

STATE OF TEXAS
COUNTY OF FORT BEND

We, WSS-14 Fulshear Marketplace, LLC, acting by and through Anderson Smith, its Manager, and Joel M Scott II, its Manager, owners of the property directly affected by this plat, being FULSHEAR MARKETPLACE as indicated hereon, do hereby consent to this plat for the purposes herein expressed.

IN TESTIMONY WHEREOF, the WSS-14 Fulshear Marketplace, LLC, has caused these presents to be signed by Anderson Smith, its Manager, and Joel M Scott II, its Manager, and its common seal hereunto affixed this ____ day of _____, 20____.

WSS-14 Fulshear Marketplace, LLC

By: _____
Anderson Smith
Manager

By: _____
Joel M Scott II
Manager

STATE OF TEXAS
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Anderson Smith, its Manager, and Joel M Scott II, its Manager of WSS-14 Fulshear Marketplace, LLC, 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, LUCAS G. DAVIS, 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.

LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599

This plat of FULSHEAR MARKETPLACE is approved by the City Planning Commission of the City of Fulshear, Texas, this the ____ day of _____, 20____.

By: _____
Amy Pearce
Chairman

By: _____
Dor Hakimzadeh
Co-Chairman

This plat of SOURCEONE FULSHEAR was approved on _____ by the City of Fulshear City Council and signed on this ____ day of _____, 20____; 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.

By: _____
Aaron Groff
Mayor

By: _____
Mariela Rodriguez
City Secretary

2ND STREET
60' R.O.W.

1ST STREET
60' R.O.W.

SYMS ROAD
60' R.O.W.
VOL. U, PG. 177-179, F.B.C.D.R.

CALLED 3.114 ACRES
BURGIN REAL ESTATE, LLC
F.B.C.C.F. NO. 2013004934

CALLED 0.3714 ACRES
VELA JEAN DESHAZO
F.B.C.C.F. NO. 2013061638

CALLED 0.447 ACRES
BRETT EDWARD DESHAZO
F.B.C.C.F. NO. 2012008871

FND ANGLE IRON

FND 1/2" I.P.
FND ANGLE IRON

5' A.E.
VOL. 742, PG. 727, F.B.C.D.R.

10' U.E.
VOL. 742, PG. 727, F.B.C.D.R.

5' A.E.
VOL. 742, PG. 727, F.B.C.D.R.

①
UNRESTRICTED RESERVE "A"
4.990 AC. / 217,364 SQ. FT.

P.O.B.
FND 1/2" I.P.
X: 2,953,367.605 (GRID)
Y: 13,811,691.104 (GRID)

F.M. 1093
120' R.O.W.

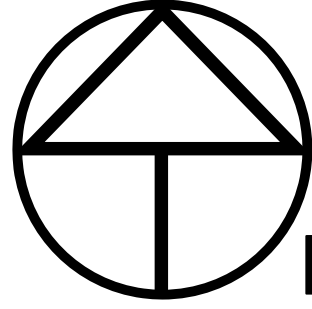
GENERAL NOTES

- 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: 0.999860935.
- ALL OF THE PROPERTY LOCATED IN THIS PLAT IS WITHIN FORT BEND COUNTY, AND THE CITY OF FULSHEAR, TEXAS.
- ALL VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION HAVE BEEN SHOWN.
- 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. 48157C0085L REVISED/DATED APRIL 2, 2014, 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. 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 128.00 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.
- 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.

Laura Richard
Clerk of the County Court
of Fort Bend County, Texas

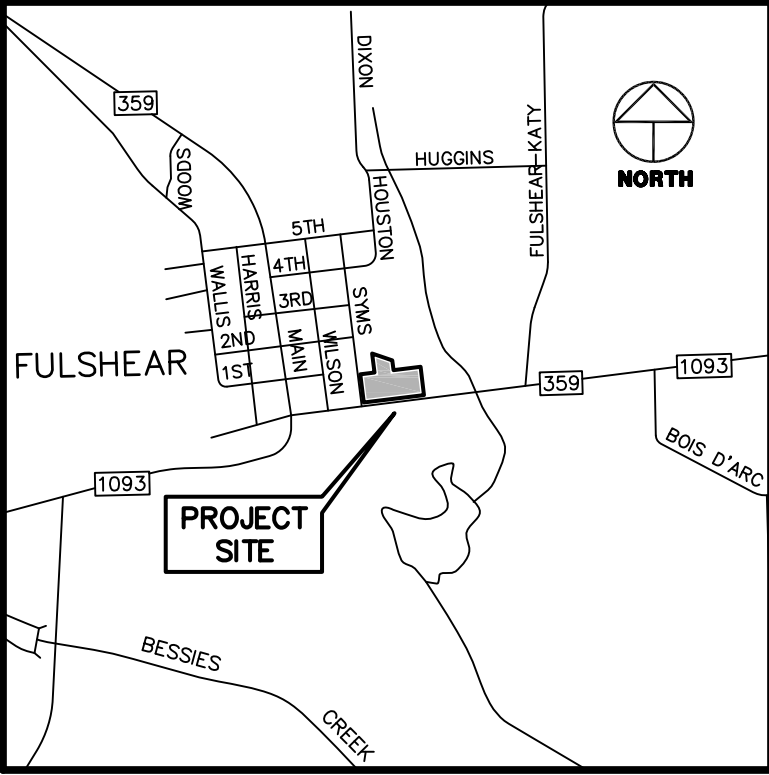
By: _____
Deputy

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



NORTH

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



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

DESCRIPTION

A TRACT OR PARCEL CONTAINING 4.990 ACRES OR 217,364 SQUARE FEET OF LAND, SITUATED IN THE C. FULSHEAR LEAGUE, ABSTRACT NO. 29, FORT BEND COUNTY, TEXAS, BEING ALL OF A CALLED 4.990 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WSS-14 FULSHEAR MARKETPLACE, LLC, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2018115546, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83):

BEGINNING AT A 1/2 INCH IRON PIPE FOUND MARKING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF FARM-TO-MARKET (F.M.) ROAD NO. 1093 (120' WIDE) AND THE EAST R.O.W. LINE OF SYMS ROAD (CALLED 60' WIDE) AS RECORDED UNDER VOL. U, PGS. 177-179, F.B.C.D.R. AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST R.O.W. LINE OF SAID SYMS ROAD, NORTH 07 DEG. 09 MIN. 04 SEC. WEST, A DISTANCE OF 295.09 FEET A 1/2 INCH IRON ROD AND AN ANGLE IRON FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 0.447 ACRE TRACT CONVEYED TO BRETT EDWARD DESHAZO AS RECORDED UNDER F.B.C.C.F. NO. 2012008871 AND THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE EAST R.O.W. LINE OF SAID SYMS ROAD, NORTH 82 DEG. 50 MIN. 56 SEC. EAST, A DISTANCE OF 150.00 FEET TO AN ANGLE IRON FOUND MARKING THE SOUTHEAST CORNER OF SAID CALLED 0.447 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST LINE OF SAID CALLED 0.447 ACRE TRACT AND THE EAST LINE OF A CALLED 0.3714 ACRE TRACT OF LAND CONVEYED TO VELA JEAN DESHAZO AS RECORDED UNDER F.B.C.C.F. NO. 2013061638, NORTH 07 DEG. 09 MIN. 04 SEC. WEST, PASSING AT A DISTANCE OF 130.00 FEET A 5/8 INCH IRON ROD FOUND MARKING THE COMMON EAST CORNER OF SAID CALLED 0.447 ACRE TRACT AND SAID CALLED 0.3714 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 200.93 FEET TO A POINT ON THE SOUTH LINE OF A CALLED 3.114 ACRE TRACT OF LAND CONVEYED TO BURGIN REAL ESTATE, LLC AS RECORDED UNDER F.B.C.C.F. NO. 2013004934, SAME BEING A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE, NORTH 81 DEG. 42 MIN. 13 SEC. WEST - 0.28 FEET;

THENCE, SOUTH 71 DEG. 04 MIN. 16 SEC. EAST, A DISTANCE OF 222.29 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID CALLED 3.114 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 07 DEG. 09 MIN. 04 SEC. EAST A DISTANCE OF 103.20 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 82 DEG. 50 MIN. 56 SEC. EAST A DISTANCE OF 282.82 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 07 DEG. 01 MIN. 00 SEC. EAST A DISTANCE OF 296.57 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED WINDROSE SET ON THE NORTH R.O.W. LINE OF SAID F.M. 1093, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTH R.O.W. LINE OF SAID F.M. 1093, SOUTH 82 DEG. 59 MIN. 00 SEC. WEST, A DISTANCE OF 631.78 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 4.990 ACRES OR 217,364 SQUARE FEET OF LAND.

PRELIMINARY PLAT

FULSHEAR MARKETPLACE

A SUBDIVISION OF
4.990 AC. / 217,364 SQ. FT.

SITUATED IN THE
C. FULCHER SURVEY
ABSTRACT NO. 29
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

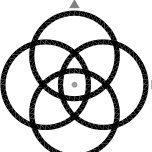
MAY 2024

Owner

WSS-14 Fulshear Marketplace, LLC

520 Post Oak Blvd #380
Houston, TX 77027
713-283-4478

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

BENCHMARK PUBLISHED ELEVATION - 109.50'

NGS BENCHMARK N 1505, BEING A STAINLESS STEEL ROD WITH A BENCHMARK DISK STAMPED "N 1505 X 1987" +/- 0.1 MILES SOUTH ALONG F.M. ROAD 359 FROM THE POST OFFICE IN FULSHEAR, THENCE +/- 1.34 MILES WEST ALONG FM ROAD 1093, IN THE NORTHWEST CORNER OF THE T-JUNCTION OF A DIRT ROAD, +/- 142 FEET NORTH OF THE CENTERLINE OF FM ROAD 1093, +/- 50 FEET NORTH OF THE NORTH RAIL OF THE SOUTHERN PACIFIC COMPANY RAILROAD, +/- 13 FEET WEST OF THE CENTER OF THE DIRT ROAD, +/- 3 FEET SOUTH OF THE WEST POST OF A GATE. (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "A" ELEVATION - 124.08'

THE LETTERS "LI" IN "MULLER" ON FIRE HYDRANT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF F.M. 1093. (SHOWN HEREON)

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
S - SET 5/8" CAPPED IR "WINDROSE"