



*“FIND YOUR FUTURE IN FULSHEAR”*

6611 WEST CROSS CREEK BEND LANE/ PO BOX 279 ~ FULSHEAR, TEXAS 77441

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

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

CHAIRMAN- AMY PEARCE  
MEMBER- JOAN BERGER  
MEMBER- JOE WARDELL

**PLANNING & ZONING:**  
MEMBER- CHRISTOPHER MALLET  
MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH  
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

**STAFF:**  
CITY SECRETARY: Mariela Rodriguez

CITY ATTORNEY: Byron Brown

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# PLANNING AND ZONING COMMISSION MEETING AGENDA DECEMBER 2, 2022

**NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, DECEMBER 2, 2022 AT 8:30 A.M. IN THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 WEST CROSS CREEK BEND LANE, FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.**

Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, Charter Review Commission, 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.”

Notice Pertaining to Social Distancing Requirements: In accordance with the Texas Open Meetings Act, Chapter 551, Government Code, this meeting shall be open to the public, except as provided by said Act. However, any members of the public who attend the meeting are individually responsible for complying with any applicable proclamation or order issued by the governor or any local official which may be in effect at the time of the meeting, including but not limited to any restrictions which may require such members of the public to implement social distancing, to minimize social gatherings, or to minimize in-person contact with people who are not in the same household.

**1. Call to Order**

**2. Quorum**

**3. Citizen’s Comments**

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

**4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on November 4, 2022**

**5. Consideration and possible action to approve the Fulshear Main Street Preliminary Plat**

**6. Consideration and possible action to recommend approval of the Marcel Square Preliminary Plat**

**7. Consideration and possible action to recommend approval of the Fulbrook Plaza on Fulshear Creek Final Plat**

**8. Consideration and possible action to recommend approval of the McKinnon Storage Facility Final Plat**

**9. Discussion concerning possible updates to the Consolidated Development Ordinance (CDO)**

**10. 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, Mariela Rodriguez, Acting City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on Wednesday, November 23, 2022, 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.*

  *Mariela Rodriguez*\_\_\_\_\_

Mariela Rodriguez, Acting City Secretary



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CHAIRMAN- AMY PEARCE  
MEMBER- JOAN BERGER  
MEMBER- JOE WARDELL

**PLANNING & ZONING:**  
MEMBER- CHRISTOPHER MALLETT  
MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH  
MEMBER- JOHN DOWDALL

CITY MANAGER: Jack Harper

**STAFF:**  
CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: Byron Brown

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## PLANNING AND ZONING COMMISSION MEETING MINUTES NOVEMBER 4, 2022

### 1. Call to Order

*A MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, NOVEMBER 04, 2022, AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W CROSS CREEK BEND LANE, FULSHEAR TEXAS 77441*

### 2. Quorum

*A QUORUM WAS PRESENT.*

#### **MEMBERS PRESENT**

*AMY PEARCE  
JOAN BERGER  
DAR HAKIMZADEH  
GREGORY EHMAN  
JOE WARDELL  
JOHN DOWDALL  
CHRISTOPHER MALLETT*

#### **CITY STAFF PRESENT**

*MARIELA RODRIGUEZ  
ZACH GOODLANDER  
CLIFF BROUHARD*

BYRON BROWN  
JESUS ESCOBAR  
KERRI SIGLER  
RODRIGO RODRIGUEZ

**OTHERS PRESENT**

GERALD GRISSOM  
JEFF MARTIN  
KAYE KAHLICH  
JOEL PATTERSON  
SARAH B JOHNSON  
ANDREW K.  
AND ABOUT 5 OTHERS THAT DID NOT SIGN IN.

**3. Citizen's Comments**

*Citizen 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.*

*JEFF MARTIN, RESIDENT OF CCR, SPOKE AGAINST THE UPDATE TO THE CROSS CREEK RANCH GENERAL PLAN.*

**4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on October 7, 2022**

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO APPROVE THE MINUTES FROM PLANNING AND ZONING COMMISSION MEETING HELD ON OCTOBER 7, 2022. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, BERGER, HAKIMZADEH, EHMAN, WARDELL, DOWDALL, MALLETT*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

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

*ZACH GOODLANDER INTRODUCED THIS ITEM AND GAVE SOME BACKGROUND REGARDING THE 2006 DEVELOPMENT AGREEMENT.*

*THE PLANNING AND ZONING MEMBERS EXPRESSED THEIR CONCERNS.*

*TODD HAMILTON WITH JOHNSON DEVELOPMENT AND CITY STAFF ANSWERED QUESTIONS FROM THE MEMBERS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND DENIAL PENDING ADDITIONAL INFORMATION TO THE UPDATE OF THE CROSS CREEK RANCH GENERAL PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING (ROLL CALL) VOTE:*

*AYES: WARDELL  
EHMAN  
BERGER  
PEARCE  
HAKIMZADEH  
MALLET  
DOWDALL*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

**6. Consideration and possible action to recommend approval of the Venterra Cross Creek Ranch Final Plat**

*GERALD GRISSOM WITH BGE EXPLAINED TO THE MEMBERS THAT THIS PLAT IS FOR AN UNRESTRICTED RESERVE DEVELOPMENT.*

*PER ZACH GOODLANDER, ALL COMMENTS WERE MET AND THIS PLAT IS RECOMMENDED FOR APPROVAL.*

*TODD HAMILTON WITH JOHNSON DEVELOPMENT AND CITY STAFF ANSWERED QUESTIONS FROM THE MEMBERS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE VENTERRA CROSS CREEK RANCH FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLET. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL, DOWDALL, MALLET*

*NAYS:*

*ABSTAIN:*

ABSENT:

**7. Consideration and possible action to recommend approval of the Petsuites Cross Creek Ranch Final Plat**

*CLIFF BROUHARD EXPLAINED THAT THE SMALL ERROR HAS BEEN CORRECTED AND IS NOW RECOMMENDED FOR APPROVAL.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE PETSUITES CROSS CREEK RANCH FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL, DOWDALL, MALLET*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

**8. Consideration and possible action to recommend approval of the Lamar CISD Elementary School No. 33 Final Plat**

*PER CLIFF BROUHARD THE SMALL ISSUE HAS BEEN CORRECTED AND THIS PLAT IS NOW RECOMMENDED FOR APPROVAL.*

*CLIFF ANSWERED QUESTIONS FROM THE MEMBERS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER BERGER TO RECOMMEND APPROVAL OF THE LAMAR CISD ELEMENTARY SCHOOL NO. 33 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL, DOWDALL, MALLET*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

**9. Consideration and possible action to recommend approval of the Jordan Ranch Detention Basins 9 and 10 Final Plat**

*PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE JORDAN RANCH DETENTION BASINS 9 AND 10 FINAL PLAT. IT WAS*

*SECONDED BY PLANNING AND ZONING MEMBER BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL, DOWDALL, MALLETT*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

**10. Consideration and possible action to recommend approval of the Fulshear Lakes Way and Lou Waters Parkway Street Dedication Final Plat.**

*PER CLIFF THIS PLAT IS RECOMMENDED FOR APPROVAL AS SUBMITTED.*

*ZACH GOODLANDER AND CLIFF BROUHARD ANSWERED QUESTIONS FROM THE MEMBERS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE FULSHEAR LAKES WAY AND LOU WATERS PARKWAY STREET DEDICATION FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER MALLETT. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL, DOWDALL, MALLETT*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

**11. Consideration and possible action to recommend approval of an update to the Tamarron West Master Sign Plan**

*LIZ WITH DR HORTON AND MIKE CONNELL WITH PREFECT IMAGE SIGNS GAVE SOME BACKGROUND ON THE KIND OF SIGN POSTINGS THE COMPANY DOES.*

*BOTH ANSWERED QUESTIONS FROM THE MEMBERS.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF AN UPDATE TO THE TAMARRON WEST MASTER SIGN PLAN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL, DOWDALL, MALLETT*

*NAYS:*

*ABSTAIN:*

ABSENT:

**12. Discussion and possible action to recommend standards for signs within roundabout intersections**

*TODD HAMILTON WITH JOHNSON DEVELOPMENT ANSWERED QUESTIONS FROM THE MEMBERS AND EXPLAINED THAT EITHER THE HOA OR MUD WILL MAINTAIN THE ROUNDABOUT.*

*THE PLANNING AND ZONING MEMBERS EXPRESSED A DESIRE TO HAVE A JOINT MEETING WITH CITY COUNCIL TO FURTHER DISCUSS THIS TOPIC.*

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO TABEL THIS ITEM UNTIL THE NEXT MEETING. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL, DOWDALL, MALLET*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

**13. Adjournment**

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

*AYES: PEARCE, HAKIMZADEH, BERGER, EHMAN, WARDELL, DOWDALL, MALLET*

*NAYS:*

*ABSTAIN:*

*ABSENT:*

*CHAIRMAN PEARCE ADJOURNED THE MEETING AT 10:12 A.M.*





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

**Subdivision/Development Platting Application**

Date: 11/18/2022

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

Subdivision: \_\_\_\_\_ Development: Fulshear Main Street

**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 5.999 acres, situated in the C. Fulshear Survey, Abstract No. 29

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

Total Acreage: 5.999  
 Number of Streets: N/A  
 Number of Lots: N/A  
 Number and Types of Reserves: 1 Commercial Reserve  
 Total Acres in Reserve: 5.999

Owner: MS Huggins, LLC  
 Address: 520 Post Oak Blvd, Suite 380  
 City/State: Houston, Texas  
 Telephone: 713-828-7995  
 Email Address: NWade@mainstcp.com

Engineer/Planner: Windrose Land Services  
 Contact Person: Amber Whiting  
 Telephone: 346-998-4044  
 Fax Number: N/A  
 Email Address: amber.whiting@windroseservices.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<b>\$ 574.99</b>
Park Fees (due at Final Plat Application)	_____

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

SIGNATURE

Amber Whiting

TYPED OR PRINTED NAME/TITLE

11/18/2022

DATE

STATE OF TEXAS  
COUNTY OF FORT BEND

We, MS Huggins, LLC, a Texas limited liability company, acting by and through MS Retail DP, LLC, a Texas limited liability company, its Manager, acting by and through Neal Wade and Anderson Smith, owners of the property directly affected by this plat, being FULSHEAR MAIN STREET, as indicated hereon, do hereby consent to this plat for the purposes herein expressed.

IN TESTIMONY WHEREOF, the MS Huggins, LLC, a Texas limited liability company, has caused these presents to be signed by Neal Wade and Anderson Smith of MS Retail DP, LLC, a Texas limited liability company, its Manager, and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

MS Huggins, LLC, Texas limited liability company

By: MS Retail DP, LLC, a Texas limited liability company, its Manager

By: \_\_\_\_\_  
Neal Wade

By: \_\_\_\_\_  
Anderson Smith

STATE OF TEXAS  
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Neal Wade and Anderson Smith of MS Retail DP, LLC, a Texas limited liability company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the  
State of Texas

My Commission Expires:

I, Robert Kness, 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.



Robert Kness  
Registered Professional Land Surveyor  
Texas Registration No. 6486

I, Robert Kness, do hereby certify that all existing encumbrances, such as various types of easements both public and private, fee strips and all significant topographical features which would affect the physical development of the property illustrated on this plat are accurately identified and located and further certify that this plat represents all of the contiguous land which the owner owns or has a legal interest in.

Robert Kness  
Registered Professional Land Surveyor  
Texas Registration No. 6486

ENGINEER'S PLAT AFFIDAVIT

I, \_\_\_\_\_, a Professional Engineer registered in the state of Texas do hereby certify that this plat meets all the requirements of Fort Bend County to the best of my knowledge.

(Signature and Title)

This is to certify that the City Manager and City Engineer of the City of Fulshear, Texas, has approved this plat and subdivision of FULSHEAR MAIN STREET in conformance with the laws of the State of Texas and Ordinance No. 2013-1091 - Section 12 of the City of Fulshear is shown hereon on and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Jack Harper  
City Manager

By: \_\_\_\_\_  
David Leyendecker  
City Engineer

### DESCRIPTION

A TRACT OR PARCEL CONTAINING 5.999 ACRES OR 261,302 SQUARE FEET OF LAND SITUATED IN THE C. FULSHEAR SURVEY, ABSTRACT NO. 29, FORT BEND COUNTY, TEXAS, BEING THE RESIDUE OF A CALLED 9.600 ACRE TRACT OF LAND CONVEYED TO THOMAS R. BLACKBURN AS RECORDED UNDER FORT BEND COUNTY CLERKS FILE (F.B.C.C.F.) NO. 200500812, WITH SAID 5.999 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "KALKOMEY" FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF F.M. HIGHWAY 359 / A.K.A. MAIN STREET (60' WIDTH) AS RECORDED UNDER VOLUME (VOL.) 264, PAGE (PG.) 355, VOL. 264, PG. 123 AND VOL. 264, PG. 310 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.) MARKING THE COMMON WESTERLY CORNER OF SAID 9.600 ACRE TRACT AND RESTRICTED RESERVE "A", BLOCK 1 OF FULSHEAR PROFESSIONAL PARK, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20090068 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID NORTHEASTERLY R.O.W. LINE OF F.M. HIGHWAY 359 / A.K.A. MAIN STREET, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1,950.08 FEET, A CENTRAL ANGLE OF 05 DEG. 20 MIN. 50 SEC., AN ARC LENGTH OF 181.99 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 29 DEG. 52 MIN. 05 SEC. WEST, - 181.93 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND MARKING THE MOST SOUTHERLY CORNER OF A CALLED 1.849 ACRE TRACT OF LAND CONVEYED TO THE CITY OF FULSHEAR, TEXAS AS RECORDED UNDER F.B.C.C.F. NO. 2020130665;

THENCE, ALONG THE SOUTHERLY LINE OF SAID 1.849 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

NORTH 10 DEG. 39 MIN. 14 SEC. EAST, A DISTANCE OF 57.79 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND MARKING AN ANGLE POINT;

NORTH 54 DEG. 27 MIN. 32 SEC. EAST, A DISTANCE OF 17.91 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND MARKING A POINT OF CURVATURE;

WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 33 DEG. 11 MIN. 49 SEC., AN ARC LENGTH OF 457.72 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 71 DEG. 03 MIN. 27 SEC. EAST, - 451.35 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND MARKING A POINT OF TANGENCY;

NORTH 87 DEG. 39 MIN. 21 SEC. EAST, A DISTANCE OF 421.33 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "#1535, #4035" FOUND ON THE COMMON LINE OF SAID 9.600 ACRE TRACT AND A CALLED 2 ACRE TRACT OF LAND CONVEYED TO JOHN D. McCANN AS RECORDED UNDER F.B.C.C.F. NO. 201703589 MARKING THE COMMON SOUTHERLY CORNER OF SAID 1.849 ACRE TRACT AND A CALLED 0.2536 ACRE TRACT OF LAND CONVEYED TO THE CITY OF FULSHEAR, TEXAS AS RECORDED UNDER F.B.C.C.F. NO. 202126586, FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 06 DEG. 42 MIN. 23 SEC. EAST ALONG THE COMMON LINE OF SAID 9.600 ACRE TRACT AND SAID 2 ACRE TRACT, A DISTANCE OF 287.71 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID 9.600 ACRE TRACT, SAID 2 ACRE TRACT, BLOCK 28 OF TOWN OF FULSHEAR, MAP OR PLAT THEREOF RECORDED UNDER VOL. U, PG. 180, F.B.C.D.R. AND S.W.S. STREET (60' WIDTH) AS RECORDED UNDER VOL. U, PG. 180, F.B.C.D.R., FOR THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 82 DEG. 48 MIN. 33 SEC. WEST ALONG THE COMMON LINE OF SAID 9.600 ACRE TRACT, SAID BLOCK 28, WILSON STREET (60' WIDTH) AS RECORDED UNDER VOL. U, PG. 180, F.B.C.D.R. AND SAID RESTRICTED RESERVE "A", A DISTANCE OF 822.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.999 ACRES OR 261,302 SQUARE FEET OF LAND.

### GENERAL NOTES

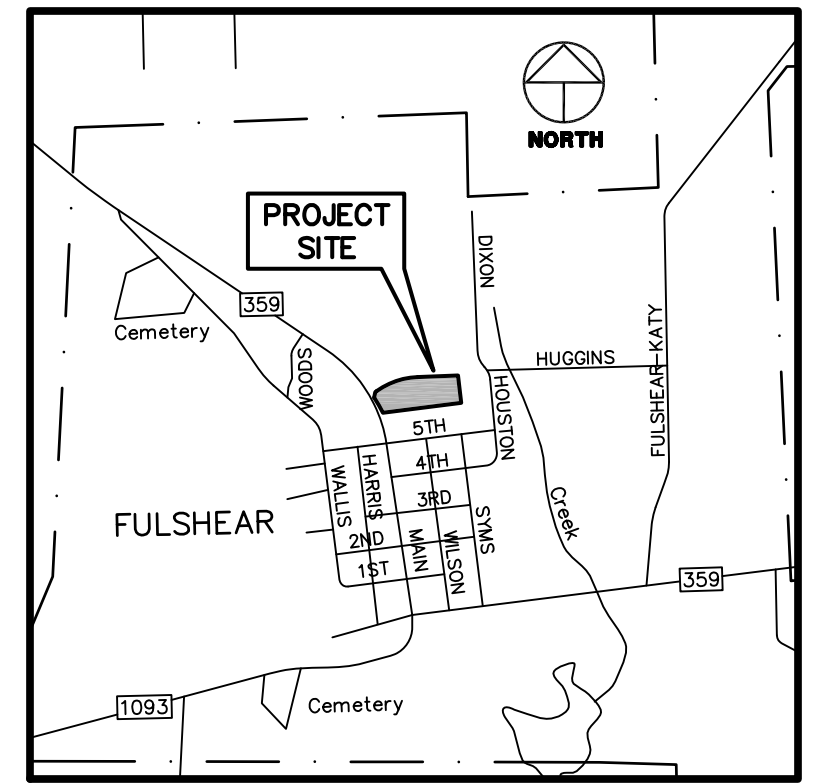
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999880935.
- ALL OF THE PROPERTY LOCATED WITHIN THE FOREGOING PLAT IS LOCATED WHOLLY WITHIN THE CITY OF FULSHEAR, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CSD, FORT BEND COUNTY, TEXAS.
- THERE ARE NO PIPELINES/PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 481570089M (REVISED) DATED JANUARY 29, 2021, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF \_\_\_\_\_ FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). HOWEVER, THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF TWENTY-FOUR (24) INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB, OR IN THE ABSENCE OF A CURB, TWENTY-FOUR (24) INCHES ABOVE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION, OR TWELVE (12) INCHES ABOVE THE DOWN GRADIENT ROADWAY OR ANY DOWN GRADIENT DRAINAGE RESTRAINT.
- THIS PLAT LIES WITHIN LIGHT ZONE 23 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 10°39'14" E	57.79'
L2	N 54°27'32" E	17.91'

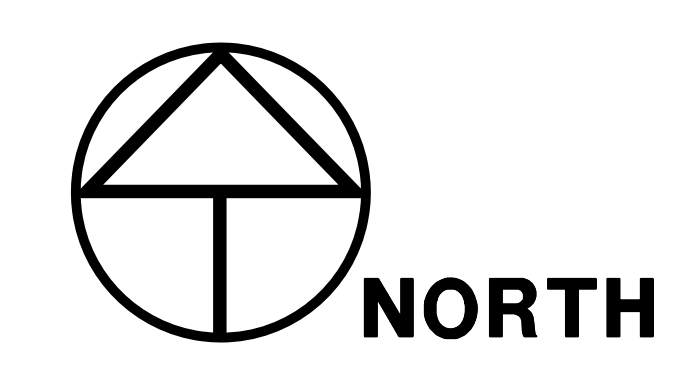
CURVE CHART				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1,950.08'	5°20'50"	181.99'	N 29°52'05" W 181.93'
C2	790.00'	33°11'49"	457.72'	N 71°03'27" E 451.35'

### ABBREVIATIONS

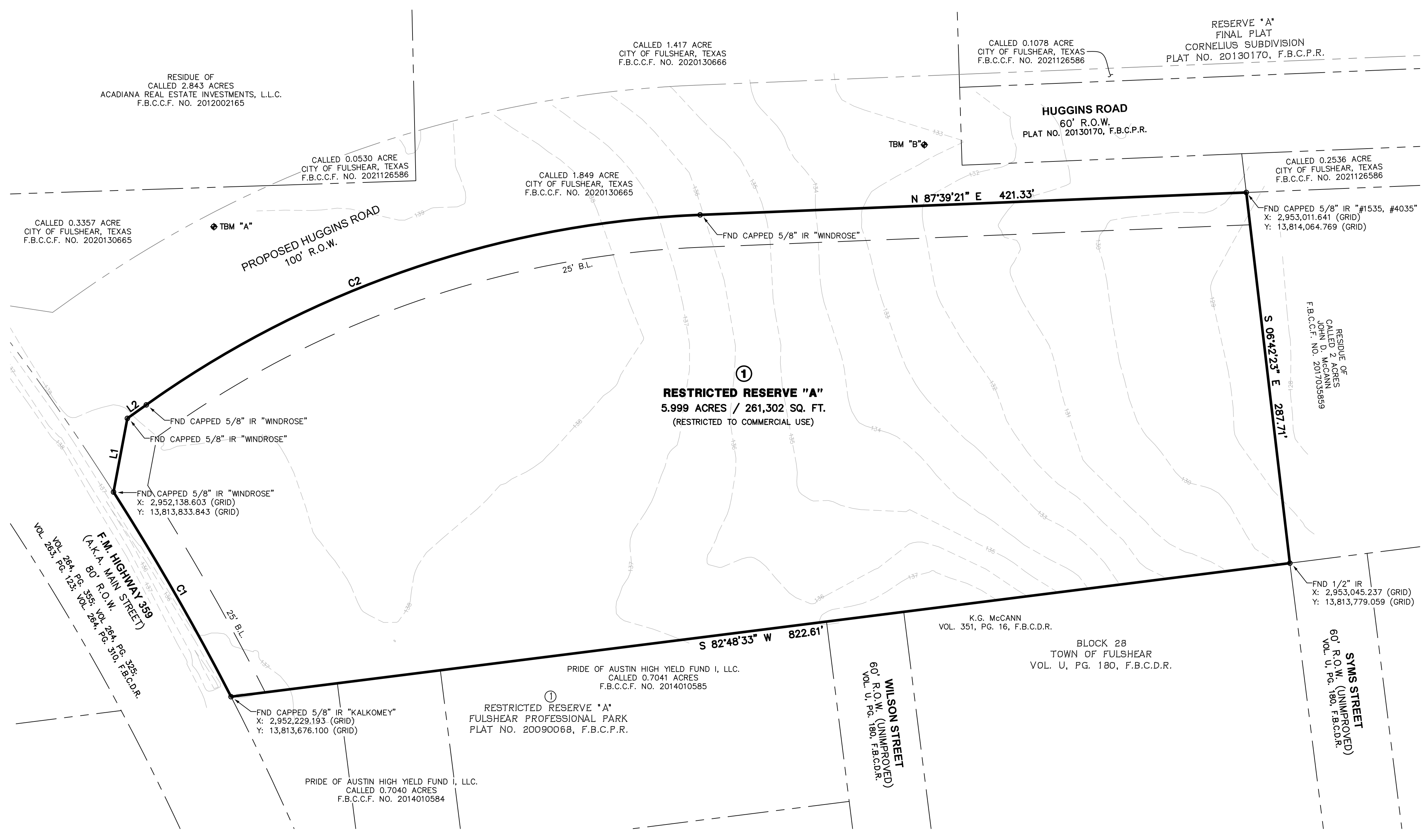
- FND - FOUND
- F.C. - FILM CODE
- F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- A.E. - AERIAL EASEMENT
- B.L. - BUILDING LINE
- S.S.E. - SANITARY SEWER EASEMENT
- ST.S.E. - STORM SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- W.L.E. - WATER LINE EASEMENT
- ⊙ - SET 5/8" CAPPED IR "WINDROSE LAND SERVICES"



CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2000'



50 0 50 100 150 Feet  
GRAPHIC SCALE: 1" = 50'



I, Laura Richard, County Clerk in and for Fort Bend County, do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_, and duly recorded on \_\_\_\_\_, 20\_\_\_\_, in Plat No. \_\_\_\_\_ of the Map Records of Fort Bend County, for said county.

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

Laura Richard  
Clerk of the County Court  
of Fort Bend County, Texas  
By: \_\_\_\_\_  
Deputy

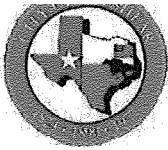
**FULSHEAR MAIN STREET**  
A SUBDIVISION OF  
5.999 AC. / 261,302 SQ. FT.  
SITUATED IN THE  
C. FULSHEAR SURVEY  
ABSTRACT NO. 29  
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE  
NOVEMBER 2022  
Owner  
MS Huggins, LLC,  
a Texas limited liability company  
520 Post Oak Blvd, Suite 380  
Houston, TX 77027  
Surveyor



11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

Z:\34341-FORT BEND MOBILITY PROJECT-HUGGINS ROAD\PLAT\20221114-PLAT-FULSHEAR MAIN STREET-5433-11/14/22



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

**Subdivision/Development Platting Application**

Date: 11/18/2022 Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: \_\_\_\_\_ Development: Marcel Square

**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: 0294 Morris and Cummings, Tract 4 (pt)

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

Total Acreage: 1.989  
 Number of Streets: N/A  
 Number of Lots: N/A  
 Number and Types of Reserves: 1 UNRESTRICTED RESERVE  
 Total Acres in Reserve: 1.989

Owner: Marcel Square, LLC  
 Address: 25 Doe Run Drive  
 City/State: The Woodlands, TX 77380  
 Telephone: 281-363-1336  
 Email Address: N/A

Engineer/Planner: Windrose Land Services  
 Contact Person: Amber Whiting  
 Telephone: 346-998-4044  
 Fax Number: N/A  
 Email Address: amber.whiting@windroseservices.com

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)	
<b>TOTAL PLATTING FEE</b>	<b><u>\$524.86</u></b>
Park Fees (due at Final Plat Application)	_____

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

Amber Whiting Amber Whiting 11/18/2022  
 SIGNATURE TYPED OR PRINTED NAME/TITLE DATE



STATE OF TEXAS  
COUNTY OF FORT BEND

We, Marcel Square, LLC, acting by and through Vernon Veldekens, Manager, owner, hereinafter referred to as Owners of the 1.989 acre tract described in the above and foregoing plat of MARCEL SQUARE, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional 11 feet six inches for ten feet perimeter ground easements; five feet six inches for 16 feet perimeter ground easements; or seven feet six inches for 14 feet perimeter ground easements, from a plane 16 feet above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals 21 feet six inches in width.

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

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

FURTHER, 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 bays, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose 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 plat and adjacent to any drainage easement, ditch, gully, creek or other natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting 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 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 that this site has complied with and has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the Marcel Square, LLC, has caused these presents to be signed by Vernon Veldekens, Manager, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: Marcel Square, LLC

Vernon Veldekens, Manager

STATE OF TEXAS  
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared, Vernon Veldekens, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for the State of Texas  
My Commission Expires:

Matthew Carpenter  
Registered Professional Land Surveyor  
Texas Registration No. 6942

This is to certify that the City Manager and City Engineer of the City of Fulshear, Texas, has approved this plat and subdivision of MARCEL SQUARE in conformance with the laws of the State of Texas and Ordinance No. 2013-1091 - Section 12 of the City of Fulshear is shown hereon on and authorized the recording of this plat

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: Jack Harper  
City Manager

By: David Leyendecker  
City Engineer

GENERAL NOTES

- 1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN CITY PLANNING LETTER GF FILE NUMBER 2791022-08483 OF OCTOBER 02, 2022 ISSUED DATE OF SEPTEMBER 18, 2022 AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HERON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999850430.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0105L REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADOWED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. ALL PROPERTY CORNERS ARE MARKED WITH A 5/8-INCH CAPPED IRON ROD STAMPED "WINDROSE", UNLESS OTHERWISE INDICATED.
5. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
6. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 137.00 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). HOWEVER, THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF TWENTY-FOUR (24) INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB, OR IN THE ABSENCE OF A CURB, TWENTY-FOUR (24) INCHES ABOVE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION, OR TWELVE (12) INCHES ABOVE THE DOWN GRADIENT ROADWAY OR ANY DOWN GRADIENT DRAINAGE RESTRAINT.
7. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
8. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
9. THERE ARE PIPELINES/PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
10. THIS PLAT LIES WITHIN LIGHT ZONE Z3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
11. ALL OF THE PROPERTY LOCATED WITHIN THE FOREGOING PLAT IS LOCATED WHOLLY WITHIN THE CITY OF FULSHEAR, FORT BEND COUNTY DRAINAGE DISTRICT, KATY ISD, FORT BEND MUD 171, AND FORT BEND COUNTY, TEXAS.

BENCHMARK PUBLISHED ELEVATION - 127.37'

NOS BENCHMARK NO. E 1280 IS A STAINLESS STEEL ROD WITH A BENCHMARK DISK STAMPED "E 1280 1978" ABOUT 4.8 MILES EAST ALONG F.M. 1093 FROM THE SOUTHERN PACIFIC RAILROAD STATION IN FULSHEAR, 1.6 MILES EAST ALONG 1093 FROM THE JUNCTION OF F.M. 1463 & F.M. 399, 0.1 MILE NORTH OF A POWER POLE SUBSTATION, 40 FEET NORTH OF THE CENTERLINE OF THE ROAD, 20.5 FEET FROM THE CENTERLINE OF A FIELD ROAD AND GATE LEADING NORTH, 2.5 FEET WEST-NORTHWEST OF A POWER POLE (#1405) AND 1 FOOT SOUTH OF A FENCE. ELEV = 127.37 (NAVD, 1988)

TEMPORARY BENCHMARK 312 ELEVATION - 135.82'

TEMPORARY BENCHMARK "C" BEING A CUT BOX ON CONCRETE INLET, LOCATED APPROXIMATELY 445 FEET ON A NORTHERLY DIRECTION FROM THE INTERSECTION OF THE WEST R.O.W. LINE OF SKYLINE DRIVE AND NORTH R.O.W. LINE OF FARM TO MARKET 1093 ROAD.

Table with 6 columns: CURVE, RADIUS, DELTA, LENGTH, BEARING, CHORD. It lists curve data for C1 and C2.

DESCRIPTION OF 1.989 ACRES

A TRACT OR PARCEL CONTAINING 1.989 ACRES OR 86,643 SQUARE FEET OF LAND, SITUATED IN THE MORRIS & CUMMINGS SURVEY, ABSTRACT NO. 294, FORT BEND COUNTY, TEXAS, BEING A PORTION OF A THE REMAINDER OF A CALLER 42.53 ACRES DESCRIBED IN DEED TO COR TEXAS HOLDINGS, L.P., AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2012038960, WITH SAID 1.989 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDRIES AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM;

BEGINNING AT A CAPPED 1/2" IRON ROD STAMPED "BGE" FOUND ON THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF FARM TO MARKET 1093 ROAD (R.O.W. VARIES) AS RECORDED UNDER VOLUME 243, PAGE 169, FORT BEND COUNTY DEED RECORDS AND F.B.C.C.F. NO. 2017044981 AND THE WEST R.O.W. LINE OF SKYLINE DRIVE (60 FOOT R.O.W.) AS RECORDED UNDER PLAT NO. 20200019, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), MARKING A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 83 DEG. 00 MIN. 24 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID FARM TO MARKET 1093 ROAD, A DISTANCE OF 275.35 FEET TO A CAPPED 5/8" INC IRON ROD STAMPED "BGE" FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 07 DEG. 11 MIN. 24 SEC. WEST, OVER AND ACROSS SAID 42.53 ACRES, A DISTANCE OF 278.97 FEET TO A CAPPED 5/8" INC IRON ROD STAMPED "BGE" FOUND ON THE SOUTH LINE OF UNRESTRICTED RESERVE "A", BLOCK 1, ALDERS AT CROSS CREEK RANCH AS RECORDED UNDER PLAT NO. 20200081, F.B.C.P.R., FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 83 DEG. 00 MIN. 02 SEC. EAST, WITH THE SOUTH LINE OF SAID RESTRICTED RESERVE "A", A DISTANCE OF 326.60 FEET TO A CAPPED 5/8" INCH IRON ROD STAMPED "WINDROSE" FOUND ON THE WEST R.O.W. LINE OF SAID SKYLINE DRIVE, FOR THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "A" AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

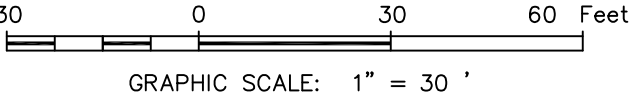
THENCE, SOUTH 00 DEG. 31 MIN. 18 SEC. EAST, WITH THE WEST R.O.W. LINE OF SAID SKYLINE DRIVE, A DISTANCE OF 181.44 FEET TO A CAPPED 1/2" INCH IRON ROD STAMPED "BGE" FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING WITH THE WEST R.O.W. LINE OF SAID SKYLINE DRIVE WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 05 DEG. 27 MIN. 39 SEC., AN ARC LENGTH OF 34 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEG. 15 MIN. 07 SEC. EAST - 74.31 FEET TO A CAPPED 1/2" INCH IRON ROD STAMPED "BGE" FOUND FOR A POINT OF REVERSE CURVATURE;

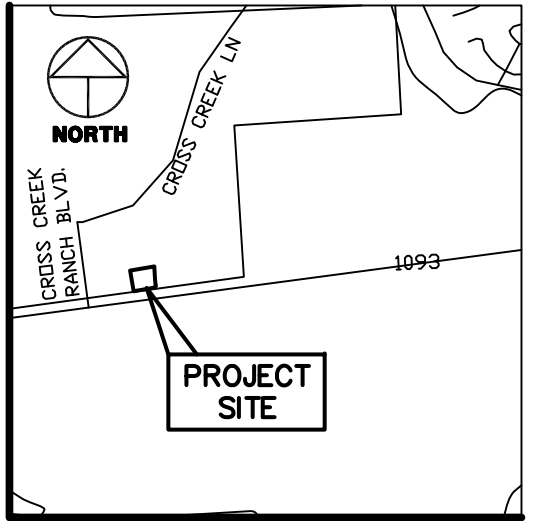
THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88 DEG. 59 MIN. 20 SEC., AN ARC LENGTH OF 38.83 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 38 DEG. 30 MIN. 44 SEC. WEST - 35.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.989 ACRES OR 86,643 SQUARE FEET OF LAND.

ABBREVIATIONS

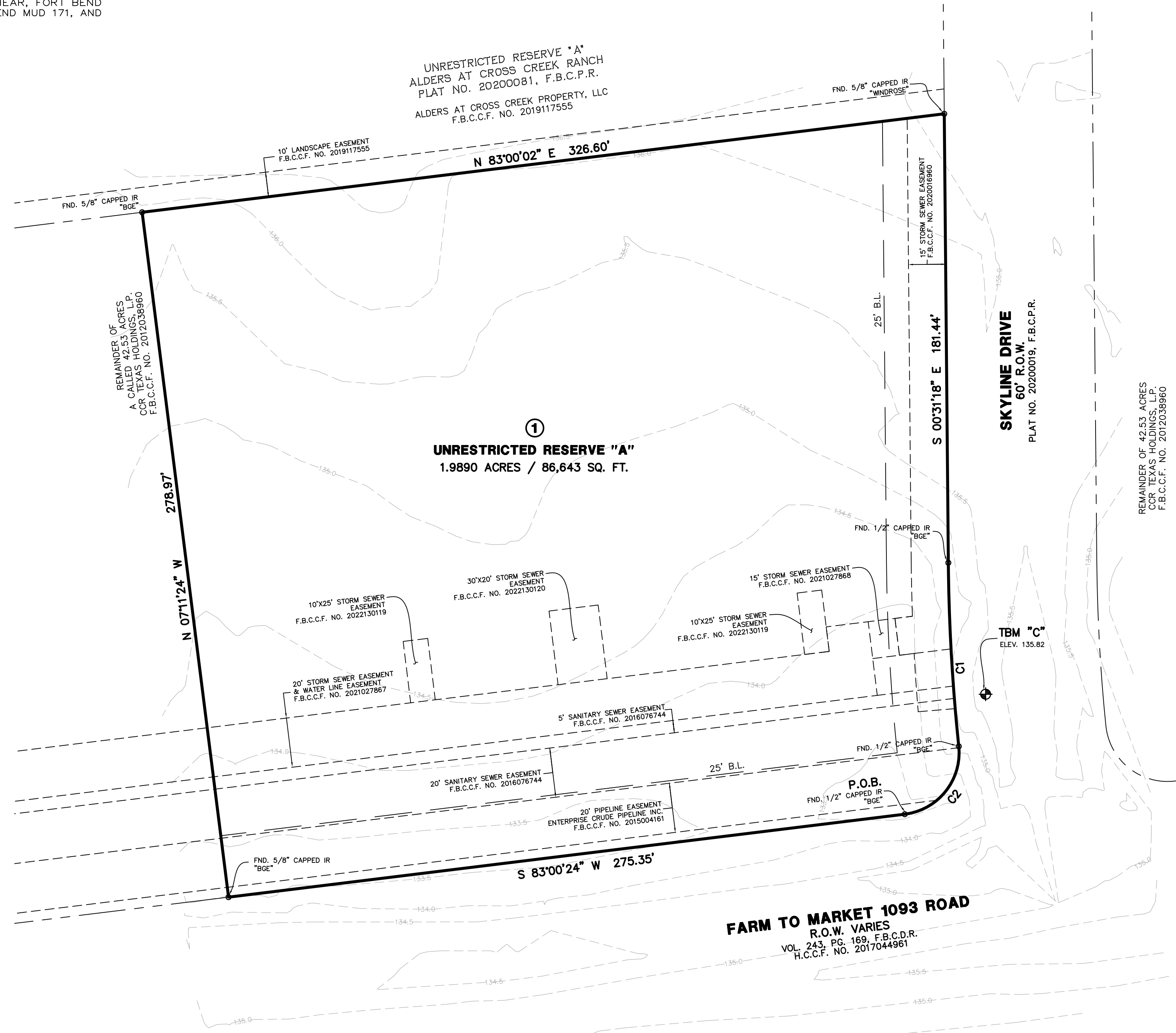
- FND - FOUND
W.C.C.F. - WALLER COUNTY CLERK FILE
W.C.D.R. - WALLER COUNTY DEED RECORDS
W.C.M.R. - WALLER COUNTY MAP RECORDS
W.C.P.R. - WALLER COUNTY PLAT RECORDS
O.P.R.W.C. - OFFICIAL PUBLIC RECORDS OF WALLER COUNTY
VOL. - VOLUME
IR - IRON ROD
NO. - NUMBER
PS. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
AC. - ACRES
U.E. - UTILITY EASEMENT
S.E. - AERIAL EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
T.B.M. - TEMPORARY BENCH MARK
B.L. - BUILDING LINE
W.M.E. - WATER METER EASEMENT
D.E. - DRAINAGE EASEMENT



NORTH



WALLER COUNTY, TEXAS
VICINITY MAP
SCALE: 1"=3000'



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 \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_, and duly recorded on \_\_\_\_\_, 20\_\_\_\_, in Plat No. \_\_\_\_\_ of the Map Records of Fort Bend County, for said county.

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

Laura Richard
Clerk of the County Court of Fort Bend County, Texas
By: \_\_\_\_\_ Deputy

PRELIMINARY PLAT
MARCEL SQUARE
A SUBDIVISION OF 1.989 AC. / 86,643 SQ. FT.
SITUATED IN THE MORRIS & CUMMINGS SURVEY, ABSTRACT NO. 294 FORT BEND COUNTY, TEXAS
I BLOCK I RESERVE
NOVEMBER 2022
Owner
MARCEL SQUARE, LLC
25 Doe Run Drive
The Woodlands, TX 77380
281-363-1336





CITY OF FULSHEAR

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

Subdivision/Development Platting Application

Date: 10-28-2022 Date Received by the City of Fulshear:
Subdivision: FULBROOK PLAZA ON FULSHEAR CREEK Development: FULBROOK ON FULSHEAR CREEK PLANNED COMMUNITY

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: 3.272 AC.

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

Total Acreage: 3.272 AC.
Number of Streets: 0
Number of Lots: 0
Number and Types of Reserves: UNRESTRICTED
Total Acres in Reserve: 3.272 AC.

Owner: FULSHEAR LAND INV. PARTNERS, LTD, LIMITED PART. A TEXAS
Address: 1600 W. LOOP SOUTH # 2600
City/State: HOUSTON, TEXAS 77027
Telephone: 713-623-2466
Email Address: DCANNON@TRENDDVELOPMENT.COM

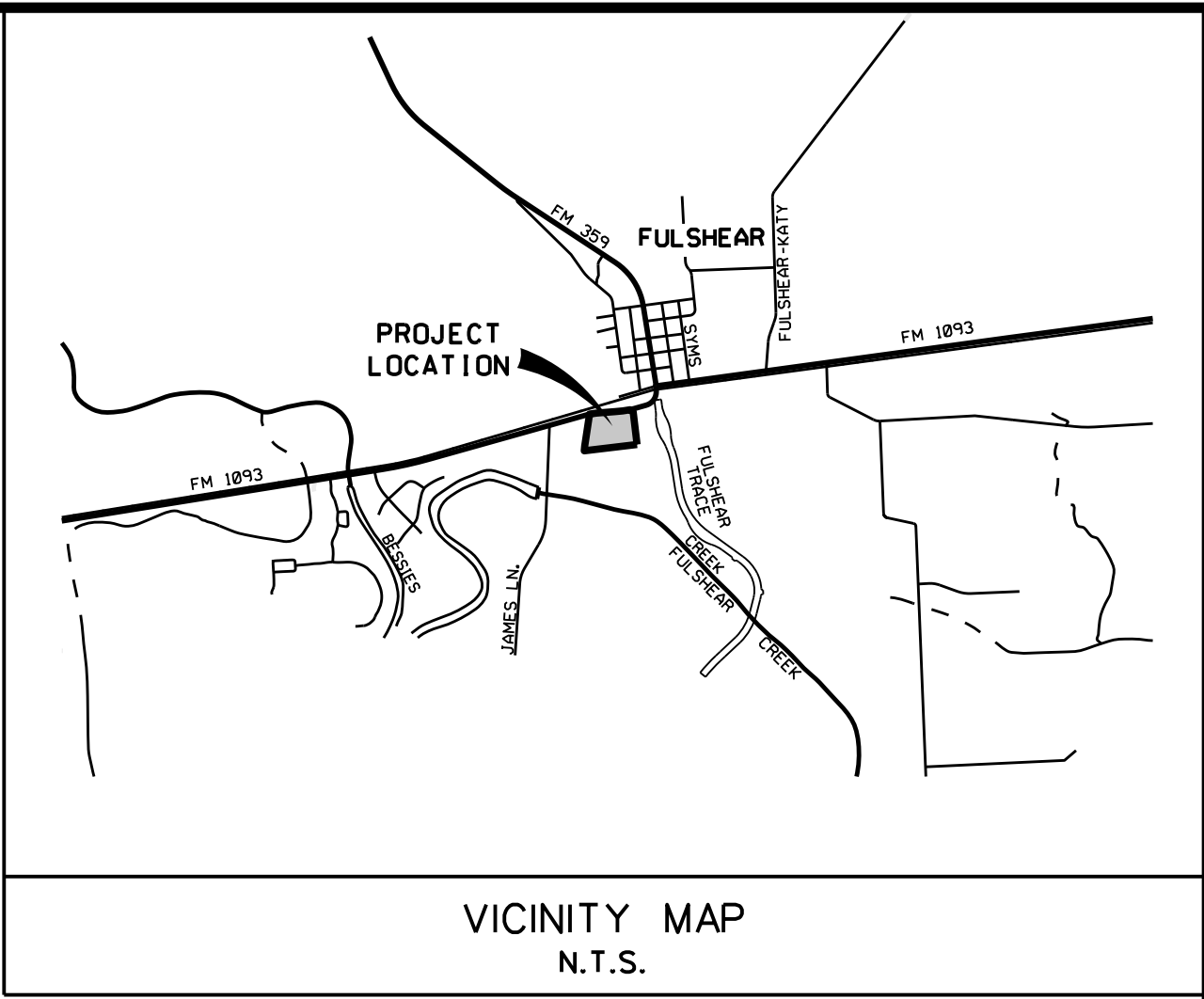
Engineer/Planner: COSTELLO, INC.
Contact Person: ALEX KHOSH
Telephone: 713-783-7788
Fax Number: 713-783-3580
Email Address: AKHOSH@KHLA@COSTELLOINC.COM

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 \$581.80, and Park Fees.

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.

J. Delarosa Signature: JORJEL DELAROSA, SR./ PLAT COORDINATOR Date: 10-28-2022





STATE OF TEXAS  
COUNTY OF FORT BEND

WE, FULSHEAR LAND INVESTMENT PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH DUNCAN K. UNDERWOOD, ITS VICE PRESIDENT AS OWNERS OF THE 3.272 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FULBROOK PLAZA ON FULSHEAR CREEK, DO HEREBY MAKE AND ESTABLISHED SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, 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 OTHER 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 OPERATION 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, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF FULBROOK PLAZA ON FULSHEAR CREEK, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATED TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, FULSHEAR LAND INVESTMENT PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DUNCAN K. UNDERWOOD, ITS VICE PRESIDENT

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

FULSHEAR LAND INVESTMENT PARTNERS, LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
DUNCAN K. UNDERWOOD, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DUNCAN K. UNDERWOOD, VICE PRESIDENT, OF FULSHEAR LAND INVESTMENT PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

I, JOSEPH B. MAY AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

JOSEPH B. MAY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5484

I, A. KHOSHAKHLAGH, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF FULSHEAR.

A. KHOSHAKHLAGH  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 101133

THIS PLAT OF FULBROOK PLAZA ON FULSHEAR CREEK, IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS.

THIS DAY \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_  
AMY PEARCE, CHAIRMAN

BY: \_\_\_\_\_  
DAR HAKIMZADEH, CO-CHAIRMAN

THIS PLAT OF FULBROOK PLAZA ON FULSHEAR CREEK, WAS APPROVED ON \_\_\_\_\_, 2022, BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 2022, PROVIDED HOWEVER THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX MONTHS THEREAFTER.

BY: \_\_\_\_\_  
ARRON GROFF, MAYOR

BY: \_\_\_\_\_  
KIMBERLY KOPECKY, CITY SECRETARY

STATE OF TEXAS  
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2022, A.D., AT \_\_\_\_\_ O'CLOCK (A.M. OR P.M.), IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY, AND DATE LAST ABOVE WRITTEN.

BY: \_\_\_\_\_  
LAURA RICHARD  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

# FULBROOK PLAZA ON FULSHEAR CREEK

A SUBDIVISION OF 3.272 ACRES  
LOCATED IN THE  
CHURCHILL FULSHEAR LEAGUE, A-29  
CITY OF FULSHEAR,  
FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK

DATE: NOVEMBER, 2022

OWNER:  
FULSHEAR LAND INVESTMENT PARTNERS, LTD.  
A TEXAS LIMITED PARTNERSHIP

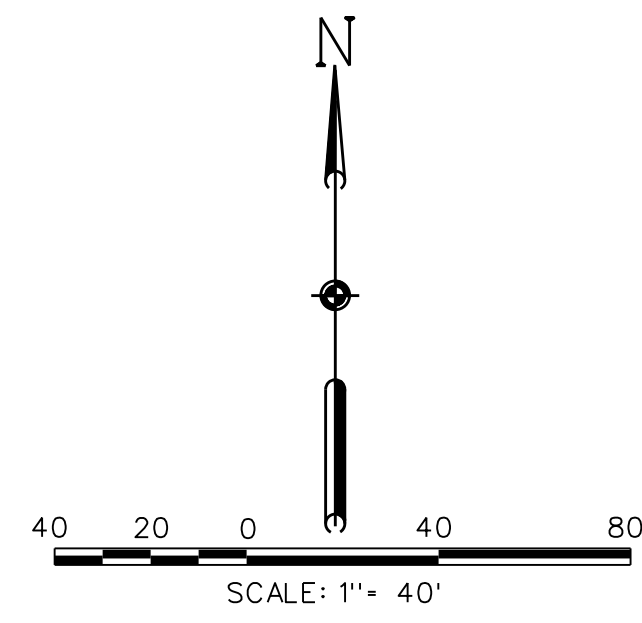
1600 WEST LOOP SOUTH, SUITE 2600  
HOUSTON, TEXAS 77047  
TELEPHONE (713) 623-2466



Engineering and Surveying  
2107 CityWest Blvd., 3rd Floor  
Houston, Texas 77042  
(713) 783-7788 (713) 783-3580, Fax

TBPE FIRM REG. No. 280  
TBPLS FIRM REG. No. 100486  
ENGINEER/SURVEYOR:





**LEGEND**

- ⊙ - FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
- ① - INDICATES BLOCK NUMBER
- Ⓐ - INDICATES RESERVE

**LINE DATA TABLE**

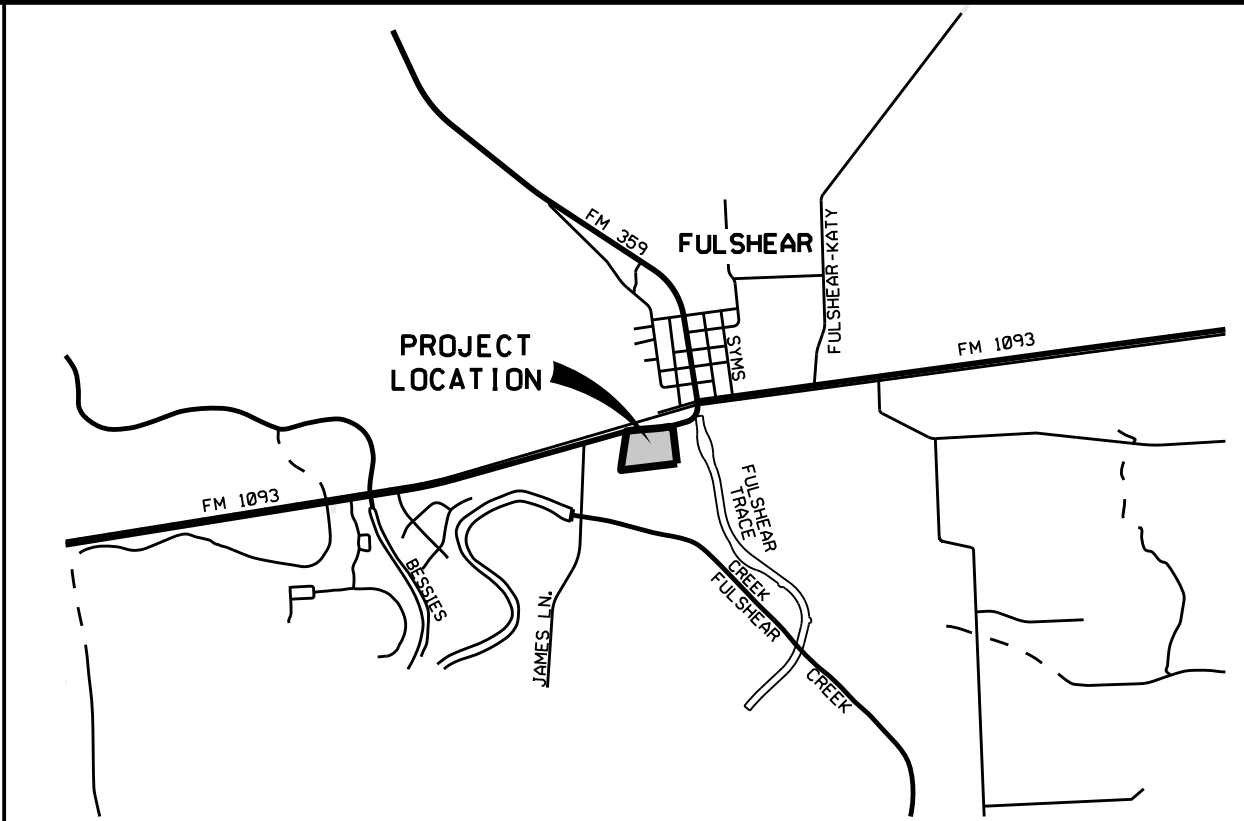
NUMBER	DIRECTION	DISTANCE (FEET)
L1	S49°38'26"E	33.73
L2	N10°32'09"E	43.72
L3	S89°13'26"E	109.29

**CURVE DATA TABLE**

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	126.56	1372.46	5° 17' 11"	N88° 55' 00" E	126.52
C2	136.09	1488.32	5° 14' 21"	N88° 09' 40" E	136.04

**RESERVE TABLE**

RESERVE "A"	UNRESTRICTED	3.272 AC. / 142,516 SQ. FT.
<b>TOTAL:</b>		<b>3.272 AC. / 142,516 SQ. FT.</b>



**VICINITY MAP**  
N.T.S.

**METES AND BOUNDS DESCRIPTION**  
3.272 ACRES

Being a 3.272 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 3.272 acre tract being a portion of a called 110,452 acre tract of land recorded in Clerk's File Number 2008000215 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), a portion of a called 57,379 acre tract of land recorded in Clerk's File Number 2006137088 of the O.P.R.F.B.C., and a portion of a called 26,5629 acre tract of land recorded in Clerk's File Number 2006150741 of the O.P.R.F.B.C.; said 3.272 acre tract being more particularly described as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

**Beginning** at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest corner of the Goddard School at Fulbrook on Fulshear Creek, a subdivision recorded in Plat Number 20220076 of the Fort Bend County Plat Records (F.B.C.P.R.), same being on the common line of said 110,452 acre tract and a called 3.09 acre tract of land recorded in Clerk's File Number 9517540 of the O.P.R.F.B.C., said line being established by a Boundary Line Agreement recorded in Clerk's File Number 951741 of the O.P.R.F.B.C.;

1. Thence, with said common line, North 10 degrees 32 minutes 09 seconds East, a distance of 43.72 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set;
2. Thence, continuing with said common line, North 13 degrees 54 minutes 03 seconds East, a distance of 293.90 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set on the southerly right-of-way line of FM 1093 (width varies);

Thence, with said southerly right-of-way line, the following three (3) courses:

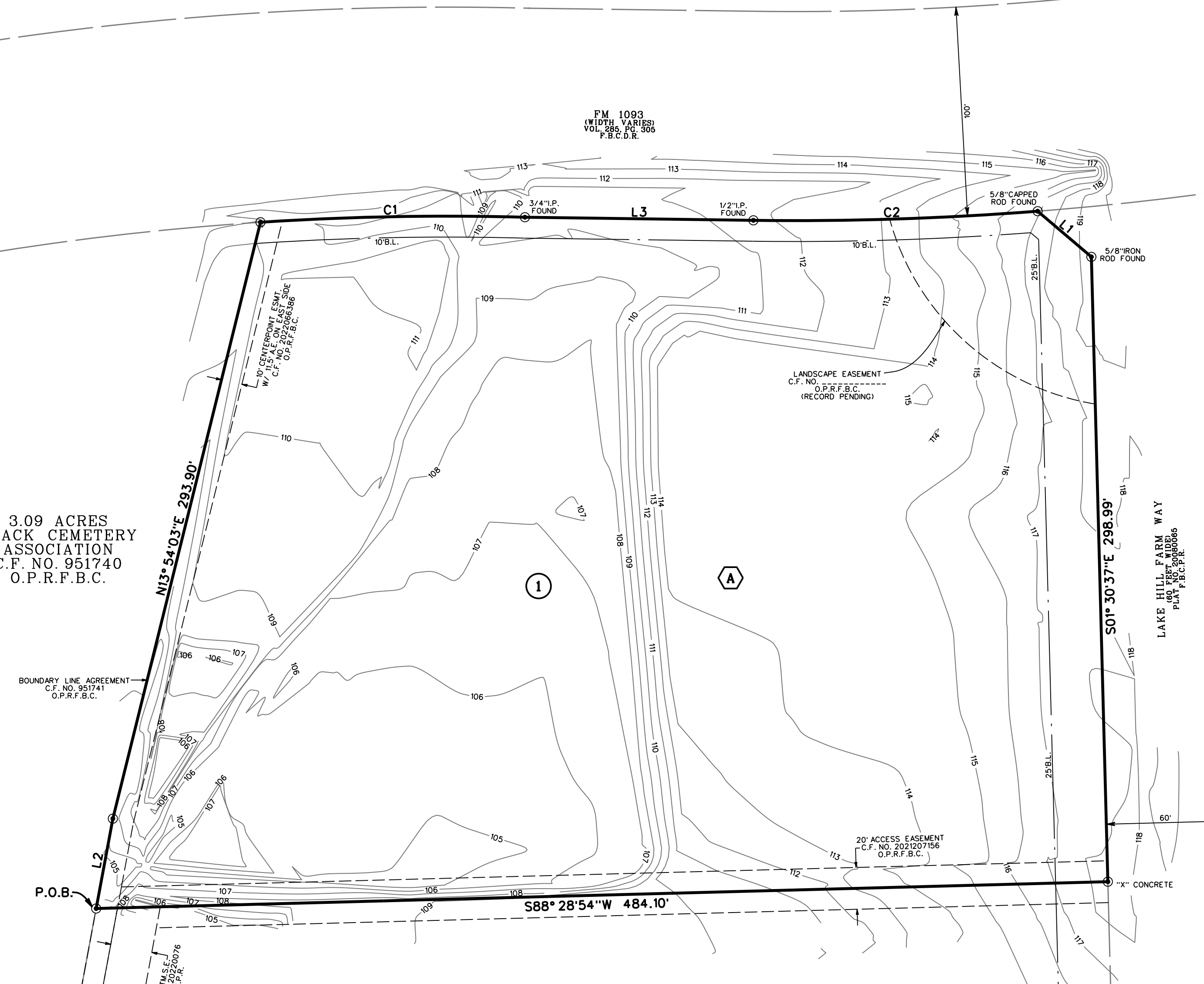
3. 126.56 feet along the arc of a curve to the right, said curve having a central angle of 05 degrees 17 minutes 11 seconds, a radius of 1,372.46 feet and a chord that bears North 88 degrees 55 minutes 00 seconds East, a distance of 126.52 feet to a 3/4-inch iron pipe found;
4. South 89 degrees 13 minutes 26 seconds East, a distance of 109.29 feet to a 1/2-inch iron pipe found;
5. 136.09 feet along the arc of a curve to the left, said curve having a central angle of 05 degrees 14 minutes 21 seconds, a radius of 1,488.32 feet and a chord that bears North 88 degrees 09 minutes 40 seconds East, a distance of 136.04 feet to a 5/8-inch iron rod with cap found at the west right-of-way line of Lake Hill Farm Way (60' wide) as recorded in Plat Number 20080065 of the F.B.C.P.R.;
6. Thence, with said west right-of-way line, South 49 degrees 38 minutes 26 seconds East, a distance of 33.73 feet to a 5/8-inch iron rod found;
7. Thence, continuing with said west right-of-way line, South 01 degrees 30 minutes 37 seconds East, a distance of 298.99 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found the northeast corner of aforesaid Goddard School at Fulbrook on Fulshear Creek;
8. Thence, with the north line of said Goddard School at Fulbrook on Fulshear Creek, South 88 degrees 28 minutes 54 seconds West, a distance of 484.10 feet to the **Point of Beginning** and containing 3.272 acres of land.

**NOTES:**

1. THIS PLAT IS BASED ON A TITLE COMMITMENT LETTER PREPARED BY FIDELITY TITLE INSURANCE COMPANY, COMMITMENT NO. 1035052200118, EFFECTIVE DATED SEPTEMBER 29, 2022 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.000119014.
3. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA.
4. THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0095 M DATED JANUARY 29, 2021.
5. THIS PROPERTY LIES WITHIN FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1, THE CITY OF FULSHEAR, FORT BEND COUNTY, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND FORT BEND ISD #14.
6. CONTROL BENCHMARK: NGS MONUMENT DESIGNATED HGCS066, LOCATED ALONG THE EAST RIGHT-OF-WAY OF FM 1463 APPROXIMATELY 2.65 MILES NORTH OF FM 1093, ELEVATION 136.60, NAVD 88.
7. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
8. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
9. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
10. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
11. ALL PROPERTY LIES WITHIN THE CITY LIMITS OF FULSHEAR, TEXAS.
12. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNERS EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK-TO-BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNERS EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

3.09 ACRES  
BLACK CEMETERY  
ASSOCIATION  
C.F. NO. 951740  
O.P.R.F.B.C.

26.5629 ACRES  
FULSHEAR LAND INVESTMENT  
PARTNERS, LTD.  
C.F. NO. 2006150741  
O.P.R.F.B.C.



**FULBROOK PLAZA  
ON FULSHEAR CREEK**

**A SUBDIVISION OF 3.272 ACRES  
LOCATED IN THE  
CHURCHILL FULSHEAR LEAGUE, A-29  
CITY OF FULSHEAR  
FORT BEND COUNTY, TEXAS**

**1 RESERVE 1 BLOCK**

**SCALE: 1"=40' DATE: NOVEMBER, 2022**

**OWNER:**

**FULSHEAR LAND INVESTMENT PARTNERS, LTD.  
A TEXAS LIMITED PARTNERSHIP**

1600 WEST LOOP SOUTH, SUITE 2600  
HOUSTON, TEXAS 77057  
TELEPHONE (713) 623-2466



Engineering and Surveying  
2107 CityWest Blvd., 3rd Floor  
Houston, Texas 77042  
(713) 783-7788 (713) 783-3580, Fax  
(713) 783-7788 (713) 783-3580, Fax  
TBPE FIRM REG. No. 280  
TBPLS FIRM REG. No. 100486

**ENGINEER/SURVEYOR:**

ABBREVIATION LEGEND	
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
C.F. NO.	CLERKS FILE NO.
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
O.P.R.F.B.C.	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
P.O.B.	POINT OF BEGINNING
F.B.C.M.U.D.	FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT
F.B.C.L.I.D.	FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT
C.M.	CONTROLLING MONUMENT
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
ESMT.	EASEMENT
P.O.B.	POINT OF BEGINNING



**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**

09/26/22

Date: \_\_\_\_\_ Date Received by the City of Fulshear: \_\_\_\_\_  
 Subdivision: McKinnon Storage Facility 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: 7.489 Acre Tract of Land 1 Block, 1 Lot

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

Total Acreage: 7.489  
 Number of Streets: 0  
 Number of Lots: 1  
 Number and Types of Reserves: 0  
 Total Acres in Reserve: 0

Owner: Earl Newsome, John Willie Newsome, Jr., etc.  
 Address: C/O Matt Erickson, 14039 FM 2100 #A  
 City/State: Crosby, Texas  
 Telephone: \_\_\_\_\_  
 Email Address: merickson46@yahoo.com

Engineer/Planner: Baker & Lawson, Inc.  
 Contact Person: Robin Crouch  
 Telephone: 979-849-6681  
 Fax Number: 979-849-4689  
 Email Address: rcrouch@bakerlawson.com

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

Robin Crouch

SIGNATURE

Robin Crouch

TYPED OR PRINTED NAME/TITLE

11/16/22

DATE

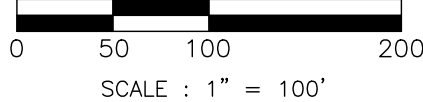


LEGEND

- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
F.B.C.P.R. = FORT BEND COUNTY PROBATE RECORDS
O.P.R.F.B.C.T. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
BM = BENCHMARK
FND = FOUND
C.I.R. = CAPPED IRON ROD
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
VOL., PG. = VOLUME PAGE
B.L. = BUILDING LINE

SYMBOLS

- Circle with dot = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
Circle with cross = FOUND MONUMENT (AS NOTED)
Circle with cross and dot = (TBM) TEMPORARY BENCHMARK



FIELD NOTES 7.489 ACRES

BEING A 7.489 ACRE TRACT, LYING AND SITUATED IN THE ENOCH LATHAM, JR. SURVEY, ABSTRACT 50, FORT BEND COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 3.01 ACRES TRACT AS RECORDED IN COUNTY CLERKS FILE NUMBER (C.C.F.N.), 9805622, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.), THE REMAINDER OF A CALLED 2.0092 ACRE TRACT IN THE AS RECORDED IN PROBATE NO. 08-CPR-021433 OF THE FORT BEND COUNTY PROBATE RECORDS (F.B.C.P.R.) AND THE REMAINDER OF A CALLED 2.8212 ACRE TRACT AS RECORDED IN C.C.F.N. 2008112545 OF THE O.P.R.F.B.C.T.; SAID 7.489 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" FOUND FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF FARM TO MARKET (F.M.) 1093 FOR THE SOUTHEAST CORNER OF A CALLED 0.1901 ACRE TRACT OF LAND (R.O.W. TAKING) IN THE NAME OF FORT BEND COUNTY, TEXAS, AS RECORDED IN C.C.F.N. 2019048925 OF THE O.P.R.F.B.C.T.;

THENCE SOUTH 02°24'33" EAST, ALONG THE EAST LINE OF SAID REMAINDER OF A CALLED 2.8212 ACRES TRACT, A DISTANCE OF 1,328.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE NORTH RIGHT-OF-WAY LINE OF MCKINNON ROAD (60-FOOT WIDE);

THENCE SOUTH 87°33'03" WEST, WITH THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID MCKINNON ROAD, A DISTANCE OF 96.12 FEET TO A 1-INCH IRON PIPE FOUND FOR AN THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT AS RECORDED IN PROBATE NO. PB-08-OPR-021433 OF THE FORT BEND COUNTY PROBATE RECORDS;

THENCE NORTH 02°02'39" WEST, ALONG A SOUTHEASTERLY LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 472.63 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR AN INTERIOR CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT;

THENCE SOUTH 87°35'20" WEST, ALONG A SOUTHERLY LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 90.34 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT;

THENCE SOUTH 01°53'41" EAST, ALONG A SOUTHWESTERLY LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 472.70 FEET TO A 1-INCH IRON PIPE FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID MCKINNON ROAD FOR THE SOUTHWEST CORNER OF SAID 1.00 ACRE TRACT;

THENCE SOUTH 87°33'03" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID MCKINNON ROAD, A DISTANCE OF 98.62 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A REMAINDER OF A CALLED 3.044 ACRE TRACT AS RECORDED IN C.C.F.N. 2008100238 OF THE O.P.R.F.B.C.T.;

THENCE NORTH 01°31'12" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID REMAINDER OF A CALLED 3.044 ACRES TRACT, A DISTANCE OF 1,329.19 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.2010 ACRE TRACT (R.O.W. TAKING) AS RECORDED IN C.C.F.N. 2017072411 OF THE O.P.R.F.B.C.T. AND THE SOUTHWEST CORNER OF A CALLED 0.1761 ACRE TRACT (R.O.W. TAKING) AS RECORDED IN C.C.F.N. 2019048937, OF THE O.P.R.F.B.C.T.; SAID POINT BEING IN THE SOUTH R.O.W. LINE OF F.M. 1093;

THENCE NORTH 83°06'24" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH R.O.W. LINE OF F.M. 1093, A DISTANCE OF 234.08 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR A NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE SOUTH LINE OF SAID 0.1901 ACRE TRACT;

THENCE SOUTH 61°49'37" EAST, CONTINUING ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH R.O.W. LINE OF F.M. 1093, A DISTANCE OF 37.54 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 9.128 ACRE OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF FORT BEND

WE EARL NEWSOME, JOHN WILLIE NEWSOME JR., LEE ELVIN NEWSOME, EARL LEON NEWSOME, SHERMAN RAY HATTON JR., BRANDON R. HATTON, MARCUS E. HATTON AND SHERNESA R. THACKER BEING, HERINAFTER REFERRED TO AS OWNERS OF A 4.646 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MCKINNON STORAGE FACILITY, 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 PLAN 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 MAKE MYSELF (OR OURSELVES), MY (OR OUR) HEIRS 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, CULLEY, 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 ADJACENT PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

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, EARL NEWSOME, JOHN WILLIE NEWSOME JR., LEE ELVIN NEWSOME, EARL LEON NEWSOME, SHERMAN RAY HATTON JR., BRANDON R. HATTON, MARCUS E. HATTON AND SHERNESA R. THACKER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OWNERS, EARL NEWSOME, JOHN WILLIE NEWSOME JR., LEE ELVIN NEWSOME, EARL LEON NEWSOME, SHERMAN RAY HATTON JR., BRANDON R. HATTON, MARCUS E. HATTON AND SHERNESA R. THACKER.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

By: EARL NEWSOME

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EARL NEWSOME, KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME MY COMMISSION EXPIRES: \_\_\_\_\_

By: AARON GROFF, MAYOR

By: KIMBERLY KOPECKY, CITY SECRETARY

THIS PLAT OF MCKINNON STORAGE FACILITY IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS, THIS DAY \_\_\_\_\_, 2022.

By: AMY PEARCE, CHAIRMAN
DAR HAKIMZADEH, CO-CHAIRMAN

THIS PLAT OF MCKINNON STORAGE FACILITY, WAS APPROVED ON \_\_\_\_\_, 2022, BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, PROVIDED HOWEVER THIS APPROVAL SHALL BE INVALID AND VOID UNLESS THE PLAT ID FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX MONTHS THEREAFTER.

By: AARON GROFF, MAYOR

By: KIMBERLY KOPECKY, CITY SECRETARY

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2022, A.D., AT \_\_\_\_\_ O'CLOCK (A.M. OR P.M.)

IN SLIDE NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

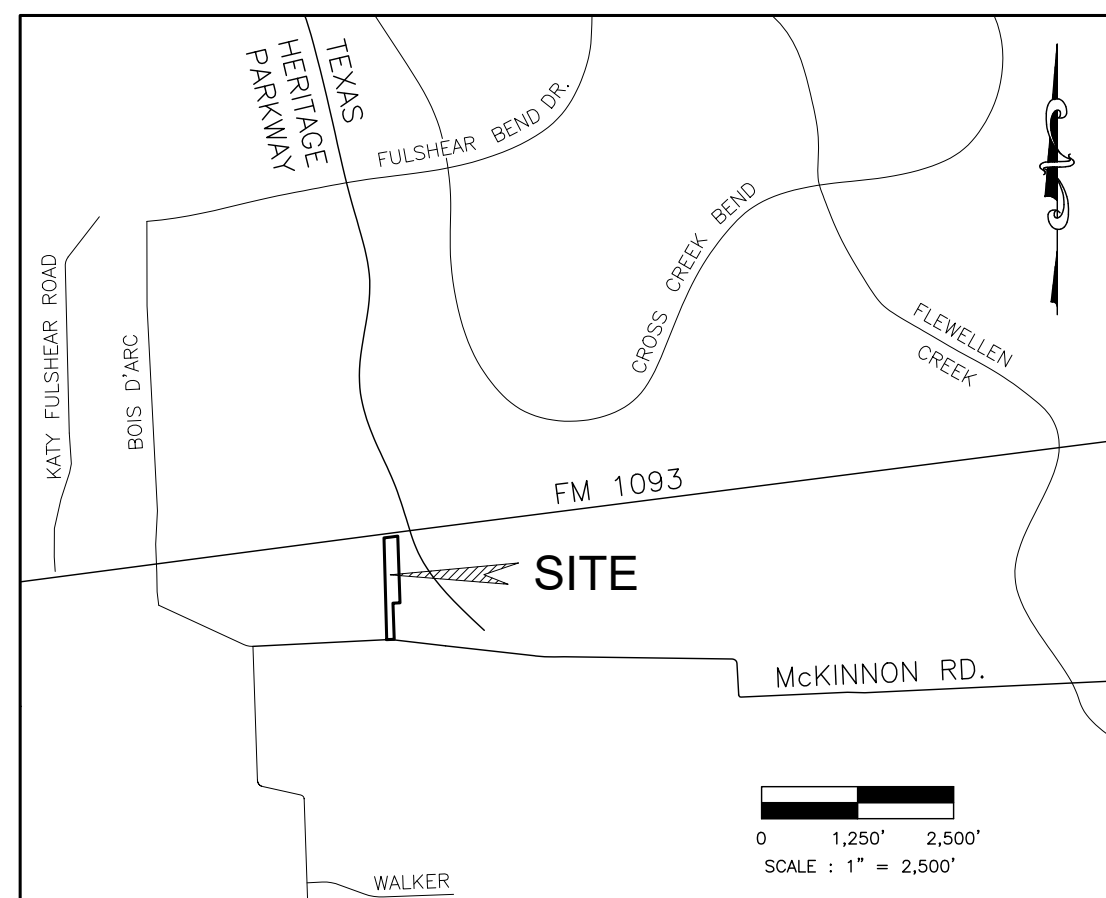
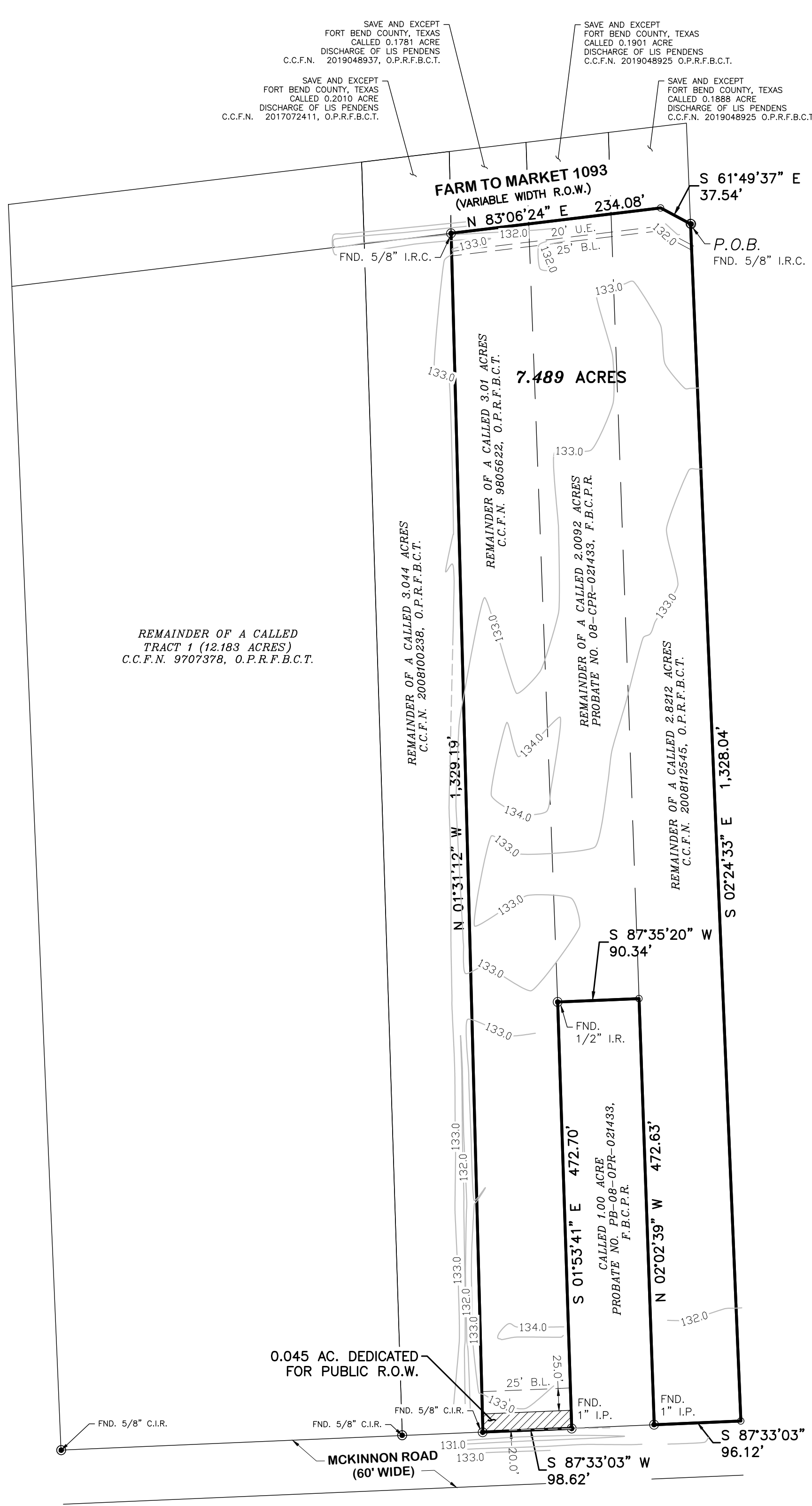
WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Laura Richard
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

By: \_\_\_\_\_ DEPUTY

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

FORT BEND COUNTY, TEXAS
ENOCH LATHAM JR. SURVEY, A-50



VICINITY MAP
KEY MAP PAGE #523K

- NOTES:
1. SITE PLANS SHALL BE SUBMITTED TO THE CITY OF FULSHEAR AND ANY OTHER APPLICABLE JURISDICTIONS FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT...
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 UTILIZING NATIONAL GEODETIC SURVEY MONUMENT SHGCS0 66 WITH AN ELEVATION OF 136.56 FEET AND F 1280 WITH AN ELEVATION OF 127.37 FEET.
4. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT; THEREFORE EASEMENTS, RIGHTS-OF-WAY OR SETBACKS OF RECORD AFFECTING THE SUBJECT PROPERTY, IF ANY, MAY NOT BE SHOWN HEREON.
5. THIS PLAT LIES WITHIN FORT BEND COUNTY OUTDOOR LIGHTING ZONE L23.
6. THIS PLAT LIES WHOLLY WITHIN LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY.
7. THIS PLAT WAS PREPARED TO MEET CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
8. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND DRAINAGE CRITERIA MANUAL.
9. 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. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
10. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48157C0085M, REVISED DATE OF JANUARY 29, 2021, THE SURVEYED PROPERTY LIES WITHIN ZONE "X", (UNSHADED), AREAS CONSIDERED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.
11. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF FULSHEAR, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
12. 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 TO BE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
13. SITE PLANS SHALL BE SUBMITTED TO CITY OF FULSHEAR AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
14. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTIONS SERVICES.
15. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF FULSHEAR, TEXAS.
16. FUTURE DEVELOPMENT OF EACH RESERVE MAY REQUIRE ONSITE DRAINAGE AND DETENTION FACILITIES WITHIN A DEDICATED EASEMENT TO BE MAINTAINED BY THE PROPERTY OWNER.
17. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCE.
18. INDIVIDUAL OSSF SYSTEM SELECTION WILL BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE INDIVIDUAL SITE PERMITTING PROCESS, IN ACCORDANCE WITH THE 30 TAC CHAPTER 285 OSSF RULES.
19. THE FINISHED FLOOR ELEVATIONS OF STRUCTURES ON THE SUBJECT PROPERTY SHALL BE 2 FEET ABOVE THE LOWEST TOP OF CURB ELEVATION WITHIN OR ADJACENT TO EACH LOT OR RESERVE, OR IN ABSENCE OF A CURB, 2 FEET ABOVE THE HIGHEST NATURAL GROUND ALONG PERIMETER OF BUILDING FOUNDATION AND 1 FOOT ABOVE ANY DOWN GRADIENT ROADWAY OR ANY DOWN GRADIENT DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

I, DARREL HEIDRICH, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND 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.

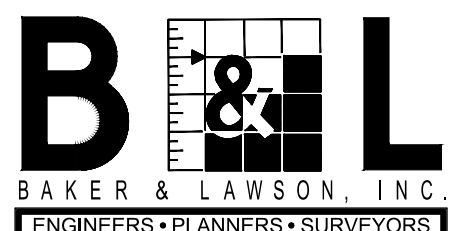


DARREL HEIDRICH DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5378

FINAL PLAT
MCKINNON STORAGE FACILITY

A 7.489 ACRES TRACT OF LAND
1 BLOCK, 1 LOT
BEING A REMAINDER OF A CALLED 3.01 ACRE TRACT AS RECORDED IN C.C.F.N. 9805622 O.P.R.F.B.C.T., A REMAINDER OF A 2.0092 ACRE TRACT AS RECORDED IN PROBATE NO.09-CPR-021433 O.P.R.F.B.C.T. AND A REMAINDER OF A 2.8212 ACRE TRACT AS RECORDED IN C.C.F.N. 200812545 O.P.R.F.B.C.T.

LOCATED IN ENOCH LATHAM SURVEY, ABSTRACT NO. 50
CITY OF RICHMOND
FORT BEND COUNTY, TEXAS



4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

Table with 3 columns: PROJECT NO: 15498, DRAWING NO: 15498\_PLAT, SCALE: 1" = 100', DATE: 11/16/2022, DRAWN BY: AD, CHECKED BY: DH.