



CITY OF FULSHEAR

"FIND YOUR FUTURE IN FULSHEAR"

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

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

WWW.FULSHEARTEXAS.GOV

CHAIRMAN- AMY PEARCE
MEMBER- JOAN BERGER
MEMBER- JENNIFER ECKROTH

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

CO-CHAIR- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

STAFF:
CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING AGENDA AUGUST 7, 2020

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD BY VIDEOCONFERENCE ON FRIDAY, AUGUST 7, 2020 AT 8:30 A.M., FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS. AUDIO, AND TO THE EXTENT FEASIBLE, VIDEO OF THE MEETING WILL BE AVAILABLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK:

[<https://global.gotomeeting.com/join/494278869>]

The above videoconference link allows for two-way communication with members of the public; however, to avoid disruption of the meeting by channel noise, audio feedback loops, or excessive background noise, members of the public may be muted by the presiding officer or the officer's designee except during the citizen's comments portion of the agenda. A recording of the meeting will be made available to the public.

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

hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice.”

1. Call to Order

2. Quorum

3. Citizen’s Comments

Members of the public who may have been muted by the presiding officer or the officer’s designee will be unmuted at this time and allowed to speak, provided that such members of the public may be muted after speaking for the applicable duration and hereafter. The presiding officer or the officer’s designee will moderate the order, number, and duration of speakers to the extent practicable.

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

4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meetings held on July 10, 2020 and July 28, 2020 (Joint with City Council)

5. Consideration and possible action to recommend approval of an update to the Polo Ranch Master Signage Plan

6. Consideration and possible action to recommend approval of an update to the Cross Creek Ranch General Plan

7. Consideration and possible action to recommend approval of the Commons at Jordan Ranch Preliminary Plat

8. Consideration and possible action to recommend approval of the Bend in Jordan Ranch Preliminary Plat

9. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 15 Preliminary Plat

10. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 16 Preliminary Plat

11. Consideration and possible action to recommend approval of the Polo Ranch Section 12 Preliminary Plat

12. Consideration and possible action to recommend approval of the Fulshear Bend Drive Extension No. 4 Final Plat

13. Adjournment

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

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

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

I, Kimberly Kopecky, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on Wednesday, July 29, 2020 by 5:00 p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Kimberly Kopecky

Kimberly Kopecky – City Secretary



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MEMBER- JOHN DOWDALL

STAFF:
CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION MEETING AGENDA JULY 10, 2020

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD BY VIDEOCONFERENCE ON FRIDAY, JULY 10, 2020 AT 8:30 A.M., FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS. AUDIO, AND TO THE EXTENT FEASIBLE, VIDEO OF THE MEETING WILL BE AVAILABLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK:

[<https://global.gotomeeting.com/join/252820869>]

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

hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice.”

1. Call to Order

A REGULAR MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION HELD BY VIDEOCONFERENCE WAS CALLED TO ORDER BY PLANNING AND ZONING CHAIRMAN AMY PEARCE AT 8:30 A.M. ON FRIDAY, JULY 10, 2020.

2. Quorum

A QUORUM WAS PRESENT

MEMBERS PRESENT

*AMY PEARCE
JOAN BERGER
JENNIFER ECKROTH
GREGORY EHMAN
DAR HAKIMZADEH
JOHN DOWDALL*

MEMBERS ABSENT

RANDY STACY

CITY STAFF PRESENT

*KIMBERLY KOPECKY
KAYLA VILLAGOMEZ
SHARON VALIANTE
BYRON BROWN
ZACH GOODLANDER
CHANDLER MARKS*

OTHERS PRESENT

*TRACY YOUNGBLOOD
TREY DEVILLIER
TRAVIS DONNELL
KAYE KAHLICH
ROB BAMFORD
COURTNEY CARR
KEVIN GILLIGAN*

DANIEL GILLHAM
DAN VALDEZ
KIM STACY
KATHRYN PARKER
KENT MILSON
GEOFF FREEMAN
RICHARD MULLER
GARY MITCHELL
MELANIE FOLKERT
TODD HAMILTON
DANIEL VALDEZ
AND 3 OTHERS THAT CALLED IN

3. Citizen's Comments

Members of the public who may have been muted by the presiding officer or the officer's designee will be unmuted at this time and allowed to speak, provided that such members of the public may be muted after speaking for the applicable duration and hereafter. The presiding officer or the officer's designee will moderate the order, number, and duration of speakers to the extent practicable.

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.

TRAVIS DONNELL WISHED TO SPEAK AND DECIDED TO SPEAK DURING THE PUBLIC HEARING.

NO OTHERS WISHED TO SPEAK DURING CITIZEN COMMENTS.

4. PUBLIC HEARING –

The City of Fulshear, Texas will conduct two Public Hearings for the purposes of allowing public comment on the proposed Ordinance 2020-1329, updating the City's Major Thoroughfare Plan. The first will be held at 8:30 a.m. on Friday, July 10, 2020 during the City's Planning & Zoning Commission Meeting conducted virtually at this link (<https://global.gotomeeting.com/join/252820869>). The second public hearing will be conducted at 7:00 p.m. on Tuesday, July 21, 2020 during the City Council meeting conducted virtually at this link (<https://global.gotomeeting.com/join/390857165>). Copies of the proposed plan will be on file with the City Secretary at the City of Fulshear City Hall located at 30603 FM 1093 Fulshear, Texas 77441 on Monday through Thursdays from 8:30 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. All interested parties may appear and speak during the Public Hearings and be heard with respect to the above-referenced plan.

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

THOSE WISHING TO SPEAK DURING THE PUBLIC HEARING WERE:

TRAVIS DONNELL, KENT MILSON, RICHARD MULLER, ROB BAMFORD, RON BILNOSKY, AND BRENDA FENDLEY. (FOR FULL COMMENTS, PLEASE REQUEST AUDIO/VIDEO)

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:47 A.M.

5. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on June 5, 2020

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON JUNE 5, 2020. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBER-

*JENNIFER ECKROTH
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN
JOHN DOWDALL*

NAYES: NONE

ABSENT: RANDY STACY

6. Consideration and possible action to recommend approval of the Foster Crossing Partial Replat No. 2 Final Plat

PER ZACH GOODLANDER, ALL CHANGES HAVE BEEN MADE AND THIS PLAT CAN BE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER ECKROTH TO RECOMMEND APPROVAL OF THE FOSTER CROSSING PARTIAL REPLAT NO. 2 FINAL

PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBER-

*JENNIFER ECKROTH
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN
JOHN DOWDALL*

NAYES: NONE

ABSENT: RANDY STACY

7. Consideration and possible action to recommend approval of the Polo Ranch Section 11 Final Plat

PER ZACH GOODLANDER, THE COMMENTS HAVE BEEN ADDRESSED/CHANGES HAVE BEEN MADE AND THIS PLAT CAN BE RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE POLO RANCH SECTION 11 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBER-

*JENNIFER ECKROTH
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN
JOHN DOWDALL*

NAYES: NONE

ABSENT: RANDY STACY

8. Consideration and possible action to recommend approval of Ordinance 2020-1329, an Ordinance updating the City's Major Thoroughfare Plan

ZACH GOODLANDER INTRODUCED THE PLAN AND THAT THE CITY WAS WORKING WITH KENDIG KEAST (KKC). MOST OF THE MAJOR ROADS ARE REMAINING THE

SAME. THERE HAVE BEEN A FEW ROADS ADDED. THIS PLAN GETS UPDATED EVERY 5 YEARS. GARY MITCHELL WITH KKC GAVE A BRIEF PRESENTATION AND ANSWERED QUESTIONS REGARDING THE UPDATED PROPOSED MAJOR THOROUGHFARE PLAN. (FOR FULL PRESENTATION, REQUEST VIDEO/AUDIO)

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF ORDINANCE NO. 2020-1329, AN ORDINANCE UPDATING THE CITY'S MAJOR THOROUGHFARE PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBER-

*JENNIFER ECKROTH
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN
JOHN DOWDALL*

NAYES: NONE

ABSENT: RANDY STACY

9. Adjournment

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO ADJOURN. IT WAS SECOND BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

AYES: PLANNING AND ZONING MEMBER-

*JENNIFER ECKROTH
DAR HAKIMZADEH
AMY PEARCE
JOAN BERGER
GREGORY EHMAN
JOHN DOWDALL*

NAYES: NONE

ABSENT: RANDY STACY

AMY PEARCE ADJOURNED THE MEETING AT 9:40 A.M.



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MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH
MEMBER- JOHN DOWDALL

STAFF:
CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

PLANNING AND ZONING COMMISSION SPECIAL MEETING MINUTES JULY 28, 2020

NOTICE IS HEREBY GIVEN OF A SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD BY VIDEOCONFERENCE ON TUESDAY, JULY 28, 2020 AT 5:30 P.M. FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS. AUDIO, AND TO THE EXTENT FEASIBLE, VIDEO OF THE MEETING WILL BE AVAILABLE TO THE PUBLIC VIA THE FOLLOWING FREE-OF-CHARGE VIDEOCONFERENCE LINK:

! <https://global.gotomeeting.com/join/327832973> **!**

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foregoing notice, notice is hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice.”

1. Call to Order

A SPECIAL JOINT PLANNING AND ZONING MEETING WAS CALLED TO ORDER BY AMY PEARCE VIA VIDEOCONFERENCE AT 5:37 P.M. A QUORUM WAS PRESENT.

2. Quorum

A. Joint Meeting with City Council

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*AMY PEARCE
JENNIFER ECKROTH
RANDY STACY
JOAN BERGER
GREGORY EHMAN
JOHN DOWDALL*

MEMBERS ABSENT

DAR HAKIMZADEH

STAFF PRESENT

*JACK HARPER
BYRON BROWN
KIMBERLY KOPECKY
MARIELA RODRIGUEZ
SHARON VALIANTE
ZACH GOODLANDER
KERRY SIGLER*

OTHERS PRESENT

*KERRY GILBERT
ROB BAMFORD
STEVE SAMS*

TREY DEVILLIER
AARON GROFF
CARLOS FRAGA
TAJANA MESIC
TRACY YOUNGBLOOD
STEVE SAMS
RAMONA RIDGE
DAVID BAIRD
JOHN KELLY
KAYE KAHLICH
GERALD GRISSOM
OWEN BEMENT
LISA KETTLER MARTIN
BRYAN THOMAS
KENT MILSON
KATHRYN PARKER
JEFF MARTIN
DANIEL VALDEZ
DEBRA CATES
KEVIN WHITE
KENT POOL
CB
AND ONE PERSON THAT CALLED INTO THE MEETING

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.

TAJANA MESIC THANKED EVERYONE FOR GETTING THE CDO IN PLACE.

ROB BAMFORD ASKED FOR MORE TIME TO SORT OUT DETAILS OF WHAT IS BEING PROPOSED ON THE CDO DRAFT.

KATHRYN PARKER WITH META PLANNING DESIGN EXPRESSED SOME CONCERNS WITH CDO STANDARDS REGARDING BUILDING SETBACKS, LOT SIZES, OPEN SPACES, AND LOT COVERAGE.

DANIEL VALDEZ WITH META PLANNING DESIGN EXPRESSED HIS CONCERNS WITH ADJACENCY REQUIREMENTS THAT LIMIT THE SIZE OF NEW DEVELOPMENTS AND LOT DESIGN STANDARDS IN THE ETJ.

STEVE SAMS REITERATED ON ROB BAMFORD'S COMMENT REGARDING MORE TIME TO REVIEW DETAILS ON THE CDO AND KATHRYN PARKERS COMMENT REGARDING LOT SIZE AND COVERAGE.

4. Discussion and Input Regarding the Consolidated Draft of the (CDO) Coordinated Development Ordinance

ZACH INTRODUCED DAVID BAIRD WITH KKC

DAVID BAIRD GAVE A 10 PAGE PRESENTATION REGARDING THE CDO AND ANSWERED QUESTIONS FOR COUNCIL AND THE PLANNING AND ZONING COMMISSION.

DAVID STATED THAT THE STAKEHOLDER COMMENT DEADLINE IS FRIDAY JULY 31 BUT HE IS WILLING TO ACCEPT ANY FINAL COMMENTS SENT TO HIM ON MONDAY AUGUST 3, 2020 BUT WILL NOT BE EXTENDING THE DEADLINE PAST THAT.

DAVID WENT OVER COMMENTS HE RECEIVED FROM THE DEVELOPMENT COMMUNITY, THE PUBLIC, COUNCIL MEMBERS, AND OAC MEMBERS. HE EXPLAINED THAT THIS MEETING IS TO GO OVER ALL THE FLAGGED ITEMS.

TO VIEW THE SLIDE PRESENTATION AND GET THE FULL COMMENTARY PLEASE REFER TO THE MEETING VIDEO ON THE CITY OF FULSHEAR'S WEBSITE

5. Adjournment

A MOTION TO ADJOURN WAS MADE BY PLANNING AND ZONING MEMBER BERGER. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:

*AYES: PLANNING AND ZONING MEMBERS-
ECKROTH
STACY
PEARCE
BERGER*

*EHMAN
DOWDALL*

NAYS: NONE

ABSENT: PLANNING AND ZONING MEMBER HAKIMZADEH

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 7:58 P.M.

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

AGENDA OF:	August 7, 2020		
DATE SUBMITTED:	July 29, 2020	DEPARTMENT:	Planning and Development
PREPARED BY:	Zach Goodlander, Director of Development Services	PRESENTER:	Zach Goodlander, Director of Development Services
SUBJECT:	Update to the Polo Ranch Master Signage Plan		
ATTACHMENTS:	1. Map showing sign locations in Polo Ranch 2. Proposed Master Signage Plan update		

EXECUTIVE SUMMARY

Pursuant to the Code of Ordinances the Polo Ranch development sought and received approval in February 2019 for a Master Sign Plan. Now, after a change in their general plan which realigned their north-south road they're seeking a change to their Master Sign Plan. Other than accounting for the change in street layout this master signage plan update only proposes the following change:

- FM 359 entrance signage is now proposed on both sides of the entrance road

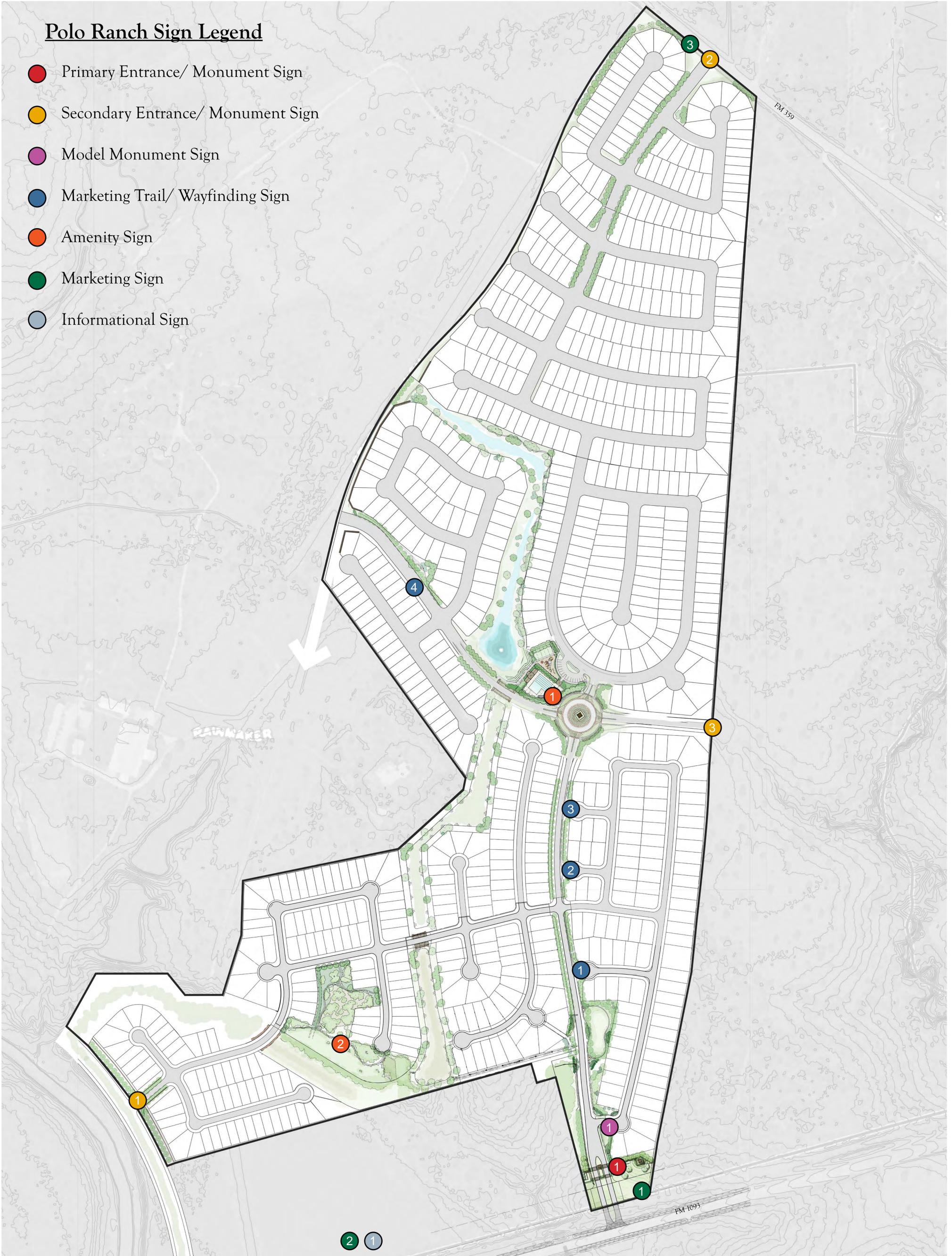
The reason given for the change is that now the north-south road and the FM 359 entrance are wholly within the Polo Ranch development whereas previously the road split the property line between Polo Ranch and Mr. Lou Waters property.

RECOMMENDATIONS

Staff has no objection to the Master Sign Plan update.

Polo Ranch Sign Legend

- Primary Entrance/ Monument Sign
- Secondary Entrance/ Monument Sign
- Model Monument Sign
- Marketing Trail/ Wayfinding Sign
- Amenity Sign
- Marketing Sign
- Informational Sign

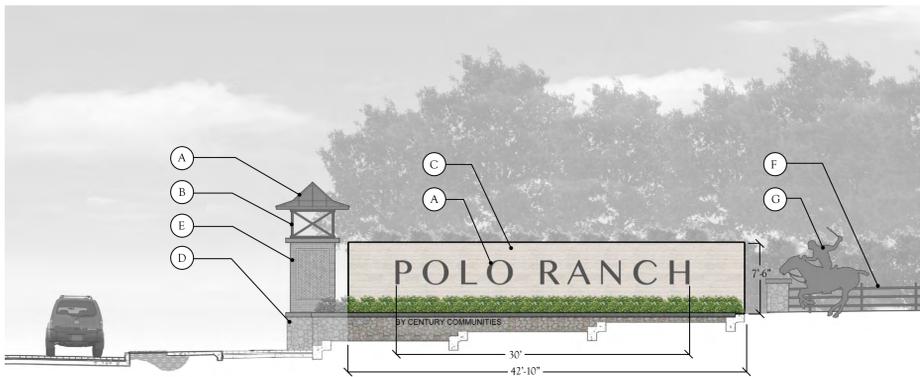


Century Communities Polo Ranch Fulshear, Fort Bend, Texas

PRIMARY ENTRANCE/ MONUMENT SIGN CONCEPT ● - FM 1093 LOCATION



PRIMARY ENTRANCE/ MONUMENT SIGN DETAIL ●



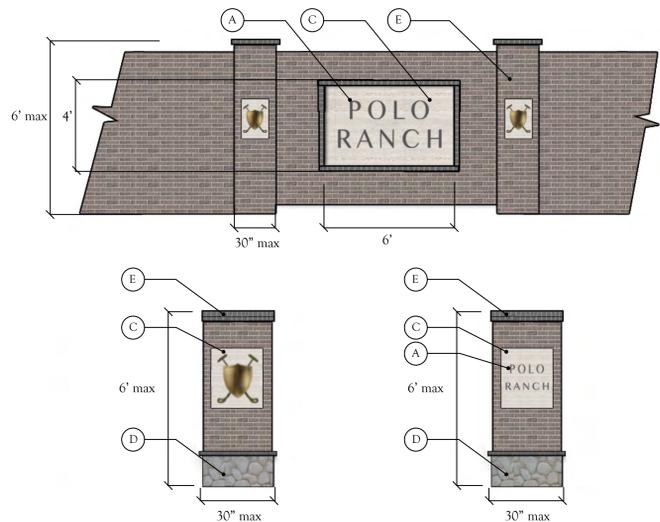
Note: • Permanent sign will include accompanying art features, decorative elements, and features separate from the sign.
• All lighting will conform to city standards.

SECONDARY ENTRANCE/ MONUMENT SIGN CONCEPT ● #2 - FM 359 LOCATION

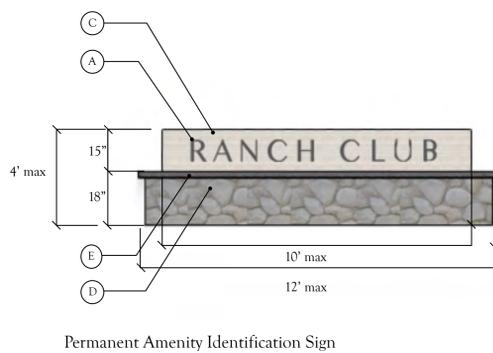


Note: • Permanent sign will include accompanying art features, decorative elements, and features separate from the sign.
• All lighting will conform to city standards.

SECONDARY ENTRANCE/ MONUMENT SIGN CONCEPT ●



AMENITY SIGN CONCEPT ●

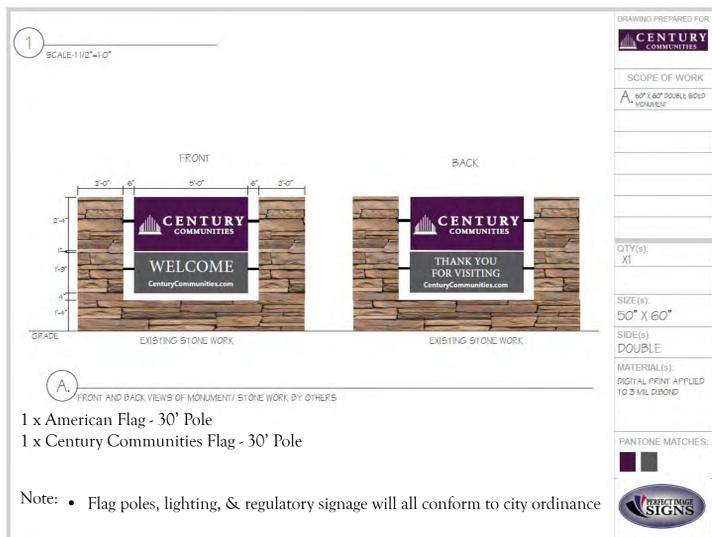


Permanent Amenity Identification Sign

MATERIAL SCHEDULE

	A		E
Powder Coat Metal		Brick	
	B		F
Powder Coat Metal		Stain	
	C		G
Textured Concrete		Powder Coat Metal	
	D		
Stone			

MODEL MONUMENT SIGN ●



MARKETING TRAIL/WAYFINDING SIGN ●



INFORMATIONAL SIGN ●



Located at Sales Trailer site.



Located at Construction Trailer site.



SWPPP sign - Located on site



Comprehensive Sign: LABOR/OSHA, Job Site Rules, SWPPP

Century Communities Polo Ranch Fulshear, Fort Bend, Texas

**Century Communities Polo Ranch
Master Residential Signage Plan**
Submitted to City of Fulshear

July 8, 2020

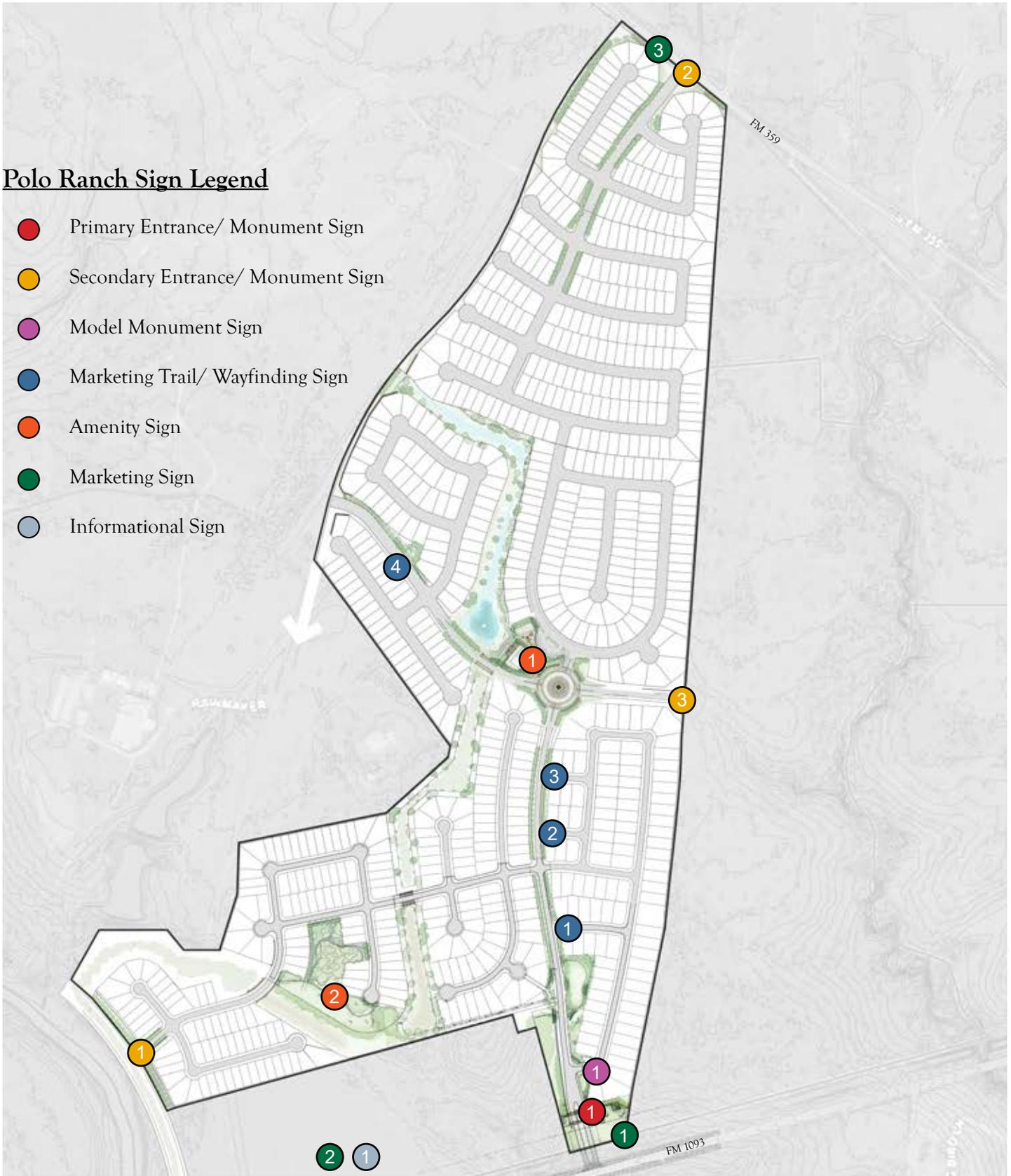
Prepared by



- I. **Destination Signage:**
 - A. **Permanent:**
 - 1. **External**
 - a) **Entry monument**
 - (1) Located at the main entry off of FM 1093 & Polo Ranch Boulevard
 - b) **Entry monument**
 - (1) Located at the entry off FM 359 and future road
 - c) **Entry monument**
 - (1) Located at the secondary entrance off Balding Dr.
 - d) **Entry monument**
 - (1) Located at the secondary entrance off future road (east side)
 - 2. **Internal:**
 - a) **Amenity identification signs:**
 - (1) Located at recreation center
 - (2) Located at cemetery
 - B. **Temporary:**
 - 1. **External:**
 - a) **Community marketing signs**
 - (1) Located at main entrance off FM 1093 and Polo Ranch Boulevard
 - (2) Located at Sales Trailer Site
 - (3) Located in reserve at entry off of FM 359
 - (4) 11' x 4'
 - b) **Informational Sign**
 - (1) Located at Sales Trailer and Construction trailer site
 - 2. **Internal**
 - a) **Model identification signs**
 - (1) Located in front of model home
 - b) **Marketing Trail Signs**
 - (1) Located along Polo Ranch Boulevard and future road
 - (2) Located along Polo Ranch Boulevard and future road
 - (3) Located along Polo Ranch Boulevard and future road
 - (4) Located along Polo Ranch Boulevard and future road
 - (5) Located along Polo Ranch Boulevard and future road
 - (6) Located along Polo Ranch Boulevard and future road
 - (7) Located along Polo Ranch Boulevard and future road
 - (8) 6' x 4'

Polo Ranch Sign Legend

- Primary Entrance/ Monument Sign
- Secondary Entrance/ Monument Sign
- Model Monument Sign
- Marketing Trail/ Wayfinding Sign
- Amenity Sign
- Marketing Sign
- Informational Sign



Century Communities Polo Ranch

Fulshear, Fort Bend, Texas

PRIMARY ENTRANCE/ MONUMENT SIGN CONCEPT ● - FM 1093 LOCATION



- Note:
- Permanent sign will include accompanying art features, decorative elements, and features separate from the sign.
 - All lighting will conform to city standards

PRIMARY ENTRANCE/ MONUMENT SIGN DETAIL



(A)

Powder Coat Metal



(B)

Powder Coat Metal



(C)

Textured Concrete



(D)

Stone



(E)

Brick



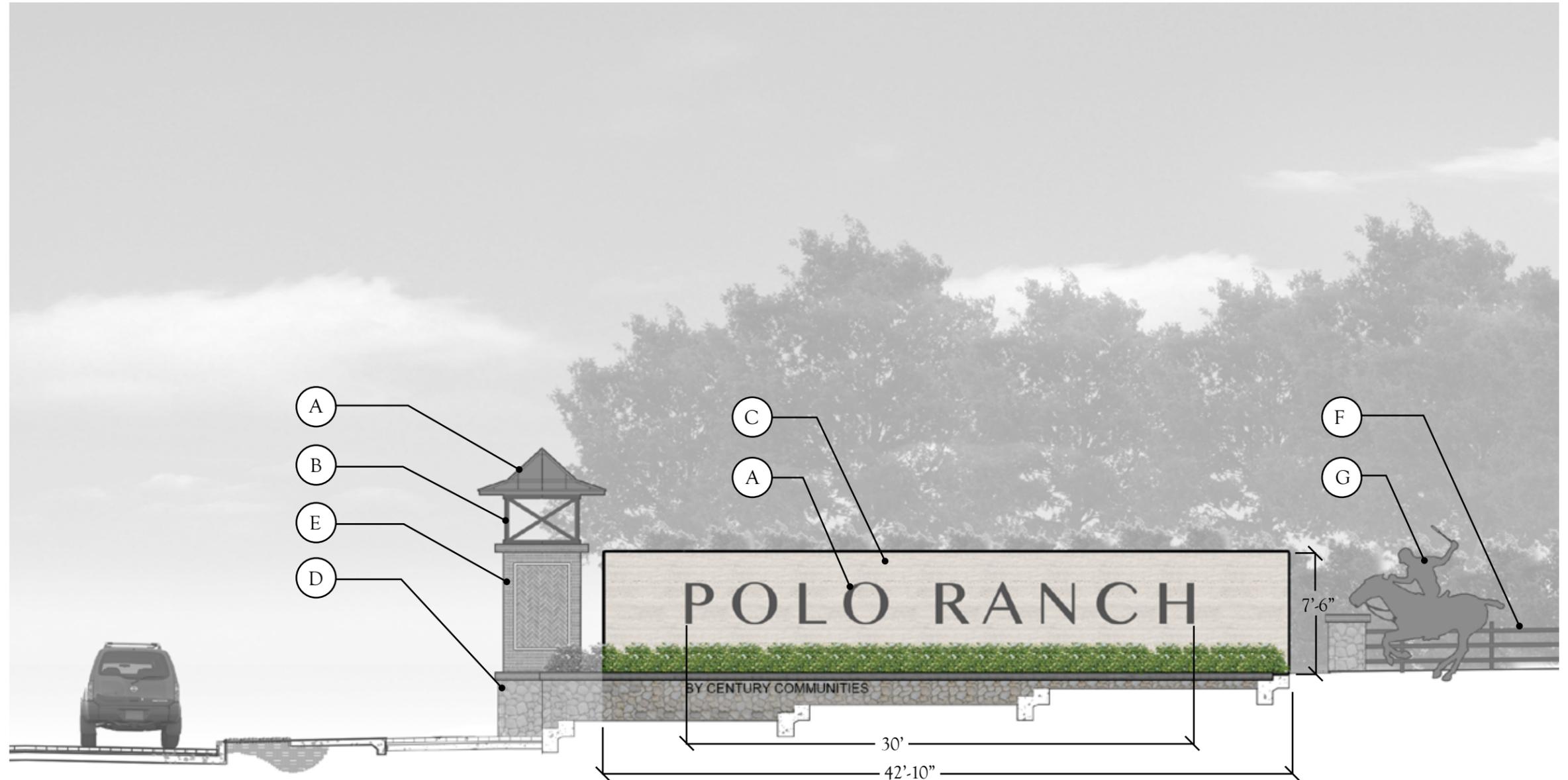
(F)

Stain



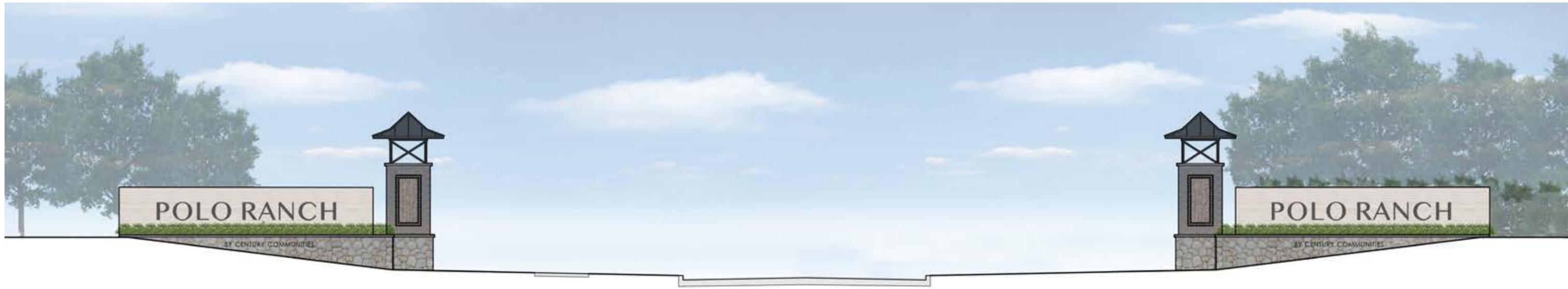
(G)

Powder Coat Metal



- Note:
- Permanent sign will include accompanying art features, decorative elements, and features separate from the sign.
 - All lighting will conform to city standards

SECONDARY ENTRANCE/ MONUMENT SIGN CONCEPT ● - FM 359 LOCATION



- Note:
- Permanent sign will include accompanying art features, decorative elements, and features separate from the sign.
 - All lighting will conform to city standards

SECONDARY ENTRANCE/ MONUMENT SIGN DETAIL ● - FM 359 LOCATION



Powder Coat Metal



Powder Coat Metal



Textured Concrete



Stone



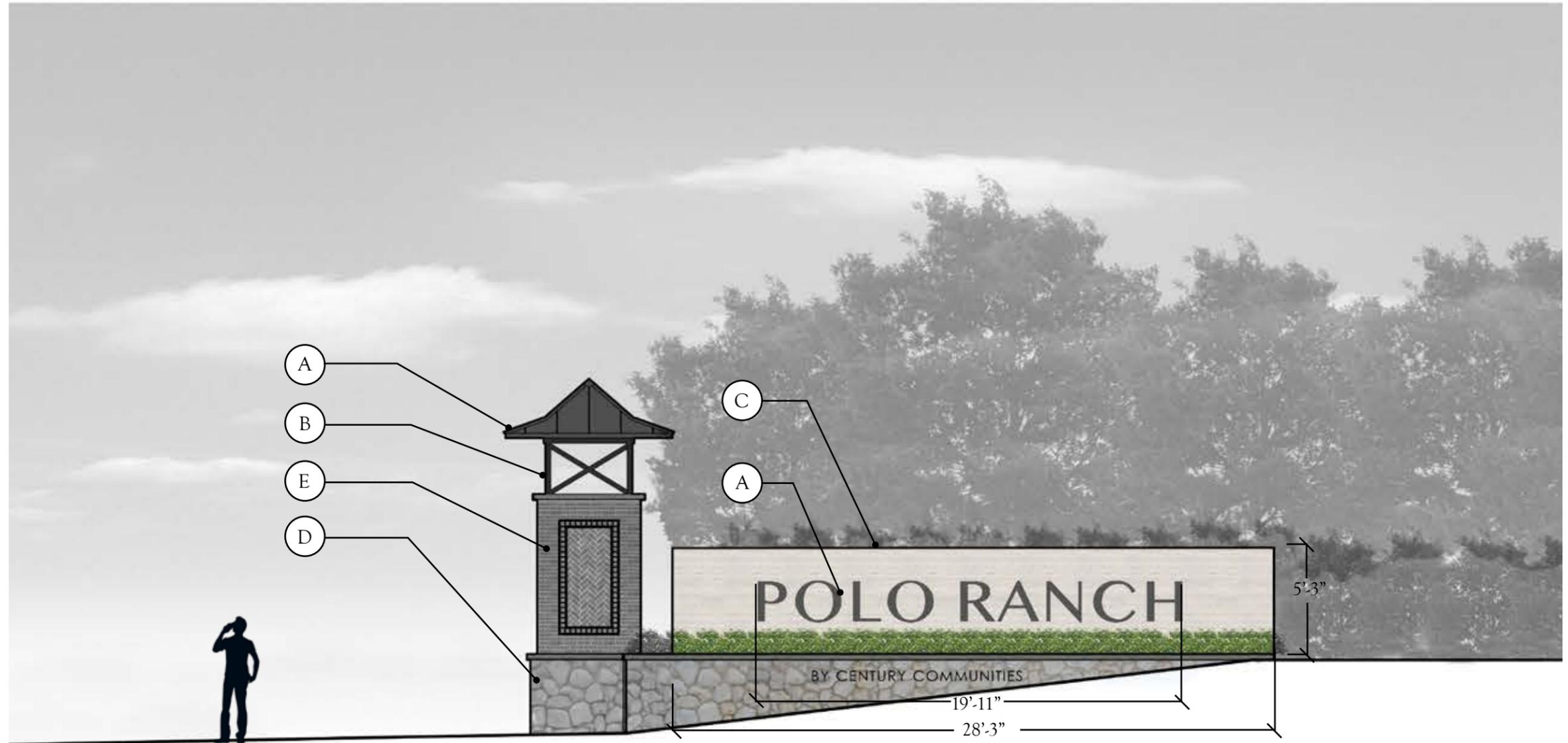
Brick



Stain

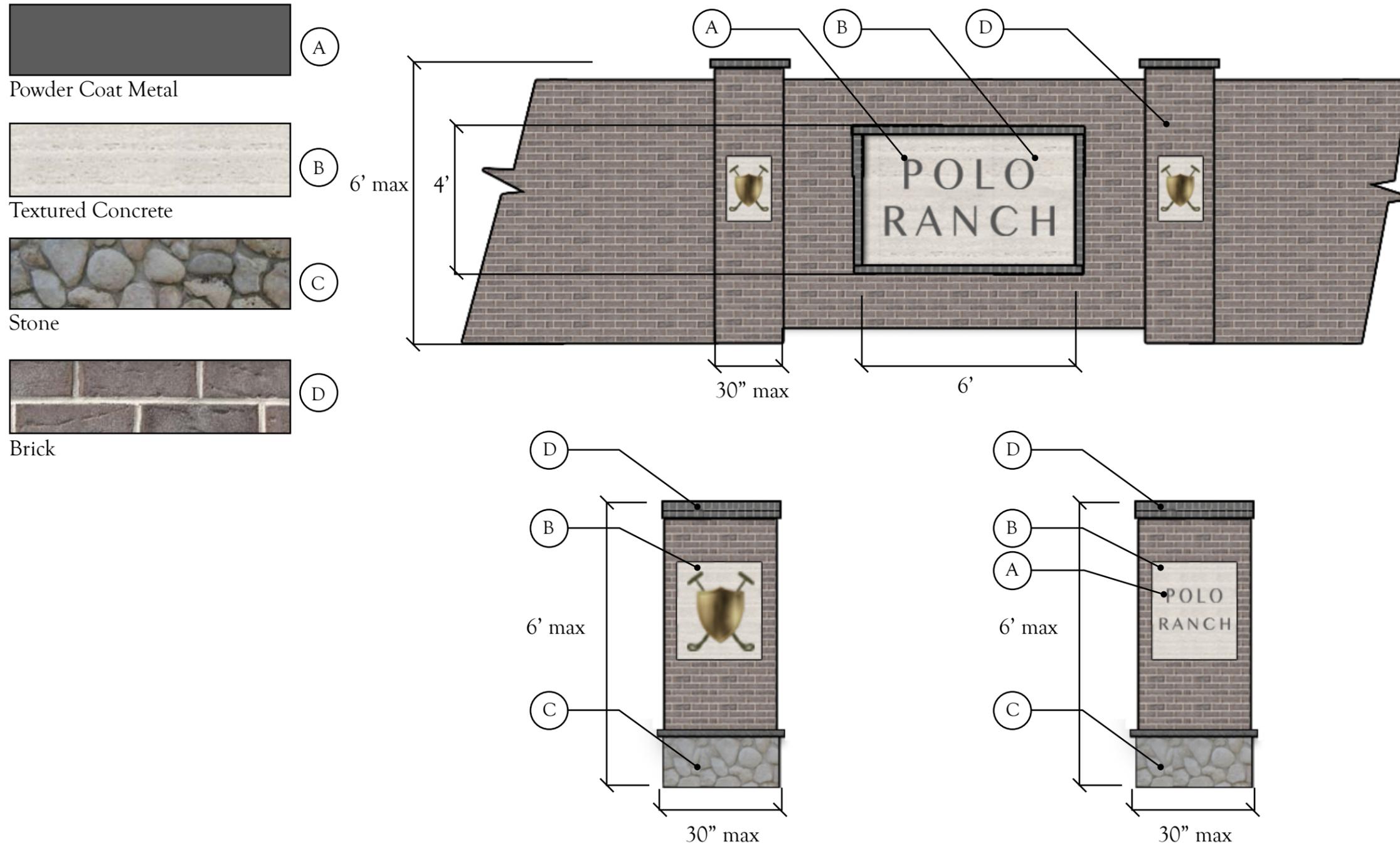


Powder Coat Metal



- Note:
- Permanent sign will include accompanying art features, decorative elements, and features separate from the sign.
 - All lighting will conform to city standards

SECONDARY ENTRANCE/ MONUMENT SIGN CONCEPT ●



- Note:
- Permanent sign will include accompanying art features, decorative elements, and features separate from the sign.
 - All lighting will conform to city standards

AMENITY SIGN CONCEPT ●



Powder Coat Metal

(A)



Textured Concrete

(B)



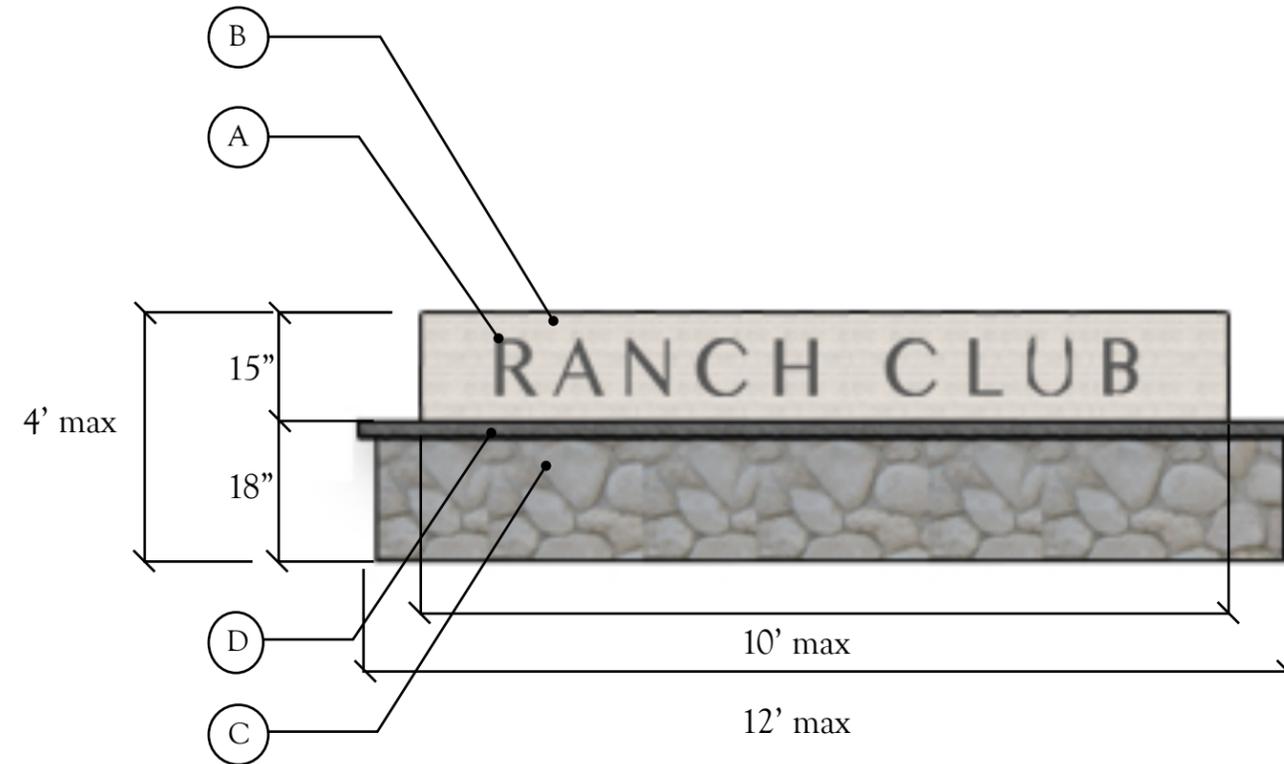
Stone

(C)



Brick

(D)

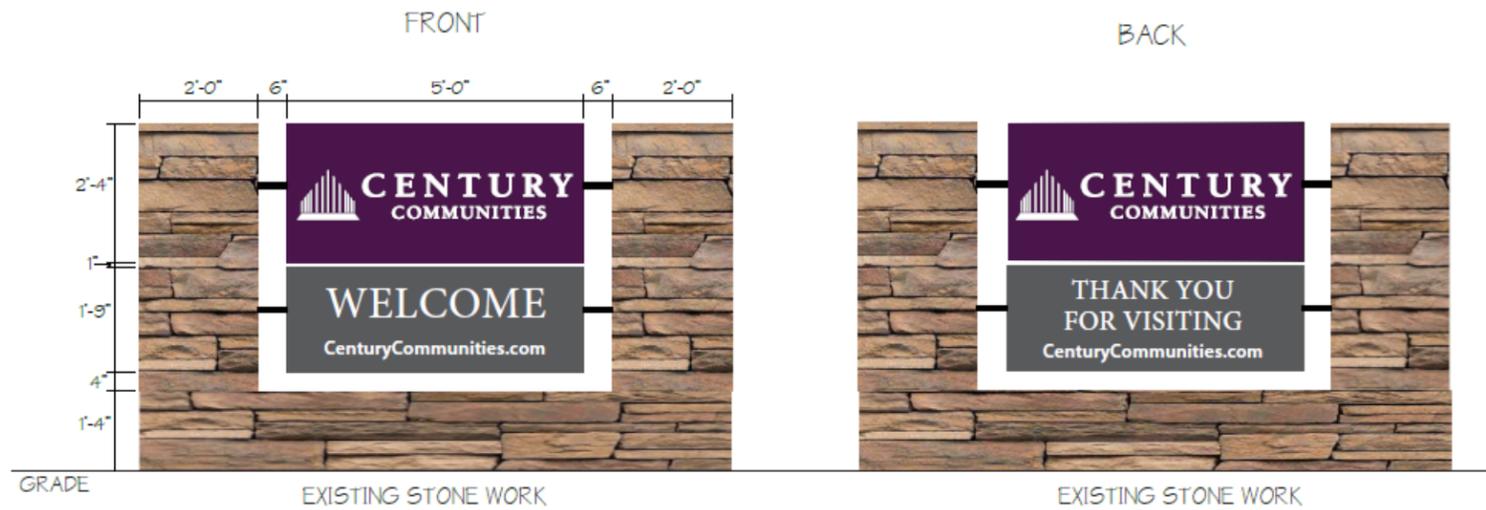


Permanent Amenity Identification Sign

- Note:
- Permanent sign will include accompanying art features, decorative elements, and features separate from the sign.
 - All lighting will conform to city standards

MODEL MONUMENT SIGN ●

1 SCALE-1 1/2"=1-0"



DRAWING PREPARED FOR



SCOPE OF WORK

A. 50" X 60" DOUBLE SIDED MONUMENT

QTY(s):
X1

SIZE(s):
50" X 60"

SIDE(s):
DOUBLE

MATERIAL(s):
DIGITAL PRINT APPLIED TO 3 MIL DIBOND

PANTONE MATCHES:



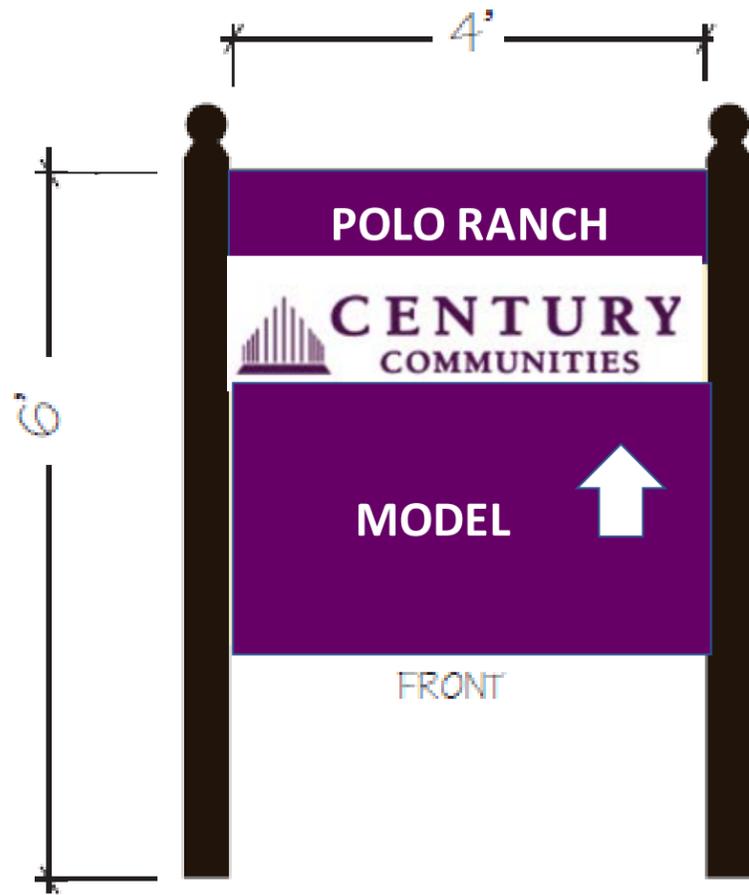
A. FRONT AND BACK VIEWS OF MONUMENT/ STONE WORK BY OTHERS

- 1 x American Flag - 30' Pole
- 1 x Century Communities Flag - 30' Pole

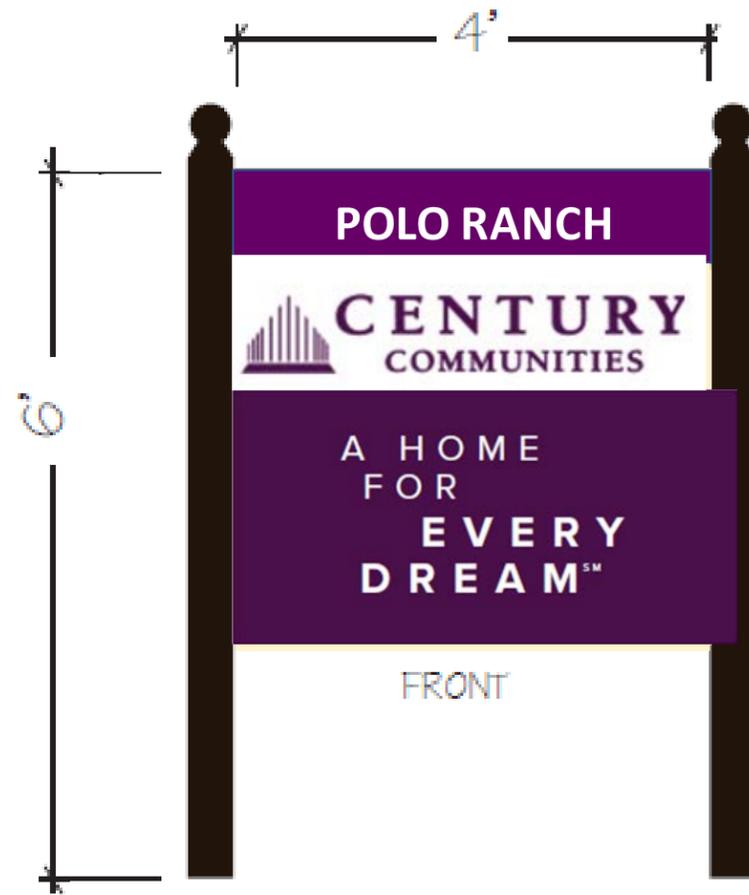
Note: • Flag poles, lighting, & regulatory signage will all conform to city ordinance



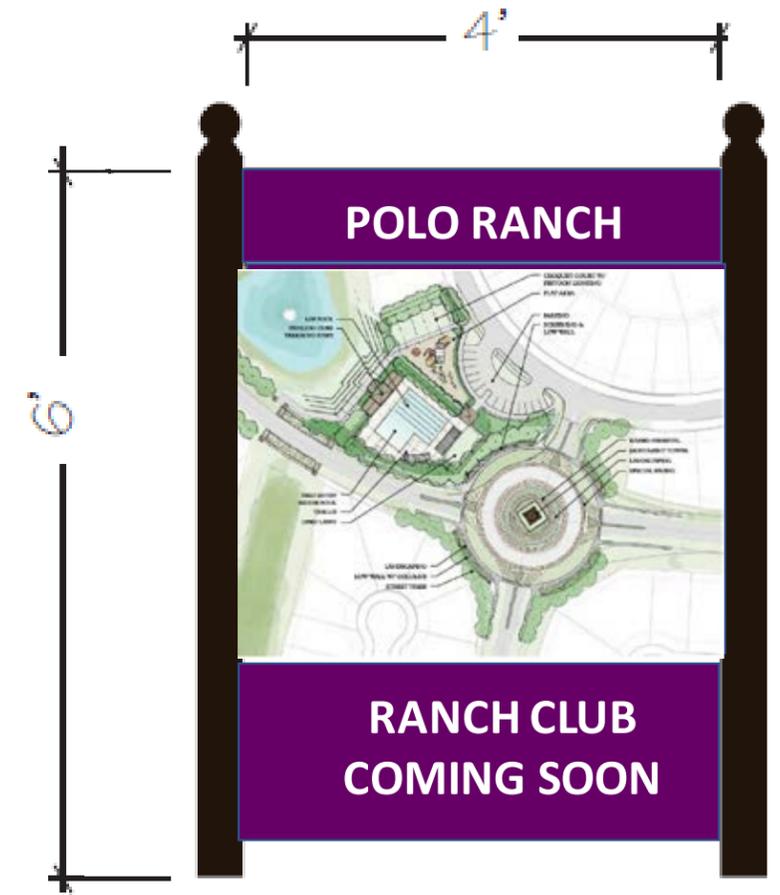
MARKETING TRAIL/ WAYFINDING SIGN ●



Wayfinding



Marketing



Marketing

INFORMATIONAL SIGN ○



Located at Sales Trailer site.

Similar sign for Construction Trailer,
Located at Construction Trailer site.



SWPPP sign - Located on site



Construction Trailer
Comprehensive Sign:
- LABOR/OSHA
- Job Site Rules
- SWPPP

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

AGENDA OF:	August 7, 2020		
DATE SUBMITTED:	July 29, 2020	DEPARTMENT:	Planning and Development
PREPARED BY:	Zach Goodlander, Director of Development Services,	PRESENTER:	Zach Goodlander, Dir. Of Development Services
SUBJECT:	Cross Creek Ranch General Plan update		
ATTACHMENTS:	<ol style="list-style-type: none">1. Application2. Current General Plan3. Proposed General Plan Update		

EXECUTIVE SUMMARY

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

1. Cross Creek Ranch General Plan update

This proposed General Plan update shows the following changes:

- Shows detail for sections now platted in the northwest of the community adjacent to Tamarron
- Detention areas in the “panhandle” (west of Texas Heritage Parkway) have expanded and become more defined
- Multi-family site in the panhandle has been removed
- Elementary school site in the panhandle has shifted
- Civic site in the panhandle has shrunk and park has been removed
- Mixed-use site has been added in the panhandle

RECOMMENDATION

Staff recommends approval of the General Plan update.



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: 07-24-2020 Date Received by the City of Fulshear: _____
 Subdivision: General Plan Development: Cross Creek Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: Being 3,199 Acres out of the Morris Cummings Survey, A-294; TW Southerland Survey, A-421; E. Latham Jr. Survey, A-50; M. Autrey Survey, A-100; JW Scott Survey, A-321; AG Sharpless Survey, A-322

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

Total Acreage: 3,199.0
 Number of Streets: _____
 Number of Lots: _____
 Number and Types of Reserves: n/a
 Total Acres in Reserve: _____

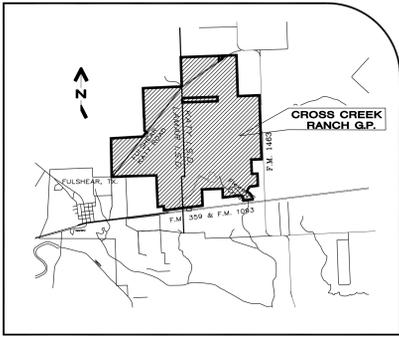
Owner: CCR Texas Holdings LP
 Address: 6450 Cross Creek Bend Lane
 City/State: Fulshear, Texas 77441
 Telephone: 281-341-8320
 Email Address: robb@johnsondev.com

Engineer/Planner: META Planning + Design
 Contact Person: Dan Valdez
 Telephone: 281-619-6420
 Fax Number: _____
 Email Address: dvaldez@metaplanningdesign.com

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

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

Dan Valdez/ Sr. Planner July 24, 2020
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



Vicinity Map
N.T.S.

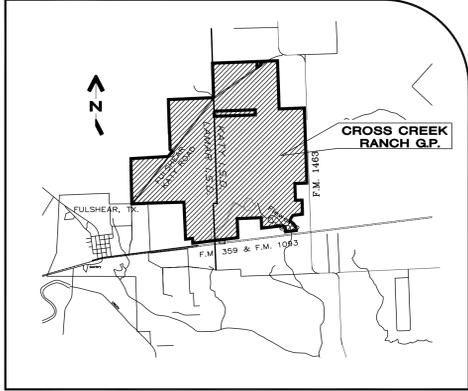


A GENERAL PLAN (S.P.O.) OF
CROSS CREEK RANCH
BEING 3,199.0± ACRES OF LAND
OUT OF THE
MORRIS CUMMINGS SURVEY, A-294
TW SOUTHERLAND SURVEY, A-421
E. LEATHAM SURVEY, A-60
M. AUTREY SURVEY, A-100
JW SCOTT SURVEY, A-321
AG SHARPLESS SURVEY, A-322
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER:
JOHNSON DEVELOPMENT CORP.
PLANNER:
META 24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

SCALE: 1" = 600'
0 300 600 1200
JULY 5, 2019
MTA-1350A

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE FULSHEAR PLANNING & ZONING COMMISSION AND / OR CITY - COUNCIL. THIS PRELIMINARY PLAN 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 META PLANNING + DESIGN LLC, 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 PLAN.



Vicinity Map
N.T.S.

Acreege

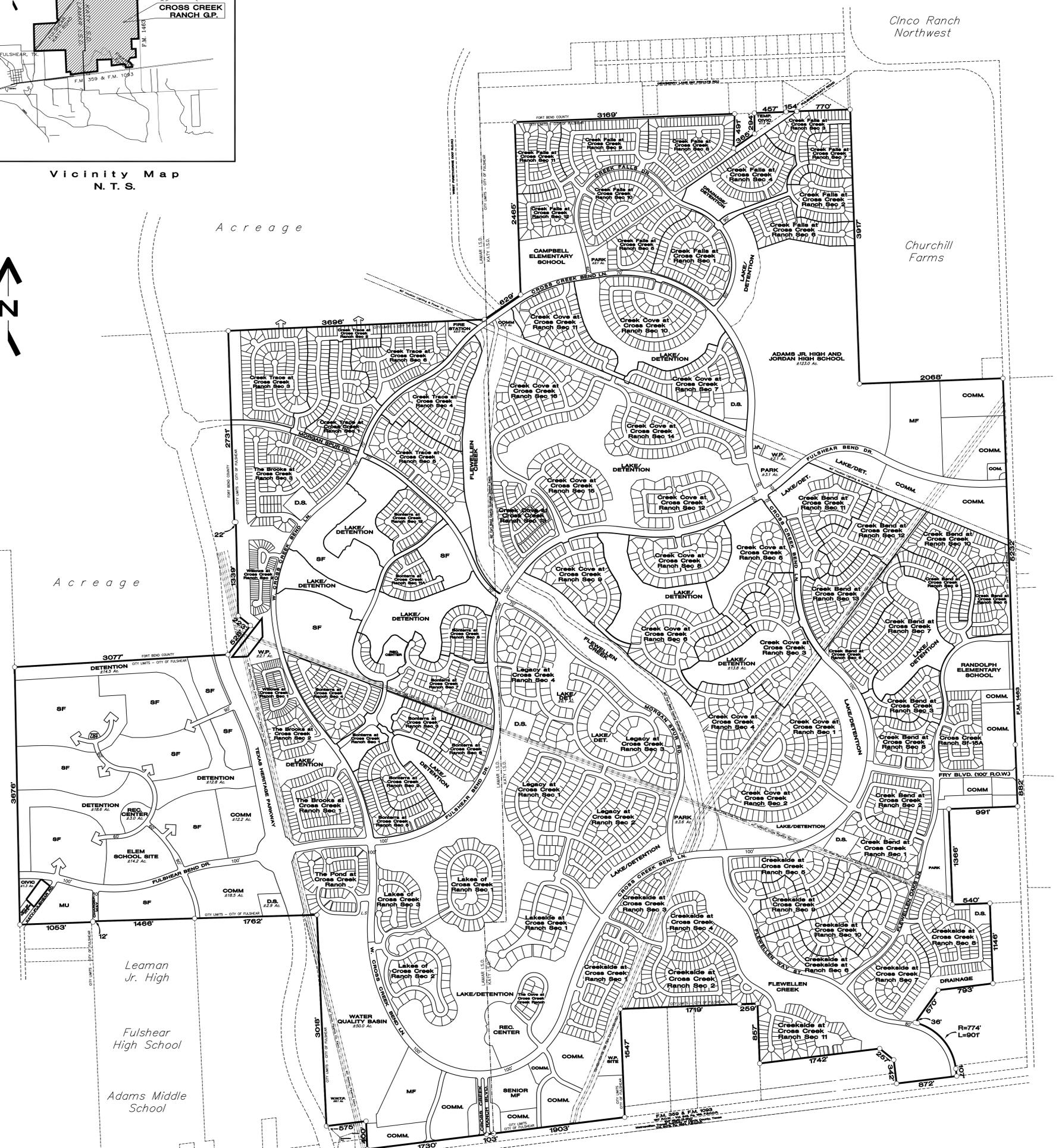
Cinco Ranch
Northwest

Churchill
Farms

Acreege

Acreege

Acreege



A GENERAL PLAN (S.P.O.) OF

CROSS CREEK RANCH

BEING 3,199.0± ACRES OF LAND

OUT OF THE
MORRIS CUMMINGS SURVEY, A-294
TW SOUTHERLAND SURVEY, A-421
E. LEATHAM SURVEY, A-50
M. AUTREY SURVEY, A-100
JW SCOTT SURVEY, A-321
AG SHARPLESS SURVEY, A-322
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

OWNER:
JOHNSON DEVELOPMENT CORP.

PLANNER:



24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

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 META PLANNING + DESIGN LLC, 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.

SCALE: 1" = 600'
0 300 600 1200

JUNE 24, 2020
MTA-1350A

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

AGENDA OF:	August 7, 2020		
DATE SUBMITTED:	July 29, 2020	DEPARTMENT:	Planning and Development
PREPARED BY:	Zach Goodlander, Director of Development Services,	PRESENTER:	Zach Goodlander, Director of Development Services, David Leyendecker, City Engineer
SUBJECT:	Plat recommendations of approval for Planning and Zoning Commission		
ATTACHMENTS:	<ol style="list-style-type: none">1. Plat Application2. Copy of Plat3. City Engineer's Review Letter		

EXECUTIVE SUMMARY

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

- 1. Consideration and possible action to recommend approval of the Commons at Jordan Ranch Preliminary Plat**
- 2. Consideration and possible action to recommend approval of the Bend in Jordan Ranch Preliminary Plat**
- 3. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 15 Preliminary Plat**
- 4. Consideration and possible action to recommend approval of the Fulbrook on Fulshear Creek Section 16 Preliminary Plat**
- 5. Consideration and possible action to recommend approval of the Polo Ranch Section 12 Preliminary Plat**
- 6. Consideration and possible action to recommend approval of the Fulshear Bend Drive Extension No. 4 Final Plat**

The plats, as submitted for consideration, generally meet the requirements set forth in the City's Subdivision Ordinance No. 04-913 and/or 013-1091, which is in alignment with Chapter 21, Texas Local Government Code. Plat comments noted in the City Engineer's report are provided in support of the rules and regulations governing plats and subdivisions of land within the City's territorial limits and the extra territorial jurisdiction to promote safe, orderly, and healthful development of the City.

Approval of the Fulbrook on Fulshear Creek Section 15 Preliminary Plat would include approval of a variance reducing the rights-of-way for three streets from 60' to 50'. This reduction is allowed per the Subdivision Ordinance in scenarios where the paving widths don't decrease and the streets are not thru-streets. This plat meets both conditions.

RECOMMENDATION

Staff recommends the Planning & Zoning Commission approve the plats under consideration per the City Engineer's recommendation.



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: July 21, 2020 Date Received by the City of Fulshear: _____
 Subdivision: Commons at Jordan Ranch Development: _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

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

Total Acreage: 3.148
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 1, Unrestricted
 Total Acres in Reserve: 3.148

Owner: Commons at Jordan Ranch LLC
 Address: 3773 Richmond Ave., Suite 800
 City/State: Houston, Texas 77046
 Telephone: 713-623-6944
 Email Address: N/A

Engineer/Planner: IDS Engineering Group
 Contact Person: John Herzog
 Telephone: (713) 462-3178
 Fax Number: N/A
 Email Address: JHerzog@idseg.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE <u>\$539.35</u>	
Park Fees (due at Final Plat Application) <u>N/A</u>	

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

John R. Herzog, P.E. 7/21/2020
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

STATE OF TEXAS

COUNTY OF FORT BEND

I, SANFORD P. ARON, President of COMMONS AT JORDAN RANCH LLC, hereinafter referred to as owners of the 3.148 acre tract described in the above and foregoing map of COMMONS AT JORDAN RANCH, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

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

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

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

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

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

IN TESTIMONY WHEREOF, COMMONS AT JORDAN RANCH LLC has caused these presents to be signed by Sanford P. Aron, President, this ___ day of _____, 2020.

BY: COMMONS AT JORDAN RANCH

By: Sanford P. Aron, President

NOTES

- 1. The coordinates shown hereon are Texas South Central Zone No 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00013.
2. BL Indicates a building line
AE indicates a aerial easement
UE indicates a utility easement
WSE indicates a water and sewer easement
VOL_PG indicates Volume, Page
FBCPR indicates Fort Bend County Public Records
OPRFBC indicates Official Public Records of Fort Bend County
ESMT indicates Easement
HL & P indicates Houston Lighting and Power
SQ FT indicates square feet
AC indicates acre
ROW indicates right-of-way
ORFBC indicates Original Records of Fort Bend County
FBCOPRFBC indicates Fort Bend County Official Public Records of Real Property
● indicates found 5/8" iron rod (unless otherwise noted)
○ indicates set 5/8" iron rod (unless otherwise noted)
3. All building lines along street rights-of-way are as shown on the plat.
4. All sidelot building lines to be 5' unless otherwise noted.
5. All non-perimeter easements on property lines are centered unless otherwise noted.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
7. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
8. The platted area is located within Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No 48157C0020L, effective April 02, 2014.
9. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
10. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
11. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
12. The Lighting Zone Code is LZ3.
13. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
14. Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or obstruction by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
15. Benchmark: Vertically is based on a FEMA benchmark in Katy, RM 7: A US Coast and Geodetic survey disk marked Y 1148, located 0.3 ± miles east along the Missouri-Kansas-Texas railroad from the station at Katy and 5.2 feet ± southwest of the southeast corner of the American Rice Growers Co-op Association office building. Held the Published NAVD 88 Elevation on Y1148 = 141.44 Elevation = 142.00 (NAVD 1929 - datum based on FEMA maps)
16. Reserves A, B, and C within this plat will be owned by Fulshear MUD No 3A or the Jordan Ranch Community Association. Maintenance will be performed by either Fulshear MUD No. 3A or the Jordan Ranch Community Association.
17. A minimum distance of 10' shall be maintained between residential dwellings.
18. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
19. All property to drain into the drainage easement only through an approved drainage structure.
20. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.

STATE OF TEXAS

COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2020.

Notary Public in and for the State Of Texas

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

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

Michael L. Swan, RPLS Registered Professional Land Surveyor Texas Registration No 5551

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 07/14/20. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

John R. Herzog, PE Licensed Professional Engineer, No 126468

This plat of COMMONS AT JORDAN RANCH is approved by the City Planning Commission of the City of Fulshear, Texas this ___ day of _____, 2020.

Amy Pearce, Chair Dar Hakimzadeh, Co-Chair

The plat of COMMONS AT JORDAN RANCH was approved by the City of Fulshear Council on the ___ day of _____, 2020, and signed on this ___ day of _____, 2020, provided; however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

Aaron Groff, Mayor Kimberly Kopecky, City Secretary

Table with 2 columns: DISTRICT NAMES, COUNTY ASSISTANCE DISTRICT NO. 7, WCID N/A, MUD FULSHEAR M.U.D. NO. 3A, LID N/A, DID N/A, SCHOOL LAMAR CONSOLIDATED I.S.D., FIRE E.S.D. NO. 4, IMPACT FEE AREA N/A, CITY OR CITY ETJ FULSHEAR ETJ, UTILITIES CO. SIENERGY, CENTERPOINT ENERGY, CONSOLIDATED COMMUNICATIONS, COMCAST

BEING 3.148 acres of land in the J.G. Bennett Survey Section 106, Abstract Number 611, Fort Bend County, Texas and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 5/8-inch iron rod with cap stamped "IDS" found for the northeast corner of Restricted Reserve "A" of JORDAN RANCH SEC. 19 according to the plat thereof recorded under Film Code No. 202000044 in the Official Plat Records of Fort Bend County, Texas;

THENCE North 78° 02' 23" East - 280.38 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE North 38° 42' 33" East - 853.88 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the north corner of the herein described tract and the beginning of a non-tangent curve to the left;

THENCE in a southerly direction, with said curve to the left, having a radius of 2100.00 feet, a central angle of 11° 24' 12", a chord bearing and distance of South 04° 56' 09" West - 417.27 feet, and an arc distance of 417.96 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the Point of Reverse Curvature of a curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a radius of 75.00 feet, a central angle of 58° 45' 26", a chord bearing and distance of South 28° 27' 35" West - 73.24 feet, and an arc distance of 76.51 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the Point of Reverse Curvature of a curve to the left;

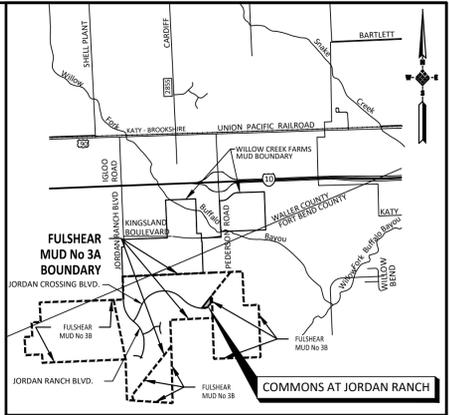
THENCE in a southwesterly direction, with said curve to the left, having a radius of 270.00 feet, a central angle of 38° 17' 25", a chord bearing and distance of South 38° 32' 25" West - 177.10 feet, and an arc distance of 180.44 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the Point of Reverse Curvature of a curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a radius of 75.00 feet, a central angle of 68° 45' 26", a chord bearing and distance of South 53° 46' 26" West - 84.70 feet, and an arc distance of 90.00 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a non-tangent curve to the right;

THENCE in a westerly direction, with said curve to the right, having a radius of 1750.00 feet, a central angle of 00° 05' 04", a chord bearing and distance of South 88° 11' 35" West - 2.58 feet, and an arc distance of 2.58 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the end of curve;

THENCE South 88° 14' 07" West - 84.62 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the Point of Curvature of a curve to the right;

THENCE in a westerly direction, with said curve to the right, having a radius of 1750.00 feet, a central angle of 06° 28' 01", a chord bearing and distance of North 88° 31' 52" West - 197.42 feet, and an arc distance of 197.52 feet, to the POINT OF BEGINNING of the herein described tract and containing 3.148 acres of land.



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

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

J. Stacy Slawinski, PE Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this ___ day of _____, 2020.

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

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

KP George County Judge

Grady Prestage Precinct 2, County Commissioner

Ken R. DeMerchant Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2020, at _____ o'clock ___ M. Filed in plat number(s) _____ of the plat records of Fort Bend County, Texas.

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

Laura Richard, County Clerk Fort Bend County, Texas

By: Deputy

COMMONS AT JORDAN RANCH

A SUBDIVISION OF 3.148 ACRES LOCATED IN J G BENNETT SURVEY, SECTION 106, A-611 FORT BEND COUNTY, TEXAS 0 LOTS 1 BLOCK 1 RESERVE

OWNER: COMMONS AT JORDAN RANCH LLC 3773 RICHMOND AVE, SUITE 800, HOUSTON, TEXAS 77046 (713) 623-6944

ENGINEER: IDS Engineering Group 13430 Northwest Fwy., Ste. 700 Houston, Texas 77040 713.462.3178 TBP# F-002726 | TBP#S 10110700



August 4, 2020

Engineering Review

Preliminary Plat
Commons at Jordan Ranch
Fort Bend County, Texas

For Information only:

1. This plat will create one (1) Reserve that will cover a total acreage of 3.148 acres.
2. This Reserve will adjoin Jordan Crossing Blvd. along its Southwest side and the Heritage Parkway along its East side.

Recommendations:

I recommend that this Preliminary Plat of Commons at Jordan Ranch be denied approval with the following considerations:

- A) The Reserve needs to be identified on the face of the plat with acreage and whether it is restricted or unrestricted.
- B) The names of Jordan Crossing Blvd. and the Heritage Parkway need to be shown on the streets in bold text.
- C) The Vicinity Map needs to be updated to show the Heritage Parkway.
- D) The Title Block and the Metes and Bounds description call this in the J.G. Bennett Survey, Section 106. Section 106 is a Railroad Section number. The name of the railroad needs to be added or Section 106 needs to be removed.





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: July 20, 2020 Date Received by the City of Fulshear: _____
Subdivision: The Bend in Jordan Ranch Development: _____

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

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

Total Acreage: 7.285
Number of Streets: 0
Number of Lots: 0
Number and Types of Reserves: 1, Unrestricted
Total Acres in Reserve: 7.285

Owner: Jordan Crossing LTD.
Address: 5005 Riverway, Suite 150
City/State: Houston, Texas 77056
Telephone: 713-871-9044
Email Address: N/A

Engineer/Planner: IDS Engineering Group
Contact Person: John Herzog
Telephone: (713) 462-3178
Fax Number: N/A
Email Address: JHerzog@idseg.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$591.06
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.

 SIGNATURE
JOHN HERZOG / PROJECT MANAGER 7/20/2020 TYPED OR PRINTED NAME/TITLE DATE

STATE OF TEXAS

COUNTY OF FORT BEND

I, JOHN R. DEBOBEN, Manager of GP of JORDAN CROSSING, LTD., hereinafter referred to as owners of the 7.285 acre tract described in the above and foregoing map of THE BEND IN JORDAN RANCH, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

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

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

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

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

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

IN TESTIMONY WHEREOF, JORDAN CROSSING, LTD. has caused these presents to be signed by John R. Deboben, Manager of GP, this ___ day of _____, 2020.

By: JORDAN CROSSING, LTD.

By: John R. Deboben, Manager of GP

NOTES

- 1. The coordinates shown hereon are Texas South Central Zone No 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00013.
2. BL Indicates a building line
AE indicates a aerial easement
UE indicates a utility easement
WSE indicates a water and sewer easement
VOL_PG indicates Volume, Page
FBCPR indicates Fort Bend County Public Records
OPRFBC indicates Official Public Records of Fort Bend County
ESMT indicates Easement
HL & P indicates Houston Lighting and Power
SQ FT indicates square feet
AC indicates acre
ROW indicates right-of-way
ORFBC indicates Original Records of Fort Bend County
FBCOPRF indicates Fort Bend County Official Public Records of Real Property
● indicates found 5/8" iron rod (unless otherwise noted)
○ indicates set 5/8" iron rod (unless otherwise noted)
3. All building lines along street rights-of-way are as shown on the plat.
4. All sidelot building lines to be 5' unless otherwise noted.
5. All non-perimeter easements on property lines are centered unless otherwise noted.
6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
7. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
8. The platted area is located within Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No 48157C0020L, effective April 02, 2014.
9. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
10. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
11. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
12. The Lighting Zone Code is LZ3.
13. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
14. The top of all floor slabs shall be a minimum of 154.00 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24" above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
15. Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or obstruction by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
16. Benchmark: Vertically is based on a FEMA benchmark in Katy, RM 7: A US Coast and Geodetic survey disk marked Y 1148, located 0.3 ± miles east along the Missouri-Kansas-Texas railroad from the station at Katy and 5.2 feet ± southwest of the southeast corner of the American Rice Growers Co-op Association office building. Held the Published NAVD 88 Elevation on Y1148 = 141.44 Elevation = 142.00 (NAVD 1929 - datum based on FEMA maps)
17. A minimum distance of 10' shall be maintained between residential dwellings.
18. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
19. All property to drain into the drainage easement only through an approved drainage structure.
20. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.

BEING 7.2848 acres (317,324 square feet) of land in the H. & T. R. CO. Survey, Section 105, Abstract Number 261 in Fort Bend County, Texas and being a portion of the 1352.43 acre tract of land described in deed from Massimo Fabio Silvestri Irrevocable Trust and Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 of the Official Public Records of Fort Bend County, Texas and being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8-inch iron rod with cap stamped "IDS" found for the east end of the south cutback curve at intersection of Jordan Ranch Boulevard (width varies) and Jordan Crossing Boulevard (width varies), according to the plat of JORDAN RANCH BOULEVARD AND JORDAN CROSSING BOULEVARD STREET DEDICATION NO. 1, recorded under File Number 20150304 of the Official Public Records of Fort Bend County, Texas, same being the west corner of JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES, according to the plat of, recorded under File Number 20170207 of the Official Public Records of Fort Bend County, Texas, and further being the northeast corner of the herein described tract;

THENCE South 51° 00' 41" East - 22.41 feet, with the southwest right-of-way line of Jordan Ranch Boulevard (width varies), as recorded in said JORDAN RANCH STREET DEDICATION NO. 2 AND RESERVES, to a 5/8-inch iron rod with cap stamped "IDS" found for the beginning of a curve to the right;

THENCE, in a southeasterly direction, with said southwest right-of-way line of Jordan Ranch Boulevard and said curve to the right, having a radius of 1440.00 feet, a central angle of 03° 56' 13", and a chord bearing and distance of South 49° 02' 35" East - 98.92 feet, an arc distance of 98.94 feet, to the beginning of a curve to the left;

THENCE, in a southeasterly direction, continuing with said southwest right-of-way line of Jordan Ranch Boulevard and with said curve to the left, having a radius of 500.00 feet, a central angle of 10° 51' 20", and a chord bearing and distance of South 46° 07' 41" East - 94.59 feet, an arc distance of 66.48 feet, to the beginning of a curve to the right;

THENCE, in a southeasterly direction, continuing with said southwest right-of-way line of Jordan Ranch Boulevard and with said curve to the right, having a radius of 94.73 feet, to the beginning of a curve to the right;

THENCE, in a southeasterly direction, continuing with said southwest right-of-way line of Jordan Ranch Boulevard and with said curve to the right, having a radius of 1450.00 feet, a central angle of 10° 14' 36", and a chord bearing and distance of South 35° 34' 43" East - 258.89 feet, an arc distance of 259.23 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the north corner of Restricted Reserve "B" of JORDAN RANCH STREET DEDICATION NO. 4 AND RESERVES according to the plat thereof recorded under File Number 20190006 of the Official Public Records of Fort Bend County;

THENCE South 48° 03' 06" West - 547.46 feet to a 5/8-inch iron rod with cap stamped "IDS" found for the west corner of said Restricted Reserve "B" of JORDAN RANCH STREET DEDICATION NO. 4 AND RESERVES and being in the east line of Restricted Reserve "A" of said JORDAN RANCH STREET DEDICATION NO. 4 AND RESERVES;

THENCE North 46° 49' 47" West - at a distance of 485.51 feet pass a 5/8-inch iron rod with cap stamped "IDS" found for the north corner of Restricted Reserve "A" of said JORDAN RANCH STREET DEDICATION NO. 4 AND RESERVES, and continuing for a total distance of 521.05 feet, to a 5/8-inch iron rod with cap stamped "IDS" set for the west corner of the herein described tract;

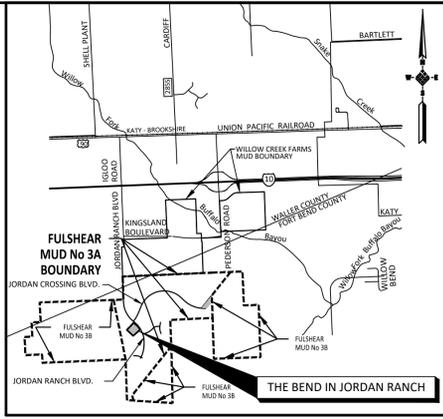
THENCE North 44° 48' 35" East - 125.38 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

THENCE, in a northeasterly direction, with said curve to the left, having a radius of 1500.00 feet, a central angle of 01° 38' 21", and a chord bearing and distance of North 43° 59' 24" East - 42.91 feet, an arc distance of 42.91 feet, to a 5/8-inch iron rod with cap stamped "IDS" set at the end of curve;

THENCE North 43° 10' 13" East - 346.09 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

THENCE, in a northeasterly direction, with said curve to the left, having a radius of 2060.00 feet, a central angle of 01° 13' 17", and a chord bearing and distance of North 42° 33' 35" East - 43.91 feet, an arc distance of 43.91 feet, to a 5/8-inch iron rod with cap stamped "IDS" found for the west end of the south right-of-way cutback curve at the intersection of said Jordan Ranch Boulevard and said Jordan Crossing Boulevard and being at the beginning of a curve to the right;

THENCE, in a northeasterly direction, with said south right-of-way cutback curve and said curve to the right, having a radius of 30.00 feet, a central angle of 87° 02' 22", and a chord bearing and distance of North 85° 28' 07" East - 41.32 feet, an arc distance of 45.57 feet, to the POINT OF BEGINNING of the herein described tract and containing 7.2848 acres (317,324 square feet) of land.



FORT BEND COUNTY KEY MAP NO 482M VICINITY MAP SCALE 1" = 5,000'

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

J. Stacy Slawinski, PE Fort Bend County Engineer

APPROVED BY the Commissioners' Court of Fort Bend County, Texas, this ___ day of _____, 2020.

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

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

KP George County Judge

Grady Prestage Precinct 2, County Commissioner

Ken R. DeMerchant Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2020, at _____ o'clock _____ M. Filed in plat number(s) _____ of the plat records of Fort Bend County, Texas.

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

Laura Richard, County Clerk Fort Bend County, Texas

By: Deputy

STATE OF TEXAS

COUNTY OF HARRIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2020.

Notary Public in and for the State Of Texas

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

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

Michael L. Swan, RPLS Registered Professional Land Surveyor Texas Registration No 5551

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

John R. Herzog, PE Licensed Professional Engineer, No 126468

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 07/21/20. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

This plat of THE BEND IN JORDAN RANCH is approved by the City Planning Commission of the City of Fulshear, Texas this ___ day of _____, 2020.

Amy Pearce, Chair Dar Hakimzadeh, Co-Chair

The plat of THE BEND IN JORDAN RANCH was approved by the City of Fulshear Council on the ___ day of _____, 2020, and signed on this ___ day of _____, 2020, provided; however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

Aaron Groff, Mayor Kimberly Kopecky, City Secretary

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

THE BEND IN JORDAN RANCH A SUBDIVISION OF 7.285 ACRES LOCATED IN H & TCRR CO. SURVEY, SECTION 105, A-261 FORT BEND COUNTY, TEXAS 0 LOTS 1 BLOCK 1 RESERVE

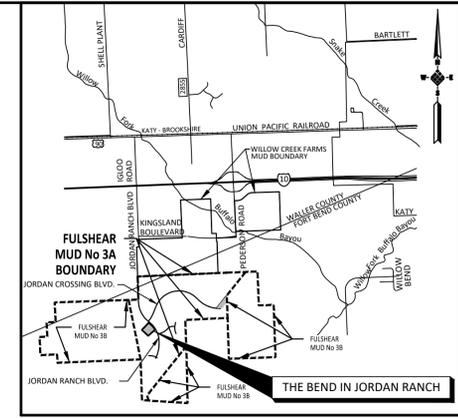
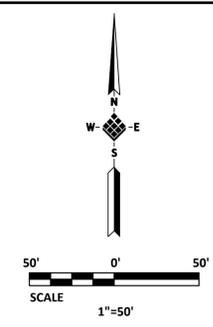
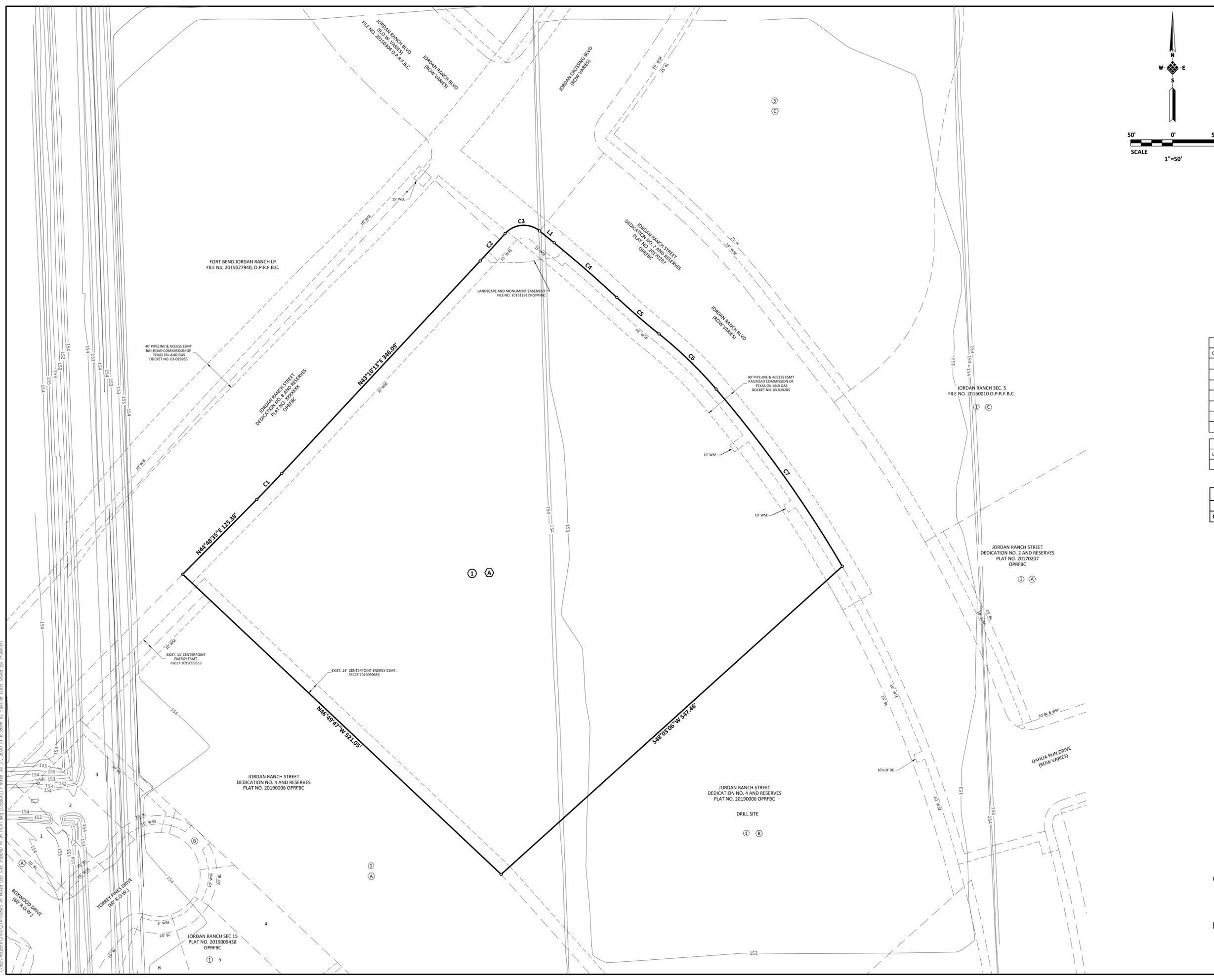
OWNER: JORDAN CROSSING, LTD. 5005 RIVERWAY, SUITE 150, HOUSTON, TEXAS 77056 (713) 871-9044

ENGINEER: IDS Engineering Group 13430 Northwest Fwy., Ste. 700 Houston, Texas 77040 713.462.3178 TBP# F-002726 | TBP#LS 10110700



\\s01-proj\p\h\2020\2141008-05 - Mixed Use Site Plan.dwg [Accessed: Jul 21, 2020 at 6:17pm by slawinski (User Saved by slawinski)]

THE BEND IN JORDAN RANCH



FORT BEND COUNTY KEY MAP NO 482M
VICINITY MAP
SCALE 1" = 5,000'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	1°38'21"	1,500.00'	42.91'	21.46'	N43°59'24"E	42.91'
C2	1°13'17"	2,060.00'	43.91'	21.96'	N42°33'35"E	43.91'
C3	87°02'22"	30.00'	45.57'	28.49'	N85°28'07"E	41.32'
C4	3°56'13"	1,440.00'	98.94'	49.49'	S49°02'35"E	98.92'
C5	4°28'52"	850.00'	66.48'	33.26'	S49°18'55"E	66.46'
C6	10°51'20"	500.00'	94.73'	47.51'	S46°07'41"E	94.59'
C7	10°14'36"	1,450.00'	259.23'	129.96'	S35°34'43"E	258.89'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S51°00'41"E	22.41'

RESERVE TABLE				
RESERVE NAME	RESTRICTION	SQ. FT.	ACRES	
(A)	A	UNRESTRICTED	317,324	7.285

THE BEND IN JORDAN RANCH
A SUBDIVISION OF
7.285 ACRES
LOCATED IN
H & TCRR CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS
0 LOTS 1 BLOCK 1 RESERVE

OWNER: JORDAN CROSSING, LTD.
5005 RIVERWAY, SUITE 150, HOUSTON, TEXAS 77056 (713) 871-9044

ENGINEER:  **IDS Engineering Group**
13430 Northwest Fwy., Ste. 700
Houston, Texas 77040
713.462.3178
TBP# F-002726 | TBP#S 10110700



I:\GIS\Projects\2100\2141\0805_05_Mead Use Site\30820_01_PLOT.dwg [Open] Plot Jul 21, 2020 at 6:38am by fusteler (User: fusteler) (User: fusteler)

THE BEND IN JORDAN RANCH

August 4, 2020

Engineering Review

Preliminary Plat
The Bend in Jordan Ranch
Fort Bend County, Texas

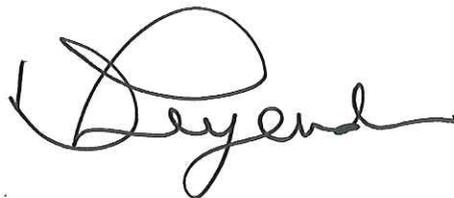
For Information only:

1. This plat will create one (1) Reserve that will cover a total area of 7.285 acres.
2. The Reserve will have access to Jordan Crossing Blvd. along its Northwest line and to Jordan Ranch Blvd. along its Southeast line.

Recommendations:

I recommend that this Preliminary Plat of The Bend in Jordan Ranch be denied approval with the following considerations:

- A) The Reserve needs to be identified on the plat and it needs to be called out as restricted or unrestricted. The acreage of the Reserve also needs to be shown on the plat.
- B) The Plat needs to have a 25-foot Front Building Line shown along the Right-of-Way for both streets.
- C) Both street names need to be shown with bold text for clarity.





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: 7/24/20 Date Received by the City of Fulshear:
Subdivision: Section 15 Development: Fullbrook On Fulshear Creek

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: [X] City [] ETJ (Extraterritorial Jurisdiction)

Legal Description: Churchill Fulshear League A-29

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

Total Acreage: 21.47
Number of Streets: 5
Number of Lots: 69 70'x120' Typical
Number and Types of Reserves: 1-Landscape/Open Space
Total Acres in Reserve: 0.058

Owner: Fulshear Land Partners
Address: 1600 West Loop South #2600
City/State: Houston, TX
Telephone: 713.623.2466
Email Address: rfondren@trenddevelopment.com

Engineer/Planner: Sweitzer + Associates
Contact Person: Bill Sweitzer
Telephone: 281.813.8641
Fax Number:
Email Address: sweitzer.assoc@gmail.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE (\$1,009.88), and Park Fees (due at Final Plat Application) N/A.

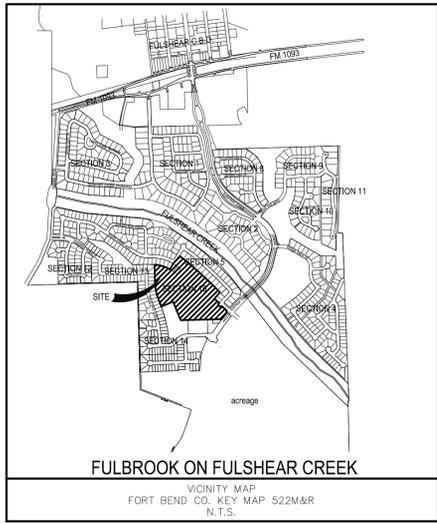
This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete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

Handwritten signature of W.A. Sweitzer

SIGNATURE

W.A. Sweitzer, President
TYPED OR PRINTED NAME/TITLE

7.24.20
DATE



Being a 21.47 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas, said 21.47 acre tract being a part of a called 217.8392 acre tract of land recorded in the name of Fulbrook Land Investment Partners, LTD. in County Clerk's File (C.F.) No. 2009107659 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), a part of a called 57.379 acre tract of land recorded in the name of Fulbrook Land Investment Partners, LTD. in C.F. No. 2006137088 of the O.P.R.F.B.C., and a part of a called 52.7273 acre tract of land (Tract 1) and a called 46.8106 acre tract of land (Tract 2), both recorded in the name of Fulbrook Land Investment Partners, LTD. in C.F. No. 2006150741 of the O.P.R.F.B.C.; said 21.47 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone and the southerly line of Fulbrook on Fulshear Creek Section Five, a 33.69 acre subdivision recorded in Plat No. 20190106 of the Plat Records of Fort Bend County (P.R.F.B.C.):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of Fulbrook on Fulshear Creek Lift Station Site No. 9, as recorded in Plat No. 20190110 of the P.R.F.B.C., and being on the northwesterly right-of-way line of Fulshear Trace (100 feet wide) as established by the plat of Fulbrook on Fulshear Creek Section Fourteen, a 28.95 acre subdivision recorded in Plat No. 20190177 of the P.R.F.B.C.;

1. Thence, with the northerly line of said Lift Station Site No. 9, South 88 degrees 33 minutes 13 seconds West, a distance of 169.91 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest corner of said Lift Station Site No. 9 and an exterior corner of Fulbrook on Fulshear Creek Section Fourteen Partial Replat No. 1, a 9.794 acre subdivision recorded in Plat No. 20190241 of the P.R.F.B.C.;

Thence, with the northerly line of said Section Fourteen Replat No. 1, the following seven (7) courses:

- South 88 degrees 37 minutes 07 seconds West, a distance of 94.78 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- South 88 degrees 32 minutes 10 seconds West, a distance of 350.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- South 88 degrees 32 minutes 10 seconds West, a distance of 134.60 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- North 22 degrees 06 minutes 29 seconds West, a distance of 216.46 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- North 19 degrees 11 minutes 30 seconds West, a distance of 81.98 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- North 27 degrees 29 minutes 01 seconds West, a distance of 64.58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- South 65 degrees 23 minutes 13 seconds West, a distance of 231.75 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest corner of aforesaid Section Fourteen Partial Replat No. 1, and being on the easterly line of Lot 29, Block 2 of Fulbrook on Fulshear Creek Section Thirteen, a 19.64 acre subdivision recorded in Plat No. 20190113 of the P.R.F.B.C.;

Thence, with the easterly line of said Section Thirteen, the following ten (10) courses:

- North 19 degrees 50 minutes 47 seconds West, a distance of 5.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- North 21 degrees 21 minutes 34 seconds West, a distance of 62.45 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- North 21 degrees 07 minutes 00 seconds East, a distance of 62.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- North 20 degrees 50 minutes 13 seconds West, a distance of 61.37 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- North 17 degrees 32 minutes 31 seconds West, a distance of 60.92 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- North 13 degrees 26 minutes 05 seconds West, a distance of 60.92 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- North 09 degrees 19 minutes 39 seconds West, a distance of 60.92 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- North 05 degrees 13 minutes 14 seconds West, a distance of 60.92 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- North 01 degrees 50 minutes 10 seconds West, a distance of 61.56 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- North 01 degrees 30 minutes 08 seconds West, a distance of 285.18 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of Lot 17, Block 2 of said Section Thirteen, and being on the southerly line of Lot 14, Block 4 of aforesaid Fulbrook on Fulshear Creek Section Five;

Thence, with said southerly line of Section Five, the following twenty eight (28) courses:

- South 86 degrees 31 minutes 05 seconds East, a distance of 20.64 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- South 81 degrees 30 minutes 09 seconds East, a distance of 68.42 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- South 75 degrees 10 minutes 38 seconds East, a distance of 68.41 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- South 68 degrees 51 minutes 11 seconds East, a distance of 68.39 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- South 62 degrees 31 minutes 53 seconds East, a distance of 68.35 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- North 30 degrees 37 minutes 43 seconds East, a distance of 120.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- 50.70 feet along the arc of a curve to the right, said curve having a central angle of 03 degrees 55 minutes 33 seconds, a radius of 740.00 feet and a chord that bears South 57 degrees 24 minutes 31 seconds East, a distance of 50.69 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- North 34 degrees 33 minutes 15 seconds East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- 37.60 feet along the arc of a curve to the right, said curve having a central angle of 86 degrees 10 minutes 39 seconds, a radius of 25.00 feet and a chord that bears North 12 degrees 21 minutes 25 seconds West, a distance of 34.16 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- South 30 degrees 43 minutes 54 seconds East, a distance of 97.24 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- South 54 degrees 53 minutes 42 seconds East, a distance of 85.91 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- South 53 degrees 17 minutes 54 seconds East, a distance of 81.82 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- South 50 degrees 56 minutes 31 seconds East, a distance of 81.88 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
- South 48 degrees 28 minutes 26 seconds East, a distance of 82.65 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;



Acreage
Fulshear Land
Investment Partners,
Ltd.

FULBROOK ON FULSHEAR CREEK SECTION 15

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

DATE: AUGUST 7, 2020

2 BLOCKS
1 RESERVE
(69 LOTS - 70' X 120' TYPICAL)

OWNER: FULSHEAR LAND PARTNERS LTD.
1600 WEST LOOP SOUTH SUITE 2600 HOUSTON, TEXAS 77027
DEVELOPER: FULSHEAR LAND PARTNERS LTD.
1600 WEST LOOP SOUTH SUITE 2600 HOUSTON, TEXAS 77027
ENGINEER: COSTELLO INC.
2107 CityWest Blvd. | 3rd Floor | Houston, Texas 77042
LAND PLANNER: SWEITZER + ASSOCIATES,
LANDSCAPE ARCHITECTS, INC.
5651 Grand Floral, Houston, texas 77041 PH:281-813-8641

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N1911°30'W	81.98
L2	N27°29'01"W	64.58
L3	N19°54'47"W	5.00
L4	N21°21'34"W	62.45
L5	N21°07'00"W	62.00
L6	N20°50'13"W	61.37
L7	N17°32'31"W	60.92
L8	N13°28'05"W	60.92
L9	N09°19'39"W	60.92
L10	N05°13'14"W	60.92
L11	N01°50'10"W	61.56
L12	S86°31'05"E	20.64
L13	S81°30'09"E	68.42
L14	S75°0'38"E	68.41
L15	S68°51'11"E	68.39
L16	S62°31'53"E	68.35
L17	S54°33'15"E	60.00
L18	S45°3'42"E	85.91
L19	S53°17'54"E	81.82
L20	S50°56'31"E	81.88
L21	S48°28'26"E	82.65
L22	S47°03'32"E	85.67
L23	S46°25'48"E	33.19
L24	S44°45'15"E	83.28
L25	S42°11'16"E	82.41
L26	S40°32'03"W	72.55
L27	S51°13'33"E	60.00
L28	S08°20'09"E	28.96
L29	S51°38'55"E	17.77
L30	S35°09'58"W	6.24

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	50.70	740.00	03 55' 33"	S57°24'31"E	50.69
C2	37.60	25.00	065 10' 39"	N12°12'25"W	34.16
C3	44.16	2,565.00	00° 59' 11"	S39°16'02"W	44.16
C4	5.59	25.00	12° 48' 27"	N45°10'41"E	5.58
C5	130.65	2,350.00	03° 11' 07"	S36°45'31"W	130.63

GENERAL NOTE:

1. U.E. indicates Utility Easement

2. B.L. indicates Building Line

3. R.O.W. indicates Right-of-Way

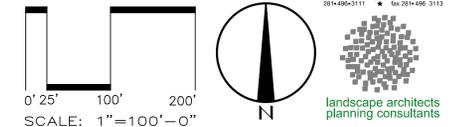
4. All known existing easements, rights of way, fee strips, and significant topographical features are noted and accurately identified.

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. 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.



August 4, 2020

Engineering Review

Preliminary Plat
Fulbrook on Fulshear Creek Section 15
City of Fulshear, Texas

For Information only:

1. This plat will create 69 Lots in two (2) Blocks with one (1) Reserve and will cover a total acreage of 21.47 acres.
2. The typical Lot in this section is shown to be 70-foot by 120-foot with a 25-foot Front Building Line.
3. Access to this Section is provided by the extension of Creekbend Drive and South Creek Way.

Recommendations:

I recommend that this Preliminary Plat of Fulbrook on Fulshear Creek Section 15 be denied approval with the following considerations:

- A) The title block refers to this section being partially out of the Churchill Fulshear League, Abstract No. 29, while the Metes and Bounds description calls out the entire section is being in the Churchill Fulshear League. This needs to be consistent.
- B) The 25-foot Front Building Line needs to be identified on Lots 32 & 38 in Block 2.





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: 7/24/20

Date Received by the City of Fulshear:

Subdivision: Section 16

Development: Fullbrook On Fulshear Creek

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

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

Legal Description: Churchill Fulshear League A-29

Variance: Yes (checked) No

Total Acreage: 9.251
Number of Streets: 4
Number of Lots: 40 50'x125' Typical
Number and Types of Reserves: 1-Landscape/Open Space
Total Acres in Reserve: 0.0384

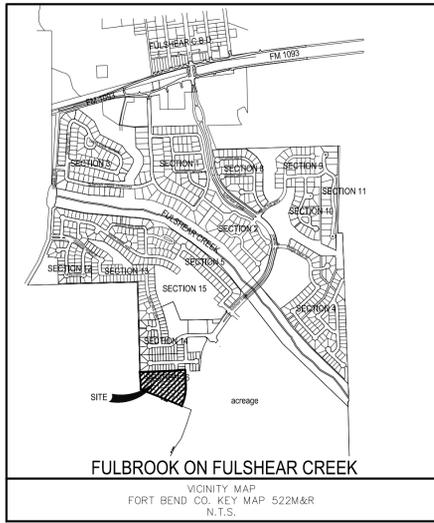
Owner: Fulshear Land Partners
Address: 1600 West Loop South #2600
City/State: Houston, TX
Telephone: 713.623.2466
Email Address: rfondren@trenddevelopment.com

Engineer/Planner: Sweitzer + Associates
Contact Person: Bill Sweitzer
Telephone: 281.813.8641
Fax Number:
Email Address: sweitzer.assoc@gmail.com

Table with 1 column: Platting Fees. Rows include Preliminary Plat, Final Plat, Replat, Amending or Minor Plat, Plat Vacation, 2nd Review of plats, TOTAL PLATTING FEE \$1,009.88, 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.

Signature line with handwritten signature, typed name W.A. Sweitzer, President, and date 7.24.20



METES AND BOUNDS DESCRIPTION
9.251 ACRES

Being a 9.251 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 9.251 acre tract being a part of a called 46.8106 acre tract of land (Tract 2) recorded in the name of Fulshear Land Investment Partners, LTD. in County Clerk's File (C.F.) No. 2006159741 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.); said 9.251 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone and the southerly line of Fulbrook on Fulshear Creek Section Fourteen, a 28.95 acre subdivision recorded in Plat No. 20190177 of the Plat Records of Fort Bend County (P.R.F.B.C.):

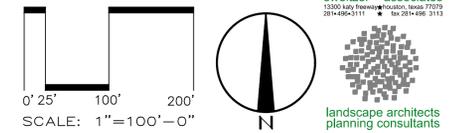
Beginning at a 3/4-inch iron pipe found at the southwest corner of said 46.8106 acre tract, the southeast corner of a called 19.58 acre tract of land recorded in the name of Sigmund Cornelius and Patricia A. Cornelius in C.F. No. 2016064488 of the O.P.R.F.B.C., the northeast corner of a called 3.87 acre tract recorded in the name of Sigmund Cornelius and Patricia A. Cornelius in C.F. No. 2015043720 of the O.P.R.F.B.C., and an exterior corner of a called 38.596 acre tract recorded in the name of Sigmund L. Cornelius and wife, Patricia Cornelius in C.F. No. 2007122637 of the O.P.R.F.B.C.;

1. Thence, with the westerly line of said 46.8106 acre tract and the easterly line of said 19.58 acre tract, North 01 degrees 32 minutes 04 seconds West, a distance of 322.30 feet;
2. Thence, across said 46.8106 acre tract, the following eleven (11) courses:
3. North 87 degrees 57 minutes 50 seconds East, a distance of 697.93 feet;
4. North 02 degrees 29 minutes 05 seconds West, a distance of 14.59 feet;
5. North 88 degrees 00 minutes 34 seconds East, a distance of 130.00 feet;
6. South 02 degrees 29 minutes 05 seconds East, a distance of 259.36 feet;
7. South 04 degrees 48 minutes 42 seconds West, a distance of 61.35 feet;
8. South 03 degrees 40 minutes 30 seconds West, a distance of 57.91 feet;
9. South 07 degrees 02 minutes 02 seconds West, a distance of 57.83 feet;
10. South 10 degrees 33 minutes 21 seconds West, a distance of 82.01 feet;
11. South 09 degrees 30 minutes 12 seconds West, a distance of 60.57 feet;
12. South 21 degrees 05 minutes 15 seconds West, a distance of 107.65 feet to the southerly line of aforesaid 46.8106 acre tract and the northerly line of aforesaid 38.596 acre tract;
13. Thence, with said southerly line of the 46.8106 acre tract and said northerly line of the 38.596 acre tract, North 68 degrees 54 minutes 45 seconds West, a distance of 807.44 feet to the **Point of Beginning** and containing 9.251 acres of land.

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 strips, and significant topographical features are noted and accurately identified.

RESTRICTED RESERVE "A"
LANDSCAPE / OPEN SPACE
0.0384 ACRES (16,763.43 SQUARE FEET)



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. 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.

FLOODPLAIN INFORMATION:
THE ENTIRE SUBJECT SITE IS LOCATED WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0095L, DATED, 04-02-2014

FULBROOK ON FULSHEAR CREEK SECTION 16

PRELIMINARY SUBDIVISION PLAT
9.251 ACRES OF LAND PARTIALLY OUT OF
CHURCHILL FULSHEAR LEAGUE,
ABSTRACT NO. 29
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS
DATE: AUGUST 7, 2020

1 BLOCK
1 RESERVE
(40 LOTS – 50' X 125' TYPICAL)

OWNER: FULSHEAR LAND PARTNERS LTD.
1600 WEST LOOP SOUTH SUITE 2600 HOUSTON, TEXAS 77027
DEVELOPER: FULSHEAR LAND PARTNERS LTD.
1600 WEST LOOP SOUTH SUITE 2600 HOUSTON, TEXAS 77027
ENGINEER: COSTELLO INC.
2107 CityWest Blvd. | 3rd Floor | Houston, Texas 77042
LAND PLANNER: SWEITZER + ASSOCIATES,
LANDSCAPE ARCHITECTS, INC.
5651 Grand Floral, Houston, texas 77041 PH:281-813-8641

August 4, 2020

Engineering Review

Preliminary Plat
Fulbrook on Fulshear Creek Section 16
City of Fulshear, Texas

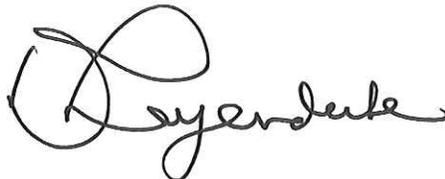
For Information only:

1. This plat will create 40 Lots in one (1) Block with one (1) Reserve and will cover a total acreage of 9.251 acres.
2. The typical Lot in this section is shown to be 50-foot by 125-foot with a 25-foot Front Building Line.
3. Access to this Section is provided by the extension of Dewberry Lane.

Recommendations:

I recommend that this Preliminary Plat of Fulbrook on Fulshear Creek Section 16 be denied approval with the following considerations:

- A) The title block refers to this section being partially out of the Churchill Fulshear League, Abstract No. 29, while the Metes and Bounds description calls out the entire section is being in the Churchill Fulshear League. This needs to be consistent.





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: 07/23/2020 Date Received by the City of Fulshear: _____
 Subdivision: Polo Ranch Section 12 Development: Polo Ranch

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City ETJ (Extraterritorial Jurisdiction)

Legal Description: _____

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

Total Acreage: 22.605
 Number of Streets: 6
 Number of Lots: 95
 Number and Types of Reserves: 8
 Total Acres in Reserve: 1.48

Owner: Century Land Holdings of Texas, LLC
 Address: 333 Cypress Run, Suite 300
 City/State: Houston, Texas 77094
 Telephone: (281) 741-8946
 Email Address: Victoria.holsey@centurycommunities.com

Engineer/Planner: LJA Engineering
 Contact Person: Zach Zarse
 Telephone: (713) 580-4100
 Fax Number: _____
 Email Address: zzarse@lja.com

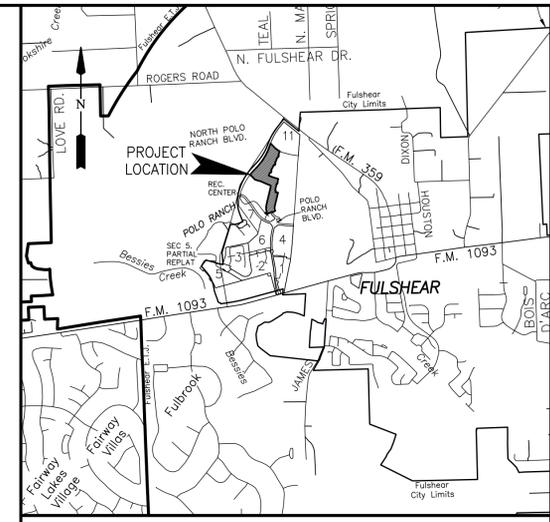
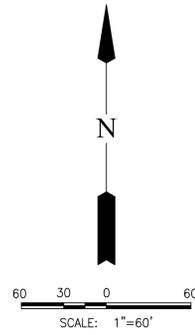
Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE <u>1,115.06</u>	
Park Fees (due at Final Plat Application)	_____

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

Zachary Zarse Zach Zarse 07/21/2020
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- R.O.W. INDICATES RIGHT-OF-WAY
- A.E. INDICATES AERIAL EASEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- F.N. INDICATES FILE NUMBER
- RES. INDICATES RESERVE



VICINITY MAP
SCALE: 1" = 3,000'
KEY MAP NO. 483

CALLED 38.8 ACRES
FULSHEAR INVESTMENTS, LLC
F.N. 9573103
F.B.C.O.R.

CALLED 219,527 ACRES
CENTURY LAND HOLDINGS OF TEXAS, LLC.
F.N. 2018074664
F.B.C.O.P.R.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.108	4,720	RESTRICTED TO OPEN SPACE
B	0.126	5,497	RESTRICTED TO OPEN SPACE
C	0.800	34,833	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.108	4,714	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.110	4,803	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.106	4,612	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.086	3,753	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	0.038	1,668	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.483	64,599	

NOTES:

1. BENCHMARK: NGS MONUMENT HGCSO 66; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCSO 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX. ELEV. = 136.21 FEET NAVD88
2. TBM INDICATES TEMPORARY BENCHMARK: TBM 1: TOP OF 5/8 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE +/- 20 FEET NORTH OF THE CENTERLINE OF KATY FULSHEAR ROAD. THE POINT IS LOCATED +/- 310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION KAY FULSHEAR ROAD AND FM 1463. ELEV. = 139.15 FEET NAVD88 TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
4. THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877178.
5. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY FILE NO. 2018074664, DATED JULY 15, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
7. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 174, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
8. THIS SUBDIVISION LIES WITHIN ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0085L AND 48157C 0095L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
9. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
10. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
11. FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
12. ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
13. ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.

**PRELIMINARY PLAT OF
POLO RANCH
SECTION 12**

A SUBDIVISION OF 22.605 ACRES OF LAND SITUATED IN THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS.

95 LOTS 8 RESERVES (1.483 ACRES) 3 BLOCKS
JULY 23, 2020 JOB NO. 2457-1112P.309

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D/B/A GRAND VIEW BUILDERS
CHRIS CHEW, DIVISION PRESIDENT
333 CYPRESS RUN, SUITE 300, HOUSTON, TEXAS 77094
PH: (281) 741-8946

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S Suite 175 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.
3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

MATCH LINE - SEE SHEET 3 OF 3

File Name: I:\Projects\PLATTING\2457\1112P\PLAT\Plat Ranch Sec 12.dwg
 Date/Time: Thu, 23 Jul 2020 - 2:22pm
 User: JJC
 PLOT CHECK: JJC
 CAD: JJC

MATCH LINE - SEE SHEET 2 OF 3

LINE	BEARING	DISTANCE
L1	S 60°36'27" E	60.52'
L2	S 22°53'53" W	60.00'
L3	S 21°51'10" W	80.06'
L4	S 21°16'35" W	60.00'
L5	S 23°12'32" W	60.00'
L6	S 24°19'13" W	95.95'
L7	S 67°15'24" E	64.44'
L8	S 68°26'03" E	49.68'
L9	S 70°05'44" E	49.68'
L10	S 71°38'04" E	49.68'
L11	S 73°10'23" E	49.68'
L12	S 74°42'43" E	49.68'
L13	S 76°11'35" E	49.68'
L14	S 12°48'02" W	60.00'
L15	S 13°50'33" W	60.01'
L16	S 12°17'54" W	48.89'
L17	S 02°11'49" W	46.63'
L18	S 09°41'56" E	46.63'
L19	S 21°35'41" E	46.63'
L20	S 86°46'37" W	18.18'
L21	N 03°13'23" W	58.94'
L22	N 13°37'32" W	61.68'
L23	N 06°53'26" W	61.68'
L24	N 00°09'19" W	61.68'
L25	N 06°34'48" E	61.68'
L26	N 12°25'59" E	56.17'
L27	N 08°45'05" E	71.08'
L28	N 70°44'45" W	55.31'
L29	N 69°16'19" W	55.31'
L30	N 67°47'52" W	55.31'
L31	N 66°19'20" W	45.71'
L32	N 65°46'43" W	65.00'
L33	N 65°40'47" W	97.00'
L34	N 51°46'34" W	70.01'
L35	N 41°35'17" E	10.00'
L36	N 33°41'08" E	10.00'
L37	S 24°19'13" W	10.00'
L38	N 76°35'18" W	34.26'
L39	S 58°24'42" W	14.14'
L40	S 31°35'18" E	14.14'
L41	S 21°00'04" E	14.06'
L42	N 69°19'13" E	14.14'
L43	S 30°39'01" E	20.00'
L44	S 69°44'07" W	20.00'
L45	S 26°25'42" W	237.98'
L46	S 16°52'43" E	20.00'
L47	S 82°50'21" W	20.00'
L48	S 33°41'08" W	124.71'
L49	S 38°09'02" W	118.55'
L50	S 16°00'55" E	31.00'
L51	N 75°47'22" W	20.00'
L52	S 11°14'16" E	11.66'
L53	N 17°19'24" W	14.14'
L54	N 20°38'09" W	14.43'
L55	S 54°19'36" E	47.67'
L56	S 62°19'24" E	40.00'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2000.00'	5°25'29"	189.36'	N 40°56'11" E	189.29'
C2	2000.00'	22°55'09"	800.03'	N 32°11'21" E	794.71'
C3	500.00'	6°33'06"	57.17'	N 24°00'19" E	57.14'
C4	25.00'	88°44'37"	38.72'	S 22°31'09" E	34.97'
C5	570.00'	0°12'40"	2.10'	S 66°59'47" E	2.10'
C6	25.00'	91°02'43"	39.73'	S 67°22'31" W	35.68'
C7	1230.00'	5°08'45"	110.47'	S 24°25'32" W	110.43'
C8	25.00'	95°43'20"	41.77'	S 20°51'45" E	37.08'
C9	1630.00'	0°25'26"	12.06'	N 68°30'42" W	12.06'
C10	25.00'	84°01'25"	36.66'	S 69°41'18" W	33.46'
C11	25.00'	94°28'04"	41.22'	S 19°33'26" E	36.71'
C12	1730.00'	0°12'15"	6.17'	N 66°41'20" W	6.17'
C13	25.00'	89°05'35"	38.87'	S 68°52'00" W	35.07'
C14	1970.00'	0°10'46"	6.17'	S 77°06'35" E	6.17'
C15	25.00'	89°23'20"	39.00'	S 58°06'22" W	35.17'
C16	25.00'	90°31'45"	39.50'	S 51°51'11" E	35.52'
C17	2330.00'	2°20'34"	95.27'	S 78°15'51" E	95.26'
C18	345.00'	3°48'51"	22.97'	N 25°38'08" W	22.96'
C19	1200.00'	5°49'26"	121.97'	S 24°45'53" W	121.92'
C20	900.00'	3°21'23"	52.72'	S 25°59'54" W	52.71'
C21	600.00'	18°41'24"	195.72'	N 57°45'25" W	194.86'
C22	1600.00'	1°48'30"	50.50'	N 67°49'10" W	50.50'
C23	600.00'	10°36'04"	111.01'	N 61°36'54" W	110.86'
C24	1700.00'	4°28'04"	132.56'	N 64°33'26" W	132.53'
C25	2000.00'	11°31'11"	402.11'	N 71°26'23" W	401.43'
C26	375.00'	37°08'25"	243.08'	S 05°09'30" E	238.85'
C27	2300.00'	0°31'00"	20.74'	N 76°50'48" W	20.74'
C28	25.00'	90°50'34"	39.64'	S 21°06'05" E	35.61'
C29	1970.00'	10°40'36"	367.10'	S 71°51'40" E	366.57'
C30	25.00'	89°29'44"	39.05'	S 58°09'34" W	35.20'
C31	345.00'	37°08'25"	223.64'	S 05°09'30" E	219.74'
C32	405.00'	37°08'25"	262.53'	N 05°09'30" W	257.96'
C33	25.00'	67°32'36"	38.20'	N 30°21'36" W	34.59'
C34	2030.00'	8°27'07"	299.45'	N 69°54'21" W	299.18'
C35	25.00'	53°07'48"	23.18'	S 87°45'18" W	22.36'
C36	50.00'	263°03'24"	229.56'	N 12°43'06" E	74.86'
C37	25.00'	29°55'35"	13.06'	S 50°43'00" E	12.91'
C38	25.00'	90°00'00"	39.27'	N 69°19'13" E	35.36'
C39	25.00'	87°18'53"	38.10'	N 19°20'14" W	34.52'
C40	1730.00'	0°40'16"	20.27'	N 62°39'33" W	20.27'
C41	25.00'	42°50'00"	18.69'	N 83°44'25" W	18.26'
C42	50.00'	265°40'01"	231.84'	N 27°40'36" E	73.33'
C43	25.00'	42°50'00"	18.69'	S 40°54'24" E	18.26'
C44	1670.00'	0°37'55"	18.42'	S 62°38'22" E	18.42'
C45	25.00'	89°22'05"	38.99'	N 72°21'38" E	35.16'
C46	25.00'	88°26'52"	38.59'	N 16°32'50" W	34.87'
C47	630.00'	4°27'24"	49.00'	N 58°32'34" W	48.99'
C48	25.00'	29°55'35"	13.06'	N 71°16'39" W	12.91'
C49	50.00'	263°03'24"	229.56'	N 45°17'15" E	74.86'
C50	25.00'	53°07'48"	23.18'	S 29°44'58" E	22.36'
C51	570.00'	4°08'23"	41.18'	S 58°23'03" E	41.18'
C52	25.00'	92°18'20"	40.28'	N 73°23'35" E	36.06'
C53	1170.00'	5°23'15"	110.01'	N 24°32'47" E	109.97'
C54	25.00'	79°16'12"	34.59'	N 17°46'56" W	31.89'
C55	630.00'	9°00'19"	99.02'	N 52°54'53" W	98.92'
C56	25.00'	29°55'35"	13.06'	N 63°22'30" W	12.91'
C57	50.00'	263°03'24"	229.56'	N 53°11'24" E	74.86'
C58	25.00'	53°07'48"	23.18'	S 21°50'49" E	22.36'
C59	570.00'	6°48'20"	67.70'	S 51°48'53" E	67.66'
C60	25.00'	102°55'48"	44.91'	N 73°19'04" E	39.11'

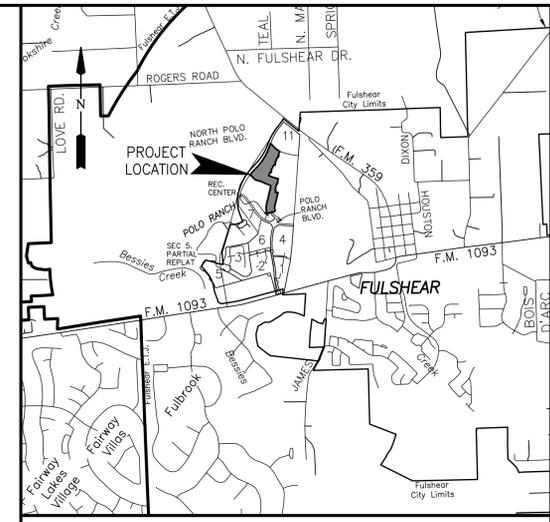
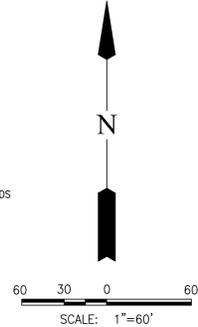
CALLED 219.527 ACRES
CENTURY LAND HOLDINGS OF TEXAS, LLC.
F.N. 2018074664
F.B.C.O.P.R.

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.108	4,720	RESTRICTED TO OPEN SPACE
B	0.126	5,497	RESTRICTED TO OPEN SPACE
C	0.800	34,833	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.108	4,714	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.110	4,803	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.106	4,612	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.086	3,753	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	0.038	1,668	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.483	64,599	

P.O.B.
NAD83 GRID COORDINATES
X= 2948030.4614
Y= 13613139.9335

POLO RANCH RECREATION CENTER
PLAT NO. 20200080
F.B.C.O.P.R.

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - ST.M.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - INDICATES STREET NAME CHANGE
 - R.O.W. INDICATES RIGHT-OF-WAY
 - A.E. INDICATES AERIAL EASEMENT
 - P.O.B. INDICATES POINT OF BEGINNING
 - F.N. INDICATES FILE NUMBER
 - RES. INDICATES RESERVE



VICINITY MAP
SCALE: 1" = 3,000'
KEY MAP NO. 483

- NOTES:**
- BENCHMARK: NGS MONUMENT HGCD 66; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX. ELEV. = 136.21 FEET NAVD88
 - TBM INDICATES TEMPORARY BENCHMARK: TBM 1: TOP OF 5/8 INCH IRON ROD WITH ALUMINUM DISK SET IN CONCRETE +/- 20 FEET NORTH OF THE CENTERLINE OF KATY FULSHEAR ROAD. THE POINT IS LOCATED +/- 310 FEET WEST OF THE CENTERLINE OF THE INTERSECTION KATY FULSHEAR ROAD AND FM 1463. ELEV. = 139.15 FEET NAVD88 TO ADJUST TO FORT BEND CO. LIDAR DATUM ADD 0.39 FEET.
 - ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
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 - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY FILE NO. 2018074664, DATED JULY 15, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
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 - THIS SUBDIVISION LIES WITHIN ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 00BSL AND 48157C 00BSL REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
 - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
 - ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
 - ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.

**PRELIMINARY PLAT OF
POLO RANCH
SECTION 12**

A SUBDIVISION OF 22.605 ACRES OF LAND SITUATED IN
THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT 29
FORT BEND COUNTY, TEXAS.

95 LOTS 8 RESERVES (1.483 ACRES) 3 BLOCKS
JULY 23, 2020 JOB NO. 2457-1112P.309

OWNERS:
CENTURY LAND HOLDINGS OF TEXAS, LLC
A COLORADO LIMITED LIABILITY COMPANY
D/B/A GRAND VIEW BUILDERS
CHRIS CHEW, DIVISION PRESIDENT
333 CYPRESS RUN, SUITE 300, HOUSTON, TEXAS 77094
PH: (281) 741-8946

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

August 4, 2020

Engineering Review

Preliminary Plat
Polo Ranch Section 12
City of Fulshear, Texas

For Information only:

1. This plat will create 95 lots in three (3) Blocks with eight (8) Reserves that cover an area of 22.605 acres.
2. This section consist of typical lots which are 50-foot by 125-foot along with lots that are 55-foot by 129-foot.
3. Access to this section will be from an extension of Polo Ranch Blvd. North and Grandstand Parkway.

Recommendations:

I recommend that this Preliminary Plat of Polo Ranch Section 12 be denied approval with the following considerations:

- A) The Plat needs a table showing how many lots in each section are the different lots widths call out in the Development Agreement.





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: 07/24/2020 Date Received by the City of Fulshear: _____
 Subdivision: FULSHEAR BEND DRIVE EXTENSION NO. 4 Development: CROSS CREEK RANCH

SUBMITTAL OF PLAT: (Check Appropriate Selection)

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

TYPE OF PLAT: (Check Appropriate Selection)

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

Plat Location: City _____ ETJ (Extraterritorial Jurisdiction)

Legal Description: 2.312 ACRES OF LAND LOCATED IN THE M. AUTREY SURVEY, A-100

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

Total Acreage: 2.312
 Number of Streets: 0
 Number of Lots: 0
 Number and Types of Reserves: 0
 Total Acres in Reserve: 0.0

Owner: CCR TEXAS HOLDINGS, L.P.
 Address: 5005 RIVERWAY, STE. 500
 City/State: HOUTSON, TX 77058
 Telephone: 713-980-9977
 Email Address: _____

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

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	\$557.80
Park Fees (due at Final Plat Application)	_____

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

Trey DeVillier

07/24/2020

SIGNATURE

TYPED OR PRINTED NAME/TITLE

DATE

August 4, 2020

Engineering Review

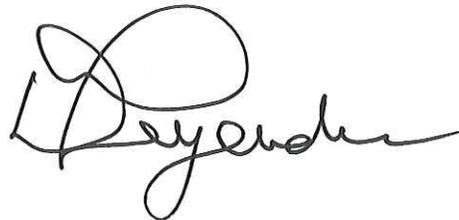
Final Plat
Fulshear Bend Drive Extension No. 4
Street Dedication
City of Fulshear, Fort Bend County, Texas

For Information only:

1. This plat will create approximately 1000 L.F. of Right-of-Way for Fulshear Bend Drive (100-foot width).
2. The Right-of-Way Extension will start on the West side of the intersection with West Cross Creek Bend and extend Northwest to the intersection with Future Texas Heritage Parkway.

Recommendations:

I recommend that this Final Plat of Fulshear Bend Drive Extension No. 4, Street Dedication be approved as submitted.

A handwritten signature in black ink, appearing to read "Clay & Leyendecker", written in a cursive style.