

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

Total Acreage: 19.99
Number of Streets: 2
Number of Lots: 0
Number and Types of Reserves: 3
Total Acres in Reserve: 6.848

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

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

Platting Fees

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

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

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

Amending or Minor Plat - $200.00

Plat Vacation - $500.00

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

TOTAL PLATTING FEE $999.75

Park Fees (due at Final Plat Application) _____

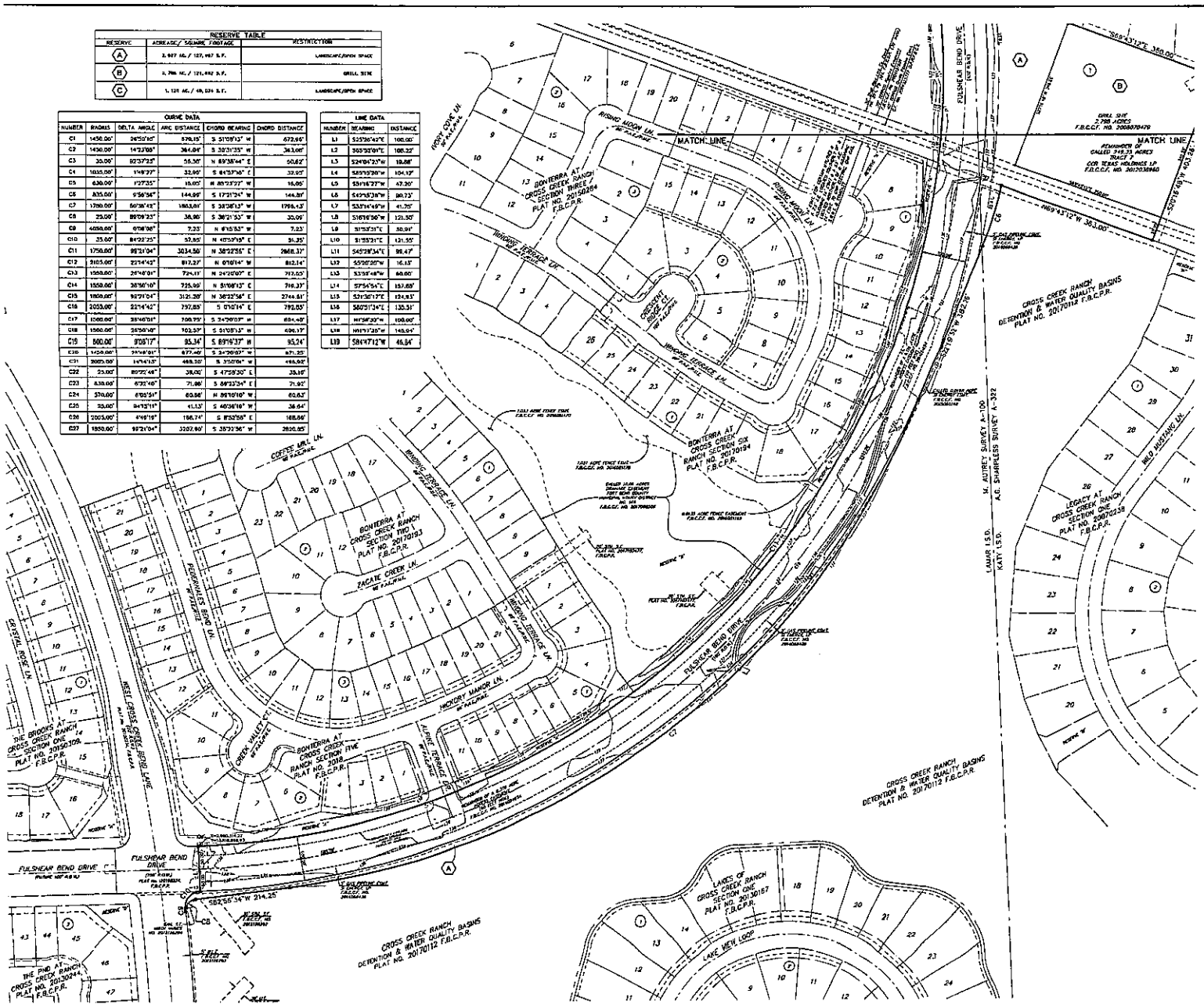
This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete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

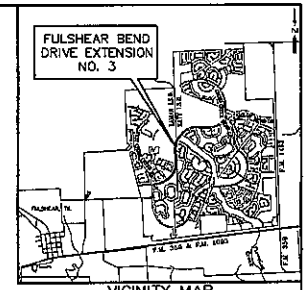
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE
	Trey DeVillier	02/16/2018

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	2.927 AC. / 127,467 S.F.	LANDSCAPE/OPEN SPACE
B	2.786 AC. / 121,402 S.F.	GRILL SITE
C	1.126 AC. / 49,024 S.F.	LANDSCAPE/OPEN SPACE

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1450.00'	26°52'40"	678.15'	S 31°09'13" W	672.06'
C2	1450.00'	14°32'08"	364.64'	S 30°31'25" W	363.66'
C3	20.00'	92°37'22"	32.35'	N 89°38'44" E	30.62'
C4	1035.00'	1°58'27"	33.99'	S 84°37'30" E	33.99'
C5	635.00'	1°27'35"	16.05'	N 85°23'27" W	16.05'
C6	835.00'	9°50'56"	144.86'	S 17°21'24" W	144.67'
C7	1700.00'	60°30'42"	1863.06'	S 38°08'13" W	1776.13'
C8	25.00'	89°09'23"	38.90'	S 38°21'33" W	35.09'
C9	4050.00'	0°08'06"	7.23'	N 41°53'53" W	7.23'
C10	25.00'	84°22'25"	37.50'	N 40°55'15" E	34.35'
C11	1750.00'	98°21'04"	3034.50'	N 38°22'36" E	2668.37'
C12	2125.00'	22°14'42"	817.27'	N 01°07'14" W	812.14'
C13	1550.00'	26°48'01"	724.47'	N 24°20'07" E	717.85'
C14	1550.00'	28°56'10"	725.99'	N 51°08'13" E	718.37'
C15	1800.00'	99°21'04"	3121.20'	N 38°22'36" E	2744.51'
C16	2025.00'	22°14'42"	787.85'	S 01°07'14" E	782.83'
C17	1500.00'	28°48'01"	700.73'	S 24°20'07" W	694.40'
C18	1500.00'	28°56'10"	702.57'	S 51°08'13" W	695.17'
C19	500.00'	9°08'17"	95.34'	S 89°16'37" W	95.24'
C20	1450.00'	34°46'01"	877.40'	S 34°20'07" W	871.25'
C21	2000.00'	14°14'13"	498.30'	S 35°06' W	496.93'
C22	25.00'	89°22'46"	38.00'	S 47°38'30" E	34.18'
C23	630.00'	6°32'46"	71.98'	S 86°23'34" E	71.97'
C24	570.00'	6°03'51"	60.38'	N 86°16'10" W	60.63'
C25	30.00'	84°53'19"	41.13'	S 40°36'18" W	38.54'
C26	2005.00'	4°49'19"	168.74'	S 83°33'58" E	168.69'
C27	1850.00'	99°21'04"	3202.90'	S 38°22'36" W	2820.85'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S25°36'40"E	100.00'
L2	S65°30'09"E	100.22'
L3	S24°04'25"W	19.08'
L4	S65°53'30"W	104.12'
L5	S51°16'27"W	47.30'
L6	S42°43'30"W	90.73'
L7	S33°14'49"W	41.75'
L8	S16°16'50"W	121.55'
L9	S11°33'31"E	50.94'
L10	S11°33'31"E	121.55'
L11	S45°28'34"E	98.47'
L12	S5°56'20"W	16.13'
L13	S33°14'49"W	60.00'
L14	S75°54'54"E	157.68'
L15	S21°30'17"E	124.93'
L16	S80°51'34"E	130.31'
L17	N13°38'20"W	100.00'
L18	N11°33'30"W	145.04'
L19	S84°47'12"W	46.94'





VICINITY MAP
N.T.S.

GENERAL NOTES

1. "U.E." indicates "Utility Easement".
2. "B.L." indicates "Building Line".
3. "W.L.E." indicates "Water Line Easement".
4. "W.M.E." indicates "Water Meter Easement".
5. "F.H.E." indicates "Fire Hydrant Easement".
6. "SAN.S.E." indicates "Sanitary Sewer Easement".
7. "STM.S.E." indicates "Storm Sewer Easement".
8. "D.E." indicates "Drainage Easement".
9. "A.E." indicates "Aerial Easement".
10. "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
11. "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
12. "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
13. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale: 0.00011497.
14. Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD-83 and is referenced to FULSHEAR BEND DRIVE EXTENSION NO. 1.
15. There is no observable evidence of any pipelines within the boundaries of the subject tract, and that based on the title research provided per City Planning Letter prepared by Stewart Title Company, File No. _____ effective date _____ 2016, that there are no pipeline easements of record within the boundaries of the subject tract except as shown hereon.
16. The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0105L. Revised April 2, 2014.
17. Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay" at all plat boundary corners unless otherwise noted.
18. " " indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay".
19. A one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of each dedication being that when adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes.
20. All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.

FULSHEAR BEND DRIVE EXTENSION NO. 3

A SUBDIVISION OF 19.99 ACRES OF LAND
LOCATED IN THE J.W. SCOTT SURVEY, A-321
AND M. AUTREY SURVEY, A-100
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

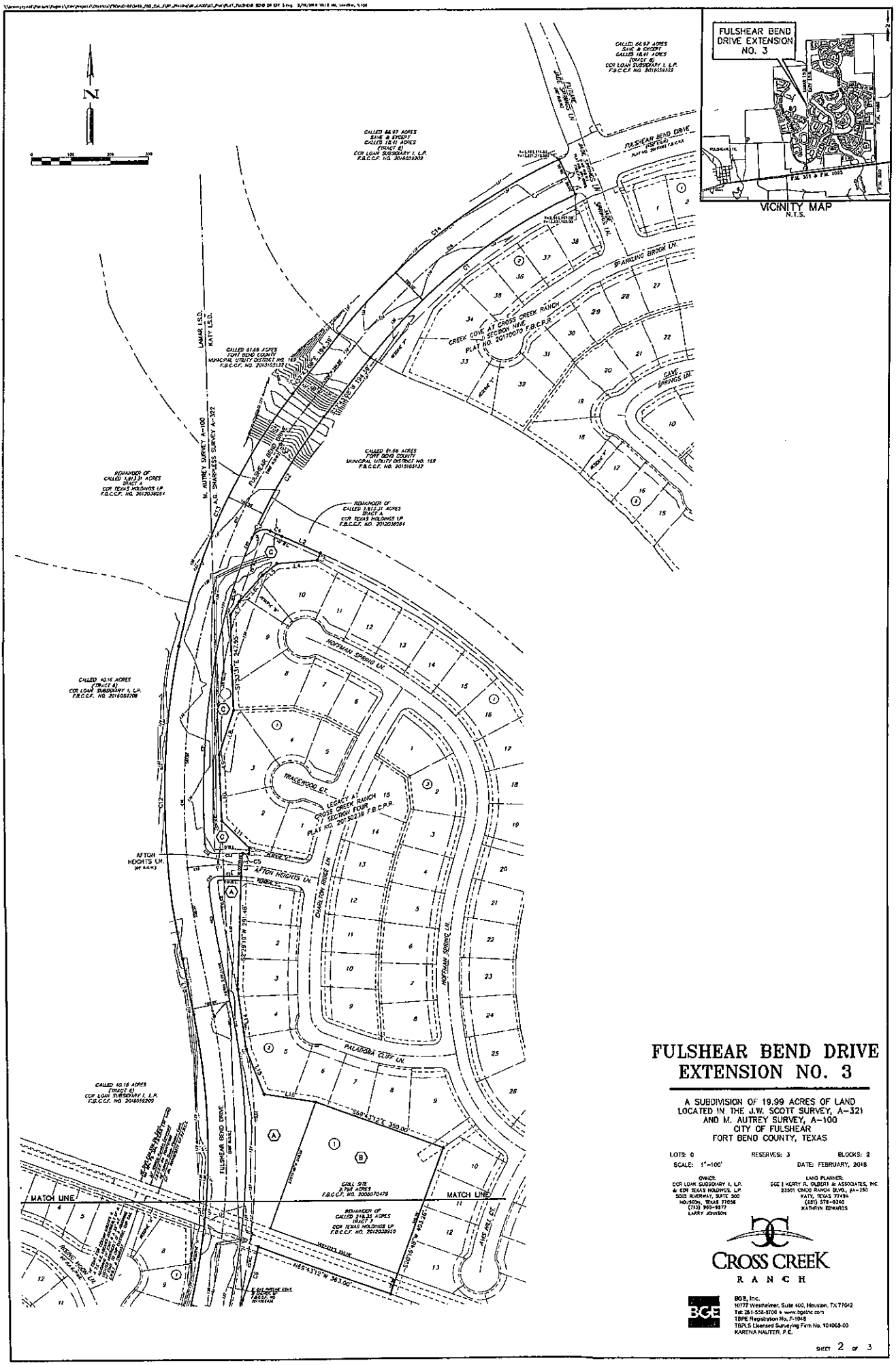
LOTS: 0 RESERVES: 3 BLOCKS: 2
SCALE: 1"=100' DATE: FEBRUARY, 2018

OWNER:
COR LOAN SUBSIDIARY 1, L.P.
& CCR TEXAS HOLDINGS, L.P.
3000 WATERWAY, SUITE 550
HOUSTON, TEXAS 77056
(713) 960-0977
LARRY JOHNSON

BGE | KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., #A-250
KATY, TEXAS 77494
(281) 579-0340
KATHRYN EDWARDS

CROSS CREEK RANCH

BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106605-00
KARENA HAUTER, P.E.



FULSHEAR BEND DRIVE EXTENSION NO. 3

A SUBDIVISION OF 19.99 ACRES OF LAND
LOCATED IN THE J.W. SCOTT SURVEY, A-321
AND M. AUTREY SURVEY, A-100
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 3 BLOCKS: 2
SCALE: 1"=100' DATE: FEBRUARY, 2018

OWNER:
CDR LOAN SUBSIDIARY I, L.P.
& CDR TEXAS HOLDINGS, L.P.
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 993-9177
LARRY JOHNSON

LAND PLANNER:
EGE | KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., #A-250
KATY, TEXAS 77494
(281) 578-0340
KATHRYN EDWARDS

CROSS CREEK RANCH

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

STATE OF TEXAS
COUNTY OF FORT BEND

We, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Larry D. Johnson, Manager of Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, owner and CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, acting by and through Larry D. Johnson, President of CCR Loan Sub 1, LLC, a Texas limited liability company, its General Partner, owner hereinafter referred to as Owners of the 19.99 acre tract described in the above and foregoing map of FULSHEAR BEND DRIVE EXTENSION NO. 3, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

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

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

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

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of FULSHEAR BEND DRIVE EXTENSION NO. 3 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, acting by and through Johnson/CCR GP, LLC, a Texas limited liability company, its sole general partner, has caused these presents to be signed by Larry D. Johnson, its Manager, thereunto authorized, this ______ day of ______, 2018.

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

By: ______________________
Larry D. Johnson
Manager

STATE OF TEXAS
COUNTY OF HARRIS

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

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

____
Kristina Lynn Mack
Notary Public in and for the State of Texas

Commission Expires: ______________________

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

this ______ day of ______, 2018.

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

By: ______________________
Larry D. Johnson
President

STATE OF TEXAS
COUNTY OF HARRIS

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

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

____
Kristina Lynn Mack
Notary Public in and for the State of Texas

Commission Expires: ______________________

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

____
Alan C. Bentley, R.P.L.S.
Texas Registration No. 2065

I, Karena B. Hauter, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.

____
Karena B. Hauter, P.E.
Texas Registration No. 102103
Brown & Gay Engineers, Inc.
TBPE Registration No. F-1046

This plat of FULSHEAR BEND DRIVE EXTENSION NO. 3 is approved by the City Planning Commission of the City of Fulshear, Texas,

this ______ day of ______, 2018.

____
Amy Pearce
Chairperson

____
Austin Weant
Co-Chairperson

This plat of FULSHEAR BEND DRIVE EXTENSION NO. 3 was approved on ______ by the City of Fulshear City Council and signed on this ______ day of ______, 2018; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

____
Jeff W. Roberts
Mayor

____
Diana Gordon Offord
City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on ______, 2018, at ______ o'clock ____.m. in Plat Number ______ of the plat records of said county.

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

____
Laura Richard
County Clerk
Fort Bend County, Texas

By: ______________________
Deputy

DESCRIPTION OF A 19.99 ACRE TRACT OF LAND SITUATED
IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321 AND THE
M. AUTREY SURVEY, ABSTRACT NO. 100
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 19.99 acre (870,606 square feet) tract of land situated in the J.W. Scott Survey, Abstract No. 321 and the M. Autrey Survey, Abstract No. 100 of the City of Fulshear, Fort Bend County, Texas and being a portion of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038904, a portion of a called 61.66 acre tract of land as described in an instrument to Fort Bend County Municipal Utility District No. 169 recorded under F.B.C.C.F. No. 2015105132, and a portion of the remainder of a called 249.35 acre tract of land described as Tract 7 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038980 and a portion of a called 40.16 acre tract of land described as Tract 6 and a called 66.97 acre tract of land described as Tract 8 both in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2016059209, said 19.99 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of FULSHEAR BEND DRIVE EXTENSION NO 2, a subdivision per plat recorded under Plat No. 20170069 of the Fort Bend County Plat Records (F.B.C.P.R.) and being the most Northerly corner of the herein described tract;

THENCE, S25°28'42" E, a distance of 100.00 feet 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 S25°28'42" E, 1,450.00 feet, lying on the Northwest line of Reserve "F" of CREEK COVE AT CROSS CREEK RANCH SECTION NINE, a subdivision per plat recorded under Plat No. 20170070 of the F.B.C.P.R.;

THENCE, in a Southwesterly direction, along and with the Northwest line of said Reserve "F" and said curve to the left, a distance of 679.15 feet, having a radius of 1,450.00 feet, a central angle of 26°50'10" and a chord which bears S51°06'13" W, 672.96 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the West corner of said Reserve "F";

THENCE, S37°43'08" W, a distance of 194.39 feet over and across said 61.66 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

THENCE, in a Southwesterly direction, continuing over and across said 61.66 acre tract and over and across said 1,913.31 acre tract and along said curve to the left, a distance of 364.04 feet, having a radius of 1,450.00 feet, a central angle of 14°23'05" and a chord which bears S30°31'35" W, 363.08 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the right from which its center bears N 25°57'25" E, 35.00 feet;

THENCE, in an Easterly direction, continuing over and across said 1,913.31 acre tract and along said curve to the right, a distance of 56.58 feet, having a radius of 35.00 feet, a central angle of 92°37'23" and a chord which bears N69°38'44" E, 50.62 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of reverse curvature to the left;

THENCE, in a Southeasterly direction, along said curve to the left, a distance of 32.95 feet, having a radius of 1,035.00 feet, a central angle of 01°49'27" and a chord which bears S04°57'18" E, 32.95 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

THENCE, S05°52'01" E, a distance of 108.22 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the North corner of Reserve "C" of LEGACY AT CROSS CREEK RANCH SECTION FOUR, a subdivision per plat recorded under Plat No. 20130239 of the F.B.C.P.R.;

THENCE, along and with the West line of said LEGACY AT CROSS CREEK RANCH SECTION FOUR, the following courses and distances:

S24°04'23" W, a distance of 19.68 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S85°15'20" W, a distance of 104.12 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S51°16'27" W, a distance of 47.20 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S42°15'38" W, a distance of 90.73 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S33°14'49" W, a distance of 41.75 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S01°53'31" E, a distance of 247.85 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S18°19'50" W, a distance of 121.50 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S01°53'31" E, a distance of 50.91 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S01°55'21" E, a distance of 121.55 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S45°29'34" E, a distance of 98.47 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S05°20'20" W, a distance of 16.13 feet 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 S05°20'20" W, 630.00 feet;

In a Westerly direction, along said curve to the left, a distance of 16.05 feet, having a radius of 630.00 feet, a central angle of 01°27'35" and a chord which bears N85°23'27" W, 16.05 feet to a point for corner;

S03°52'48" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S02°28'19" W, a distance of 291.48 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S07°54'54" E, a distance of 157.88 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S21°30'17" E, a distance of 124.93 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Northerly Southwest corner of said LEGACY AT CROSS CREEK RANCH SECTION FOUR;

THENCE, S60°51'34" E, a distance of 135.51 feet along and with the Southwest line of said LEGACY AT CROSS CREEK RANCH SECTION FOUR to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of a called 2.708 acre tract described as Drill Site "E" recorded under F.B.C.C.F. No. 2008070479;

THENCE, S69°43'12" E, a distance of 350.00 feet along and with the North line of said Drill Site "E" to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of said Drill Site "E" and an interior corner of said LEGACY AT CROSS CREEK RANCH SECTION FOUR;

THENCE, S20°16'48" W, a distance of 401.26 feet along and with the West line of said LEGACY AT CROSS CREEK RANCH SECTION FOUR to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Southerly Southeast corner of said LEGACY AT CROSS CREEK RANCH SECTION FOUR, lying on the most Northerly line of CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS, a subdivision per plat recorded under Plat No. 20170112 of the F.B.C.P.R.;

THENCE, N69°43'12" W, a distance of 383.00 feet along and with said Southwest line and said North line to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Northerly corner of said CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS and the beginning of a non-tangent curve to the right from which its center bears N77°37'04" W, 835.00 feet;

THENCE, along and with the Northwesterly line of said CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS, the following courses and distances:

In a Southerly direction, along said curve to the right, a distance of 144.99 feet, having a radius of 835.00 feet, a central angle of 09°56'56" and a chord which bears S17°21'24" W, 144.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

S22°19'52" W, a distance of 382.26 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Southwesterly direction, along said curve to the right, a distance of 1,883.01 feet, having a radius of 1,780.00 feet, a central angle of 60°36'42" and a chord which bears S52°38'13" W, 1,798.43 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

S82°56'34" W, a distance of 214.25 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Southwesterly direction, along said curve to the left, a distance of 38.90 feet, having a radius of 25.00 feet, a central angle of 89°09'23" and a chord which bears S38°21'53" W, 35.09 feet to the most Southerly corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears S83°47'11" W, 4,000.00 feet, lying on the Easterly right-of-way line of West Cross Creek Bend Lane (100 feet wide) as shown on WEST CROSS CREEK BEND LANE EXTENSION NO. 2, a subdivision per plat recorded under Plat No. 20150234 of the F.B.C.P.R.;

THENCE, in a Northerly direction, along and with the Easterly right-of-way line of said West Cross Creek Bend Land and said curve to the left, a distance of 7.23 feet, having a radius of 4,000.00 feet, a central angle of 00°06'08" and a chord which bears N06°15'53" W, 7.23 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southwest end of a cutback corner at the Southeast intersection of said West Cross Creek Bend Lane and Fulshear Bend Lane (100 feet wide) as shown on said WEST CROSS CREEK BEND LANE EXTENSION NO. 2 and a point of reverse curvature to the right;

THENCE, in a Northeasterly direction, continuing along and with said Easterly right-of-way line and along said curve to the right, a distance of 57.65 feet, having a radius of 35.00 feet, a central angle of 94°22'25" and a chord which bears N40°52'15" E, 51.35 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast end of said cutback corner, same being the Southeast terminus of said Fulshear Bend Lane;

THENCE, N01°56'32" W, a distance of 100.00 feet along and with the Easterly terminus of said Fulshear Bend Lane to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast terminus of Fulshear Bend Lane and the beginning of a non-tangent curve to the left from which its center bears N01°56'32" W, 1,750.00 feet and lying on the Southerly line of a called 25.30 acre tract of land as described in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2014024550;

THENCE, in a Northeasterly direction, over and across said 25.30 acre tract and along said curve to the left at a distance of 1,039.12 feet pass a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Southerly corner of BONTERRA AT CROSS CREEK RANCH SECTION SIX, a subdivision per plat recorded under Plat No. 20170104 of the F.B.C.P.R., continuing along the Southeast line of said BONTERRA AT CROSS CREEK RANCH SECTION SIX at a distance of 2,482.72 feet pass a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of said BONTERRA AT CROSS CREEK RANCH SECTION SIX, and continuing over and across said 1,913.31 acre tract and said 40.16 acre tract for a total distance of 3,034.50 feet, having a radius of 1,750.00 feet, a central angle of 99°21'04" and a chord which bears N38°22'56" E, 2,668.37 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

THENCE, N11°17'35" W, a distance of 140.94 feet continuing over and across said 40.16 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

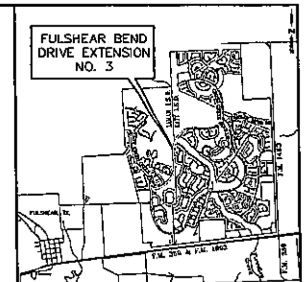
THENCE, in a Northerly direction, continuing over and across said 40.16 acre tract and said 1,913.31 acre tract and along said curve to the right, a distance of 817.27 feet, having a radius of 2,105.00 feet, a central angle of 22°14'42" and a chord which bears N00°10'14" E, 812.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of compound curvature;

THENCE, in a Northeasterly direction, over and across said 1,913.31 acre tract and said 61.66 acre tract and along said curve to the right, a distance of 724.11 feet, having a radius of 1,350.00 feet, a central angle of 30°43'01" and a chord which bears N24°20'07" E, 717.55 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

THENCE, N37°43'08" E, a distance of 194.39 feet over and across said 61.66 acre tract and said 66.97 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, in a Northeasterly direction, over and across said 66.97 acre tract and along said curve to the right, a distance of 725.99 feet, having a radius of 1,550.00 feet, a central angle of 26°50'10" and a chord which bears N51°08'13" E, 719.37 feet the POINT OF BEGINNING and containing 19.99 acres (870,606 square feet) of land.

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



VICINITY MAP
N.T.S.

FULSHEAR BEND DRIVE EXTENSION NO. 3

A SUBDIVISION OF 19.99 ACRES OF LAND
LOCATED IN THE J.W. SCOTT SURVEY, A-321
AND M. AUTREY SURVEY, A-100
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 3 BLOCKS: 2
SCALE: 1"=100' DATE: FEBRUARY, 2018

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

BGE | KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., #A-250
KATY, TEXAS 77494
(281) 579-0340
KATHRYN EDWARDS

CROSS CREEK
R A N C H

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

SHEET 3 of 3

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 19.99 acres of land out of the J.W. Scott Survey, A-321 and the Fort Bend County, Texas, which property was surveyed and platted on _____by, Brown & Gay Engineers, Inc., DBA BGE, Inc., and known as FULSHEAR BEND DRIVE EXTENSION NO. 3, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

EXECUTED this the _____ day of _____, 2018.

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

By:_____
Printed Name: _____
Title: _____

STATE OF TEXAS

COUNTY OF _____

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

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

_____
Notary Public in and for the State of Texas

My commission expires: _____

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

LIENHOLDER'S SUBORDINATION TO DEDICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, has platted that certain 19.99 acres of land out of the J.W. Scott Survey, A-321 and the M. Autrey Survey, A-100, Fort Bend County, Texas, which property was surveyed and platted on _____ _____by, Brown & Gay Engineers, Inc., DBA BGE, Inc, and known as FULSHEAR BEND DRIVE EXTENSION NO. 3, recorded at Plat Number _____ in the Plat Records of the Office Public Records of Real Property of Fort Bend County, Texas; and

WHEREAS, CCR TEXAS AGENT INC., an Ontario corporation in its capacity as agent for the lenders, is the present owner and holder of a lien against the above described property, said lien being evidenced as recorded at Clerk's File No. 2012038977, 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 FULSHEAR BEND DRIVE EXTENSION NO. 3.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

EXECUTED this the _____ day of _____, 2018.

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

By: _____

Printed Name: _____

Title: _____

PROVINCE OF ONTARIO
COUNTRY OF CANADA

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

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

_____
Notary Public
My commission expires: Commission For Life

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

CenterPoint Energy
Houston

February 14, 2018

City of Fulshear
30603 FM 1093
Fulshear, TX 77441

Re: Fulshear Bend Drive Extension No. 3

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 February, 2018.

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

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

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

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

If there are any questions, please contact Rosemary Valdez at 713.207.6027.

Sincerely,

Rosemary Valdez

Rosemary Valdez, SR/WA
Right of Way Agent

C: Trey DeVillier <tdevillier@bgenic.com>

PLR18.073

Trey DeVillier

From: Trey DeVillier
Sent: Tuesday, February 13, 2018 11:00 AM
To: Grey, Chris (Chris_Grey@comcast.com)
Subject: FULSHEAR BEND DRIVE EXTENSION NO. 3 - NO OBJECT REQUEST
Attachments: 2018-2-13_PLAT_FULSHEAR BEND DR EXT 3.pdf

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

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

Respectfully,

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

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Trey DeVillier

From: Trey DeVillier
Sent: Tuesday, February 13, 2018 11:01 AM
To: Michael Jones (mj524k@att.com)
Subject: FULSHEAR BEND DRIVE EXTENSION NO. 3 - NO OBJECT REQUEST
Attachments: 2018-2-13_PLAT_FULSHEAR BEND DR EXT 3.pdf

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

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

Respectfully,

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

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stewart title

Debbie Hooper
Title Examiner

Stewart Title Company
10720 West Sam Houston Pkwy North
Suite 200
Houston, TX 77064
(713) 892-3503 Phone
(713) 629-2201 Fax
debbie.hooper@stewart.com

February 20, 2018

File No.: 1890028HOU

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 11th day of February, 2018, the last Deed that we find, of record, reflects the record owner to be:
CCR TEXAS HOLDINGS, LP
CCR LOAN SUBSIDIARY I, L.P.
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 169

by virtue of Deed recorded in/under Clerk's File No. 2012038964 of the Official Public Records of County, Texas.
by virtue of Deed recorded in/under Clerk's File No. 2016059209 of the Official Public Records of County, Texas.
by virtue of Deed recorded in/under Clerk's File No. 2015105132 of the Official Public Records of County, Texas.
by virtue of Deed recorded in/under Clerk's File No. 2012038960 of the Official Public Records of County, Texas.

Legal Description:

DESCRIPTION OF A 19.99 ACRE TRACT OF LAND SITUATED
IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321 AND THE
M. AUTREY SURVEY, ABSTRACT NO. 100
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 19.99 acre (870,606 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 and the M. Autrey Survey, Abstract No. 100 of the City of Fulshear, Fort Bend County, Texas and being a portion of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038964, a portion of a called 61.66 acre tract of land as described in an instrument to Fort Bend County Municipal Utility District No. 169 recorded under F.B.C.C.F. No. 2015105132, and a portion of the remainder of a called 249.35 acre tract of land described as Tract 7 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038960 and a portion of a called 40.16 acre tract of land described as Tract 6 and a called 66.97 acre tract of land described as Tract 8 both in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2016059209, said 19.99 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of FULSHEAR BEND DRIVE EXTENSION NO 2, a subdivision per plat recorded under Plat No. 20170069 of the Fort Bend County Plat Records (F.B.C.P.R.) and being the most Northerly corner of the herein described tract;

THENCE, S 25°26'42" E, a distance of 100.00 feet 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 S 25°26'42" E, 1,450.00

feet, lying on the Northwest line of Reserve "F" of CREEK COVE AT CROSS CREEK RANCH SECTION NINE, a subdivision per plat recorded under Plat No. 20170070 of the F.B.C.P.R.;

THENCE, in a Southwesterly direction, along and with the Northwest line of said Reserve "F" and said curve to the left, a distance of 679.15 feet, having a radius of 1,450.00 feet, a central angle of 26°50'10" and a chord which bears S 51°08'13" W, 672.96 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the West corner of said Reserve "F";

THENCE, S 37°43'08" W, a distance of 194.39 feet over and across said 61.66 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

THENCE, in a Southwesterly direction, continuing over and across said 61.66 acre tract and over and across said 1,913.31 acre tract and along said curve to the left, a distance of 364.04 feet, having a radius of 1,450.00 feet, a central angle of 14°23'05" and a chord which bears S 30°31'35" W, 363.08 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the right from which its center bears N 25°57'25" E, 35.00 feet;

THENCE, in an Easterly direction, continuing over and across said 1,913.31 acre tract and along said curve to the right, a distance of 56.58 feet, having a radius of 35.00 feet, a central angle of 92°37'23" and a chord which bears N 69°38'44" E, 50.62 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of reverse curvature to the left;

THENCE, in a Southeasterly direction, along said curve to the left, a distance of 32.95 feet, having a radius of 1,035.00 feet, a central angle of 01°49'27" and a chord which bears S 64°57'18" E, 32.95 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

THENCE, S 65°52'01" E, a distance of 108.22 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the North corner of Reserve "C" of LEGACY AT CROSS CREEK RANCH SECTION FOUR, a subdivision per plat recorded under Plat No. 20130239 of the F.B.C.P.R.;

THENCE, along and with the West line of said LEGACY AT CROSS CREEK RANCH SECTION FOUR, the following courses and distances:

S 24°04'23" W, a distance of 19.88 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 85°15'20" W, a distance of 104.12 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 51°16'27" W, a distance of 47.20 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 42°15'38" W, a distance of 90.73 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 33°14'49" W, a distance of 41.75 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 01°53'31" E, a distance of 247.95 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 18°19'50" W, a distance of 121.50 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 01°53'31" E, a distance of 50.91 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 01°55'21" E, a distance of 121.55 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 45°29'34" E, a distance of 99.47 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 05°20'20" W, a distance of 16.13 feet 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 S 05°20'20" W, 630.00 feet;

In a Westerly direction, along said curve to the left, a distance of 16.05 feet, having a radius of 630.00 feet, a central angle of 01°27'35" and a chord which bears N 85°23'27" W, 16.05 feet to a point for corner;

S 03°52'46" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 02°29'19" W, a distance of 291.48 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 07°54'54" E, a distance of 157.88 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 21°30'17" E, a distance of 124.93 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Northerly Southwest corner of said LEGACY AT CROSS CREEK RANCH SECTION FOUR;

THENCE, S 80°51'34" E, a distance of 135.51 feet along and with the Southwest line of said LEGACY AT CROSS CREEK RANCH SECTION FOUR to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of a called 2.798 acre tract described as Drill Site "E" recorded under F.B.C.C.F. No. 2008070479;

THENCE, S 69°43'12" E, a distance of 350.00 feet along and with the North line of said Drill Site "E" to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of said Drill Site "E" and an interior corner of said LEGACY AT CROSS CREEK RANCH SECTION FOUR;

THENCE, S 20°16'48" W, a distance of 403.26 feet along and with the West line of said LEGACY AT CROSS CREEK RANCH SECTION FOUR to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Southerly Southwest corner of said LEGACY AT CROSS CREEK RANCH SECTION FOUR, lying on the most Northerly line of CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS, a subdivision per plat recorded under Plat No. 20170112 of the F.B.C.P.R.;

THENCE, N 69°43'12" W, a distance of 363.00 feet along and with said Southwest line and said North line to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Northerly corner of said CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS and the beginning of a non-tangent curve to the right from which its center bears N 77°37'04" W, 835.00 feet;

THENCE, along and with the Northwesterly line of said CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS, the following courses and distances:

In a Southerly direction, along said curve to the right, a distance of 144.99 feet, having a radius of 835.00 feet, a central angle of 09°56'56" and a chord which bears S 17°21'24" W, 144.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

S 22°19'52" W, a distance of 382.26 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Southwesterly direction, along said curve to the right, a distance of 1,883.01 feet, having a radius of 1,780.00 feet, a central angle of 60°36'42" and a chord which bears S 52°38'13" W, 1,796.43 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

S 82°56'34" W, a distance of 214.25 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Southwesterly direction, along said curve to the left, a distance of 38.90 feet, having a radius of 25.00 feet, a central angle of 89°09'23" and a chord which bears S 38°21'53" W, 35.09 feet to the most Southerly corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears S 83°47'11" W, 4,050.00 feet, lying on the Easterly right-of-way line of West Cross Creek Bend Lane (100 feet wide) as shown on WEST CROSS CREEK BEND LANE EXTENSION NO. 2, a subdivision per plat recorded under Plat No. 20150234 of the F.B.C.P.R.;

THENCE, in a Northerly direction, along and with the Easterly right-of-way line of said West Cross Creek Bend Land and said curve to the left, a distance of 7.23 feet, having a radius of 4,050.00 feet, a central angle of 00°06'08" and a chord which bears N 06°15'53" W, 7.23 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southwest end of a cutback corner at the Southeast intersection of said West Cross Creek Bend Lane and Fulshear Bend Lane (100 feet wide) as shown on said WEST CROSS CREEK BEND LANE EXTENSION NO. 2 and a point of reverse curvature to the right;

THENCE, in a Northeasterly direction, continuing along and with said Easterly right-of-way line and along said curve to the right, a distance of 57.65 feet, having a radius of 35.00 feet, a central angle of 94°22'25" and a chord which bears N 40°52'15" E, 51.35 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast end of said cutback corner, same being the Southeast terminus of said Fulshear Bend Lane;

THENCE, N 01°56'32" W, a distance of 100.00 feet along and with the Easterly terminus of said Fulshear Bend Lane to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast terminus of Fulshear Bend Lane and the beginning of a non-tangent curve to the left from which its center bears N 01° 56'32" W, 1,750.00 feet and lying on the Southerly line of a called 25.30 acre tract of land as described in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2014024650;

THENCE, in a Northeasterly direction, over and across said 25.30 acre tract and along said curve to the left at a distance of 1,059.12 feet pass a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Southerly corner of BONTERRA AT CROSS CREEK RANCH SECTION SIX, a subdivision per plat recorded under Plat No. 20170194 of the F.B.C.P.R., continuing along the Southeast line of said BONTERRA AT CROSS CREEK RANCH SECTION SIX at a distance of 2,482.72 feet pass a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of said BONTERRA AT CROSS CREEK RANCH SECTION SIX, and continuing over and across said 1,913.31 acre tract and said 40.16 acre tract for a total distance of 3,034.50 feet, having a radius of 1,750.00 feet, a central angle of 99°21'04" and a chord which bears N 38°22'56" E, 2,668.37 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

THENCE, N 11°17'35" W, a distance of 146.94 feet continuing over and across said 40.16 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, in a Northerly direction, continuing over and across said 40.16 acre tract and said 1,913.31 acre tract and along said curve to the right, a distance of 817.27 feet, having a radius of 2,105.00 feet, a central angle of 22°14'42" and a chord which bears N 00°10'14" E, 812.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of compound curvature;

THENCE, in a Northeasterly direction, over and across said 1,913.31 acre tract and said 61.66 acre tract and along said curve to the right, a distance of 724.11 feet, having a radius of 1,550.00 feet, a central angle of 26° 46'01" and a chord which bears N 24°20'07" E, 717.55 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

THENCE, N 37°43'08" E, a distance of 194.39 feet over and across said 61.66 acre tract and said 66.97 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, in a Northeasterly direction, over and across said 66.97 acre tract and along said curve to the right, a distance of 725.99 feet, having a radius of 1,550.00 feet, a central angle of 26°50'10" and a chord which bears N 51°08'13" E, 719.37 feet the **POINT OF BEGINNING** and containing 19.99 acres (870,606 square feet) of land.

Subject to the following:

1. Restrictions:

None

2. Easements/Other Exceptions:

Pipeline right-of-way easement in favor of Shell Pipeline Company Easement, being Thirty (30) feet wide, as set forth in instrument recorded in/under Volume 294, Page 384 of the Deed Records of County, Texas.

Pipeline right-of-way easement in favor of TEPPCO Pipeline Easement, being Thirty (30) feet wide, as set forth in instrument recorded in/under Volume 295, Page 465 of the Deed Records and under Clerk's File No. 2004151601, 2005018043 of the Official Public Records of County, Texas.

Pipeline right-of-way easement in favor of Shell Pipe Line Company, as set forth in instrument recorded in/ under Volume 298, Page 207 of the Deed Records of County, Texas.

Pipeline right-of-way easement in favor of TEPPCO Crude Pipeline Easement, being Forty (40) feet wide, as set forth in instrument recorded in/under Clerk's File No. 2004025377 of the Official Public Records of County, Texas.

An easement Fourteen (14) feet wide, together with an aerial easement granted to CNP Electric, CNP Gas, S.W. B. T. and Comcast, as reflected by instrument recorded under Clerk's File No. 2007103446 of the Official Public Records of Fort Bend County, Texas.

Second Amendment to Partial Waiver of Surface Rights and Drillsite and access easement use agreement to instrument recorded under Clerk's File No. 2005003092, the location of which is reflected by instrument recorded under Clerk's File No. 2008070479 of the Official Public Records of Fort Bend County, Texas.

A Gas Pipeline easement granted to S. I. Energy, LP, Five (5) feet wide, located along the Southerly property line, as reflected by instrument recorded under Clerk's File No. 2014068438 of the Official Public Records of Fort Bend County, Texas.

Drainage easement granted to Fort Bend County Drainage District, the location of which is reflected by instrument recorded under Clerk's File No. 2015031232 of the official Public Records of Fort Bend County, Texas.

An easement 100 feet wide, granted to CenterPoint Energy Houston Electric, LLC, the location of which is reflected by instrument recorded under Clerk's File No. 2017135580 of the Official Public Records of Fort Bend County, Texas.

A storm sewer easement being twenty five (25) feet wide along the south portion and Twenty (20) feet wide along the North portion of the West property line, as shown on the recorded plat of West Cross Creek Bend Lane Extension No. 2, under Plat No. 20150234 of the Plat Records of Fort Bend County, Texas.

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

Subject to the terms and conditions in that certain Option Agreement, dated September 20, 2005 (as amended to dated, the Option Agreement, between The Stoddard Group, Ltd., predecessor in interest to Grantor, and Trendmaker Homes, Inc., predecessor in interest to Grantee, as reference by deed recorded under Clerk's File No. 2012038964 of the Official Public Records of Fort Bend County, Texas.

A one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes, as reflected by the recorded plat of West Cross Creek Bend Lane Extension No. 2, recorded under Plat No. 20150234 of the Plat Records of Fort Bend County, Texas.

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

where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes, as reflected by the recorded plat of Fulshear Bend Drive Extension No. 2, recorded under Plat No. 20170069 of the Plat Records of Fort Bend County, Texas.

3. Liens/Misc:

Construction of Deed of Trust dated April 12, 2012, recorded in/under Clerk's File No. 2012038977 of the Official Public Records of County, Texas, executed by CCR Texas Holdings, LP, securing the payment of one note in the principal amount of $90,000,000.00 (Note A for $9,000,000.00 and Note B for $81,000,000.00), bearing interest and payable as therein provided to the order of PSPIB-CCR Inc. Said Note and Deed of Trust modified and/or extended by instrument recorded in/under Clerk's File No. 2017097223 of the Official Public Records of County, Texas.

Subject property is located in the Fort Bend County Municipal Utility District No. 169. 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. The most recent rate of taxes levied by the district on real property is $1.295 on each $100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is $0.00 on each $100.00 of assessed valuation. The total amount of voter approved bonds is $82,516,000.00 and the aggregate principal amount of all bonds issued for specific facilities is $841,890,000.00. The amount of the standby fee is $0.00. 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.

Subject property is located in the Fort Bend County Municipal Utility District No. 170. 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. The most recent rate of taxes levied by the district on real property is $1.295 on each $100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is $0.00 on each $100.00 of assessed valuation. The total amount of voter approved bonds is $246,400,000.00 and the aggregate principal amount of all bonds issued for specific facilities is $841,890,000.00. The amount of the standby fee is $0.00. 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.

Subject property is located in the Fort Bend County Municipal Utility District No. 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. The most recent rate of taxes levied by the district on real property is $1.295 on each $100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is $0.00 on each $100.00 of assessed valuation. The total amount of voter approved bonds is $284,228,000.00 and the aggregate principal amount of all bonds issued for specific facilities is $841,890,000.00. The amount of the standby fee is $0.00. 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.

Subject property is located in the Fort Bend County Municipal Utility District No. 173. This district may issue an unlimited amount of bonds, levy an unlimited rate of tax in payment of such bonds, and impose a standby fee on property in the district that has water or sewer facilities available but not connected. The most recent rate of taxes levied by the district on real property is $1.295 on each $100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of debt service tax, as of this date, is $0.00 on each $100.00 of assessed valuation. The total amount of voter approved bonds is $173,726,000.00 and the aggregate principal amount of all bonds issued for specific facilities is $841,890,000.00. The amount of the standby fee is $0.00. 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.

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.

The Company requires for its review a copy of the articles of incorporation, a satisfactory corporate resolution of the Board of Directors authorizing the proposed transaction, Shareholders Resolution where applicable, and satisfactory evidence that the corporation is in good standing in the state of its incorporation. At the time the Company is furnished these items, the Company may make additional requirement or exceptions.

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

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

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

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

Sincerely,
Stewart Title Company

Debbie A. Hooper

Debbie Hooper
Title Officer

OWNER'S RATIFICATION OF PLAT

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF FORT BEND

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, and FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT, a political subdivision of the Sate of Texas are the owner(s) of that certain 19.99 tract of land out of the J. W. Scott Survey, A-321 and the M. Autrey Survey, A-100 City of Fulshear, Fort Bend County, Texas, said tract being further described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes; and

WHEREAS, CCR LOAN SUBSIDIARY 1, L.P., a Texas limited partnership, CCR TEXAS HOLDINGS LP, a Delaware limited partnership, has platted the herein above described tract of land into a subdivision known as FULSHEAR BEND DRIVE EXTENSION NO. 3, recorded at Plat No _____, in the Map Records of Fort Bend County, Texas; and

WHEREAS, the undersigned owner(s) did not join in the platting or sign the plat of said FULSHEAR BEND DRIVE EXTENSION NO. 3, but is willing to ratify and confirm said subdivision plat and consent to all its terms and conditions:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT, a political subdivision of the Sate of Texas, is the owner of that certain tract of land containing 61.66 acres located within the subdivision, as described by deed dated September 15, 2015, from CCR TEXAS HOLDINGS LP, a Delaware limited partnership recorded under Clerk's File No. 2015105132 of the Official Public Records of Real Property of Fort Bend County, Texas, which is a portion of FULSHEAR BEND DRIVE EXTENSION NO. 3, recorded at Plat Number referenced above, of the Map Records of Fort Bend County, Texas.

That the undersigned, by executing this Owner's Ratification of Plat:

1) Confirms that he is the owner of the respective tract described in the deed referred to above, and

2) Hereby ratifies, confirms, and consents to the subdivision plat of FULSHEAR BEND DRIVE EXTENSION NO. 3 and all terms and conditions therein contained, as described and referred to herein and as described in as shown on the plat FULSHEAR BEND DRIVE EXTENSION NO. 3 with the same force and effect as the undersigned had originally joined in the plat or signed the plat of FULSHEAR BEND DRIVE EXTENSION NO. 3

EXECUTED this _____ day of _____, 2018.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT, a political subdivision of the Sate of Texas

By: _____

Printed Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT, a political subdivision of the Sate of Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

NOTARY PUBLIC in and for the State of _____

Printed Name: _____

My Commission Expires: _____

AFTER RECORDING RETURN TO:
Trey DeVillier
BGE, Inc.
10777 Westheimer, Suite 400
Houston, Texas 77042 phone: 281-558-8700

EXHIBIT "A"

FULSHEAR BEND DRIVE
STREET DEDICATION EXT. 3
19.99 ACRES

DECEMBER 5, 2017
JOB NO. 4142-10

DESCRIPTION OF A 19.99 ACRE TRACT OF LAND SITUATED
IN THE J.W. SCOTT SURVEY, ABSTRACT NO. 321 AND THE
M. AUTREY SURVEY, ABSTRACT NO. 100
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

BEING a 19.99 acre (870,606 square foot) tract of land situated in the J.W. Scott Survey, Abstract No. 321 and the M. Autrey Survey, Abstract No. 100 of the City of Fulshear, Fort Bend County, Texas and being a portion of a called 1,913.31 acre tract of land described as Tract A in an instrument to CCR Texas Holdings LP recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2012038964, a portion of a called 61.66 acre tract of land as described in an instrument to Fort Bend County Municipal Utility District No. 169 recorded under F.B.C.C.F. No. 2015105132, and a portion of the remainder of a called 249.35 acre tract of land described as Tract 7 in an instrument to CCR Texas Holdings LP recorded under F.B.C.C.F. No. 2012038960 and a portion of a called 40.16 acre tract of land described as Tract 6 and a called 66.97 acre tract of land described as Tract 8 both in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2016059209, said 19.99 acre tract of land described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of FULSHEAR BEND DRIVE EXTENSION NO 2, a subdivision per plat recorded under Plat No. 20170069 of the Fort Bend County Plat Records (F.B.C.P.R.) and being the most Northerly corner of the herein described tract;

THENCE, S 25°26'42" E, a distance of 100.00 feet 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 S 25°26'42" E, 1,450.00 feet, lying on the Northwest line of Reserve "F" of CREEK COVE AT CROSS CREEK RANCH SECTION NINE, a subdivision per plat recorded under Plat No. 20170070 of the F.B.C.P.R.;

THENCE, in a Southwesterly direction, along and with the Northwest line of said Reserve "F" and said curve to the left, a distance of 679.15 feet, having a radius of 1,450.00 feet, a central angle of 26°50'10" and a chord which bears S 51°08'13" W, 672.96 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the West corner of said Reserve "F";

THENCE, S 37°43'08" W, a distance of 194.39 feet over and across said 61.66 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

THENCE, in a Southwesterly direction, continuing over and across said 61.66 acre tract and over and across said 1,913.31 acre tract and along said curve to the left, a distance of 364.04 feet, having a radius of 1,450.00 feet, a central angle of 14°23'05" and a chord which bears S 30°31'35" W, 363.08 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the right from which its center bears N 25°57'25" E, 35.00 feet;

THENCE, in an Easterly direction, continuing over and across said 1,913.31 acre tract and along said curve to the right, a distance of 56.58 feet, having a radius of 35.00 feet, a central angle of 92°37'23" and a chord which bears N 69°38'44" E, 50.62 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of reverse curvature to the left;

THENCE, in a Southeasterly direction, along said curve to the left, a distance of 32.95 feet, having a radius of 1,035.00 feet, a central angle of 01°49'27" and a chord which bears S 64°57'18" E, 32.95 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

THENCE, S 65°52'01" E, a distance of 108.22 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the North corner of Reserve "C" of LEGACY AT CROSS CREEK RANCH SECTION FOUR, a subdivision per plat recorded under Plat No. 20130239 of the F.B.C.P.R.;

THENCE, along and with the West line of said LEGACY AT CROSS CREEK RANCH SECTION FOUR, the following courses and distances:

S 24°04'23" W, a distance of 19.88 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 85°15'20" W, a distance of 104.12 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 51°16'27" W, a distance of 47.20 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 42°15'38" W, a distance of 90.73 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 33°14'49" W, a distance of 41.75 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 01°53'31" E, a distance of 247.95 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 18°19'50" W, a distance of 121.50 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 01°53'31" E, a distance of 50.91 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 01°55'21" E, a distance of 121.55 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 45°29'34" E, a distance of 99.47 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 05°20'20" W, a distance of 16.13 feet 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 S 05°20'20" W, 630.00 feet;

In a Westerly direction, along said curve to the left, a distance of 16.05 feet, having a radius of 630.00 feet, a central angle of 01°27'35" and a chord which bears N 85°23'27" W, 16.05 feet to a point for corner;

S 03°52'46" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 02°29'19" W, a distance of 291.48 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 07°54'54" E, a distance of 157.88 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for corner;

S 21°30'17" E, a distance of 124.93 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Northerly Southwest corner of said LEGACY AT CROSS CREEK RANCH SECTION FOUR;

THENCE, S 80°51'34" E, a distance of 135.51 feet along and with the Southwest line of said LEGACY AT CROSS CREEK RANCH SECTION FOUR to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northwest corner of a called 2.798 acre tract described as Drill Site "E" recorded under F.B.C.C.F. No. 2008070479;

THENCE, S 69°43'12" E, a distance of 350.00 feet along and with the North line of said Drill Site "E" to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of said Drill Site "E" and an interior corner of said LEGACY AT CROSS CREEK RANCH SECTION FOUR;

THENCE, S 20°16'48" W, a distance of 403.26 feet along and with the West line of said LEGACY AT CROSS CREEK RANCH SECTION FOUR to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Southerly Southwest corner of said LEGACY AT CROSS CREEK RANCH SECTION FOUR, lying on the most Northerly line of CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS, a subdivision per plat recorded under Plat No. 20170112 of the F.B.C.P.R.;

THENCE, N 69°43'12" W, a distance of 363.00 feet along and with said Southwest line and said North line to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Northerly corner of said CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS and the beginning of a non-tangent curve to the right from which its center bears N 77°37'04" W, 835.00 feet;

THENCE, along and with the Northwesterly line of said CROSS CREEK RANCH DETENTION & WATER QUALITY BASINS, the following courses and distances:

In a Southerly direction, along said curve to the right, a distance of 144.99 feet, having a radius of 835.00 feet, a central angle of 09°56'56" and a chord which bears S 17°21'24" W, 144.81 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

S 22°19'52" W, a distance of 382.26 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the right;

In a Southwesterly direction, along said curve to the right, a distance of 1,883.01 feet, having a radius of 1,780.00 feet, a central angle of 60°36'42" and a chord which bears S 52°38'13" W, 1,796.43 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

S 82°56'34" W, a distance of 214.25 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the beginning of a tangent curve to the left;

In a Southwesterly direction, along said curve to the left, a distance of 38.90 feet, having a radius of 25.00 feet, a central angle of 89°09'23" and a chord which bears S 38°21'53" W, 35.09 feet to the most Southerly corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears S 83°47'11" W, 4,050.00 feet, lying on the Easterly right-of-way line of West Cross Creek Bend Lane (100 feet wide) as shown on WEST CROSS CREEK BEND LANE EXTENSION NO. 2, a subdivision per plat recorded under Plat No. 20150234 of the F.B.C.P.R.;

THENCE, in a Northerly direction, along and with the Easterly right-of-way line of said West Cross Creek Bend Land and said curve to the left, a distance of 7.23 feet, having a radius of 4,050.00 feet, a central angle of 00°06'08" and a chord which bears N 06°15'53" W, 7.23 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Southwest end of a cutback corner at the Southeast intersection of said West Cross Creek Bend Lane and Fulshear Bend Lane (100 feet wide) as shown on said WEST CROSS CREEK BEND LANE EXTENSION NO. 2 and a point of reverse curvature to the right;

THENCE, in a Northeasterly direction, continuing along and with said Easterly right-of-way line and along said curve to the right, a distance of 57.65 feet, having a radius of 35.00 feet, a central angle of 94°22'25" and a chord which bears N 40°52'15" E, 51.35 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast end of said cutback corner, same being the Southeast terminus of said Fulshear Bend Lane;

THENCE, N 01°56'32" W, a distance of 100.00 feet along and with the Easterly terminus of said Fulshear Bend Lane to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast terminus of Fulshear Bend Lane and the beginning of a non-tangent curve to the left from which its center bears N 01°56'32" W, 1,750.00 feet and lying on the Southerly line of a called 25.30 acre tract of land as described in an instrument to CCR Loan Subsidiary 1, L.P. recorded under F.B.C.C.F. No. 2014024650;

THENCE, in a Northeasterly direction, over and across said 25.30 acre tract and along said curve to the left at a distance of 1,059.12 feet pass a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Southerly corner of BONTERRA AT CROSS CREEK RANCH SECTION SIX, a subdivision per plat recorded under Plat No. 20170194 of the F.B.C.P.R., continuing along the Southeast line of said BONTERRA AT CROSS CREEK RANCH SECTION SIX at a distance of 2,482.72 feet pass a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the Northeast corner of said BONTERRA AT CROSS CREEK RANCH SECTION SIX, and continuing over and across said 1,913.31 acre tract and said 40.16 acre tract for a total distance of 3,034.50 feet, having a radius of 1,750.00 feet, a central angle of 99°21'04" and a chord which bears N 38°22'56" E, 2,668.37 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

THENCE, N 11°17'35" W, a distance of 146.94 feet continuing over and across said 40.16 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, in a Northerly direction, continuing over and across said 40.16 acre tract and said 1,913.31 acre tract and along said curve to the right, a distance of 817.27 feet, having a radius of 2,105.00 feet, a central angle of 22°14'42" and a chord which bears N 00°10'14" E, 812.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of compound curvature;

THENCE, in a Northeasterly direction, over and across said 1,913.31 acre tract and said 61.66 acre tract and along said curve to the right, a distance of 724.11 feet, having a radius of 1,550.00 feet, a central angle of 26°46'01" and a chord which bears N 24°20'07" E, 717.55 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a point of tangency;

THENCE, N 37°43'08" E, a distance of 194.39 feet over and across said 61.66 acre tract and said 66.97 acre tract to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, in a Northeasterly direction, over and across said 66.97 acre tract and along said curve to the right, a distance of 725.99 feet, having a radius of 1,550.00 feet, a central angle of 26°50'10" and a chord which bears N 51°08'13" E, 719.37 feet the **POINT OF BEGINNING** and containing 19.99 acres (870,606 square feet) of land.

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

STATE OF TEXAS
REGISTERED
ALAN C. BENTLEY
2055
PROFESSIONAL
LAND SURVEYOR

Alan C. Bentley RPLS No. 2055
BGE, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700
TBPLS Licensed Surveying Firm No. 10106500