

"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

PLANNING & ZONING:

CHAIRMAN- AMY PEARCE MEMBER- JASON MAXWELL
MEMBER- BILL CLIFFORD MEMBER- GREGORY EHMAN
MEMBER- GRACE MALVEAUX

CO-CHAIR- JOAN BERGER MEMBER- JOHN DOWDALL

STAFF:

CITY MANAGER: Zachary Goodlander CITY SECRETARY: Mariela Rodriguez CITY ATTORNEY: Byron Brown

PLANNING AND ZONING COMMISSION MEETING AGENDA SEPTEMBER 06, 2024

NOTICE IS HEREBY GIVEN OF A MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, SEPTEMBER 06, 2024, 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 inperson 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. 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 the Planning and Zoning Commission meeting held on August 2, 2024
- 5. Consideration and possible action to approve the Lamar Consolidated ISD Campus Eight East Preliminary Plat
- 6. Consideration and possible action to recommend approval for the GM Equity Final Plat

7. 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, Katie Lewis, Assistant 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 Tuesday, August 27, 2024, 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.

Katie Lewis				
Katie Lewis, Assistant City Secretary	_			



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 $6611\,West$ Cross Creek Bend Lane/ PO Box $279\,^{\sim}$ Fulshear, Texas $77441\,$

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

www.FulshearTexas.gov

PLANNING & ZONING:

CHAIRMAN- AMY PEARCE MEMBER- JASON MAXWELL
MEMBER- BILL CLIFFORD MEMBER- GREGORY EHMAN
MEMBER- GRACE MALVEAUX

CO-CHAIR- JOAN BERGER MEMBER- JOHN DOWDALL

STAFF:

ACTING CITY MANAGER: Zachary Goodlander CITY SECRETARY: Mariela

PLANNING AND ZONING COMMISSION MEETING MINUTES AUGUST 02, 2024

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, AUGUST 2, 2024, AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LANE, FULSHEAR, TX 77441.

2. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

AMY PEARCE JOAN BERGER JOHN DOWDALL GREGORY EHMAN BILL CLIFFORD GRACE MALVEAUX

MEMBERS ABSENT

JASON MAXWELL

CITY STAFF

JOSH GREEN JOSH BROTHERS KATIE LEWIS CLIFF BROUHARD KIM KOPECKY SHARON VALIANTE JESSIKA VILLARREAL MEREDITH DUSEK ZACH GOODLANDER

OTHERS PRESENT

CHANTELLE JAMNIK HALA ELMACHTOUB RUSS COSBEY TREY DEVLLIER NOAH SAVOIE SARAH JOHNSON

AND 1 OTHER THAT DID NOT SIGN IN

3. Citizen's Comments

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

THERE WERE NO CITIZEN COMMENTS

4. Public Hearing

In compliance with the City of Fulshear's Coordinated Development Ordinance, the City will hold two Public Hearings; the first Public Hearing will be held by the Planning and Zoning Commission on August 2, 2024 at 8:30 AM. The hearing will be held at City Hall located at 6611 W. Cross Creek Bend Ln. Fulshear, Texas 77441. The second hearing will be held by the City Council on August 20, 2024 at 5:30 PM. The hearing will be held at City Hall located at 6611 W. Cross Creek Bend Ln. Fulshear, Texas 77441. Both hearings will allow all interested persons an opportunity to appear and be heard.

The location of the premises in question is in the Downtown District, Fulshear, Block 3, Lot 1 & 2, Acres 0.37, specifically the address is 8526 FM 359 Rd, Fulshear, TX 77441.

The applicant is seeking a Specific Use Permit pursuant to the Coordinated Development Ordinance, Section 28-2-17 (a), (b), (c), for the purposes of developing a gas station in the Downtown District as provided for by Table 28-2-13-2.

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

A copy of said application and documents is on file at the City of Fulshear City Hall located at 6611 W. Cross Creek Bend Ln. Fulshear, Texas 77441 on Monday through Thursdays from 8:00 AM to 5:00 PM and Fridays from 8:00 AM to 3:00 PM in the City Secretary's office for all interested parties prior to said hearing. If you have any questions regarding this request please call Joshua Brothers, City of Fulshear, 281-346-1796.

CHAIRMAN PEARCE OPENED THE PUBLIC HEARING AT 8:33 A.M.

THERE WERE NO PUBLIC COMMENTS

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:33 A.M.

5. Consideration and possible action to approve minutes from the Planning and Zoning Commission meeting held on July 5, 2024

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE MINUTES FROM THE PLANNING & ZONING COMMISSION MEETING HELD ON JULY 5, 2024. IT WAS SECONDED BY PLANNING & ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, DOWDALL, PEARCE, CLIFFORD, MALVEAUX

NAYS: ABSTAIN:

ABSENT: MAXWELL

6. Consideration and possible action to approve the Fulshear Rose Estates Preliminary Plat

CLIFF BROUHARD MENTIONED THERE WERE SEVEN (7) COMMENTS. THE COMMENTS HAVE NOT BEEN CORRECTED AS OF THIS MORNING.

JOSH GREEN & CLIFF BROUHARD ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE FULSHEAR ROSE ESTATES PRELIMINARY PLAT CONTINGENT UPON FULLFILLING THE ENGINEER'S COMMENTS. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, DOWDALL, PEARCE, CLIFFORD, MALVEAUX

NAYS: ABSTAIN:

ABSENT: MAXWELL

7. Consideration and possible action to recommend approval for the Breaktime at Jordan Ranch Preliminary Plat

CLIFF STATED THIS PLAT HAD TWO (2) COMMENTS.

THE COMMENTS HAVE BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY CO-CHAIR BERGER TO APPROVE THE BREAKTIME AT JORDAN RANCH PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, DOWDALL, PEARCE, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT: MAXWELL

8. Consideration and possible action to recommend approval for the Jordan Ranch Section 45 Final Plat

PER CLIFF THIS PLAT HAD THREE (3) COMMENTS.

THE COMMENTS HAVE BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

NOAH SAVOIE WITH IDS ENGINEERING ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE THE JORDAN RANCH SECTION 45 FINAL PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, DOWDALL, PEARCE, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT: MAXWELL

9. Consideration and possible action to recommend approval for the Tamarron F.M. 1463 Commercial Reserve Section 2 Final Plat

PER CLIFF THE PLAT IS APPROVED AS SUBMITTED AND IS RECOMMENED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER MALVEAUX TO APPROVE THE TAMARRON F.M. 1463 COMMERCIAL RESERVE SECTION 2 FINAL PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, DOWDALL, PEARCE, CLIFFORD, MALVEAUX

NAYS: ABSTAIN:

ABSENT: MAXWELL

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 10-12 TOGETHER. THERE WERE NO OBJECTIONS

- 10.Consideration and possible action to recommend approval for the Tamarron Section 74 Preliminary Plat
- 11. Consideration and possible action to recommend approval for the Tamarron Section 76 Preliminary Plat
- 12. Consideration and possible action to recommend approval for the Tamarron Section

77 Preliminary Plat

CLIFF STATED THERE ARE MINOR COMMENTS ON TAMARRON SECTION 74 AND SECTION 77 PRELIMINARY PLATS. THE COMMENTS HAVE BEEN CORRECTED AND ARE RECOMMENDED FOR APPROVAL.

TAMARRON SECTION 76 IS RECOMMENDED FOR APPROVAL AS SUBMITTED.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER EHMAN TO APPROVE TAMARRON SECTION 74, 76, AND 77 PRELIMINARY PLAT. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, DOWDALL, PEARCE, CLIFFORD, MALVEAUX

NAYS: ABSTAIN:

ABSENT: MAXWELL

CHAIRMAN PEARCE ASKED TO TAKE ITEMS 13-16 TOGETHER. THERE WERE NO OBJECTIONS

- 13. Consideration and possible action to recommend approval for the Tamarron West Section 23 Final Plat
- 14. Consideration and possible action to recommend approval for the Tamarron West Section 24A Final Plat
- 15. Consideration and possible action to recommend approval for the Tamarron West Section 24B Final Plat
- 16. Consideration and possible action to recommend approval for the Tamarron West Section 32 Final Plat

PER CLIFF THERE WERE MINOR COMMENTS ON EACH PLAT.

THE COMMENTS HAVE BEEN CORRECTED ON EACH PLAT AND THEY ARE ALL RECOMMENDED FOR APPROVAL.

CLIFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE TAMARRON WEST SECTIONS 23, 24A, 24B, 32 FINAL PLAT. IT WAS SECONDED BY PLANNING & ZONING MEMBER MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, DOWDALL, PEARCE, CLIFFORD, MALVEAUX

NAYS:

ABSTAIN:

ABSENT: MAXWELL

17. Consideration and possible action to recommend approval of an update to the Cross Creek West Master Sign Plan

JOSH BROTHERS MENTIONED THE DEVELOPER WITH CROSS CREEK WEST WOULD LIKE TO UPDATE THE CROSS CREEK WEST MASTER SIGN PLAN.

THE UPDATE WOULD INCLUDE:

- 1. ADDITIONAL THREE (3) 7' x 8' PERIMETER SIGNS
- 2. ADDITIONAL SIX (6) 10' X 20'MARKETING SIGNS

THE DEVELOPER IS ASKING TO REPLACE THE CURRENT 8' X 8' MARKETING SIGNS WITH 10' X 20'MARKETING SIGNS.

CITY STAFF RECOMMENDS THE BOARD APPROVE THE CURRENT 7' x 8'
PERIMENTER SIGNS AND EITHER MAINTAIN THE CURRENT SIZE OR REDUCE
THE 10' X 20' MARKETING SIGNS.

STEVEN WITH JOHNSON DEVELOPMENT WENT OVER THE CHANGES AND ANSWERED QUESTIONS FROM THE BOARD.

CITY STAFF ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE AN UPDATE TO THE CROSS CREEK WEST MASTER SIGN PLAN WITH THE SIX MARKETING SIGN MEASUREMENTS TO BE 8'X 12' AND A MAXIMUM INSTALL HEIGHT OF 13' AND THE 3 PERIMETER SIGNS WILL KEEP THE EXISTING SPECIFICATIONS. IT WAS SECONDED BY PLANNING & ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, DOWDALL, PEARCE, CLIFFORD, MALVEAUX NAYS:

ABSTAIN:

ABSENT: MAXWELL

18. Consideration and possible action to recommend approval of a Specific Use Permit for Country Mart

JOSH STATED THE APPLICANT IS WANTING TO DEMOLISH THE EXISTING STRUCTURE AND GAS CANOPY AND REPLACE WITH A NEW CONVENIENT STORE AND GAS CANOPY.

CITY STAFF HAS SIX (6) RECOMMENDED CHANGES FOR THE APPLICANT:

- 1. BRICK POLES UNDER THE CANOPY
- 2. STAMPED CONCRETE FOR THE PEDESTRIAN CROSSING (DRIVEWAY) ALONG MAIN STREET

- 3. DUMPSTER LOCATED IN THE REAR OPPOSED TO THE FRONT OF THE PROPERTY
- 4. REMOVE THE PARALLEL PARKING (SPACES 20 AND 21) ALONG MAIN STREET
- 5. RECONFIGURE PARKING SPACE #4 TO ACCOMMODATE LOADING/UNLOADING AS WELL AS CIVIL SPACE
- 6. SEND IN ADDITONAL INFORMAITON, DEPICTIONS, AND CONCEPTS OF THE MONUMENT SIGNS ALONG FM 359 AND FM 1093

CITY STAFF RECOMMENDS APPROVING THE SPECIFIC USE PERMIT BASED ON THE RECOMMENDATIONS MADE BY STAFF.

A MOTION WAS MADE BY PLANNING & ZONING MEMBER DOWDALL TO APPROVE A SPECIFIC USE PERMIT FOR COUNTRY MART BASED ON THE RECOMMENDATIONS FROM CITY STAFF TO ADHERE TO THE CDO. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: BERGER, EHMAN, DOWDALL, PEARCE, CLIFFORD, MALVEAUX

NAYS: ABSTAIN:

ABSENT: MAXWELL

19. Adjournment

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO ADJOURN. IT WAS SECONDED BY CO-CHAIR BERGER. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: EHMAN, BERGER, DOWDALL, MALVEAUX, PEARCE, CLIFFORD

NAYS: ABSTAIN:

ABSENT: MAXWELL

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:10 A.M.



CITY OF FULSHEAR

PO Box 279 /6611 W. Cross Creek Bend Ln Fulshear, Texas 77441 Phone: 281-346-8860 ~ Fax: 281-346-2556 www.fulsheartexas.gov RECEIVED
DEVELOPMENT SERVICES DEPT
AUG 2 0 2024

CITY OF FULSHEAR FULSHEAR, TX 77441

Subdivision/Development Platting Application

Date: 8/19/2024	Date Received by the City of	of Fulshear:	,
Subdivision: Twinwood	Development:	Lamar Consolidate	ed ISD Campus
SUBMITTAL OF PLAT: (Check Appropriate	Selection)	Eight East	
X Preliminary Replat Amending Plat	Final Vacation Plat	:	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selecti	on)		
Single-Family Residential	Zero Lot Line	/ Patio Home	Multi-Family Residential
Planned Development	X Commercial		Industrial
Plat Location: City Being the Lamar Consc Legal Description: tract, all being in the Na		istrict Ćall 99.99 acre t	tract together with a call 0.8756 acre
Variance: Yes (Attach a Copy of	Approval Letter) X No)	
Total Acreage: 100.871 Number of Streets: 0			
Number of Lots: 0		P	latting Fees
Number and Types of Reserves: <u>3/2 Cor</u> Total Acres in Reserve: <u>95.566</u>	mmercial & 1 Detention		0.00 plus 3.50 per lot, plus \$12.50
Owner: Lamar C.I.S.D. Address: 3911 Avenue I			us \$5.00 per lot plus \$25.00 per acre
City/State: Rosenberg, TX 77471		Replat - \$500.00 plus 5	5.00 per lot plus \$25.00 per acre
Telephone: 832-223-0252	10 10 10 10 10 10 10 10 10 10 10 10 10 1	Amending or Minor	Plat - \$200.00
Email Address: mckeever@lcisd.org		Plat Vacation - \$500	.00
Engineer/Planner: <u>Kaluza, Inc.</u> Contact Person: <u>Brad Schodek</u> / Llar	ance Turner		\$100.00 (each additional review) E \$1,760.89
Telephone: 281-341-0808		Park Fees (due at Fir	nal Plat Application)
Fax Number: <u>281-341-6333</u>			
Email Address: <u>bschodek@kaluzainc.</u>	com / lturner@kaluzainc.	com	
This is to certify that the information on the application. I understand that if all necessay City of Fulshear will not complete the revie	ary information, required docu	iments, and plat fees a	signed is authorized to make this are required at time of submittal or th
Harance /ur	Llarance Turner,	President	8/19/2024
SIGNATURE	TYPED OR PRINTED I	NAME/TITLE	DATE

ROAD

7.) ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITIES. 6.) TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, ON THE PLAT. 5.) AS PER THE FEDERAL EMERGENCY MANAGEMENT , FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS IT APPEARS THAT THIS TRACT LIES WITHIN ZONE X (NO 4.) THE PROPERTY DEPICTED ON THIS PLAT LIES WITHIN LIGHTING OUTDOOR LIGHTING". こ 3.) THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE CITY OF FULSHEAR AND FORT BEND COUNTY, TEXAS. 2.) THIS TRACT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 201, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, AND EMERGENCY SERVICE DISTRICT ESD No. 4. **GENERAL** NOTES ES "UTILITY EASEMENT"
ES "AERIAL EASEMENT"
ES "BUILDING LINE"
ES "WATER LINE EASEMENT"
ES "SANITARY SEWER EASEMENT"
ES "STORM SEWER EASEMENT"
ES "WATER AND SEWER EASEMENT"
ES "FORT BEND COUNTY CLERK'S FILE"
ES "FORT BEND COUNTY PLAT"
ES "DEED RECORDS OF FORT BEND COUNTY"
ES "OFFICIAL RECORDS OF FORT BEND COUNTY"
ES "RIGHT-OF-WAY" ALL EXISTING PIPELINE EASEMENTS AGENCY NATIONS (MAP NO. 4:2) SCREEN) -TIONAL FLOO 48157C0080 - AREA OF ZONE LZ3 ACCORDING TO THE "ORDERS DOD INSURANCE P 80M AND NO. 48 MINIMAL FLOOD BUILDINGS, WITHIN THE LIMITS OF PLANTINGS, FLOOD INSURANCE RATE MAPS FOR 35M, MAPS REVISED JANUARY 29, 2021), AND OTHER OBSTRUCTIONS TO FOR THE REGULATION THE SUBDIVISION

ARE SHOWN 11.) elevation reference: n.g.s. n—1505x 1987 [PID AW5483] — FOUND STAINLESS STEEL ROD ON NORTH SIDE OF FM—1093 AT 300 FEET EAST OF BESSIE'S CREEK TRACE ROAD. ELEVATION= 109.50' (NAVD88) 16.) ALL BEARINGS AND COORDINATES REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983 (SOUTH CENTRAL ZONE). ALL COORDINATES LISTED ARE GRID AND CAN BE BROUGHT TO SURFACE BY APPLYING A COMBINED PROJECT SCALE FACTOR= 0.999870017. 13.) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT. 12.) 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. 10.) ALL DRAINAGE EASEMENTS SHOWN ON THE FOREGOING PLAT WILL BE MAINTAINED BY THE OWNER. RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES, IF NECESSARY. 9.) THE DRAINAGE MANUAL WHICH ALLOV 15.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE 4.D.A.. I.) A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN JBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE DJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME BESTED IN THE PUBLIC FOR RECORDED FOR THE PUBLIC FOR TREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR JCCESSORS. THE RESERVES SYSTEM FOR CAMPUS EIGHT EAST IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA VS STREET PONDING WITH INTENSE RAINFALL EVENTS. ON THIS PLAT ARE RESTRICTED TO NON-RESIDENTIAL USE. HOWEVER, FORT BEND COUNTY

CBEEK BEZZIE,Z

NAGROAD ROAD

TEXAS HERITAGE PARKWAY

PROPERTY LOCATION

CITY OF FULSHEAR

1093

<u>.</u>

F

PROPERTY

SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

90

CITY OF BROOKSHIRE

1489

BROOKSHIRE CREEK

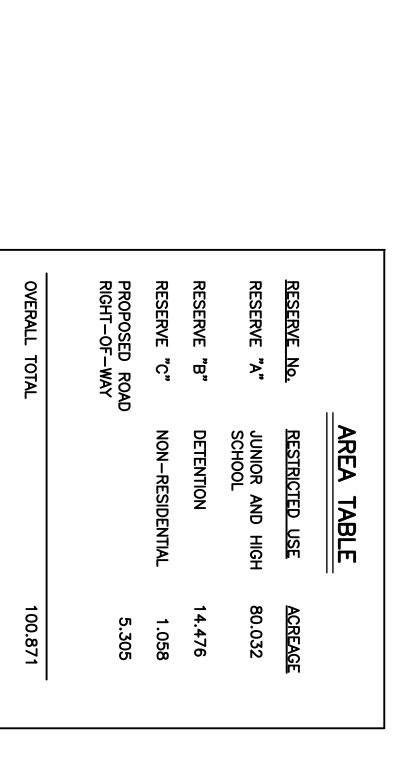
WALLER COUNTY

COUNTY

FORT BEND

MOODS ROAD

BEND COUNTY KEY MAP



REMAINDER OF A CALLED 512.81 ACRES TWINWOOD INC. . 1272, PG. 838 O.P.R.V

RESERVE

RESERVE "A"

RESERVE

LED 30.14 ACRES RT BEND COUNTY UTILITY DISTRICT NO. 213 IT NO. 2114521 O.P.R.W.C.

CITY OF FULSHEAR E.T.J.

LAMARAMPUSCONSOLIDATED**EIGHT** EAST

A SUBDIVISION OF 100.871 ACRES OF LAND BEING THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT CALL 99.99 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2023119352) OUT OF THE FULSHEAR FF TEXAS HOLDINGS LP ORIGINAL CALL 192.04 ACRE TRACT (TRACT 3, PART 1 — FORT BEND COUNTY CLERK'S FILE No. 2013104491) TOGETHER WITH A CALL 0.8756 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2024064490), ALL BEING IN THE NATHAN BROOKSHIRE SURVEY, ABSTRACT No. 14, FORT BEND COUNTY, TEXAS.

O LOTS

OWNERS

LAMAR CONSOLIDATED

INDEPENDENT

SCHOOL DISTRICT

SOME AVENUE I

ROSENBERG, TEXAS 77471
PHONE (281) 341-3100 ယ RESERVESRVES 1 BLOCK

SURVEYOR AND ENGINEER

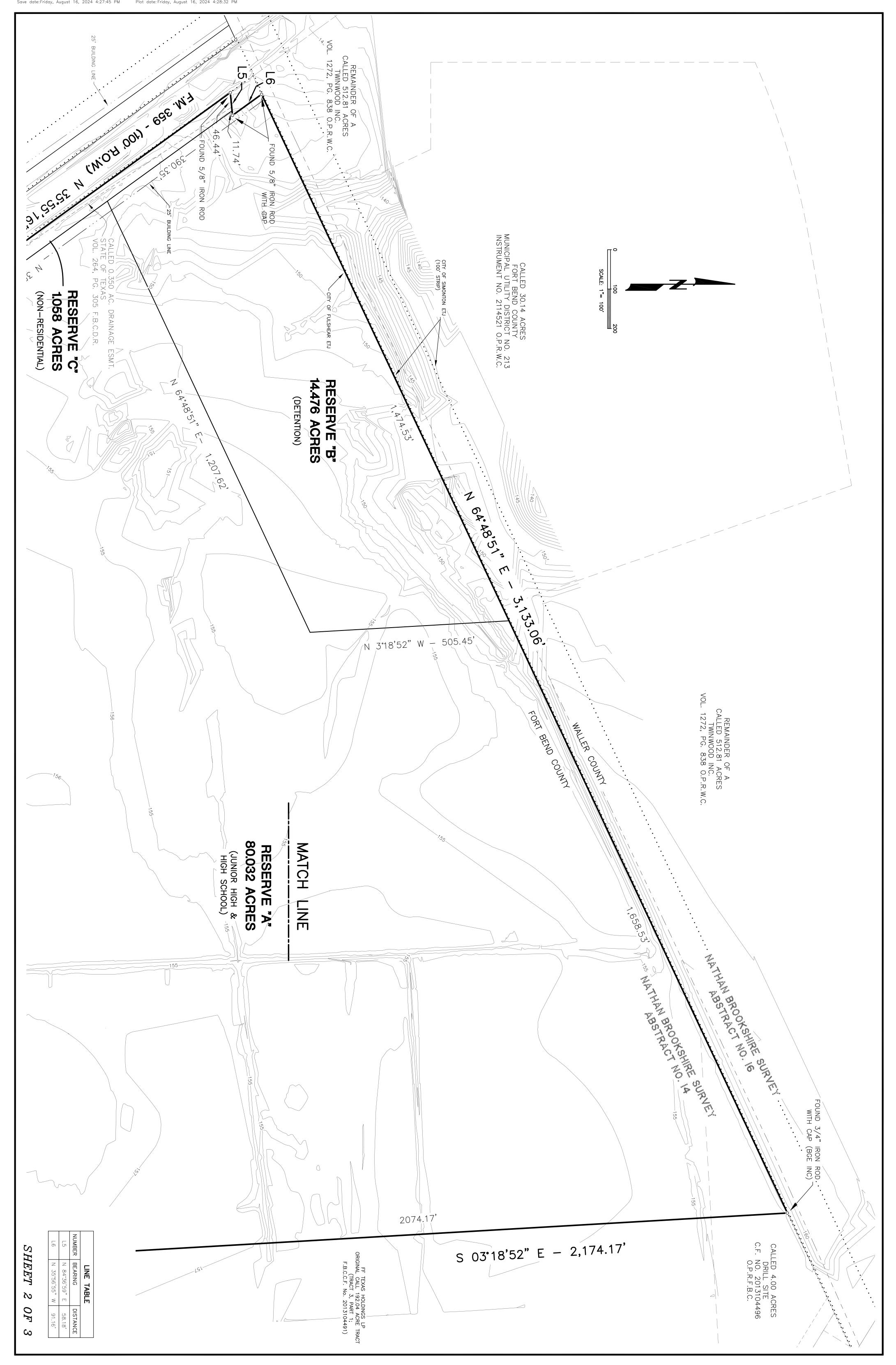
KALUZA, INC.

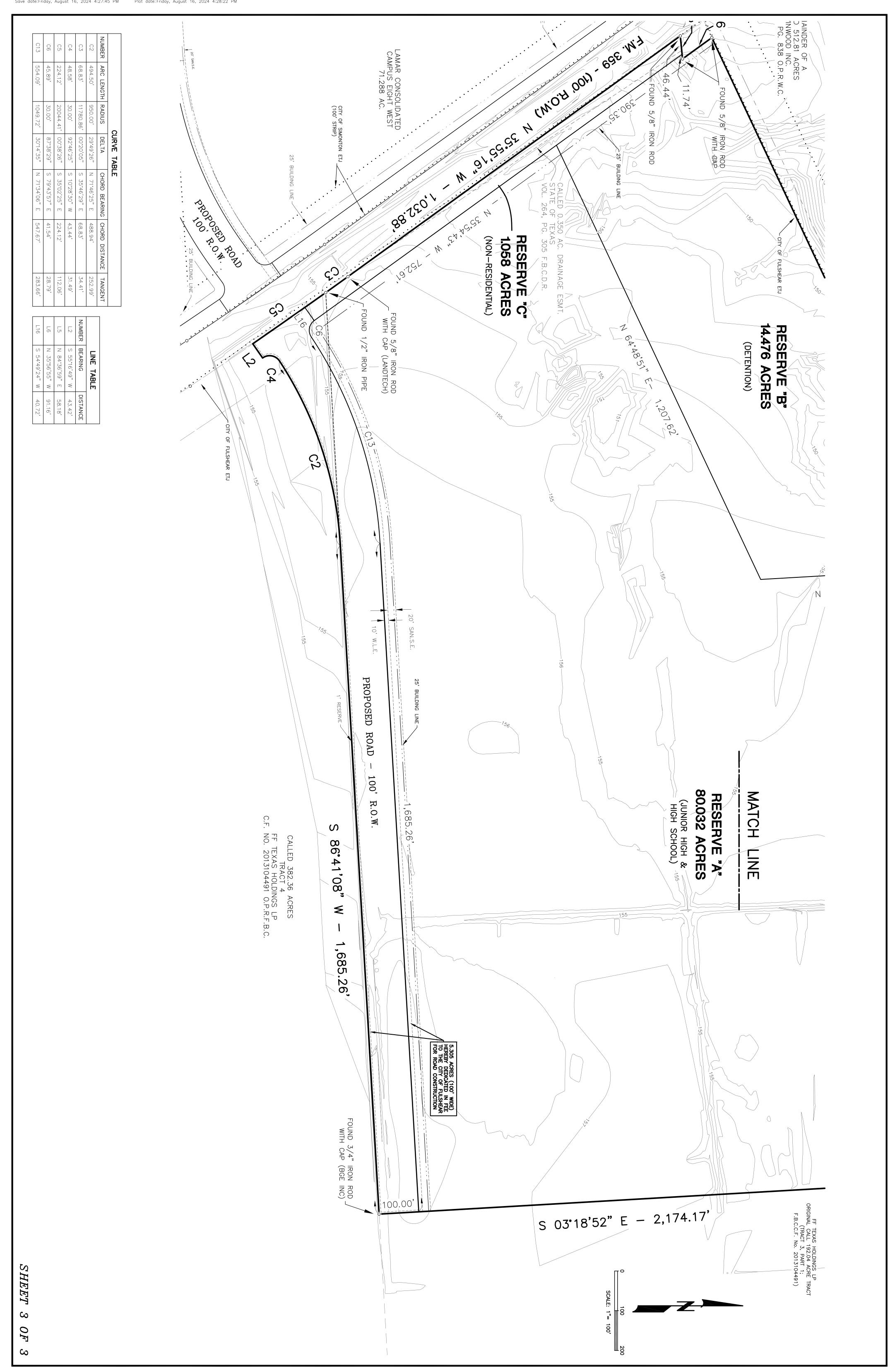
CONSULTING ENGINEERS AND SURVEYORS
ENGINEERING FIRM No. F-1339
TEXAS LICENSED SURVEYING FIRM No. 10010000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808 TEXAS

SHEETä OF ω

AUGUST 16,

2024







CITY OF FULSHEAR

PO Box 279 /6611 W. Cross Creek Bend Ln Fulshear, Texas 77441 Phone: 281-346-8860 ~ Fax: 281-346-2556 www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 08/23/2024	Date Received by the City of Fuls	shear:	
Subdivision: GM Equity	Development:		
SUBMITTAL OF PLAT: (Check Appropriate Se	lection)	8	
Preliminary	Final		Short Form Final
Replat	Vacation Plat		Admin. (Minor) Plat
Amending Plat	100000000000000000000000000000000000000		
TYPE OF PLAT: (Check Appropriate Selection	ie 		
Single-Family Residential	Zero Lot Line/ Pati	o Home	Multi-Family Residential
Planned Development	Commercial		Industrial
Plat Location: City	ETJ (Extraterritorial Jurisdiction	on)	
Legal Description:137.69 -Acres, Situated in	the Enoch Lathan Survey, Abstract N	No. 50	
Variance: Yes (Attach a Copy of Ap	proval Letter) No		
Total Acreage: 137.69-Acres			
Number of Streets: 3			
Number of Lots: 0		Plat	ting Fees
Number and Types of Reserves: <u>10</u>			
Total Acres in Reserve: 114.80-Acres	- III	eliminary Plat - \$500.00 acre	plus 3.50 per lot, plus \$12.50
Owner: 1.) GM Equity Group LLC, 2.) Fort Bend (County 3.) Eduardo Morales Fin	al Plat - \$500.00 plus \$5	5.00 per lot plus \$25.00 per acre
Address: Multiple (Reference Plat Title Block)		E	per lot plus \$25.00 per acre
City/State: Multiple (Reference Plat Title Block)			N N
Telephone:Multiple (Reference Plat Title Bloc	k) An	nending or Minor Plat	: - \$200.00
Email Address: Multiple (Reference Plat Title Blo	ock) Pla	t Vacation - \$500.00	
Engineer/Planner: Weisser Engineering & Sur	veving 2 nd	Review of plats - \$10	00.00 (each additional review)
Contact Person: Thomas J. Forschner		TAL PLATTING FEE	(PAID 12-2023)
Telephone:281-344-7001		rk Fees (due at Final I	Plat Application)
Fax Number: <u>281-828-0055</u>		cos (ade at i illari	Tat Application)
Email Address: tforschner@weissereng.com			
This is to certify that the information on this	form is complete true and	ot and the walls at	and to accomb a stand of the second state of
application. I understand that if all necessary	information required documen	ts, and plat foor are	ed is authorized to make this
City of Fulshear will not complete the review	needed in order to submit to th	is, and plat fees are f	equired at time of submittal of
2.7, 2.7 Glorical Will flot complete the review	necaea in order to submit to the	e role buard.	
	Thomas J. Forscher/Survey P	roject Manager	08/23/2024
SIGNATURE	TYPED OR PRINTED NAME	E/TITLE	DATE

STATE OF TEXAS § COUNTY OF FORT BEND §

We, Fort Bend County, a body corporate and politic, acting by and through KP George, its County Judge, being officers of said Fort Bend County, a body corporate and politic, Eduardo Morales, and GM Equity Group, LLC, a Texas limited liability company, acting by and through Christopher. Ginter, Member of GM Equity Group, LLC, a Texas limited liability company, hereinafter referred to as Owners (whether one or more) of the 137.69—acre tract described in the above and foregoing map of GM EQUITY 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 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 designed 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")

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 designed 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 dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easement for drainage purposes. giving the City of Fulshear, 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 natural drainage way is hereby 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, 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, Fort Bend County, a body corporate and politic, has caused these presents to be signed by KP George, its County Judge, thereunto authorized, this ______ day of _____ , 2024.

IN TESTIMONY WHEREOF, Eduardo Morales, individual, thereunto authorized, this ______ day of ______, 2024.

IN TESTIMONY WHEREOF, GM Equity Group, LLC, a Texas limited liability company, has caused these presents to be signed by Christopher Ginter, its Member, thereunto authorized, this ______ day of _____ , 2024.

Fort Bend County, a body corporate and politic

By: _____ KP George, Fort Bend County Judge

STATE OF TEXAS § COUNTY OF FORT BEND \$

Before me, the undersigned authority, on this day personally appeared KP George, 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 professional limited liability company. Given under my hand and seal of office, this ______day of ______, 2024.

Notary Public in and for the State of Texas County of Fort Bend My commission expires: _

By: ______Eduardo Morales, Owner

STATE OF TEXAS § COUNTY OF FORT BEND §

My commission expires: __

Before me, the undersigned authority, on this day personally appeared Eduardo Morales, 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 professional limited liability company. Given under my hand and seal of office, this _____day of _____, 2024.

Notary Public in and for the State of Texas County of Fort Bend

GM Equity Group, LLC, a Texas limited liability company

Christopher Ginter, Member

STATE OF TEXAS § COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Christopher Ginter, 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 professional limited liability company. Given under my hand and seal of office, this _____day of _____, 2024.

Notary Public in and for the State of Texas

County of Fort Bend My commission expires: ___

____ is approved by the City Planning Commission of the City of Fulshear, Texas, this _______, day of

Amy Pearce

Chairman

Joan Beraer Co-Chairman

This plat of _____ is approved on ____ by the City of Fulshear City Council and signed on this ____ day of ____ , 2024, provided however, this approval shall be invalid and null and void unless the plat is filed with the County

Clerk of Fort Bend County, Texas within six (6) months hereafter.

Ву: Don McCoy Mayor

Ву:

Mariela Rodriquez City Secretary

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

Registered Professional Engineer Texas Registration No. 62217

	LINE TABL	F
LINE	TREARING	-L Tdistance
1 1	S 83°00'27" W	5 40'
12	S 83°00'27" W S 02°39'26" E	388 84'
1.3	S 83°02'04" W	127 94'
14	N 00°54'05" W	89 98'
1.5	S 31°41'12" F	64.95
16	S 31°41'12" F	43.72
17	S 02°41'10" F	26.98'
18	S 11°06'11" F	100.01
L9	N 40°08'49" E	43.97
L10	S 11°06'11" E	100.01
L11	S 31°41'12" E	100.02
L12	N 00°57'45" W	99.96'
L13	S 01°00'17" E	109.85
L14	N 31°41'12" W	91.38'
L15	N 11°06'11" W	100.01
L16	N 02°43'09" W	97.80'
L17	N 47°07'35" W	35.72'
L18	N 88°27'59" E	22.25'
L19	S 70°17'54" W	52.57'
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34	BEARING S 83°00'27" W S 02°39'26" E S 83°02'04" W N 00°54'05" W S 31°41'12" E S 31°41'12" E S 02°41'10" E S 11°06'11" E N 40°08'49" E S 11°06'11" E N 00°57'45" W S 01°00'17" E N 31°41'12" W N 11°06'11" W N 02°43'09" W N 47°07'35" W N 88°27'59" E S 70°17'54" W S 12°45'05" E S 62°00'34" E S 27°59'26" W S 17°00'34" E S 27°59'26" W S 17°00'34" E S 21°24'35" E N 68°42'36" W S 66°40'22" W S 45°10'17" W S 49°51'11" E N 44°49'43" W N 66°40'22" E N 22°26'59" E N 88°27'59" E S 42°52'25" W S 42°52'25" W	DISTANCE 5.40' 388.84' 127.94' 89.98' 64.95' 43.72' 26.98' 100.01' 43.97' 100.02' 99.96' 109.85' 91.38' 100.01' 97.80' 35.72' 22.25' 52.57' 19.88' 38.48' 10.44' 42.96' 66.77' 143.38' 35.59' 145.65' 35.36' 41.03' 35.36' 146.06' 35.83' 135.02' 34.99'
L21	S 62°00'34" E	38.48'
L22	S 02°37'40" E	10.44
L23	S 27°59'26" W	42.96'
L24	S 17°00'34" E	66.77'
L25	S 21°24'35" E	143.38'
L26	N 68°42'36" W	35.59'
L27	S 66°40'22" W	145.65
L28	S 45°10'17" W	35.36'
L29	S 49°51'11" E	41.03'
L30	N 44°49'43" W	35.36'
L31	N 66°40'22" E	146.06
L32	N 22°26'59" E	35.83'
L33	N 88°27'59" E	135.02'
L34	S 42°52'25" W	34.99'
L35	S 02°43'09" E	112.84
L36	N 83°04'04" E	112.84' 265.48'
L37	N 82°58'33" E	160.051
L38	N 82°58'33" E N 82°58'33" E S 02°21'40" E	60.12' 308.09'
L39	N 82°58'33" E	308.09'
L40		10.03'
L41	S 00°10'17" W	110.00'

					CON VL TADLL		
BEARING [DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
S 83°00'27" W 5	5.40'	C1	285.00'	149.48'	147.77	N 16°39'41" W	30°03'02"
	388.84'	C2	220.00'	111.35	110.17	N 17°11'11" W	29°00'02"
S 83°02'04" W	127.94'	C3	280.00'	41.13'	41.10'	N 06°53'41" W	8°25'01"
N 00°54'05" W 8	39.98'	C4	220.00'	32.19'	32.16'	S 06°54'40" E	8°23'02"
	64.95'	C5	220.00'	5.36'	5.36'	S 02°01'19" E	1°23'41"
S 31°41'12" E	43.72'	C6	220.00'	5.74	5.74'	S 00°34'36" E	1°29'45"
	26.98'	C7	473.87	13.95'	13.95'	S 02°14'03" E	1°41'12"
	100.01	C8	443.87	12.77'	12.77'	N 02°16'01" W	1°38'55"
N 40°08'49" E	43.97'	C9	250.00'	12.61'	12.61'	N 01°16'26" W	2°53'26"
S 11°06'11" E	100.01	C10	250.00'	36.58'	36.55'	S 06°54'40" E	8°23'02"
S 31°41'12" E	100.02	C11	250.00'	36.73'	36.69'	S 06°53'41" E	8°25'01"
N 00°57'45" W	99.96'	C12	250.00'	126.54	125.19'	S 17°11'11" E	29°00'02"
	109.85	C13	250.00'	131.12'	129.62'	N 16°39'41" W	30°03'02"
	91.38'	C14	215.00'	112.86	111.56'	N 16°38'57" W	30°04'30"
N 11°06'11" W	100.01'	C15	280.00'	141.72'	140.22	N 17°11'11" W	29°00'02"
	97.80'	C16	220.00'	32.32'	32.29'	N 06°53'41" W	8°25'01"
	35.72'	C17	280.00'	40.97'	40.93'	S 06°54'40" E	8°23'02"
	22.25'	C18	250.00'	79.27	78.94	S 79°22'57" W	18°10'04"
	52.57'	C19	100.00'	126.73'	118.42'	S 33°59'33" W	72°36'44"
	19.88'	C20	2100.00'	612.74	610.57	N 08°05'32" E	16°43'05"
	38.48'	C21	1900.00'	1027.79	1015.30'	S 00°57'15" W	30°59'37"
	10.44'	C22	2100.00	1070.33	1058.78'	N 01°50'59" E	29°12'09"
	42.96'	C23	1900.00'	556.43'	554.44	N 08°03'41" E	16°46'46"
	66.77'	C24	75.00'	58.10'	56.66'	N 22°31'13" W	44°23'12"
	143.38'	C25	160.50'	222.19'	204.87	N 05°03'09" W	79°19'09"
	35.59'	C26	75.00'	58.10'	56.66'	S 12°24'55" W	44°23'12"
	145.65'	C27	1900.00'	601.25	598.74	S 18°50'31" E	18°07'51"
	35.36'	C28	2100.00'	222.19'	222.09'	S 24°52'35" E	6°03'44"
	41.03'	C29	220.00'	10.96'	10.95	N 01°15'19" W	2°51'12"
	35.36'	C30	1030.00'	422.43'	419.48'	S 78°25'19" W	23°29'55"
	146.06'	C31	2100.00'	127.32'	127.30'	N 26°10'14" W	3°28'26"
	35.83'	C32	1900.00'	361.38'	360.84	N 22°27'30" W	10°53'52"
	135.02'	C33	970.00'	397.83'	395.04	S 78°25'19" W	23°29'55"
	34.99'	C34	2100.00'	458.63'	457.72'	S 15°10'33" E	12°30'47"
	112.84'	C35	100.00'	148.21'	135.02'	S 49°04'25" E	84°55'12"
	265.48'	C36	280.00'	14.13'	14.12'	N 01°16'26" W	2°53'26"
	60.05'	C37	2100.00'	110.00'	109.99'	S 22°55'59" E	3°00'05"
	60.12'	C38	521.01'	82.40'	82.32'	N 87°32'19" E	9°03'43"
	308.09'			<u> </u>	<u> </u>	<u> </u>	
S 02°21'40" F	10.03'						

CURVE TABLE

RESERVE TABLE			
RESERVE	LAND USE	ACRES	SQ. FT.
А	DETENTION	15.105	657,966
В	UNRESTRICTED	13.006	566,546
С	UNRESTRICTED	6.403	278,907
D	UNRESTRICTED	17.997	783,963
E	LIBRARY	5.096	221,978
F	UNRESTRICTED	9.712	423,053
G	UNRESTRICTED	10.318	449,457
Н	UNRESTRICTED	19.121	832,919
1	UNRESTRICTED	16.920	737,023
J	UNRESTRICTED	1.122	48,860
	TOTAL	114.800	5,000,672

RIGHT-OF-WAY TABLE				
R.O.W.	ACRES	SQ. FT.		
TEXAS HERITAGE PARKWAY	16.342	711,884		
GM LIBRARY ROAD	4.959	216,028		
GINTER BOULEVARD	1.588	69,172		
TOTAL	22.890	1,995,089		
]			
	1			

	MINIMUM SLAB ELEVATION TABLE			
RESERVE	ELEVATION (FT.)			
В	140.00			
С	140.00			
D	D 139.00			
E	E 140.00			
F	136.00			
G	138.00			
Н	Н 136.00			
	1 137.00			
J	138.00			

LEGEND

A.E. - AERIAL EASEMENT

B.L. - BUILDING LINE D.E. - DRAINAGE EASEMENT

F.B.C.C.F.N.- FORT BEND COUNTY CLERKS FILE NUMBER F.B.C.D.R. - FORT BEND COUNTY DEED RECORD

F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS FND. - FOUND

I.R. – IRON ROD

I.R.C. - IRON ROD WITH CAP

LS. LANDSCAPE

PG. – PAGE

O.P.R.R.P.F.B.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS

R.O.W. - RIGHT-OF-WAY

STM. S.E. - STORM SEWER EASEMENT S.S.E. - SANITARY SEWER EASEMENT

SQ.FT. - SQUARE FEET

VOL. - VOLUME

U.E. - UTILITY EASEMENT W.L.E. - WATERLINE EASEMENT

been tied to the nearest survey corner.

JURISDICTION TABLE		
DISTRICT NAMES		
CITY OF FULSHEAR E.T.J.		
FORT BEND COUNTY		
FORT BEND E.S.D. NO. 4		
FORT BEND COUNTY DRAINAGE DISTRICT		
NORTH FORT BEND WATER AUTHORITY		
LAMAR CISD		
FORT BEND CAD 7		
TEXAS HERITAGE PARKWAY IMPROVEMENT DISTRICT		
AT&T		
COMCAST		
CENTERPOINT		
CENTERPOINT ENERGY		

ILIRISDICTION TARLE

Marker No. 190055. Elev.=136.32' (NAVD'88, 2001 ADJ.)

3. All known pipelines or pipeline easements within the plat boundaries are shown

Unshaded Zone X is defined as areas determined to be outside of the 500-year

7. In accordance with Fort Bend County's determination, the top of all floor slabs shall be minimum of (Reference the "Minimum Slab Elevation Table") 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 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint,

8. Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of the Code of Ordinances, City of Fulshear, Texas, in effect at the

9. Site plans shall be submitted to Fort Bend County and any other applicable

10. Sidewalks shall be built or caused to be built not less than 5 feet in width on

obstructions to the operations and maintenance of the drainage facility.

12. All property to drain into the drainage easement only through an approved

15. A one-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the conditions of such dedication being that when the adjacent property is subdivided by a recorded plat, the one—foot reserve shall thereupon become bested in the public for street right-of-way purposes and the fee title

recorded in F.B.C.C. File Nos. 2022134495 and 2022140594.

applying the following combined scale: 1.00013.

2. All elevations shown hereon are based on Harris County Floodplain Reference

Oder No. 2022-0513.

6. This tract is shown to be within Flood Zone X on Federal Emergency Management Agency Flood insurance Rate Map No. 48157C0085M, revised January 29, 2021.

both sides of all dedicated rights—of—way within said plat and on the contiguous

11. All drainage easements to be kept clear of fences, buildings, vegetation and other

I, Walter P. Sass, 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

1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane GRID Coordinates (NAD83) and may be brought to SURFACE Coordinates by

4. With respect to instruments of record within this plat, surveyor relied on City Planning Letter issued by Charter Title Company effective date August 20, 2024

5. The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense

time this plat was approved, which may be amended from time to time.

jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.

right—of—way of all perimeter roads surrounding said plat, in accordance with the

drainage structure.

13. This plat lies within Light Zone No. 3 of the Fort Bend County Lighting Ordinance. 14. This property is subject to a CenterPoint Energy Short Form Blanket Easement as

thereto shall revert and revest in the dedicator, his heirs, assigns, or successors.

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all 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 the drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

and for an interior corner of said tract herein described;

J. Stacy Slawinski, P.E. Fort Bend County Engineer

DESCRIPTION OF A 137.69-ACRE

SITUATED IN THE ENOCH LATHAM

(5,997,755 SQ. FT.) TRACT OF LAND

SURVEY, A-50, FORT BEND COUNTY, TEXAS

southwest corner of said tract herein described;

herein described:

Being a description of a 137.69-acre (5,997,755 Square Foot) tract of land situated in the

Enoch Latham Survey, A-50, Fort Bend County, Texas. Said 137.69-acre tract being all of a

called 137.294—acre tract of land, conveyed to GM Equity Group, LLC, a Texas limited liability company, by deed recorded in Fort Bend County Clerk's File Number 2008000068 (hereinafter

F.B.C.C.F. No.), of the Official Public Records of Fort Bend County, Texas. (hereinafter

O.P.R.F.B.C.), and being further described by metes and bounds as follows with the basis of

bearings being the Texas State Plane Coordinate System, South Central Zone No. 4204, (NAD 83) (2011) Epoch 2010.00, all coordinates shown hereon are grid coordinates and may be converted

of Commercial Reserve "C" of Lazy J Acres Section 1 Re-plat No. 1, per the plat recorded in File

No. 20130137 of the Fort Bend County Plat Records (hereinafter F.B.C.P.R.) for a southeast

corner of Restricted Reserve "A" of Lamar C.I.S.D. High School No. 5 Complex, by plat recorded in Plat No. 20110054 of the F.B.C.P.R., for a southwest corner of said 137.294—acre tract and for a

BEGINNING (N=13,812,640.77, E=2,957,838.42) at a 5/8-inch iron rod found in the north line

THENCE North 02 deg. 41 min. 31 sec. West, with the east line of said Restricted Reserve "A",

with a west line of said 137.294—acre tract and with a west line of said tract herein described, a

distance of 3,184.93 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX"

set in the south line of Creek Rush at Cross Creek Ranch Section Two, Block 1, by plat recorded

in Plat No. 20220022 of the F.B.C.P.R., for the northeast corner of said Restricted Reserve "A",

for the northwest corner of said 137.294-acre tract and for the northwest corner of said tract

Creek Ranch, by plat recorded in Plat No. 20220110 of the F.B.C.P.R., with the south line of a

called 0.2130—acre tract of land, conveyed to Adren J. Morely by deed recorded in F.B.C.C.F. No. 2006161711 of the O.P.R.F.B.C., with the south line of Restricted Reserve "B", The Pond at Cross

Creek Ranch, Block, by plat recorded in Plat No. 20130244 of the F.B.C.P.R., with the north

right-of-way line of Texas Heritage Parkway (Variable Width), by F.B.C.C.F. Nos. 2017077964,

2017044716, 2019057632, 2020041988 and 2024079959 of the O.P.R.F.B.C., with the north line of said 137.294—acre tract and with the north line of said tract herein described, a distance of

1,762.00 feet to a to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for

the northwest corner of Restricted Reserve "A", Cross Creek Ranch Detention & Water Quality

Basins, Block 1, by plat recorded in Plat No. 20170112 of the F.B.C.P.R., and for the northeast

Detention & Water Quality Basins, Block 1, with the west line of a called 4.649-acre tract of

land, conveyed to Fort Bend County Municipal Utility District No. 1369 by deed recorded in F.B.C.C.F. No. 2016072942, with the west line of Restricted Reserve "A", Cross Creek Ranch Water

Treatment Plant, Block 1, by plat recorded in Plat No. 20070244 of the F.B.C.P.R., with the west line of a called 3.662—acre tract of land conveyed to Wayne Schramme, by deed recorded in F.B.C.C.F. No. 2012087343, with the east line of said tract herein described, a distance of

3,029.87 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the

east right—of—way line of said Texas Heritage Parkway for an interior corner of said tract herein

east right-of-way line of said Texas Heritage Parkway, with the east line of said tract herein

described and along said curve to the right, having a radius of 2,081.00 feet, a central angle of

03 deg. 16 min. 32 sec., a chord bearing South 18 deg. 38 min. 50 sec. East, a chord distance

of 118.97 feet and an arc length of 118.96 feet to a 5/8—inch iron rod with cap stamped

herein described, a distance of 242.34 feet to a 5/8-inch iron rod with cap stamped "WEISSER

herein described, a distance of 38.48 feet to a 5/8-inch iron rod with cap stamped "WEISSER

L.P. by deed recorded in F.B.C.C.F. No. 2004025376, for a southeasterly corner of said tract

the east right—of—way line of said Texas Heritage Parkway, with the east line of said tract herein

described, a distance of 10.44 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG

HOUSTON, TX" set in the north right-of-way line of F.M. Highway 1093 (Variable Width

Volume 243, Page 171 of the F.B.C.D.R., for the southeast corner of said tract herein described

Highway 1093 and a south line of said 137.294—acre tract and with a south line of said tract

herein described, a distance of 1122.73 feet to a 5/8-inch iron rod found for the southeast

with an east line of said tract herein described, a distance of 608.80 feet to a 5/8-inch iron

rod with cap stamped "GOLDBERG" found for the northeast corner of said 3.00-acre tract and for

rod with cap stamped "GOLDBERG" found for the northwest corner of said 3.00—acre tract and for

with an east line of said tract herein described, a distance of 598.82 feet to a 5/8—inch iron

rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the west line of said 3.00—acre tract,

for an angle point of said tract herein described and for the north right-of-way line of said F.M.

the north right—of—way line of said F.M. Highway 1093, with a south line of said tract herein

described, a distance of 428.26 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG

the north right-of-way line of said F.M. Highway 1093, with a south line of said tract herein

described, a distance of 265.48 feet to 5/8—inch iron rod with cap stamped "WEISSER ENG

1093 and with a south line of said tract herein described, a distance of 5.40 feet to a 5/8-inch

iron rod with cap stamped "WEISSER ENG HOUSTON, TX" found for a point in the east line of

Commercial Reserve "E" of said Lazy J Acres subdivision and for a southwest corner of said tract

"D" and "E" of said Lazy J Acres, with a west line of said 137.294—acre tract and with a west line

of said tract herein described, a distance of 388.84 feet to a 5/8-inch iron rod with cap

stamped "WEISSER ENG HOUSTON, TX" set for the northeast corner of said Commercial Reserve "C"

THENCE South 83 deg. 02 min. 04 sec. West, with the north line of said Commercial Reserve

"C", with a south line of said 137.294—acre tract and with a south line of said tract herein

described, a distance of 127.94 feet to the POINT OF BEGINNING and containing 137.69 acres

HOUSTON, TX" found for an angle point of said tract herein described;

HOUSTON, TX" found for an angle point of said tract herein described;

2013030092 of the O.P.R.F.B.C. for an angle point of said tract herein described;

an interior corner of said tract herein described;

an interior corner of said tract herein described:

Highway 1093;

herein described;

(5,997,755 Square Feet) of land.

corner of a called 3.00-acre tract, recorded in the name of Andrea Chatam in F.B.C.C.F. No.

Riaht-of-Way), by deed recorded in F.B.C.C.F. No. 2011033793, Volume 2478, Page 1664 and

THENCE South 82 deg. 59 min. 03 sec. West, with the north right—of—way line of said F.M.

THENCE North 02 deg. 42 min. 53 sec. West, with the east line of said 3.00—acre tract and

THENCE South 82 deg. 55 min. 06 sec. West, with a north line of said 3.00-acre tract and with a south line of said tract herein described, a distance of 208.87 feet to a 5/8-inch iron

THENCE South 02 deg. 21 min. 40 sec. East, with the west line of said 3.00-acre tract and

THENCE South 82 deg. 58 min. 33 sec. West, over and across said 137.294-acre tract, with

THENCE South 83 deg. 04 min. 04 sec. West, over and across said 137.294—acre tract, with

THENCE South 83 deg. 00 min. 27 sec. with the north right-of-way line of said F.M. Highway

THENCE North 02 deg. 39 min. 26 sec. West, with an east line of Commercial Reserves "C",

THENCE South 17 deg. 00 min. 34 sec. East, with the west line of said 3.662—acre tract, with the east right—of—way line of said Texas Heritage Parkway, with the east line of said tract

THENCE South 62 deg. 00 min. 34 sec. East, with the west line of said 3.662-acre tract. with the east right-of-way line of said Texas Heritage Parkway, with the east line of said tract

THENCE North 82 dea. 59 min. 56 sec. East, with the south line of said 3.662-acre tract. with the north right—of—way line of said Texas Heritage Parkway, with the north line of said tract herein described, a distance of 273.70 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in west line of a called 2.07—acre tract conveyed to Teppco Crude Pipeline,

THENCE South 2 deg. 37 min. 40 sec. East, with the west line of said 2.07-acre tract, with

"WEISSER ENG HOUSTON, TX" set for an angle point of said tract herein described;

ENG HOUSTON, TX" set for an interior corner of said tract herein described;

ENG HOUSTON, TX" set for an interior corner of said tract herein described

THENCE in a southeasterly direction, with the west line of said 3.662-acre tract, with the

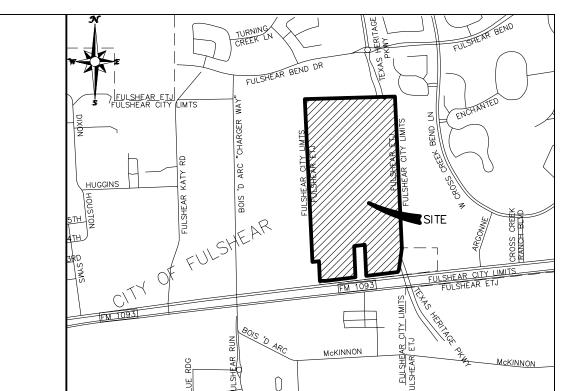
THENCE South 02 deg. 36 min. 36 sec. East, with the west line of said Cross Creek Ranch

corner of said 137.294—acre tract and said tract herein described;

described and for the beginning of a curve to the right;

THENCE North 88 deg. 22 min. 08 sec. East, with the south line of said Creek Rush at Cross Creek Ranch Section Two, Block 1, with the south line Unrestricted Reserve "A", Broadstone Cross

to surface by multiplying by the combined scale factor of 1.00013. All distances are surface:



VICINITY MAP SCALE = 1''=1,800'Key Map No. 523 E, F, J & K

Approved by the Commissioners' Court of Fort Bend County, Texas, this ____day of ____

Vincent M. Morales, Jr. Commissioner, Precinct

Grady Prestage Commissioner, Precinct 2

KP George County Judge

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

date last above written.

Dexter L. McCoy Commissioner, Precinct 4

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 _____ ___, 2024, at ___ ____m. in plat number _____ of the Plat Records of Fort Bend County,

Witness my hand and seal of office, at Richmond, Texas. The day and

Laura Richard County Clerk for Fort Bend County, Texas

GM EQUITY

A SUBDIVISION OF 137.69 ACRES (5,997,755 SQ. FT.) SITUATED IN THE ENOCH LATHAM SURVEY, A-50, FORT BEND COUNTY, TEXAS.

OWNER

FORT BEND COUNTY 401 JACKSON STREET RICHMOND, TX 77469

> (281) 342-3411 OWNER

GM EQUITY GROUP LLC, a Texas limited liability company 423 MASON PARK BLVD, STE. C KATY, TX 77450

> OWNER **EDUARDO MORALES** 11177 COMPAQ CENTER WEST DR.,

(713) 530-0127

HOUSTON, TX 77071

(713) 541-3686

SURVEYOR:



WEISSER Engineering & Surveying 19500 Park Row | Houston, Texas 77084 T.B.P.E.L.S. Reg. No. 10194324 | T.B.P.E. Reg. No. F-68 www.weissereng.com | 281.579.7300

Date: AUGUST 2024 Job No.: IH067 SHEET 1 OF 3

Walter P. Sass



