

THE CITY PLANNING AND ZONING COMMISSION OF THE
CITY OF KATY, TEXAS, WILL CONVENE IN SPECIAL SESSION




TUESDAY, NOVEMBER 4, 2025, AT 6:30 O'CLOCK P.M.
KATY CITY HALL, 901 AVENUE C, KATY, TEXAS
CHAIRMAN ERIC PAULSEN WILL PRESIDE

AGENDA

1. Call to Order
2. Comments from the Public
3. Consent Agenda
 - A. Consider Approval of Meeting Minutes
 - i. 09-09-2025 Regular Meeting Minutes
 - ii. 10-14-2025 Regular Meeting Minutes
 - B. Consider Approval of Subdivision Plats
 - i. Preliminary Plat of Katy West Business Park Reserve J-2 "A Subdivision of 7.92 Acres of Land, Being a Partial Replat of Reserve J of Katy West Business Park, for 1 Block and 1 Reserve, in Waller County, Texas"
 - ii. Preliminary Plat of Professional Plaza at FM 1463 "A Subdivision of 3.04 Acres of Land, in the C.W. Schrimpf Survey, Abstract No. 412, for 1 Block and 1 Reserve, in Waller County, Texas"
4. Administrative Reports
5. Commission Comments - Matters appearing on the agenda or inquiry of staff regarding specific information or existing policy
6. Adjourn

I hereby certify posting this Notice and Agenda at or before 6:00 o'clock p.m., Wednesday, October 29th, 2025, at Katy City Hall, 901 Avenue C, Katy, Texas.


Rachel Lazo, City Planner

In compliance with the Americans with Disabilities Act, reasonable accommodations or interpretive services may be requested by contacting the Office of the City Secretary not later than twenty-four hours before the scheduled time of the meeting. Please email citysecretary@cityofkaty.com or call (281) 391-4815 to confirm with City Secretary staff.

MINUTES OF CITY PLANNING AND ZONING COMMISSION MEETING

Call to Order

The City Planning and Zoning Commission of the City of Katy, Texas, convened in Regular Session Tuesday, September 9, 2025, at 6:30 o'clock p.m., at Katy City Hall, 901 Avenue C, Katy, Texas.

Commissioners Present:

Eric Paulsen, Chairman
Jason Ward, Vice Chairman
Alan Chapman, Assistant Secretary
Greg Christmann, Commissioner
Randy McDonald, Commissioner
Johnston Dietz, Commissioner
Jeff Mahoney, Alternate Commissioner

Commissioners Absent:

Sam Pearson, Secretary
Jim Davidson, Alternate Commissioner

City Officials Present:

Bridgette Begle, Acting City Attorney
Ian Clowes, Community Development Director
Rachel Lazo, City Planner
Christian Zepeda, Assistant Planner
Veronica Garcia, Administrative Assistant

Public Comments

All were given the opportunity to be heard and there were no comments from the public.

Consent Agenda

Motion was made by Jason Ward, Vice Chairman, seconded by Randy McDonald, Commissioner, approving all items under the Consent Agenda, which included:

- 07-08-2025 Regular Meeting Minutes
- Preliminary Plat of Atlantic Petroleum Complex
- Final Plat of Atlantic Petroleum Complex

All voted Aye, and the motion carried.

Discuss and Consider a Proposed Amendment to the City's Zoning Ordinance No. 621, by Amending Section 15 Special Use Permits

Rachel Lazo, City Planner, gave a presentation on the proposed amendment to the City's Zoning Ordinance No. 621, by amending Section 15 Special Use Permits. She explained that on January 14, 2025, the commission approved the proposed ordinance to add Battery Energy Storage Systems (BESS) as a use that will require a Special Use Permit in the Industrial District. It was presented to the City Council and approved on January 27, 2025, with recommendation to have standards drafted and codified. Over a three (3) month period, staff conducted research on regulations and drafted proposed language, which was presented at the May 12, 2025, City Council meeting. There were many questions during the meeting and Council requested to gather a group of subject matter experts to further discuss the draft language and proposed regulations.

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Discuss and Consider a Proposed Amendment to the City's Zoning Ordinance No. 621, by Amending Section 15 Special Use Permits (cont'd)

Lazo acknowledged the commissioners Jeff Mahoney and Johnston Dietz who were part of the expert panel. Dietz asked for confirmation if it was approved on January 27th. Lazo confirmed and stated that BESS uses in the Industrial District require a Special Use Permit but currently there are no parameters of what's required to be submitted with the location. Eric Paulsen, Chairman, inquired about the State Regulatory perspective. Bridgette Begle, Acting City Attorney, stated that the Public Utility Commission has jurisdiction to hear the complaint of the denial and that this ordinance will be subject to their review. There was an extensive discussion regarding the safety of the containers and commented that the ordinance follows the NFPA 855. She stated that the goal is for the proposed ordinance to adhere to these standards. She outlined some of the items that were discussed such as safety, space requirements, types of batteries allowed, screening requirements, noise, and the shutdown procedure. Randy McDonald, Commissioner, asked if the proposed ordinance is of higher or equal standard to the federal guidelines. Begle replied that it's a higher standard. McDonald commented that the proposed ordinance was well written with a lot of detail. Jason Ward, Vice Chairman, inquired if the third-party review could be contracted by the City and increase the application fee to cover the City's cost. Dietz provided an overview of the third-party review process and noted that, in his experience, while some designs are initially well-prepared, issues can arise during construction when corners are cut, or improper materials are used. Ward expressed concern in the reviewers being the same ones making the design. Dietz explained that there are two groups that are within the certifying body. First, it's the engineering firm who makes sure the design meets the required codes once approved, then the independent surveyor is hired to oversee construction. Lastly, there is a commissioning test to verify it meets all the standards, and the materials are what were presented in the engineering prints, then certifications are issued. Ward asked who would be responsible for conducting the fire flow analysis and how all determinations would be made. Lazo explained that many City staff members work closely with applicants before presenting the project to the commission. The Planning, Legal, Engineering, Fire Marshal, and Building departments are all heavily involved to ensure the proposal meets the requirements for approval. Mahoney commented that a great deal of work has been put in and that it has come a long way since January. Paulsen opened the Public Hearing at 6:49 p.m. All were given the opportunity to be heard and there were no comments from the public. Paulsen closed the Public Hearing at 6:50 p.m. Motion was made by Johnston Dietz, Commissioner, seconded by Jason Ward, Vice Chairman, to approve the proposed amendment to the City's Zoning Ordinance No. 621, by amending Section 15 Special Use Permits. The commission voted unanimously, and the motion carried.

Administrative Reports

Rachel Lazo, City Planner, announced that the City Council approved the Special Use Permit for The Apostolic Church, located at 5038 E 5th Street. This item was heard at the July 8, 2025, City Planning and Zoning Commission (CPZ) meeting. She stated that the Planning Department will be working with the Building Department to ensure the permit process is complete and fully compliant with the building regulations before occupying the structure. Jeff Mahoney, Alternate Commissioner, questioned if it was the church that built and disregarded the City's permitting regulations. Lazo confirmed. Eric Paulsen, Chairman, inquired if the applicants were present at the City Council meeting. Lazo stated that the applicant was present and spoke at the first meeting, but they did not attend the second meeting that occurred last night, September 8, 2025. Paulson asked if it was a split vote. Lazo answered no, it was unanimous.

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Administrative Reports (cont'd)

Bridgette Begle, Acting City Attorney, clarified that the Council was cautious and deliberate in stating that only the Special Use Permit was being approved, and that it is not to operate or be open to the public until the applicant complies with all of the regulations to be fully operational. Lazo informed the Commission that the next CPZ meeting is scheduled for Tuesday, November 11, 2025, which falls on a city holiday and the offices will be closed. She proposed rescheduling the meeting to Tuesday, November 4, 2025. Paulsen requested an email to be sent out as a reminder. Lazo confirmed an email will be sent out to confirm attendance for the proposed meeting date.

Commission Comments

There were no comments from the Commission.

Adjourn

Motion was made by Alan Chapman, Assistant Secretary, seconded by Jason Ward, Vice Chairman, to adjourn. All voted Aye, and the motion carried. The meeting adjourned at 6:54 p.m.

ATTEST:

Eric Paulsen
Chairman

Rachel Lazo
City Planner

Sam Pearson
Secretary

MINUTES OF CITY PLANNING AND ZONING COMMISSION MEETING

Call to Order

The City Planning and Zoning Commission of the City of Katy, Texas, convened in Regular Session Tuesday, October 14, 2025, at 6:30 o'clock p.m., at Katy City Hall, 901 Avenue C, Katy, Texas.

Commissioners Present:

Jason Ward, Vice Chairman
Alan Chapman, Assistant Secretary
Randy McDonald, Commissioner
Jeff Mahoney, Alternate Commissioner
Jim Davidson, Alternate Commissioner

Commissioners Absent:

Eric Paulsen, Chairman
Sam Pearson, Secretary
Greg Christmann, Commissioner
Johnston Dietz, Commissioner

City Officials Present:

Bridgette Begle, Acting City Attorney
Ian Clowes, Community Development Director
Rachel Lazo, City Planner
Christian Zepeda, Assistant Planner
Veronica Garcia, Administrative Assistant

Public Comments

All were given the opportunity to be heard and there were no comments from the public.

Consent Agenda

Motion was made by Alan Chapman, Assistant Secretary, seconded by Randy McDonald, Commissioner, approving all items under the Consent Agenda, which included:

- Preliminary Plat of TPG Texas Heritage Parkway
- Final Plat of TPG Texas Heritage Parkway

All voted Aye, and the motion carried.

Discuss and Consider a Proposed Amendment to the City's Zoning Ordinance No. 621, by Amending Ordinance No. 2914 "Katy Boardwalk District" Overlay Planned Development District; Amending Certain Requirements and Restrictions for Development Within the "Katy Boardwalk District" Overlay Planned Development District

Rachel Lazo, City Planner, gave background information on the proposed amendment to the City's Zoning Ordinance No. 621, by amending Ordinance No. 2914 "Katy Boardwalk District" Overlay Planned Development District; amending certain requirements and restrictions for development within the "Katy Boardwalk District" Overlay Planned Development District.

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Discuss and Consider a Proposed Amendment to the City's Zoning Ordinance No. 621, by Amending Ordinance No. 2914 "Katy Boardwalk District" Overlay Planned Development District; Amending Certain Requirements and Restrictions for Development Within the "Katy Boardwalk District" Overlay Planned Development District (cont'd)

Lazo stated that the Katy Boardwalk Planned Development District was adopted in 2015 and updated in 2019. Parcel 1 was adopted as a single-family product that is more dense than the typically allowed single-family subdivision. There is a builder interested in the parcel, who has catered this design to their product style. Ethan Harwell, Kimley-Horn Planner, introduced Andy Hall, Kimley-Horn Civil Engineer, and Derek Darnell, Pelican Builders Developer for Public and Builders. Harwell stated Pelican Builders Inc. purchased the site in December 2024. Their attention is to maintain the single-family vision as established in the Planned Development District (PDD), a village type community with small intimate lots with walking distance access to the best communities in Katy. He explained that the existing PDD for parcel 1 is for 160 homes which includes 107 Brownstone Homes with 53 detached single-family lots. The proposed PDD will be 186 single-family homes and will preserve the turns within the PDD for Brownstone Homes. He spoke on architectural and fencing standards and stated there will be no garages that will face Kingsland Boulevard or the Boardwalk. His presentation included the new monotony, architectural, articulation, and fence standards along with the street sections and transportation network and signage. Randy McDonald, Commissioner, asked for clarification regarding the reduction of the urban local street and questioned if the Emergency Medical Services (EMS), Police or Fire Department will be affected. Lazo stated that during the review period this topic was addressed, staff asked the applicant to provide a turning template to ensure that the emergency vehicles could adequately traverse the streets. She stated the Fire Marshal reviewed the turning template and confirmed it met all the requirements and will have adequate turning capabilities throughout the entire site. McDonald commented that 90% of the development will be in Fort Bend County with a small portion in Harris County and questioned whether it will be problematic for the city. Lazo answered that it may be for the lots that fall within both counties but does not think that will be an issue. Jim Davidson, Alternate Commissioner, asked what the current policies for short-term rentals are, he believes this type of development would be potentially targeted for this type of use. Lazo stated that the City does allow short-term rentals and can operate if they comply with all the requirements. Harwell added that a Homeowners Association (HOA) covenant has been drafted and this is an item that will be addressed and prohibited with the HOA deed restrictions. Bridgette Begle, Acting City Attorney, commented that would be the correct process to follow. She said that's where it should be handled since the City can't do it directly, and it's good to know it will be handled. Jason Ward, Vice Chairman, opened the Public Hearing at 6:45 p.m. All were given the opportunity to be heard and there were no comments from the public. Ward closed the Public Hearing at 6:46 p.m. Jeff Mahoney, Alternate Commissioner, inquired if this will set a precedent for future developments within the city that can reference this PDD to modify or mirror the development. Lazo explained that not all PDD have the ability to do so, context is important. When rezoning a property, you are required to be in compliance with the Comprehensive Plan, and we have Future Land Use designation for all properties within the City. Any other PDD has land use restrictions and would not inherently comply if they seek to do something like this. However, if a new PDD be proposed they could use these development standards as a starting point. Motion was made by Randy McDonald, Commissioner, seconded by Alan Chapman, Assistant Secretary, to approve the proposed amendment to the City's Zoning Ordinance No. 621, by amending Ordinance No. 2914 "Katy Boardwalk District" Overlay Planned Development District; amending certain requirements and restrictions for development within the "Katy Boardwalk District" Overlay Planned Development District. The commission voted unanimously, and the motion carried.

Administrative Reports

Rachel Lazo, City Planner, informed the Commission that the next City Planning and Zoning meeting on Tuesday, November 11, 2025, has been cancelled due to City Hall being closed for Veterans Day. The meeting has been rescheduled for Tuesday, November 4, 2025.

Commission Comments

There were no comments from the Commission.

Adjourn

With no further business to consider, the Board adjourned at 6:49 p.m.

ATTEST:

Eric Paulsen
Chairman

Rachel Lazo
City Planner

Sam Pearson
Secretary



**Preliminary Plat
for
Katy West Business Park Reserve J-2**

Scale	1 block and 1 reserve on approximately 7.92 acres.
Location	East of Katy West Dr South of Highway Blvd (US-90)
Property Owner	Victor Harter, As Trustee of the Victoria Harter and Phyllis Spisak Family Educational Trust
Applicant	Owens Management Systems, LLC
Project Manager	Rachel Lazo, City Planner rlazo@cityofkaty.com
Project Overview	This plat includes 1 reserve for a commercial development
Zoning	M – Industrial District
Compliant with Comprehensive Plan and Zoning Ordinance	Yes, the proposed plat is compliant with the comprehensive plan and zoning ordinances.
Compliant with Subdivision Regulations	Yes, all subdivision regulations have been met.
Staff Recommendation	Approval

Supporting Materials

1. Application
2. Preliminary Plat



Plat Application

Return Your Submittal to:
City of Katy Planning Department
901 Avenue C, Katy, TX 77492, Phone: 281-391-4800

FOR OFFICE USE
(Rev. 5/2022)
Accounting Code: 44100
Fee Required _____

PROJECT NAME: Katy West Business Plaza

MINIMUM SUBMITTAL REQUIREMENTS			
Submittal Type:	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Preliminary Replat	<input type="checkbox"/> Plat Variance
	<input type="checkbox"/> Final Plat	<input checked="" type="checkbox"/> Final Replat	<input type="checkbox"/> Plat Extension
	<input type="checkbox"/> Administrative Plat	<input type="checkbox"/> Planned Development District	<input type="checkbox"/> Private Street Planned Development District
<input checked="" type="checkbox"/> Plat Fee Calculation Worksheet <input type="checkbox"/> Plat Application Completed in Full <input type="checkbox"/> Power of Attorney if Applicant is not property owner <input type="checkbox"/> Proof of Authorization if property owner is a company <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Submittal Fee(s) paid in full <input type="checkbox"/> Ten (10) 24" x 36" prints – folded to 8 1/2" x 11" <input type="checkbox"/> Sixteen (16) additional plats will be needed for the Planning and Zoning Commission - will be requested after Preliminary Staff review <input type="checkbox"/> Administrative Plat <input type="checkbox"/> Submittal Fee(s) paid in full <input type="checkbox"/> Ten (10) 24" x 36" prints – folded to 8 1/2" x 11" <input type="checkbox"/> Updated Title Report or recent City Planning Letter (no older than 30 days) <input checked="" type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Final Plat submittal fee(s) paid in full <input checked="" type="checkbox"/> Ten (10) 24" x 36" prints – folded to 8 1/2" x 11" <input checked="" type="checkbox"/> Updated Title Report or recent City Planning letter (no older than 30 days) <input checked="" type="checkbox"/> Four (4) full size construction plans in 24" x 36" along with Plan Review Fee (if public infrastructure required) <input type="checkbox"/> Sixteen (16) additional plats will be needed for the Planning and Zoning Commission - will requested after Final Staff review <input checked="" type="checkbox"/> PDF copy of Application and associated documents emailed to Planning@cityofkaty.com			

Total Acreage 7.9162 No. of Lots 0 Acres in Reserves 7.9162

MUD _____

Project Location: City Limits (Zoning Classification: M - Industrial District) ETJ

Survey/Abstract No. The Thomas Cresap Survey, Abstract No. 405

Geographic Location 544000-007-000-100

Types of Uses
(Check all that apply) Residential Private Street PDD
 Commercial PDD

CONTACT INFORMATION

Property Owner (REQUIRED):

Name: Harter Victor, Trustee of the Victoria Email: victor.harter@notrecap.com

Street Address: Harter & Phyllis Spisak Family Educational Trust 5535 Memorial Dr, Ste F-260

City: Houston State: TX Zip: 77007

Phone Number: 713.557.8590 Fax Number: _____

X Victor Harter _____ 10/13/2025

Property Owner's Signature (Required)

Date

Project Representative: Engineer Land Planner Surveyor Other (specify) _____

Applicant/Project Manager's Information (Primary contact for the project):

Name: Joyce Owens Email: JO@omsbuild.com

Street Address: 12401 S Post Oak Rd, Ste H

City: Houston State: TX Zip: 77045

Phone Number: 713-643-6333 Company: Owens Management Systems, LLC

Additional Contact: Engineer Land Planner Surveyor Other (specify) _____

Name: Austin Haynes, PE Email: austin@altargrp.com

Street Address: 10109 Louetta Rd, Suite 103

City: Houston State: TX Zip: 77070

Phone Number: 281-794-3015 Company: Altar Group, PLLC

The applicant has prepared this application and certifies that the facts stated herein, and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.

**** I understand that this application will expire one year from the date of submittal if the Planning Department has not received a revised submittal. ****

Austin Haynes - President _____ 10-13-25
Signature and Title Date

Signature:

Email: austin@altargrp.com

STATE OF TEXAS

COUNTY OF WALLER

Victor Harter, as Trustee of the Victoria Harter and Phyllis Spisak Family Educational Trust, acting by and through Victor Harter, Trustee, hereinafter referred to as Owners of the 7.9162 acre tract described in the above and foregoing map of KATY WEST BUSINESS PARK RESERVE J-2, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat do hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown hereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant 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 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") in width.

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

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

FURTHER, Owners do hereby dedicate to the public a strip of land twenty (20'0") 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 plat, as easements for drainage purposes, giving the City of Katy, Harris County, or any other governmental agency, the right to enter upon said easement at any 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.

WITNESS, our hands in Harris County, Texas, this _____ day of _____, 20____.

By: _____
Victor Harter
Trustee

STATE OF TEXAS

COUNTY OF WALLER

BEFORE ME, the undersigned authority, on this day personally appeared Victor Harter, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
Print Name: _____
My Commission expires: _____

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within Instrument with the certificate of authentication was filed for registration in my office on the _____ day of _____, 20____, A.D. at _____ o'clock _____ M, in File # _____ of the Official Public Records of Waller County for said county.

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

Debbie Hollan

Clerk of the County Court
Waller County, Texas

I, Christopher E. Garcia, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and 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.



Christopher E. Garcia
Texas Registration No. 7179

THIS IS TO CERTIFY THAT THE COUNCIL OF THE CITY OF KATY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF KATY WEST BUSINESS PARK RESERVE J-2. IN TESTIMONY WHEREOF WITNESS THE OFFICIAL SIGNATURE OF THE MAYOR AND CITY SECRETARY OF THE CITY OF KATY, TEXAS, THIS DAY OF _____ 20____.

WILLIAM H. THEILE,
MAYOR

BECKY L. MCGREW,
CITY SECRETARY

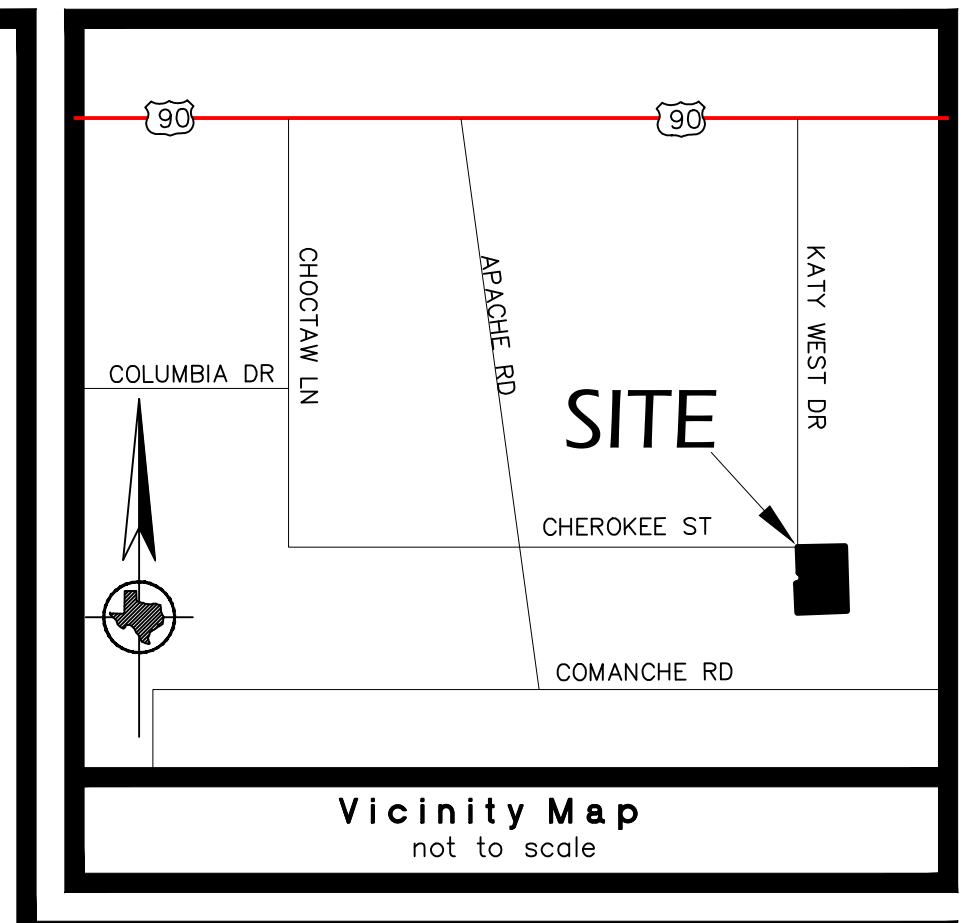
THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF KATY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF KATY WEST BUSINESS PARK RESERVE J-2. IN TESTIMONY WHEREOF WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF KATY, TEXAS, THIS DAY OF _____ 20____.

ERIC PAULSEN,
CHAIRMAN

SAM PEARSON,
SECRETARY

NOTES:

- 1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale of 0.999992176.
- 2. This plat is based on the city planning letter issued by Texas American Title Company File Number 2791025- 08523 issued October 9, 2025, 2025 with effective date October 1, 2025.
- 3. This plat is located within the city limits of the City of Katy, Texas, and within Katy Independent School District.
- 4. Should this plat not be recorded within a one year period from the date of approval by the City of Katy, it will be considered void.
- 5. According to the Federal Emergency Management Agency's Flood Insurance Rate Map for Harris County, Texas and incorporated areas, Community Panel No. 48473C0375E, Effectively dated February 18, 2009, this property lies in Unshaded Zone "X."
- 6. This property is zoned "M" Industrial District.
- 7. Benchmark: Harris County Reference Mark No 190080, being a brass disk stamped "190080". From the intersection of IH 10 and Business US 90, travel West on Business US 90 approximately 1.4 mile to the bridge. Elev.=140.25' (NAVD88) (2001 Adjustment)
- 8. TBM: "X" cut found in the centerline of the Katy West Drive cul-de-sac, as shown hereon. Elev.=146.20'



LEGAL DESCRIPTION
7.9162 ACRES (344,830 SQUARE FEET) OF LAND

Being a tract or parcel containing 7.9162 acres (344,830 square feet) of land situated in the Thomas Cresap, Abstract Number 405, Waller County, Texas; Said 7.9162 acre tract of record in the name of Victor Harter, as trustee of the Victoria Harter and Phyllis Spisak Family Educational Trust in Waller County Clerk's File (W.C.C.F.) Number 2505181, and out of and a part of Reserve "J" of the Katy West Business Park, a subdivision duly of record in Volume 348, Page 221, in the Plat Records of Waller County (W.C.P.R.), Texas; said tract being more particularly described as follows (Bearings described herein are based on the Texas Coordinate System, South Central Zone NAD83):

BEGINNING at 5/8 inch iron rod with "Clark Surveying" cap found for the northwest corner of the herein described tract and the southwest corner of a called 10.001 acre tract of record in the name of Broadstone CC Portfolios, LLC in W.C.C.F. Number 1504216, and being on the east Right-of-Way (R.O.W.) line of Katy West Drive (60 feet wide);

THENCE, coincident the north line of the herein described tract and the south line of aforesaid 10.001 acre tract, North 88 Degrees 43 Minutes 05 Seconds East, a distance of 494.48 feet to the northeast corner of the herein described tract (unable to locate or set, no access) and the southeast corner of said 10.001 acre tract, being on the west line of Restricted Reserve "E1" in West Ten Business Park Commercial Reserve "E" Replat No. 1, a subdivision duly of record in Plat Number 1606316, W.C.P.R., Texas;

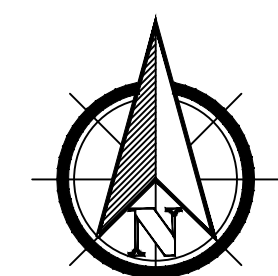
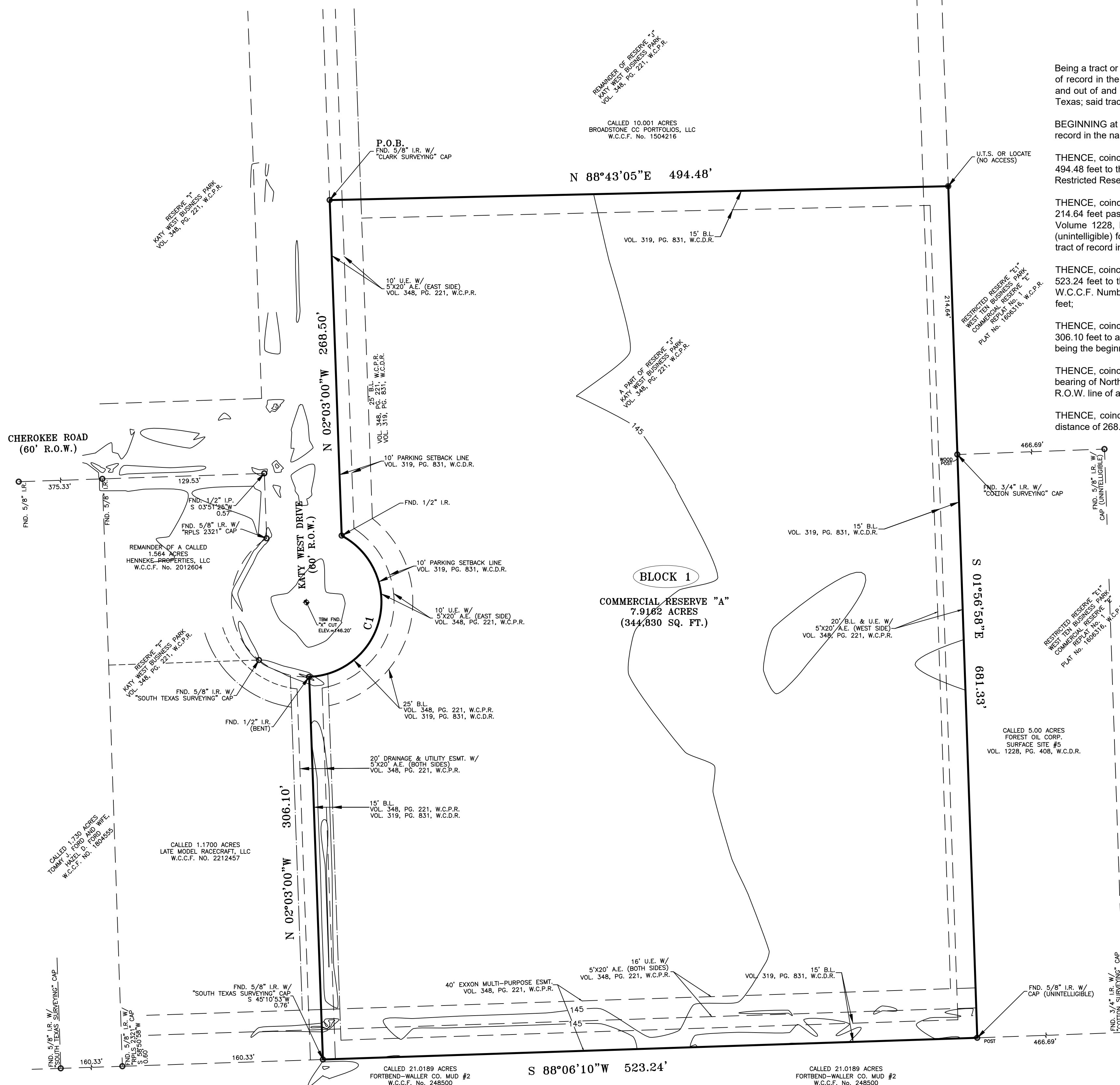
THENCE, coincident the east line of the herein described tract and the west line of aforesaid Reserve "E1", South 01 Degrees 56 Minutes 58 Seconds East, at a distance of 214.64 feet pass a 3/4 inch iron rod with "Cotton Surveying" cap found for the northwest corner of a called 5.00 acre tract called Forest Oil Corp. Surface Site #5 of record in Volume 1228, Page 408, in the Deed Records of Waller County (W.C.D.R.), Texas, and continue for an overall distance of 681.33 feet to a 5/8 inch iron rod with cap (unintelligible) found for the southeast corner of the herein described tract and the southwest corner of said Reserve "E1", and being on the north line of a called 21.0189 acre tract of record in the name of Fortbend-Waller Co. MUD #2 in W.C.C.F. Number 248500;

THENCE, coincident the south line of the herein described tract and the north line of aforesaid 21.0189 acre tract, South 88 Degrees 06 Minutes 10 Seconds West, a distance of 523.24 feet to the southwest corner of the herein described tract and the southeast corner of a called 1.1700 acre tract of record in the name of Late Model Racecraft, LLC in W.C.C.F. Number 2212457, from which a 5/8 inch iron rod with "South Texas Surveying" cap found bears South 45 Degrees 10 Minutes 53 Seconds West, a distance of 0.76 feet;

THENCE, coincident the west line of the herein described tract and the east line of aforesaid 1.1700 acre tract, North 02 Degrees 03 Minutes 00 Seconds West, a distance of 306.10 feet to a 1/2 inch iron rod (bent) found, being the most easterly northeast corner of said 1.1700 acre tract and on the southerly terminus of aforesaid Katy West Drive, and being the beginning of a curve to the left;

THENCE, coincident aforesaid curve to the left, an arc length of 157.08 feet, having a radius of 60.00 feet, a central angle of 150 Degrees 00 Minutes 00 Seconds and a chord bearing of North 12 Degrees 56 Minutes 56 Seconds East, a distance of 115.91 feet to a 1/2 inch iron rod found, being on the west line of the herein described tract and the east R.O.W. line of aforesaid Katy West Drive;

THENCE, coincident the west line of the herein described tract and the east R.O.W. line of aforesaid Katy West Drive, North 02 Degrees 03 Minutes 00 Seconds West, a distance of 268.50 feet to the POINT OF BEGINNING and containing 7.9162 acres (344,830 square feet) of land.



SCALE:
1" = 50'



KATY WEST BUSINESS PARK
RESERVE J-2

A SUBDIVISION OF 7.9162 ACRES (344,830 SQUARE FEET) OF LAND BEING A PARTIAL REPLAT OF RESERVE J, KATY WEST BUSINESS PARK ACCORDING TO THE PLAT OR MAP THEREOF AS RECORDED IN VOLUME 348, PAGE 221 OF THE MAP RECORDS OF WALLER DEED RECORDS SITUATED IN THE THOMAS CRESAP SURVEY, ABSTRACT NO 405 CITY OF KATY, WALLER COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 1 COMMERCIAL RESERVE
1 RESERVE 1 BLOCK

LEGEND:

- C.M. - CONTROL MONUMENT
- B.L. - BUILDING LINE
- W.C.P.R. - WALLER COUNTY PLAT RECORDS
- W.C.D.R. - WALLER COUNTY DEED RECORDS
- R.O.W. - RIGHT OF WAY
- I.R. - IRON ROD
- I.P. - IRON PIPE

OWNER:
VICTOR HARTER, AS TRUSTEE, OF
THE VICTORIA HARTER AND PHYLLIS SPISAK
FAMILY EDUCATIONAL TRUST
5535 MEMORIAL DRIVE, SUITE F-260
HOUSTON, TX 77007
DATE: OCTOBER, 2025 SCALE: 1" = 50'
OWENS MANAGEMENT SYSTEMS, LLC
12401 SOUTH POST OAK ROAD, SUITE H
HOUSTON, TX 77045
713-643-6333
DVJ CIVIL ENGINEERING & LAND SURVEYING
8118 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281-213-2517
TX ENGINEERING FIRM NO. F-22322
TX SURVEYING FIRM NO. 10194609



**Preliminary Plat
for
Professional Plaza at FM 1463**

Scale	1 block and 1 reserve on approximately 3.04 acres.
Location	West of FM 1463 between Kingsland Blvd and Hoyt Lane
Property Owner	The Fourt Pillars at 1463, LLC
Applicant	Windrose Services
Project Manager	Rachel Lazo, City Planner rlazo@cityofkaty.com
Project Overview	This plat includes 1 reserve for a commercial development
Zoning	C-2 – General Business District
Compliant with Comprehensive Plan and Zoning Ordinance	Yes, the proposed plat is compliant with the comprehensive plan and zoning ordinances.
Compliant with Subdivision Regulations	Yes, all subdivision regulations have been met.
Staff Recommendation	Approval

Supporting Materials

1. Application
2. Preliminary Plat



Plat Application

Return Your Submittal to:
City of Katy Planning Department
901 Avenue C, Katy, TX 77492, Phone: 281-391-4800

FOR OFFICE USE
(Rev. 5/2022)
Accounting Code: 44100
Fee Required _____

PROJECT NAME: PROFESSIONAL PLAZA AT FM 1463

MINIMUM SUBMITTAL REQUIREMENTS			
Submittal Type:	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Preliminary Replat	<input type="checkbox"/> Plat Variance
	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Final Replat	<input type="checkbox"/> Plat Extension
	<input type="checkbox"/> Administrative Plat	<input type="checkbox"/> Planned Development District	<input type="checkbox"/> Private Street Planned Development District
<input checked="" type="checkbox"/> Plat Fee Calculation Worksheet <input checked="" type="checkbox"/> Plat Application Completed in Full <input checked="" type="checkbox"/> Power of Attorney if Applicant is not property owner <input checked="" type="checkbox"/> Proof of Authorization if property owner is a company <input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Submittal Fee(s) paid in full <i>***Hand delivering check in the amount of \$687.88</i> <input checked="" type="checkbox"/> Ten (10) 24" x 36" prints – folded to 8 1/2" x 11" <input checked="" type="checkbox"/> Sixteen (16) additional plats will be needed for the Planning and Zoning Commission - will be requested after Preliminary Staff review <input type="checkbox"/> Administrative Plat <input type="checkbox"/> Submittal Fee(s) paid in full <input type="checkbox"/> Ten (10) 24" x 36" prints – folded to 8 1/2" x 11" <input type="checkbox"/> Updated Title Report or recent City Planning Letter (no older than 30 days) <input type="checkbox"/> Final Plat <input type="checkbox"/> Final Plat submittal fee(s) paid in full <input type="checkbox"/> Ten (10) 24" x 36" prints – folded to 8 1/2" x 11" <input type="checkbox"/> Updated Title Report or recent City Planning letter (no older than 30 days) <input type="checkbox"/> Four (4) full size construction plans in 24" x 36" along with Plan Review Fee (if public infrastructure required) <input type="checkbox"/> Sixteen (16) additional plats will be needed for the Planning and Zoning Commission - will requested after Final Staff review <input checked="" type="checkbox"/> PDF copy of Application and associated documents emailed to Planning@cityofkaty.com			

Total Acreage 3.036 No. of Lots 0 Acres in Reserves 3.036

MUD Fort Bend Drainage

Project Location: City Limits (Zoning Classification: Commercial) ETJ

Survey/Abstract No. C.W. SCHRIMPF SURVEY, ABSTRACT NO. 412

Geographic Location 1322 FM 1463

Types of Uses
(Check all that apply) Residential Private Street PDD
 Commercial PDD

CONTACT INFORMATION


Property Owner (REQUIRED):

Name: The Four Pillars at 1463, LLC. Email: _____

Street Address: 5526 Maverick Point Ln

City: Katy State: TX Zip: 77494

Phone Number: 832.622.5991 Fax Number: N/A

X  10/13/2025
Balaram Modukuri Property Owner's Signature (Required) Date

Project Representative: Engineer Land Planner Surveyor Other (specify) _____

Applicant/Project Manager's Information (Primary contact for the project):

Name: AMANDA RABIUS Email: AMANDA.RABIUS@WINDROSESERVICES.COM

Street Address: 5353 W SAM HOUSTON PARKWAY N #150

City: HOUSTON State: TX Zip: 77041

Phone Number: 713-458-2281 Company: WINDROSE

Additional Contact: Engineer Land Planner Surveyor Other (specify) _____

Name: _____ Email: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ Company: _____

The applicant has prepared this application and certifies that the facts stated herein, and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.

**** I understand that this application will expire one year from the date of submittal if the Planning Department has not received a revised submittal. ****

Amanda Rabius Platting Project Manager 10/13/2025
Signature and Title Date

CONTACT INFORMATION

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Name: The Four Pillars at 1463, LLC. Email: _____

Street Address: 5526 Maverick Point Ln

City: Katy State: TX Zip: 77494

Phone Number: 832.622.5991 Fax Number: N/A

X *K. Ashikumar* _____ 10/13/2025
Property Owner's Signature (Required) Date

Project Representative: Engineer Land Planner Surveyor Other (specify) _____

Applicant/Project Manager's Information (Primary contact for the project):

Name: AMANDA RABIUS Email: AMANDA.RABIUS@WINDROSESERVICES.COM

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**** I understand that this application will expire one year from the date of submittal if the Planning Department has not received a revised submittal. ****

Amanda Rabius Platting Project Manager 10/13/2025
Signature and Title Date

STATE OF TEXAS
COUNTY OF FORT BEND

We, The Four Pillars at 1463, LLC., acting by and through Sashi Kona, Manager, and Balam Modukuri, Manager, being officers of The Four Pillars at 1463, LLC., owners, hereinafter referred to as Owners of the 3.036 acre tract described in the above and foregoing map of PROFESSIONAL PLAZA AT FM 1463, 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, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'0") 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 plat, as easements for drainage purposes, giving the City of Katy, 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 shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, 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.

IN TESTIMONY WHEREOF, the The Four Pillars at 1463, LLC., has caused these presents to be signed by Sashi Kona, Manager, and Balam Modukuri, Manager thereunto authorized and its common seal thereunto affixed this _____ day of _____, 20____.

The Four Pillars at 1463, LLC.

Sashi Kona, Manager
Balam Modukuri, Manager

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Sashi Kona, Manager, and Balam Modukuri, Manager of The Four Pillars at 1463, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires:

I, MATTHEW CARPENTER, 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.



MATTHEW CARPENTER
Registered Professional Land Surveyor
Texas Registration No. 6942

This is to certify that the Council of the City of Katy, Texas has approved this plat and subdivision of PROFESSIONAL PLAZA AT FM 1463, in testimony whereof witness the official signature of the mayor and city secretary of the City

of Katy, Texas this _____ day of _____, 20____.

By: William H. Thiele
Mayor of the
City of Katy, Texas

By: Becky L. McGrew
City Secretary

This is to certify that the City Planning and Zoning Commission of the City of Katy, Texas has approved this plat and subdivision of PROFESSIONAL PLAZA AT FM 1463, in testimony whereof witness the official signature of the chairman and secretary of the City Planning and Zoning Commission of the City of Katy, Texas

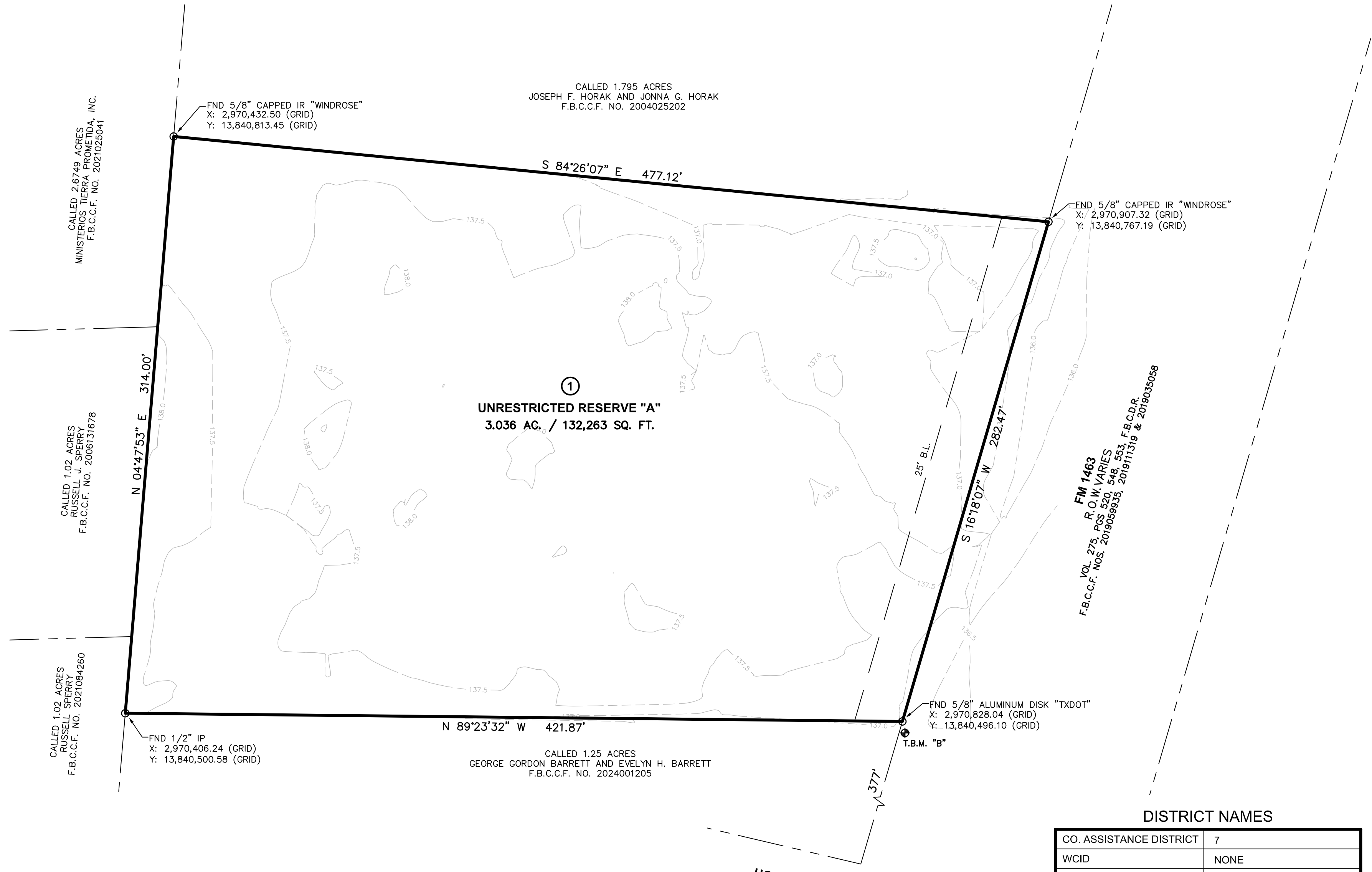
this _____ day of _____, 20____.

By: Eric Paulsen
Chairman

By: Sam Pearson
Secretary

GENERAL NOTES

- 1. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204). COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999891817.
- 2. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN CITY PLANNING LETTER NO. 2791025-08486 OF TEXAS AMERICAN TITLE COMPANY, DATED OCTOBER 8, 2025, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- 3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 491570140I, 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.
- 4. THIS SUBDIVISION LIES WHOLLY WITHIN THE CORPORATE LIMITS OF THE CITY OF KATY, TEXAS.
- 5. PROPERTY IS SUBJECT TO THE SETBACK REQUIREMENTS OF THE ZONING ORDINANCES OF THE CITY OF KATY.



DISTRICT NAMES

CO. ASSISTANCE DISTRICT	7
WCID	NONE
MUD	NONE
LID	NONE
DID	FBC DRAINAGE
SCHOOL	KATY ISD
FIRE DISTRICT	WILLOWFORK
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF KATY
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	CITY OF KATY
COUNTY COMMISSIONER	PRECINCT NO. 1

DESCRIPTION

A TRACT OR PARCEL CONTAINING 3.036 ACRES OR 132,263 SQUARE FEET OF LAND SITUATED IN THE C.W. SCHRIMPF SURVEY, ABSTRACT NO. 412, FORT BEND COUNTY, TEXAS, BEING THE SAME CALLED 3.0530 ACRE TRACT OF LAND DESCRIBED IN DEED TO LANDMINDS 1322, LLC, AS RECORDED IN FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2013112543, WITH SAID 3.0530 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT AN ALUMINUM DISK STAMPED "TXDOT" FOUND ON THE WEST RIGHT OF WAY (R.O.W.) LINE OF FM 1463 (R.O.W. VARIES) AS RECORDED IN VOL. 275, PGS. 520, 548, 553, OF THE DEED RECORDS OF FORT BEND COUNTY (F.B.C.D.R.) AND F.B.C.C.F. NOS. 2019059935, 2019111319, & 2019035058, MARKING THE NORTHEAST CORNER OF A CALLED 1.25 ACRE TRACT OF LAND DESCRIBED IN DEED TO GEORGE GORDON BARRETT AND EVELYN H. BARRETT AS RECORDED UNDER F.B.C.C.F. NO. 2024001205, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEG. 23 MIN. 32 SEC. WEST, ALONG THE COMMON LINE OF SAID 3.0530 ACRE TRACT AND A DISTANCE OF 421.87 FEET TO A 1/2 INCH IRON PIPE FOUND ON THE EAST LINE OF A CALLED 1.02 ACRE TRACT DESCRIBED IN DEED TO RUSSELL SPERRY AS RECORDED UNDER F.B.C.C.F. NO. 2021084260, MARKING THE NORTHWEST CORNER OF SAID 1.25 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

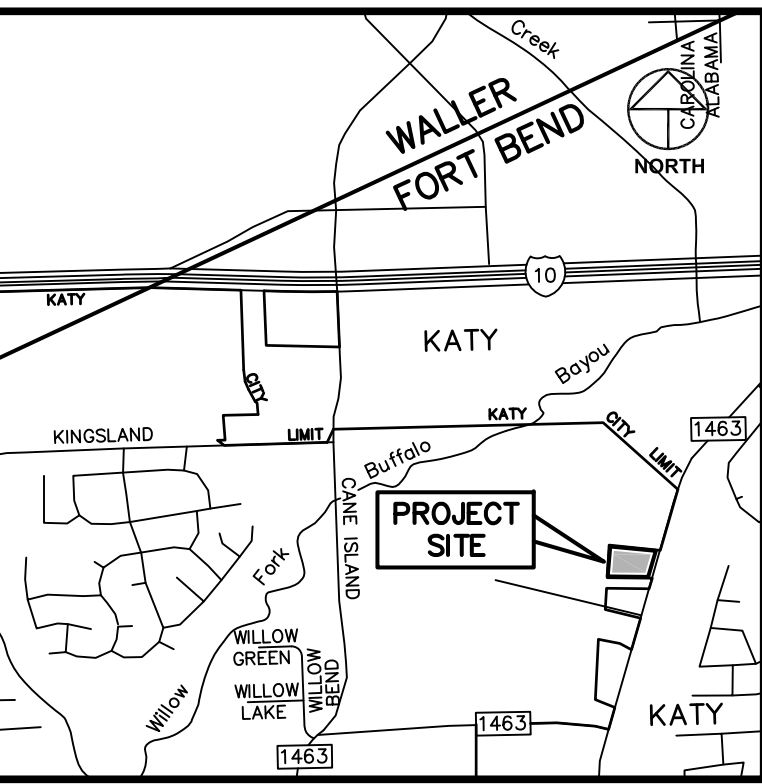
THENCE, NORTH 04 DEG. 47 MIN. 53 SEC. EAST, ALONG THE WEST LINE OF SAID 3.0530 TRACT, A DISTANCE OF 314.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND ON THE EAST LINE OF A CALLED 2.6749 ACRE TRACT DESCRIBED IN DEED TO MINISTERIOS PROMETIDA, INC. AS RECORDED UNDER F.B.C.C.F. NO. 2021025041, MARKING THE COMMON WESTERLY CORNER OF SAID 3.0530 ACRE TRACT, AND OF A CALLED 1.795 ACRE TRACT OF LAND DESCRIBED IN DEED TO JOSEPH F. HORAK AND JONNA G. HORAK AS RECORDED IN F.B.C.C.F. NO. 2004025202, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 1/2 INCH IRON ROD STAMPED "US SURVEYING" FOUND BEARS NORTH 26 DEG. 32 MIN. EAST - 2.3 FEET;

THENCE, SOUTH 84 DEG. 26 MIN. 07 SEC. EAST, ALONG THE COMMON LINE OF SAID 1.795 ACRE TRACT AND OF SAID 3.0530 ACRE TRACT, A DISTANCE OF 477.12 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND ON THE WESTERLY R.O.W. LINE OF SAID FM 1463, MARKING THE NORTHWEST CORNER OF SAID 0.0246 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1 INCH IRON PIPE FOUND BEARS SOUTH 86 DEG. 05 MIN. EAST - 3.6 FEET;

THENCE, SOUTH 16 DEG. 18 MIN. 07 SEC. WEST, ALONG THE WEST LINE OF SAID FM 1463, SAME BEING THE WEST LINE OF SAID CALLED 0.0246 ACRE TRACT, A DISTANCE OF 282.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.036 ACRES OR 132,263 SQUARE FEET OF LAND.

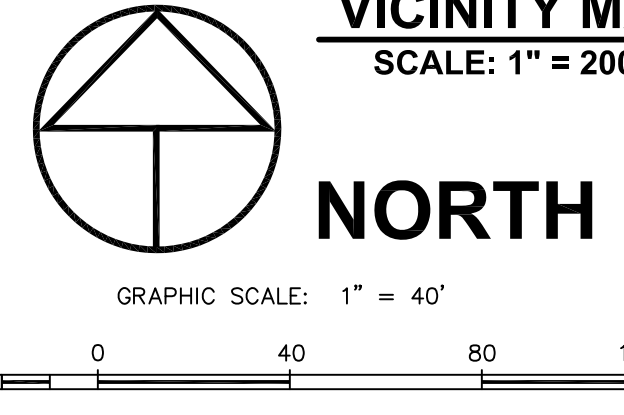
ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND - FOUND
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.M.R. - FORT BEND COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- (S) - SET 5/8" CAPPED IR "WINDROSE"



KEY MAP: 484E, FORT BEND COUNTY, TEXAS

VICINITY MAP
SCALE: 1" = 2000'



BENCHMARK PUBLISHED ELEVATION - 121.96'

ELEVATIONS SHOWN HEREON ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 120065, BEING A ALUMINUM ROD STAMPED 150060 LOCATED FROM THE INTERSECTION OF KAREN STREET AND KATY GASTON ROAD, TRAVEL NORTHEAST ON KAREN STREET APPROXIMATELY 0.4 MILE TO PIPE CULVERT. (NAD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "B" ELEVATION - 138.93'

A RAILROAD SPIKE ON A POWER POLE WITH A TRANSFORMER LOCATED ON THE WEST R.O.W. OF FM 1463, APPROXIMATELY 405 FEET NORTH OF THE INTERSECTION OF HOYT LANE AND FM 1463. (SHOWN HEREON)

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

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

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

By: _____
Deputy

PROFESSIONAL PLAZA AT FM 1463

A SUBDIVISION OF
3.036 AC. / 132,263 SQ. FT.
SITUATED IN THE
C.W. SCHRIMPF SURVEY, ABSTRACT NO. 412
CITY OF KATY, FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

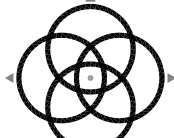
NOVEMBER 2025

Owner

The Four Pillars at 1463, LLC.

5526 Maverick Point Ln
Katy, TX 77494
832.622.5991

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