



6611 W. Cross Creek Bend Lane, PO Box 279
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.FulshearTexas.gov

PLANNING AND ZONING COMMISSION:

CHAIRMAN: Amy Pearce

CO-CHAIR: Grace Malveaux

MEMBER: Dharmik Shah

MEMBER: Gregory Ehman

MEMBER: Jason Maxwell

MEMBER: Bill Clifford

MEMBER: John Dowdall

REGULAR PLANNING AND ZONING COMMISSION MEETING AGENDA Friday, October 3, 2025 8:30 AM

NOTICE IS HEREBY GIVEN OF A PLANNING AND ZONING COMMISSION REGULAR MEETING OF THE CITY OF FULSHEAR TO BE HELD ON **Friday, October 3, 2025** IN THE FULSHEAR MUNICIPAL COMPLEX 6611 W. CROSS CREEK BEND LANE FULSHEAR, TX 77441 FOR CONSIDERING THE FOLLOWING ITEMS. THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY MATTERS LISTED ON THE AGENDA, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE, INCLUDING, BUT NOT LIMITED TO, SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES), 551.087 (ECONOMIC DEVELOPMENT), 418.175.183 (DELIBERATIONS ABOUT HOMELAND SECURITY ISSUES) AND AS AUTHORIZED BY THE TEXAS TAX CODE, INCLUDING, BUT NOT LIMITED TO, SECTION 321.3022 (SALES TAX INFORMATION).

INCIDENTAL MEETING NOTICE: A QUORUM OF THE CITY OF FULSHEAR CITY COUNCIL, PLANNING AND ZONING COMMISSION, CITY OF FULSHEAR DEVELOPMENT CORPORATION (TYPE A), FULSHEAR DEVELOPMENT CORPORATION (TYPE B), PARKS AND RECREATION COMMISSION, HISTORIC PRESERVATION AND MUSEUM COMMISSION, ZONING BOARD OF ADJUSTMENT, CHARTER REVIEW COMMISSION, OR ANY OF THESE, MAY BE IN ATTENDANCE AT THE MEETING SPECIFIED IN THE FORGOING 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 FORGOING 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 FORGOING NOTICE.

I. Call to Order

II. Quorum

III. 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.

IV. Business

a. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON

SEPTEMBER 5, 2025

- b. CONSIDERATION AND POSSIBLE ACTION TO RECOMMEND APPROVAL OF THE FULSHEAR ROSE ESTATES FINAL PLAT**
- c. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE ARVO CROSS CREEK WEST NORTH PRELIMINARY PLAT**

V. 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 extent applicable, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services 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 Thursday, September 25, 2025, 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, ASSISTANT CITY SECRETARY



6611 W. Cross Creek Bend Lane, PO Box 279
Fulshear, Texas 77441
Phone: 281-346-1796 ~ Fax: 281-346-2556
www.FulshearTexas.gov

PLANNING AND ZONING COMMISSION:

CHAIRMAN: Amy Pearce

CO-CHAIR: Grace Malveaux

MEMBER: Dharmik Shah

MEMBER: Gregory Ehman

MEMBER: Jason Maxwell

MEMBER: Bill Clifford

MEMBER: John Dowdall

REGULAR PLANNING AND ZONING COMMISSION MEETING MINUTES September 5, 2025

I. 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, SEPTEMBER 5, 2025, AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, 6611 W. CROSS CREEK BEND LANE, FULSHEAR, TX 77441.

II. Quorum

A QUORUM WAS PRESENT.

MEMBERS PRESENT

*JOHN DOWDALL
JASON MAXWELL
AMY PEARCE
GRACE MALVEAUX
GREGORY EHMAN
BILL CLIFFORD*

MEMBERS ABSENT

DHARMIK SHAH

CITY STAFF

*DINA MOHAMMED
KATIE LEWIS
JOSH BROTHERS*

JESUS ESCOBAR
KELSEE JORDAN LEE
CHARLES ZECH-ATTORNEY

OTHERS PRESENT

JACOB GUERRERO
REBECCA BARTON
GERARDO MORALES
AND 1 OTHER WHO DIDN'T SIGN IN

III. 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.

IV. Public Hearing

a.

THE CITY OF FULSHEAR WILL HOLD TWO PUBLIC HEARINGS REGARDING PROPOSED ZONING REGULATION TEXT AMENDMENTS SPECIFICALLY AMENDMENTS TO ARTICLE II, ARTICLE III, ARTICLE IX, AND APPENDIX B “THE MAJOR THOROUGHFARE PLAN OF THE COORDINATED DEVELOPMENT ORDINANCE (CDO). THE FIRST PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 5, 2025, AT 8:30 A.M. THE SECOND PUBLIC HEARING WILL BE HELD BY THE CITY COUNCIL ON SEPTEMBER 16, 2025, AT 6:00 P.M. EACH HEARING WILL BE HELD AT THE CITY OF FULSHEAR MUNICIPAL COMPLEX, LOCATED AT 6611 W. CROSS CREEK BEND LN., FULSHEAR, TEXAS 77441. INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARINGS AND BE HEARD WITH RESPECT TO THE PROPOSED AMENDMENTS. A COPY OF THE PROPOSED AMENDMENTS IS ON FILE AT THE CITY SECRETARY’S OFFICE LOCATED IN THE CITY OF FULSHEAR MUNICIPAL COMPLEX AND MAY BE INSPECTED ON MONDAY THROUGH THURSDAY FROM 8:00 A.M. TO 5:00 P.M. AND FRIDAY FROM 8:00 A.M. TO 3:00 P.M. FOR QUESTIONS REGARDING THE PROPOSED AMENDMENTS, PLEASE CALL JOSHUA BROTHERS, CITY OF FULSHEAR, 281-346-1796.

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

THERE WERE NO PUBLIC COMMENTS

CHAIRMAN PEARCE CLOSED THE PUBLIC HEARING AT 8:32A.M.

V. Business

a. Consideration and possible action to approve the minutes from the Planning and Zoning Commission meeting held on August 1, 2025

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO APPROVE THE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON AUGUST 1, 2025. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: SHAH

CHAIRMAN PEARCE ASKED TO TAKE ITEMS B-E TOGETHER. THERE WERE NO OBJECTIONS

b. Consideration and possible action to approve the Cross Creek West Section 16 Preliminary Plat

c. Consideration and possible action to approve the Cross Creek West Section 17 Preliminary Plat

d. Consideration and possible action to approve the Cross Creek West Section 18 Preliminary Plat

e. Consideration and possible action to approve the Cross Creek West Section 19 Preliminary Plat

DINA MOHAMMED STATED ITEMS B-E HAD THE SAME MINOR COMMENTS.

THE COMMENTS HAVE BEEN ADDRESSED AND THE PLATS ARE RECOMMENDED FOR APPROVAL.

DINA ANSWERED QUESTIONS FROM THE BOARD.

JACOB GUERRERO WITH META ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE CROSS CREEK WEST SECTION 16,17,18, AND 19 PRELIMINARY PLATS WITH THOSE CHANGES. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: SHAH

f. Consideration and possible action to approve the Fulshear Bend Drive Street Dedication No. 4 Cross Creek West Preliminary Plat

DINA STATED THERE WERE MINOR COMMENTS. THE COMMENTS HAVE BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

DINA ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE FULSHEAR BEND DRIVE STREET DEDICATION NO. 4 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: SHAH

g. Consideration and possible action to approve the Westower Street Dedication Section 1 in Cross Creek West Preliminary Plat

PER DINA THERE WAS ONE MINOR COMMENT.

THE COMMENT HAS BEEN CORRECTED AND THE PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO CONDITIONALLY APPROVE THE WESTOWER STREET DEDICATION SECTION 1 IN CROSS CREEK WEST PRELIMINARY PLAT THAT THE ABSTRACT BE CORRECTED AND THE OTHER ENGINEERING NOTES. IT WAS SECONDED BY CO-CHAIR MALVEAUX. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: SHAH

h. Consideration and possible action to approve the Fulshear Junction Section 2 Preliminary Plat

DINA STATED THERE WERE THREE (3) MINOR COMMENTS THAT HAVE BEEN CORRECTED. THE PLAT IS RECOMMENDED FOR APPROVAL.

JAMES WITH LJA ANSWERED QUESTIONS FROM THE BOARD.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO APPROVE THE FULSHEAR JUNCTION SECTION 2 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER CLIFFORD. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: SHAH

i. Consideration and possible action to recommend approval of the Tamarron Section 20 Partial Replat No. 2 Final Plat

DINA MENTIONED THERE WERE MINOR COMMENTS THAT HAVE BEEN CORRECTED.

CITY STAFF RECOMMENDS APPROVAL OF THE PLAT.

A MOTION WAS MADE BY CO-CHAIR MALVEAUX TO APPROVE THE TAMARRON SECTION 20 REPLAT NO. 2 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

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

NAYS:

ABSTAIN:

ABSENT: SHAH

j. Consideration and possible action to recommend approval of the Jordan Ranch Plaza Final Plat

PER DINA THE PLAT ONLY HAD ONE (1) COMMENT WHICH HAS BEEN CORRECTED BY THE APPLICANT.

CITY STAFF RECOMMENDS APPROVAL OF THE PLAT.

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

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

NAYS:

ABSTAIN:

ABSENT: SHAH

k. Consideration and possible action to recommend approval of Ordinance No. 2025-1502 an Ordinance of the City of Fulshear, amending Chapter 28, "Coordinated Development Ordinance (CDO)", Article II, Article III, Article IX, and Appendix B of the Fulshear Code, for the amendment, repeal, or other change of various zoning regulations applicable to one or more zoning districts; providing for severability; providing for repeal, and providing for an effective date

JOSH BROTHERS WENT OVER THE PROPOSED AMENDMENTS TO THE

COORDINATED DEVELOPMENT ORDINANCE (CDO).

THE PROPOSED AMENDMENTS INCLUDE:

- 1. REPEAL THE CELL TOWER LANGUAGE FROM CHAPTER 8 AND MOVE LANGUAGE TO SECTION 28-2-17 OF THE CDO*
- 2. LIMITING CIVIC SPACE IN THE DOWNTOWN DISTRICT TO 5% OF THE DEVELOPABLE LAND*
- 3. ADD BETTER SUMMARY AND BUILDING IMAGES TO CHAPTER 28-3-6 FOR ARCHITECTURAL REQUIREMENTS FOR NON-RESIDENTIAL AND RESIDENTIAL STRUCTURES*
- 4. ELECTRONIC BOARD SIGNS TO INCLUDE A SOLID BLACK BACKGROUND WITH A SINGLE TEXT COLOR*
- 5. UPDATE THE MAJOR THOROUGHFARE PLAN*

CITY STAFF RECOMMENDS TO APPROVE ORDINANCE NO. 2025-1502.

*A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DOWDALL TO RECOMMEND APPROVAL OF ORDINANCE NO. 2025-1502 ELIMINATING THE CIVIC SPACE. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMEN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:
AYES: EHMEN, DOWDALL, MAXWELL, PEARCE, MALVEAUX, CLIFFORD
NAYS:
ABSTAIN:
ABSENT: SHAH*

FOR THE FULL DISCUSSION GO TO THE CITY'S WEBSITE TO VIEW THE VIDEO

- I. Consideration and possible action to recommend approval of Ordinance No. 2025-1510, an Ordinance of the City of Fulshear, Texas, amending the City's Comprehensive Plan by repealing and replacing the Major Thoroughfare Plan set forth therein; providing for severability; providing for repeal and providing for an effective date**

JOSH STATED THIS ORDINANCE IS TO REPLACE THE EXHIBIT FOR THE MAJOR THOROUGHFARE PLAN IN THE COMPREHENSIVE PLAN.

CITY STAFF RECOMMENDS THE PLANNING AND ZONING COMMISSION APPROVAL THE AMENDMENT TO THE COMPREHENSIVE PLAN.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMEN TO RECOMMEND APPROVAL OF ORDINANCE NO. 2025-1510, AN ORDINANCE OF THE CITY OF FULSHEAR, TEXAS, AMENDING THE CITY'S COMPREHENSIVE PLAN BY REPEALING AND REPLACING THE MAJOR THOROUGHFARE PLAN SET FORTH THEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL AND PROVIDING FOR AN EFFECTIVE DATE. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMEN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

*AYES: EHMAN, DOWDALL, MAXWELL, PEARCE, MALVEAUX, CLIFFORD
NAYS:
ABSTAIN:
ABSENT: SHAH*

VI. Adjournment

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

*AYES: EHMAN, DOWDALL, MAXWELL, PEARCE, MALVEAUX, CLIFFORD
NAYS:
ABSTAIN:
ABSENT: SHAH*

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 9:13 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

Subdivision/Development Platting Application

Date: 9/03/25 Date Received by the City of Fulshear: _____
Subdivision: FULSHEAR ROSE ESTATES Development: FULSHEAR ROSE ESTATES

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: A SUBDIVISION OF 47.3927 ACRES OF LAND OUT OF THE ISAAC N. CHARLES 1/2 LEAGUE A-17 CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS

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

Total Acreage: 47.3927
Number of Streets: 2
Number of Lots: 41
Number and Types of Reserves: 13
Total Acres in Reserve: 19.51

Owner: FULSHEAR ROSE, LTD.
Address: 7500 SAN FELIPE ST. #1070
City/State: HOUSTON, TEXAS 77063
Telephone: 713-554-2277
Email Address: LVALENCIA@BENCHMARKENGR.NET
Engineer/Planner: BENCHMARK ENGINEERING CORP.
Contact Person: LUIS D. VALENCIA
Telephone: 713-554-2277
Fax Number: 713-266-3804
Email Address: LVALENCIA@BENCHMARKENGR.NET

Platting Fees	
Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre	
Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre	
Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre	
Amending or Minor Plat - \$200.00	
Plat Vacation - \$500.00	
2 nd Review of plats - \$100.00 (each additional review)	
TOTAL PLATTING FEE	<u>\$1,889.82</u>
Park Fees (due at Final Plat Application)	_____

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

SIGNATURE

LUIS D. VALENCIA / PLATTING MANAGER

TYPED OR PRINTED NAME/TITLE

9/03/25

DATE

STATE OF TEXAS §
COUNTY OF FORT BEND §

WE, FULSHEAR ROSE, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH BASAM BARAZI, PRESIDENT, BEING AN OFFICER OF FULSHEAR ROSE, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER, HERINAFTER REFERRED TO AS OWNERS OF THE 47.3927 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FULSHEAR ROSE ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS) ALLEYS, PARKS, PAVES COURSES, DRAINAGE 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 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. & 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. & 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 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, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, DRIVING 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, 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 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, FULSHEAR ROSE, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BASAM BARAZI, PRESIDENT OF FULSHEAR ROSE, LTD., A TEXAS LIMITED PARTNERSHIP, HERETO AUTHORIZED THIS _____ DAY OF _____, 2025.

FULSHEAR ROSE, LTD., A TEXAS LIMITED PARTNERSHIP,
BASAM BARAZI, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BASAM BARAZI, 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 CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

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

I, SAIB Y. SAOUR, 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.

SAIB Y. SAOUR, R.P.L.S.,
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3540

I, WILLIAM SAOUR, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF FULSHEAR AND FORT BEND COUNTY, TEXAS.

WILLIAM SAOUR (P.E.)
TEXAS REGISTRATION NO. 116018

THIS PLAT OF FULSHEAR ROSE ESTATES IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR,
TEXAS THIS _____ DAY OF _____, 2025.

AMY PEARCE, CHAIR
GRACE MALVEAUX, CO-CHAIR

THIS PLAT OF FULSHEAR ROSE ESTATES WAS APPROVED ON _____ BY THE CITY OF FULSHEAR CITY COUNCIL, AND SIGNED ON THIS _____ DAY OF _____, 2025 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.

DONALD MCCOY, MAYOR
MARIELA RODRIGUEZ, CITY SECRETARY

METES AND BOUNDS DESCRIPTION
47.3927 ACRES
FORT BEND COUNTY, TEXAS
July 31, 2024

All that certain 47.3927 acres of land being all of a called 30.5277 acre tract of land as conveyed by Special Warranty Deed dated November 6, 2023 to Fulsher Rose, LTD as recorded under Clerk's File No. 2023107124 of the Official Public Records of Real Property, Fort Bend County, Texas, all of a called 9.71 acre tract of land as conveyed by General Warranty Deed dated December 12, 2023 to Fulsher Rose, LTD as recorded under Clerk's File No. 2023118106 of the Official Public Records of Real Property, Fort Bend County, Texas, a portion of a 31.99 acre tract of land as conveyed by a Special Warranty Deed dated March 4, 2021 to Fort Bend Municipal Utility District No. 220 as recorded under Clerk's File No. 2021040409 of the Official Public Records of Real Property Fort Bend County, Texas and being more particularly described by metes and bounds as follows: (All bearings are based GPS observations using Texas State Plane Coordinate System, South Central Zone, 4204):

BEGINNING at a 5/8-inch iron rod found at the northwest corner of said 30.5277 acre tract and the southwest corner of a called 5.1404 acre tract as conveyed by Deed dated December 27, 2005 to Vincent F. Misasi recorded under Clerk's File No. 200600286 of the Official Public Records of Real Property, Fort Bend County, Texas, and being situated in the east right-of-way line of Pool Hill Road, based on a width of 60-feet;

THENCE North 86°48'16" East, along the north line of said 30.5277 acre tract and the south line of said 5.1404 acre tract, for a distance of 376.83 feet to a 5/8-inch iron rod found for angle point;

THENCE North 86°31'27" East, along the north line of said 30.5277 acre tract and the south line of a called 9.09 acre tract as conveyed by Special Warranty Deed dated October 7, 2021 to Stefano-Ratcliff, LP as recorded under Clerk's File No. 2021172082 of the Official Public Records of Real Property, Fort Bend County, Texas and a called 10.9816 acre tract as conveyed by Warranty Deed with Vendor's Lien to Joe F. Messina and Mariana Messina as recorded under Volume 2375, Page 1175 of the Deed Records of Fort Bend County, Texas, for a distance of 1,486.95 feet to 5/8-inch iron rod with cap stamped "Benchmark Eng'g" set for corner at the northwest corner of said 30.5277 acre tract, the northeast corner of Reserve A, Block 1, Vanhooke Soc. 2 as recorded under Plat No. 2019040 of the Plat Records of Fort Bend County, Texas and the northeast corner of the herein described tract;

THENCE South 00°28'47" West, along the west line of said Reserve A, the east line of said 30.5277 acre tract for a distance of 882.95 feet to a 5/8-inch iron rod with cap stamped "Benchmark Eng'g" set for the southeast corner of said 30.5277 acre tract and the herein described tract;

THENCE South 86°41'23" West, along the north line of said Reserve A, the south line of said 30.5277 acre tract for a distance of 951.53 feet to 5/8-inch iron rod with cap stamped "Benchmark Eng'g" set for corner situated in the north line of said 31.99 acre tract, the northwest corner of a called 6.66 acre easement as conveyed by a Modification and Partial Release of Pipeline Easement document dated June 15, 2017 between Tennessee Gas Pipeline Company LLC and Vanhooke, LLC as recorded under Clerk's File No. 201703552 of the Official Public Records of Real Property Fort Bend County, Texas and being an interior corner of the herein described tract;

THENCE South 41°08'31" West, across said 31.99 acre tract and along the west line of said 6.66 acre easement for a distance of 930.01 feet to a 5/8-inch iron rod with cap stamped "Benchmark Eng'g" set in the northeasterly right-of-way line of a called 13.8184 acre Right of Way Easement as conveyed by Fort Bend County Drainage District Right of Way Easement document dated April 18, 2020 to Fort Bend County Drainage District recorded under Clerk's File No. 202006782 of the Official Public Records of Real Property Fort Bend County, Texas and being the south corner of the herein described tract;

THENCE North 27°10'48" West, along the northeasterly right-of-way line of said 13.8184 acre easement for a distance of 79.11 feet to a 5/8-inch iron rod with cap stamped "Benchmark Eng'g" set for corner;

THENCE North 21°24'41" West, continuing along the northeasterly right-of-way line of said 13.8184 acre easement for a distance of 382.81 feet to a 5/8-inch iron rod with cap stamped "Benchmark Eng'g" set for corner;

THENCE North 35°12'12" West, continuing along the northeasterly right-of-way line of said 13.8184 acre easement for a distance of 330.41 feet to a 5/8-inch iron rod with cap stamped "Benchmark Eng'g" set for corner situated in the south line of said 9.71 acre tract and being an interior corner of the herein described tract, a 5/8-inch iron rod with cap stamped "MK" found for the southeast corner of the said 9.71 acre tract and the lower southwest corner of said 30.5277 acre tract bears South 86°28'24" East 444.12 feet;

THENCE North 56°28'24" West, along the north line of said 31.99 acre tract, the south line of said 9.71 acre tract for a distance of 27.37 feet to a 5/8-inch iron rod with cap stamped "Benchmark Eng'g" set for corner being an exterior corner of the said 9.71 acre tract and an exterior corner of the herein describe tract;

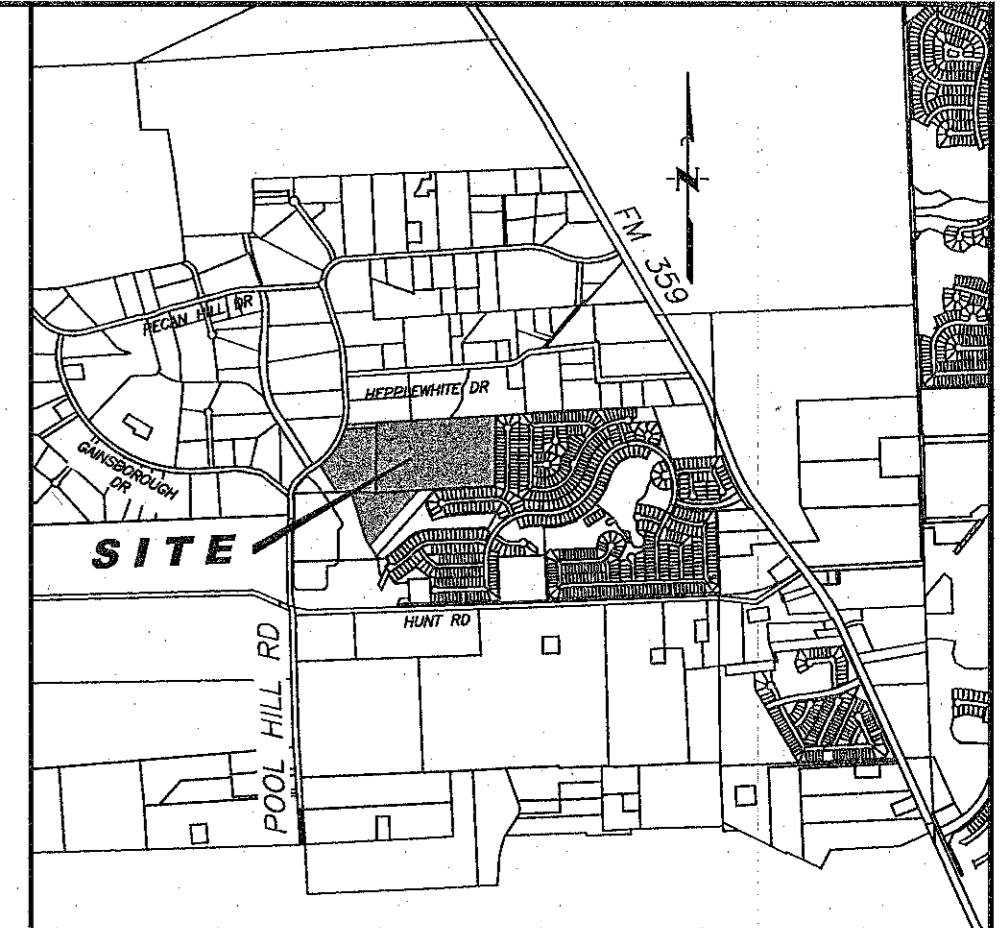
THENCE North 32°01'47" West, along an exterior line of said 31.99 acre tract and the west line of said 9.71 acre tract for a distance of 389.16 feet to a 5/8-inch iron rod with cap stamped "Jones and Carter" found situated in the east right-of-way line of said Pool Hill Road, being an exterior corner of the said 9.71 acre tract, an exterior corner of the herein described tract and the point of curvature of a curve to the left;

THENCE continuing along the east right-of-way line of said Pool Hill Road, the west line of said 9.71 acre tract in a northeasterly direction along the arc of said curve to the left having a radius of 933.87 feet, a central angle of 36°36'37", passing at an arc length of 535.09 to a 5/8-inch iron rod with cap stamped "Jones and Carter" found for the northwest corner of said 9.71 acre tract, the upper southwest corner of said 30.5277 acre tract, continuing for a total arc length of 596.81 and a chord bearing North 31°47'04" East, 586.70 feet to the POINT OF BEGINNING of the herein described tract and containing within these calls of 47.3927 acres or 2,064,427 square feet of land.

This description is based on a survey conducted on the ground of the property described and is issued in conjunction with an exhibit map entitled Land Survey of 47.3927 acres prepared by BENCHMARK ENGINEERING CORPORATION, Job Number 22044.

NOTES

- 1. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 118.51 FEET ABOVE MEAN SEA LEVEL (NAVD83 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 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, WHICHEVER IS HIGHER.
- 2. THIS PLAT IS BEING SERVICED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 220, AND IS WITHIN FORT BEND COUNTY DRAINAGE DISTRICT, AND FORT BEND COUNTY SUBSIDENCE DISTRICT.
- 3. BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 190073R FROM THE INTERSECTION OF I-10(WEST) AND PEDERSON ROAD, SOUTH ALONG TEXAS HERITAGE PARKWAY FOR 0.36 MILES TO THE BRIDGE OVER WILLOW FORK. MONUMENT IS LOCATED ON THE SOUTH A HEADWALL ON THE EAST SIDE OF HERITAGE PARKWAY ELEVATION = 154.03 2001 ADJUSTMENT.
- 4. TEMPORARY BENCHMARK: 1/2 -INCH IRON ROD WITH CAP FROM THE INTERSECTION OF POOL HILL ROAD AND BROOKSHIRE CREEK, TRAVEL NORTH ALONG POOL HILL ROAD FOR APPROXIMATELY 660 FEET. IRON ROD IS ON THE LEFT SIDE OF ROAD, 5 FEET FROM THE EDGE OF ASPHALT. TWELVE FEET FROM AN 18-INCH CULVERT ON THE SOUTH SIDE OF A GRAVEL DRIVE.
- 5. ACCORDING TO THE FEDERAL MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0080M, 48157C0085M, MAP EFFECTIVE JANUARY 29, 2021, FOR COMMUNITY NO. 48022B IN FORT BEND COUNTY, TEXAS AND UNINCORPORATED AREAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" (AREAS INUNDATED BY 100-YEAR FLOOD) AND ZONE X UNSHADED (OUTSIDE OF 500 YEAR FLOOD).
- 6. LIGHTING ZONE DESIGNATION: THIS PROPERTY LIES WITHIN THE "L23" LIGHTING ZONE DESIGNATION IN COMPLIANCE WITH THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS".
- 7. SIDEWALK NOTE: SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET (5') IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT IN ACCORDANCE WITH THE A.D.A.
- 8. PIPELINE NOTE: IF ANY, ALL EXISTING PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED BOUNDARY HAVE BEEN SHOWN.
- 9. THERE IS A 5' SIDE BUILDING LINE ON ALL LOTS.
- 10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 11. ALL DRAINAGE EASEMENTS 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.
- 12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 13. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND ONE DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
- 14. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- 15. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE (AS SHOWN ON PLAT), BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.000116162. THE PLAT DRAWING AS SHOWN MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999884051.
- 16. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- 17. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 220 WILL OWN AND BE RESPONSIBLE FOR THE MAINTENANCE OF ALL THE DRAINAGE/RETENTION BASINS WITHIN THE PROPOSED SUBDIVISION.
- 18. UPON RECORDATION, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 220 WILL OWN AND MAINTAIN THE DRAINAGE EASEMENTS AND RESERVES.
- 19. THE DRAINAGE DISTRICT HAS THE RIGHT TO USE THE PORTION OF RESERVE G WITHIN ITS EASEMENT ALONG BROOKSHIRE CREEK.



VICINITY MAP SCALE=1"=1000' KEY MAP 482W

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS
THIS _____ DAY OF _____, 2025.

VINCENT M. MORALES JR., COUNTY COMMISSIONER
GRADY PRESTAGE, COUNTY COMMISSIONER

KP GEORGE, COUNTY JUDGE

W. A. "ANDY" MEYERS, COUNTY COMMISSIONER
DEXTER L. MCCOY, COUNTY COMMISSIONER

THE STATE OF TEXAS §
COUNTY OF FORT BEND §
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 _____ DAY OF FORT BEND COUNTY TEXAS, 2025 AT _____ O'CLOCK, _____ M., IN PLAT NO. _____ OF THE PLAT RECORDS OF FORT BEND COUNTY TEXAS.
WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FULSHEAR ROSE ESTATES
CITY OF FULSHEAR, FORT BEND COUNTY

A SUBDIVISION OF 47.3927 ACRES OF LAND OUT OF THE
ISAAC N. CHARLES 1/2 LEAGUE ABSTRACT No. 17,
CITY OF FULSHEAR ETJ,
FORT BEND COUNTY, TEXAS

41 LOTS 2 BLOCKS 13 RESERVES

Scale: 1" = 100' Date: SEPTEMBER 3, 2025

OWNER:
FULSHEAR ROSE, LTD., a Texas Limited Partnership
7500 Sam Fulper Drive, Suite 1070
HOUSTON, TEXAS 77063
(713) 952-0200

PREPARED BY:
BENCHMARK ENGINEERING CORPORATION™
CONSULTING PLANNING SURVEYING
TBPE REG. No. F-6788 | TBPS REG. No. 10009000
2401 FOUNTAINVIEW DRIVE, SUITE 500
HOUSTON, TX 77057
(713) 266 - 9930