

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



TUESDAY, JANUARY 13, 2026, AT 6:30 O'CLOCK P.M.
KATY CITY HALL, 901 AVENUE C, KATY, TEXAS
CHAIRMAN ERIC PAULSEN WILL PRESIDE

A G E N D A

1. Call to Order
2. Comments from the Public
3. Consent Agenda
 - A. Consider Approval of Meeting Minutes
 - i. 12-09-2025 Regular Meeting Minutes
 - B. Consider Approval of Subdivision Plats
 - i. Preliminary Plat of ESQ "A Subdivision of 4.04 Acres of Land, in the T. Cresop Survey, Abstract No. 369, for 1 Block and 2 Reserves, in Fort Bend County, Texas"
 - ii. Final 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"
 - iii. 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, January 7, 2026, 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, December 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
Sam Pearson, Secretary
Alan Chapman, Assistant Secretary
Greg Christmann, Commissioner
Randy McDonald, Commissioner
Jim Davidson, Alternate Commissioner

Commissioners Absent:

Johnston Dietz, Commissioner
Jeff Mahoney, Alternate Commissioner

City Officials Present:

Bridgette Begle, 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 Sam Pearson, Secretary, seconded by Randy McDonald, Commissioner, approving all items under the Consent Agenda, which included:

- 11-04-2025 Special Meeting Minutes

All voted Aye, and the motion carried.

Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Amending Ordinance No. 3162 a Special Use Permit that Allows, a Special Use, To-Wit: Religious Institution in “C-1” and “C-2” Districts Located at 5371 East Fifth Street

Rachel Lazo, City Planner, gave background information on the proposed amendment to Zoning Ordinance No. 621, by amending Ordinance No. 3162 a Special Use Permit (SUP) that allows, a special use, to-wit: Religious Institution in “C-1” and “C-2” districts located at 5371 East Fifth Street. Lazo recounted on the approved SUP amendment that was made previously in October of 2024 for an expansion of an additional sanctuary and a parking garage. Since that time, the original plans have changed, and the applicant has submitted a revised SUP application to add a children’s building near the corner of Drexel and East Fifth Street, with a service parking lot on Third Street. She informed the Commission that there are no concerns at this time since it is an existing church.

next page...

Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Amending Ordinance No. 3162 a Special Use Permit that Allows, a Special Use, To-Wit: Religious Institution in “C-1” and “C-2” Districts Located at 5371 East Fifth Street (cont’d)

She stated an inquiry was made by a resident who had received the mailed notice. The resident expressed support for the project but did comment on the current noise concerns and hopes that the church will be mindful of nearby residents. Randy McDonald, Commissioner, inquired on the SUP’s that were issued prior and stated they seemed to be irregular intervals and asked what the current requirements are. Lazo stated that in the past there were time frames applied to SUP approvals done by policy, which functioned as a continuous check that the applicant was still in compliance with their approval. In the last couple of years, we have moved away from that, as it’s much harder to deny the use once they have invested significant capital on site improvements. The focus now is on whether or not the land use is appropriate as a whole, and not done year by year, so this request and approval will be permanent. If approved, the use will be allowed either until the applicant violates their SUP, or they vacate the site. McDonald commented that the concept of the children’s church is a noble but inquired what will happen once the children grow up and begin to drive, will parking be reassessed? Lazo explained that when reviewing a site plan for a church, parking is exclusively calculated off the sanctuary. It’s one (1) parking space per three (3) seats in the sanctuary. Should the use of the proposed building change, it will require additional permits and site changes. If it is changed into a sanctuary, at that point, parking will be reassessed. Eric Paulsen, Chairman, opened the Public Hearing at 6:37 p.m. and the following spoke:

Femi Osunbunmi, Architect, clarified that the parking garage is still in their future plans and is aware that if the function of the space does change, they will need to come back before the Commission for approval. The overall goal is to move forward with the children’s church now and return to the concept of an additional sanctuary later. All were given the opportunity to be heard and there were no further comments from the public. Paulsen closed the Public Hearing at 6:39 p.m. Motion was made by Randy McDonald, Commissioner, seconded by Jason Ward, Vice Chairman, to approve the proposed amendment to Zoning Ordinance No. 621, by amending Ordinance No. 3162 a Special Use Permit that allows, a special use, to-wit: Religious Institution in “C-1” and “C-2” districts located at 5371 East Fifth Street. The commission voted unanimously, and the motion carried.

Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Establishing a Special Use Permit that Allows, a Special Use, To-Wit: an Institution of a Religious Nature in a “C-1” Commercial District Located at 5819 10th Street

Rachel Lazo, City Planner, gave background information on the proposed amendment to Zoning Ordinance No. 621, by establishing a Special Use Permit (SUP) that allows, a special use, to-wit: an institution of a religious nature in a “C-1” Commercial District located at 5819 10th Street. Lazo stated that the SUP request is for a new church. The most recent tenant, Parkway Fellowship, vacated the property in December 2024 after relocating to a new site therefore a new SUP approval is required. The building will have multiple tenants. Given the site’s long history of use as a church, the proposed use does not raise any concerns and appears to have adequate parking. Eric Paulsen, Chairman, asked if there is enough parking for all businesses at the site. Lazo stated that the event hall has not yet come forward for permitting, and each use is being reviewed as they are submitted.

next page...

Discuss and Consider a Proposed Amendment to Zoning Ordinance No. 621, by Establishing a Special Use Permit that Allows, a Special Use, To-Wit: an Institution of a Religious Nature in a “C-1” Commercial District Located at 5819 10th Street (cont’d)

Should the event hall come forward at a later time, staff will ensure that adequate parking is provided. Greg Christmann, Commissioner, asked how many existing tenants are currently at the location. Lazo answered one (1) current tenant. Jason Ward, Vice Chairman, asked whether the tax roll reduction applies only to the church portion of the building. Lazo answered yes. Eric Paulsen, Chairman, opened the Public Hearing at 6:43 p.m. and the following spoke: Michael Doll, 1516 Whispering Pines Drive, stated he received the mailed notice for this proposed church and inquired whether the process had changed. He noted that he did not receive notice for any of the previous churches. Parkway Fellowship who received their SUP approval in November of 2018 would have been required to send mailed notices. At this time, we can’t confirm whether or not they were sent. All were given the opportunity to be heard and there were no further comments from the public. Paulsen closed the Public Hearing at 6:46 p.m. Motion was made by Jason Ward, Vice Chairman, seconded by Randy McDonald, Commissioner, to approve the proposed amendment to Zoning Ordinance No. 621, by establishing a Special Use Permit that allows, a special use, to-wit: a Religious Institution in a “C-1” Commercial District located at 5819 10th Street. The commission voted unanimously, and the motion carried.

Administrative Reports

Rachel Lazo, City Planner, announced the next City Planning and Zoning Commission meeting will be held January 13, 2026. She commented that it has been a good year with many projects and is looking forward to the new year and what is yet to come.

Commission Comments

Sam Pearson, Secretary, wished everyone in attendance a Merry Christmas and a Happy New Year.

Adjourn

With no further business to consider, the Board adjourned at 6:48 p.m.

ATTEST:

Eric Paulsen
Chairman

Rachel Lazo
City Planner

Sam Pearson
Secretary



**Preliminary Plat
for
ESQ**

Scale	1 block and 2 reserves on approximately 4.04 acres.
Location	North of Interstate 10 between Buc-ee's Blvd and Snake Creek
Property Owner	Evergreen Land & Development, LLC and M. Sullivan Holdings, LLC
Applicant	Windrose Land Services
Project Manager	Rachel Lazo, City Planner rlazo@cityofkaty.com
Project Overview	This plat includes 2 reserves 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 77493, Phone: 281-391-4803

FOR OFFICE USE
(Rev. 10/2025)
Accounting Code: 44100
Fee Required _____

PROJECT NAME: ESQ

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 <input checked="" type="checkbox"/> PDF Format of Preliminary Plat scaled for 24 x 36 printing <input type="checkbox"/> Administrative Plat <input type="checkbox"/> Submittal Fee(s) paid in full <input type="checkbox"/> PDF Format of Administrative Plat scaled for 24 x 36 printing <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"/> PDF Format of Final Plat scaled for 24 x 36 printing <input type="checkbox"/> Updated Title Report or recent City Planning letter (no older than 30 days) <input type="checkbox"/> Engineering Construction Plans in PDF format along with Plan Review Fee (if public infrastructure required) <input type="checkbox"/> PDF copy of Application and associated documents emailed to: Planning@cityofkaty.com and/or submitted on a USB Flash Drive			

Total Acreage 4.038 No. of Lots 0 Acres in Reserves 4.038

MUD Katy West MUD

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

Survey/Abstract No. T. Cresop Survey, Abstract No. 369

Geographic Location City of Katy, Fort Bend County, Texas

- Types of Uses** (Check all that apply)
- Residential
 - Commercial
 - Planned Development District (PDD)
 - Private Street Planned Development District (PDD)

CONTACT INFORMATION

Property Owner (REQUIRED):

Name: Evergreen Land & Development Email: [REDACTED]
Street Address: [REDACTED]
City: [REDACTED] State: [REDACTED] Zip: [REDACTED]
Phone Number: [REDACTED] Fax Number: _____
X _____ [Signature] 12/15/2025
Property Owner's Signature (Required) Date

Project Representative: Engineer Land Planner Surveyor Other (specify) Platting Project Manager
Applicant/Project Manager's Information (Primary contact for the project):

Name: JP Anders Email: [REDACTED]
Street Address: [REDACTED]
City: [REDACTED] State: [REDACTED] Zip: [REDACTED]
Phone Number: [REDACTED] Company: Windrose Land Services

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.

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

[Signature] MANAGER 12/15/25
Signature and Title Date

STATE OF TEXAS
COUNTY OF HARRIS

We, Evergreen Land & Development, LLC, a Texas limited liability company, acting by and through Xavier Esquino, Manager, and Alejandro Esquino, Manager, being officers of Evergreen Land & Development, LLC, a Texas limited liability company and M. Sullivan Holdings, LLC, a Texas limited liability company, acting by and through Marshall Sullivan, Manager, being an officer of M. Sullivan Holdings, LLC, a Texas limited liability company, owners, hereinafter referred to as Owners of the 4.038 acre tract described in the above and foregoing map of ESO, 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 Evergreen Land & Development, LLC, a Texas limited liability company, has caused these presents to be signed by Xavier Esquino, Manager, and Alejandro Esquino, Manager, thereunto authorized and its common seal thereunto affixed

this _____ day of _____, 20__.

By: Evergreen Land & Development, LLC,
a Texas limited liability company

Xavier Esquino
Manager
Alejandro Esquino
Manager

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Xavier Esquino, Manager, and Alejandro Esquino, Manager, of Evergreen Land & Development, LLC, a Texas limited liability company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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

Notary Public in and for the
State of Texas

My Commission Expires:

IN TESTIMONY WHEREOF, M. Sullivan Holdings, LLC, a Texas limited liability company, has caused these presents to be signed by Marshall Sullivan, Manager, thereunto authorized and its common seal thereunto affixed

this _____ day of _____, 20__.

By: M. Sullivan Holdings, LLC,
a Texas limited liability company

Marshall Sullivan
Manager

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Marshall Sullivan, Manager, of M. Sullivan Holdings, 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 ESO, 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
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 ESO, 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
Sam Pearson
Secretary

DESCRIPTION

A TRACT OR PARCEL CONTAINING 4.038 ACRES OR 175,903 SQUARE FEET OF LAND SITUATED IN THE T. CRESOP SURVEY, ABSTRACT NUMBER (NO.) 369, FORT BEND COUNTY, TEXAS, BEING THE SAME CALLED 5.07 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO PATRICIA ANN SIMPSON AND RANDALL STEWART SIMPSON, AS RECORDED IN FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2022029170, AND BEING THE SAME CALLED 5.07 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO PATRICIA ANN SIMPSON AS RECORDED IN F.B.C.C.F. NO. 2003042140, AND BEING THE SAME CALLED 5.07 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO R.A. SIMPSON, TESTAMENTARY TRUST, AS RECORDED IN F.B.C.C.F. NO. 2003042141, SAVE AND EXCEPT A CALLED 1.042 ACRE TRACT DESCRIBED IN DEED TO THE STATE OF TEXAS, AS RECORDED IN F.B.C.C.F. NO. 2024024180, WITH SAID 4.038 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM 1983, SOUTH CENTRAL ZONE (4204):

BEGINNING AT A TXDOT MONUMENT FOUND ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF INTERSTATE HIGHWAY NO. 10 (WIDTH VARIES) AS RECORDED IN VOL. 459, PG. 249, FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), AND IN F.B.C.C.F. NO. 2024024180, MARKING THE NORTHWEST CORNER OF SAID 1.042 ACRE TRACT, SAME BEING A POINT ON THE EAST LINE OF RESTRICTED RESERVE "B", BLOCK ONE, WEST TEN BUSINESS PARK COMMERCIAL RESERVES "N" & "O" PARTIAL REPLAT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT NO. 202202245, OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF SAID 5.07 ACRE TRACT, COMMON WITH THE SOUTHWEST CORNER OF SAID 1.042 ACRE TRACT, BEARS SOUTH 01 DEG. 46 MIN. 09 SEC. EAST ? 69.14 FEET, AND FROM WHICH A POINT FOR THE SOUTHEAST CORNER OF SAID RESTRICTED RESERVE "B" BEARS SOUTH 01 DEG. 46 MIN. 09 SEC. EAST ? 5.88 FEET;

THENCE, NORTH 01 DEG. 46 MIN. 09 SEC. WEST, WITH THE WEST LINE OF SAID 5.07 ACRE TRACT, COMMON WITH THE EAST LINE OF SAID RESTRICTED RESERVE "B", A DISTANCE OF 269.08 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE COMMON WEST CORNER OF RESTRICTED RESERVE "A", BLOCK ONE, AMENDING PLAT OF RESERVE "A" IN WEST TEN BUSINESS PARK DETENTION/DRAINAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT NO. 201501919, F.B.C.P.R., AND OF SAID 5.07 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEG. 07 MIN. 37 SEC. EAST, WITH THE NORTH LINE OF SAID 5.07 ACRE TRACT, COMMON WITH THE SOUTH LINE OF SAID RESTRICTED RESERVE "A", A DISTANCE OF 656.27 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE COMMON NORTH CORNER OF SAID 5.07 ACRE TRACT AND A CALLED 1.1156 ACRE TRACT OF LAND (CALLED TRACT TWO) DESCRIBED IN DEED TO VM AND SARAH HEAD REAL ESTATE GROUP, LLC, AS RECORDED IN F.B.C.C.F. NO. 2019014683, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEG. 50 MIN. 59 SEC. EAST, WITH THE EAST LINE OF SAID 5.07 ACRE TRACT, A DISTANCE OF 266.83 FEET TO TXDOT MONUMENT FOUND ON THE NORTH R.O.W. LINE OF SAID INTERSTATE HIGHWAY NO. 10 MARKING THE NORTHEAST CORNER OF SAID 1.042 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 1.1156 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 5.07 ACRE TRACT, AND OF SAID 1.042 ACRE TRACT, BEARS SOUTH 01 DEG. 50 MIN. 59 SEC. EAST ? 69.12 FEET;

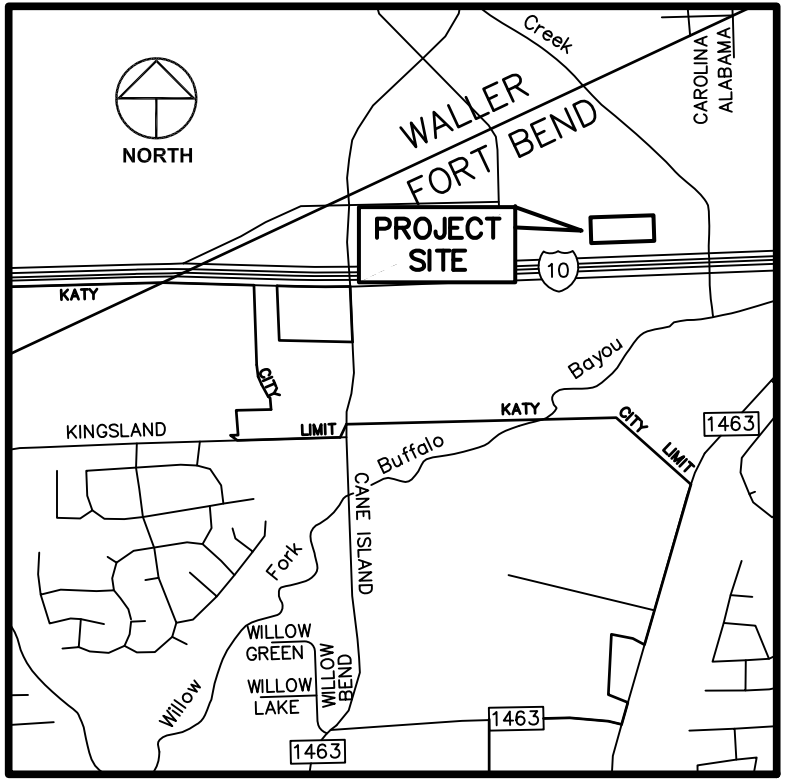
THENCE, SOUTH 87 DEG. 55 MIN. 52 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID INTERSTATE HIGHWAY NO. 10, SAME BEING THE NORTH LINE OF SAID 1.042 ACRE TRACT, PASSING AT A DISTANCE OF 100.26 FEET A TXDOT MONUMENT FOUND MARKING THE BEGINNING OF AN ACCESS DENIAL LINE AS RECORDED IN F.B.C.C.F. NO. 2024024180, AND CONTINUING FOR A TOTAL DISTANCE OF 656.65 FEET TO THE END OF SAID ACCESS DENIAL LINE, SAME BEING THE POINT OF BEGINNING AND CONTAINING 4.038 ACRES OR 175,903 SQUARE FEET OF LAND.

GENERAL NOTES

- 1. BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
- 2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999877675.
- 3. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN CITY PLANNING LETTER NO. 2024-0106 OF CHARTER TITLE COMPANY, DATED APRIL 03, 2024, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- 4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0040L REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "AE", AS AFFECTED BY LETTER OF MAP REVISION CASE NO. 16-06-1376P, EFFECTIVE DATE OF FEBRUARY 14, 2017 AND ISSUED DATE OF SEPTEMBER 30, 2016. 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 TOWN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
- 5. THIS SUBDIVISION LIES WHOLLY WITHIN THE CORPORATE LIMITS OF THE CITY OF KATY, TEXAS.
- 6. PROPERTY IS SUBJECT TO THE SETBACK REQUIREMENTS OF THE ZONING ORDINANCES OF THE CITY OF KATY.
- 7. THE TOP OF ALL FLOOR SLAB ELEVATIONS SHALL BE A MINIMUM OF _____ FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. AN UTILITY DEVELOPMENT SHALL VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST 12 INCHES ABOVE THE MAXIMUM ANTICIPATED PONDING OR SHEET FLOW ELEVATION FOR THE SITE.
- 8. PERPETUAL RECIPROCAL ACCESS IS GRANTED OVER THE ENTIRETY OF THE SUBDIVISION BEING PLATTED PROVIDING ACCESS BETWEEN THE TWO RESERVES AND ANY FUTURES RESERVES.

DISTRICT NAMES

CO. ASSISTANCE DISTRICT	CAD 10
WCID	NONE
MUD	NONE
LID	NONE
DID	FBC DRAINAGE
SCHOOL	KATY ISD
FIRE	CITY OF KATY
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



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

BENCHMARK PUBLISHED ELEVATION - 121.96

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 190060, BEING AN ALUMINUM ROD ENCASED IN A SLEEVE STAMPED "190060" LOCATED AS DESCRIBED, FROM THE INTERSECTION OF KAREN STREET AND KATY GASTON ROAD, TRAVEL NORTHEAST ON KAREN STREET APPROXIMATELY 0.4 MILE TO PIPE CULVERT. (NAD83, 2001 AD)

TEMPORARY BENCHMARK "A" ELEVATION - 143.81

SET CUT BOX ON LIGHT POLE BASE, ±440 NORTH OF INTERSTATE 10 FRONTAGE ROAD AND ±800 FEET EAST OF BUC-EE'S BLVD, SAME BEING ±100 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" ELEVATION - 137.18

SET CUT BOX ON CONCRETE HIGHBANK LOCATED ON THE NORTH LINE OF INTERSTATE 10 FRONTAGE ROAD, ±850 FEET EAST FROM THE INTERSECTION OF INTERSTATE 10 FRONTAGE ROAD AND THE EAST LINE OF BUC-EE'S BLVD, SAME BEING ±105 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF THE SUBJECT TRACT. (SHOWN HEREON)

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
- P.O.B. - POINT OF BEGINNING
- U.E. - UTILITY EASEMENT
- (S) - SET 5/8" CAPPED IR "WINDROSE"

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 _____ m., 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

ESO

A SUBDIVISION OF
4.038 AC. / 175,903 SQ. FT.
SITUATED IN THE
T. CRESOP SURVEY, ABSTRACT NO. 369
CITY OF KATY, FORT BEND COUNTY, TEXAS

1 BLOCK 2 RESERVES

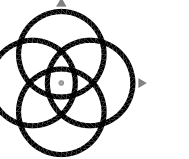
JANUARY 2026

Owners

Evergreen Land & Development
5450 NW Central Drive, Suite 150
Houston, TX 77091
(281) 731-6957

M. Sullivan Holdings, LLC
12103 Murphy Rd.
Stafford, TX 77031

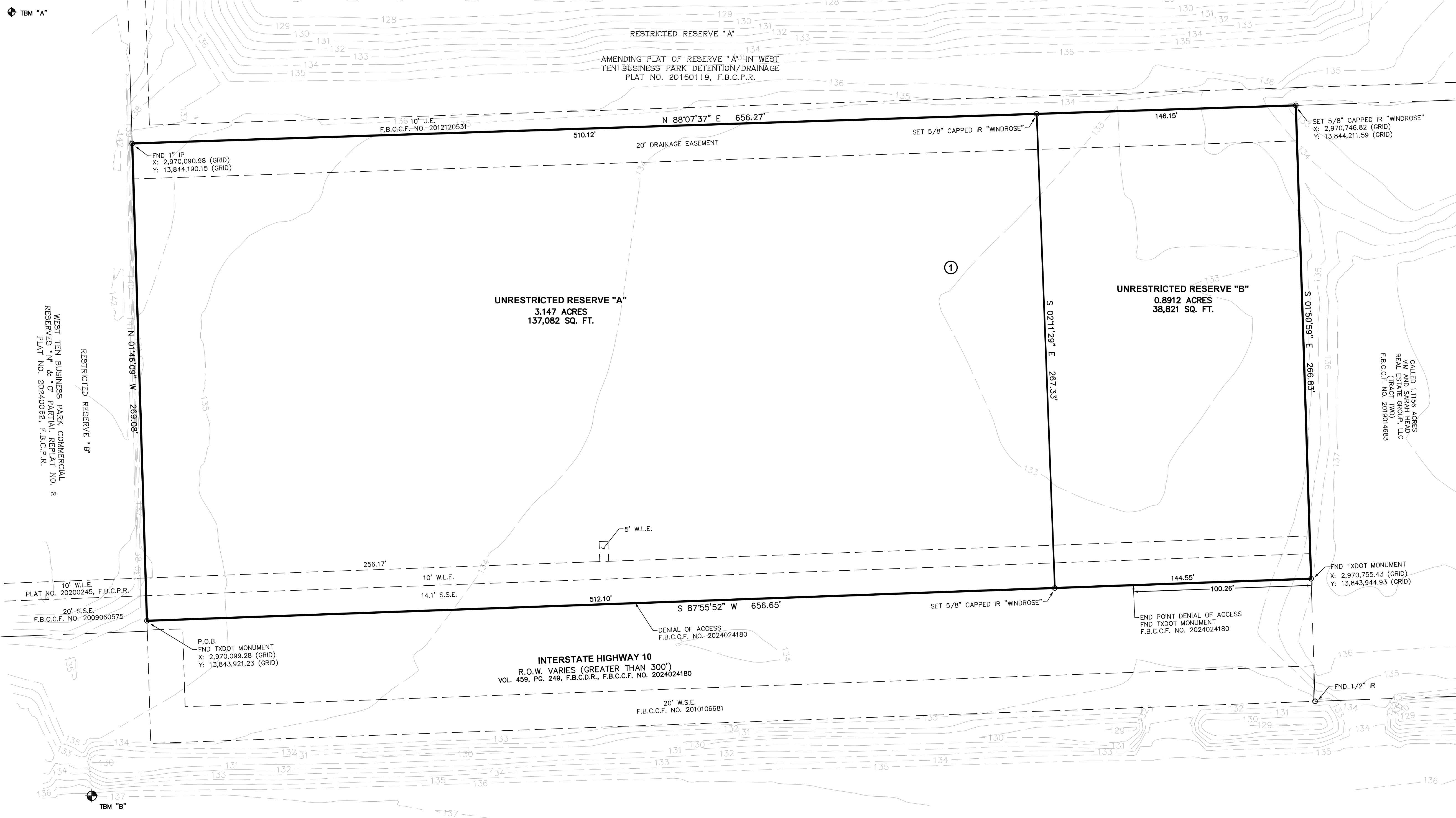
Surveyor



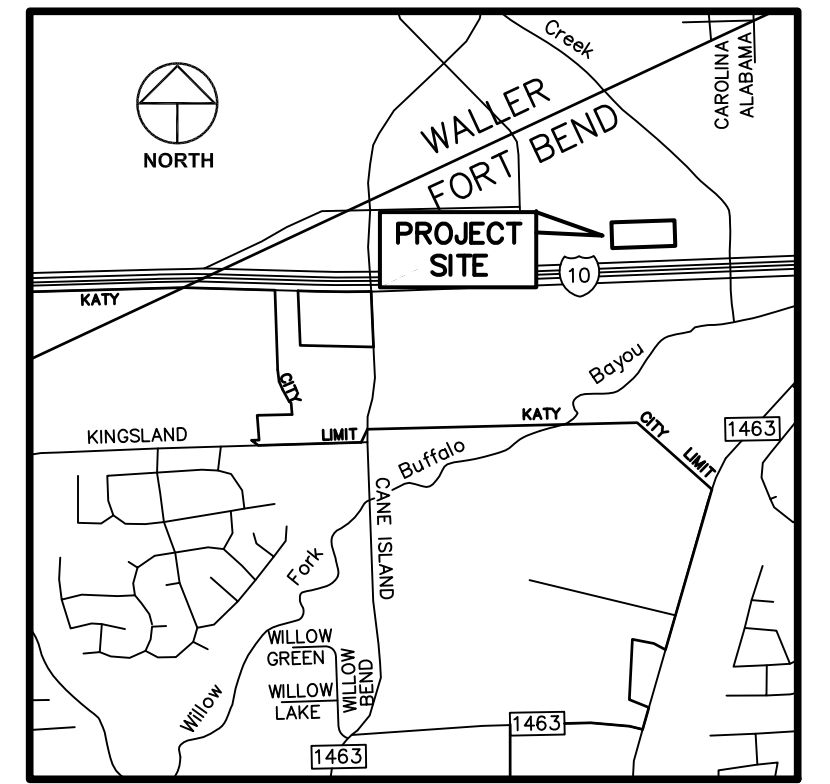
WINDROSE
LAND SURVEYING | PLATTING

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

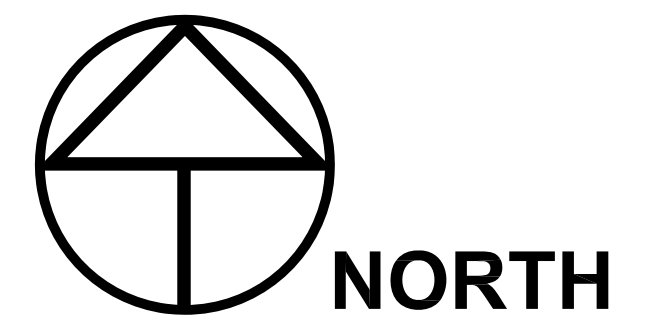
TBM "A"



WEST TEN BUSINESS PARK COMMERCIAL
RESERVES "N" & "O" PARTIAL REPLAT NO. 2
PLAT NO. 20240082, F.B.C.P.R.



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



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

INTERSTATE HIGHWAY 10
R.O.W. VARIES (GREATER THAN 300')
VOL. 459, PG. 249, F.B.C.D.R., F.B.C.C.F. NO. 2024024180

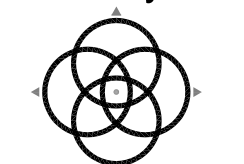
CALLED 1.158 ACRES
SOUTH OF
REAL ESTATE GROUP, LLC
(TRACT TWO)
F.B.C.C.F. NO. 2019044883

ESQ
A SUBDIVISION OF
4.038 AC. / 175,903 SQ. FT.
SITUATED IN THE
T. CRESOP SURVEY, ABSTRACT NO. 369
CITY OF KATY, FORT BEND COUNTY, TEXAS

1 BLOCK 2 RESERVES
JANUARY 2025

Owners
Evergreen Land & Development M. Sullivan Holdings, LLC
5450 NW Central Drive, Suite 150 12103 Murphy Rd.
Houston, TX 77091 Stafford, TX 77051
(281) 731-6957

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

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
- P.O.B. - POINT OF BEGINNING
- U.E. - UTILITY EASEMENT
- (S) - SET 5/8" CAPPED IR "WINDROSE"

BENCHMARK PUBLISHED ELEVATION - 121.96

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 190060, BEING AN ALUMINUM ROD ENCASED IN A SLEEVE STAMPED 190060, LOCATED AS DESCRIBED, FROM THE INTERSECTION OF KAREN STREET AND KATY GASTON ROAD, TRAVEL NORTHEAST ON KAREN STREET APPROXIMATELY 0.4 MILE TO PIPE CULVERT. (NAD83, 2001 ADJ.)

TEMPORARY BENCHMARK "A" ELEVATION - 143.81

SET CUT BOX ON LIGHT POLE BASE, 3.440 NORTH OF INTERSTATE 10 FRONTAGE ROAD AND 800 FEET EAST OF BUC-EE'S BLVD, SAME BEING 3100 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" ELEVATION - 137.18

SET CUT BOX ON CONCRETE HIGHBANK LOCATED ON THE NORTH LINE OF INTERSTATE 10 FRONTAGE ROAD 3850 FEET EAST FROM THE INTERSECTION OF INTERSTATE 10 FRONTAGE ROAD AND THE EAST LINE OF BUC-EE'S BLVD, SAME BEING 3105 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF THE SUBJECT TRACT. (SHOWN HEREON)



**Final 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. Final 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: [REDACTED]
Street Address: [REDACTED]
City: [REDACTED] State: [REDACTED] Zip: [REDACTED]
Phone Number: [REDACTED] Fax Number: [REDACTED]

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: [REDACTED]
Street Address: [REDACTED]
City: [REDACTED] State: [REDACTED] Zip: [REDACTED]
Phone Number: [REDACTED] Company: Owens Management Systems, LLC

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

Name: Austin Haynes, PE Email: [REDACTED]
Street Address: [REDACTED]
City: [REDACTED] State: [REDACTED] Zip: [REDACTED]
Phone Number: [REDACTED] 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 aid 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 bays, 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: Vicor 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 _____ 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

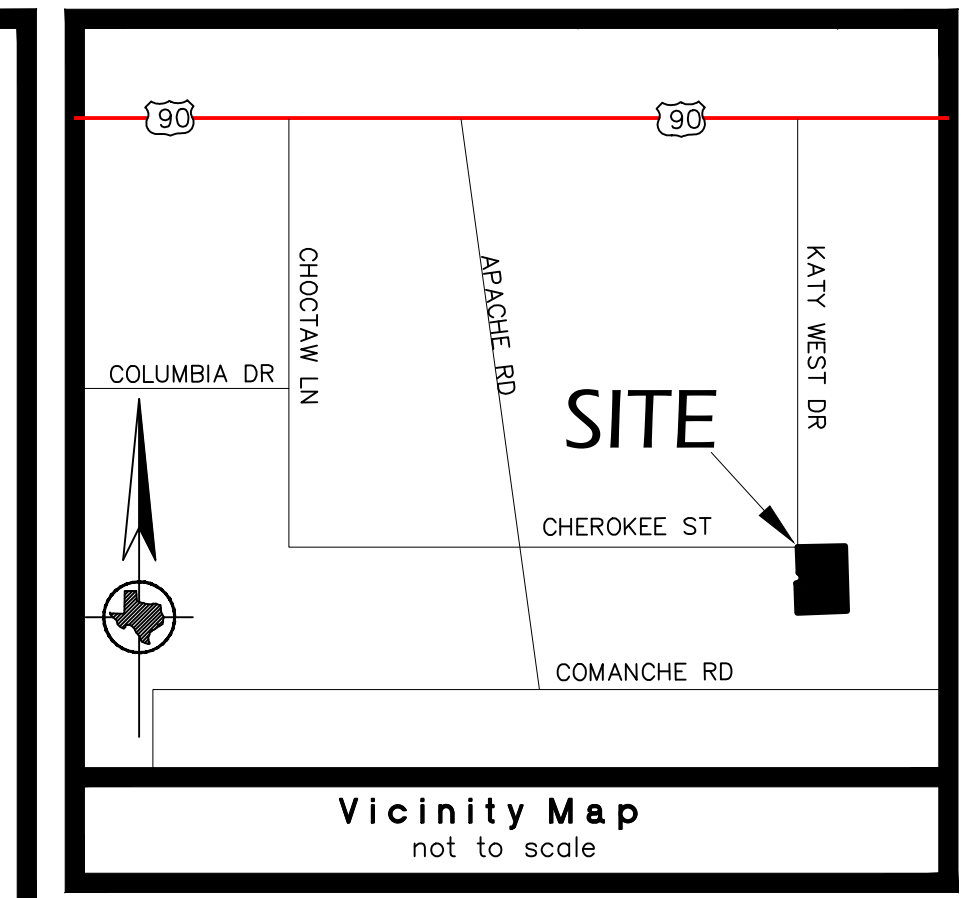
THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF KATY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF KATY WEST BUSINESS PARK RESERVE J-2. IN TESTIMONY WHEREOF WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING AND ZONING COMMISSION OF THE 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 0.999892176.
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 subject to the ordinances and zoning regulation of the City of Katy.
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;

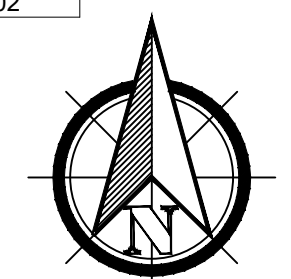
THENCE, coincident aforesaid curve to the left, an arc length of 157.08 feet, having a radius of 60.00 feet, a central angle of 150 Degrees 00 Minutes 00 Seconds and a chord bearing of North 12 Degrees 56 Minutes 56 Seconds East, a distance of 115.91 feet to a 1/2 inch iron rod found, being on the west 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.

Table with 5 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Row 1: C1, 60.00', 157.08', 115.91', N 12°56'56" E, 150°00'02"

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



SCALE: 1" = 60'



KATY WEST BUSINESS PARK RESERVE J-2

A SUBDIVISION OF 7.9162 ACRES (334,830 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

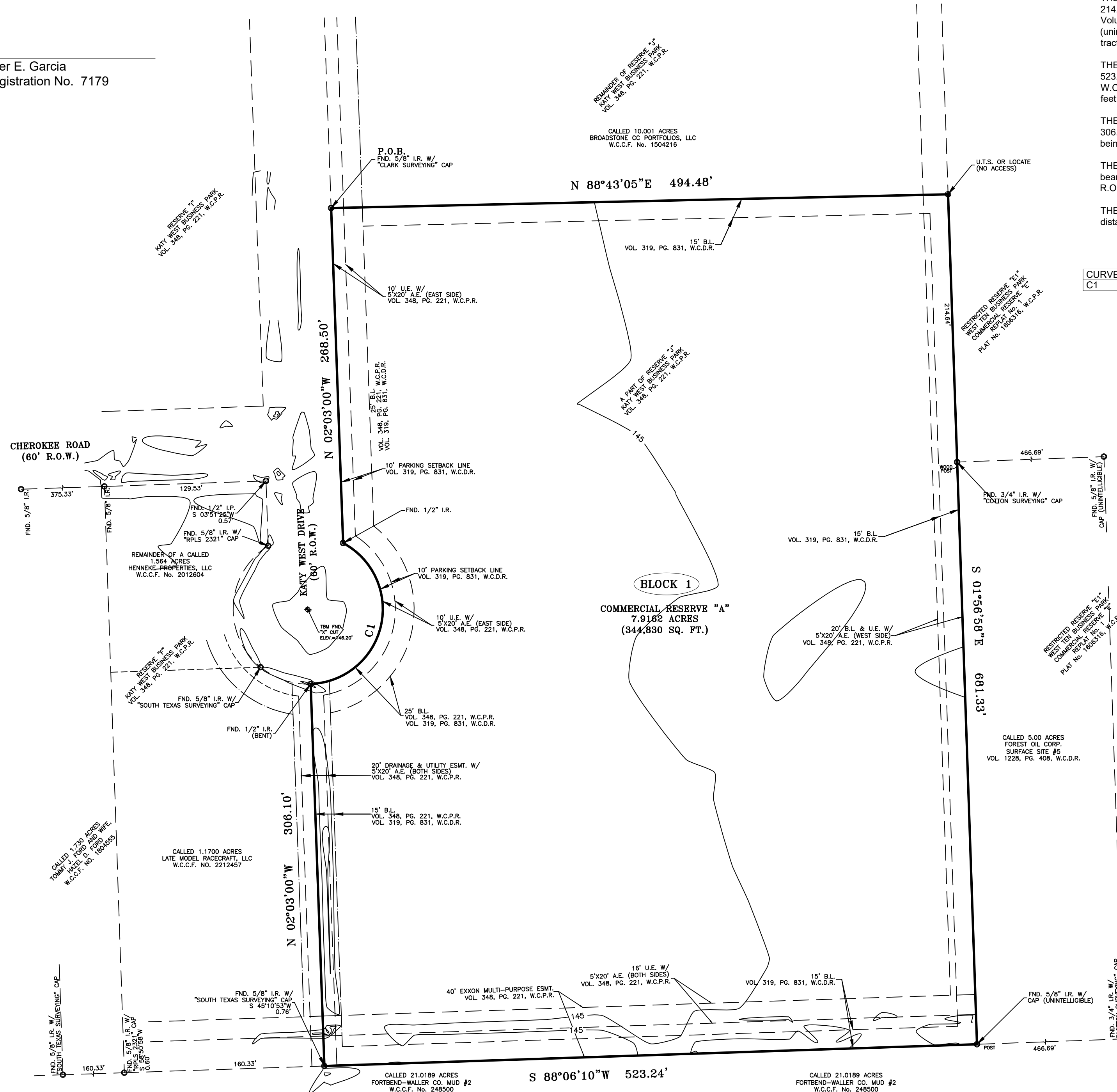
OWNER: VICTOR HARTER, AS TRUSTEE, OF THE VICTORIA HARTER AND PHYLLIS SPISAK FAMILY EDUCATIONAL TRUST 5535 MEMORIAL DRIVE, SUITE F-260 HOUSTON, TX 77007

DATE: DECEMBER, 2025 SCALE: 1" = 50'

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

LAND PLANNER

OWENS MANAGEMENT SYSTEMS, LLC 12401 S. POST OAK ROAD, SUITE H HOUSTON, TX 77045 713-643-6333 WWW.OMSBUILD.COM





**Final 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. Final Plat

CONTACT INFORMATION

Property Owner (REQUIRED):

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

Street Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone Number: [REDACTED] Fax Number: N/A

X _____
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: [REDACTED]

Street Address: [REDACTED] 150

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone Number: [REDACTED] 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 12/08/2025
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 Balaram 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 Balaram Modukuri, Manager thereunto authorized and its common seal thereunto affixed this _____ day of _____, 20____.

The Four Pillars at 1463, LLC.

Sashi Kona, Manager
Balaram Modukuri, Manager

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Sashi Kona, Manager, and Balaram 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

LEINHOLDER'S ACKNOWLEDGEMENT AND SUBORDINATION TO DEDICATION

STATE OF _____
COUNTY OF _____

We, Codence Bank, a Mississippi State Chartered Bank, owner and holder of a lien against the property described in the plat known as WHITE QUAIL said lien being evidenced by instrument of record in the Fort Bend County Clerk's File No. 202502268 of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

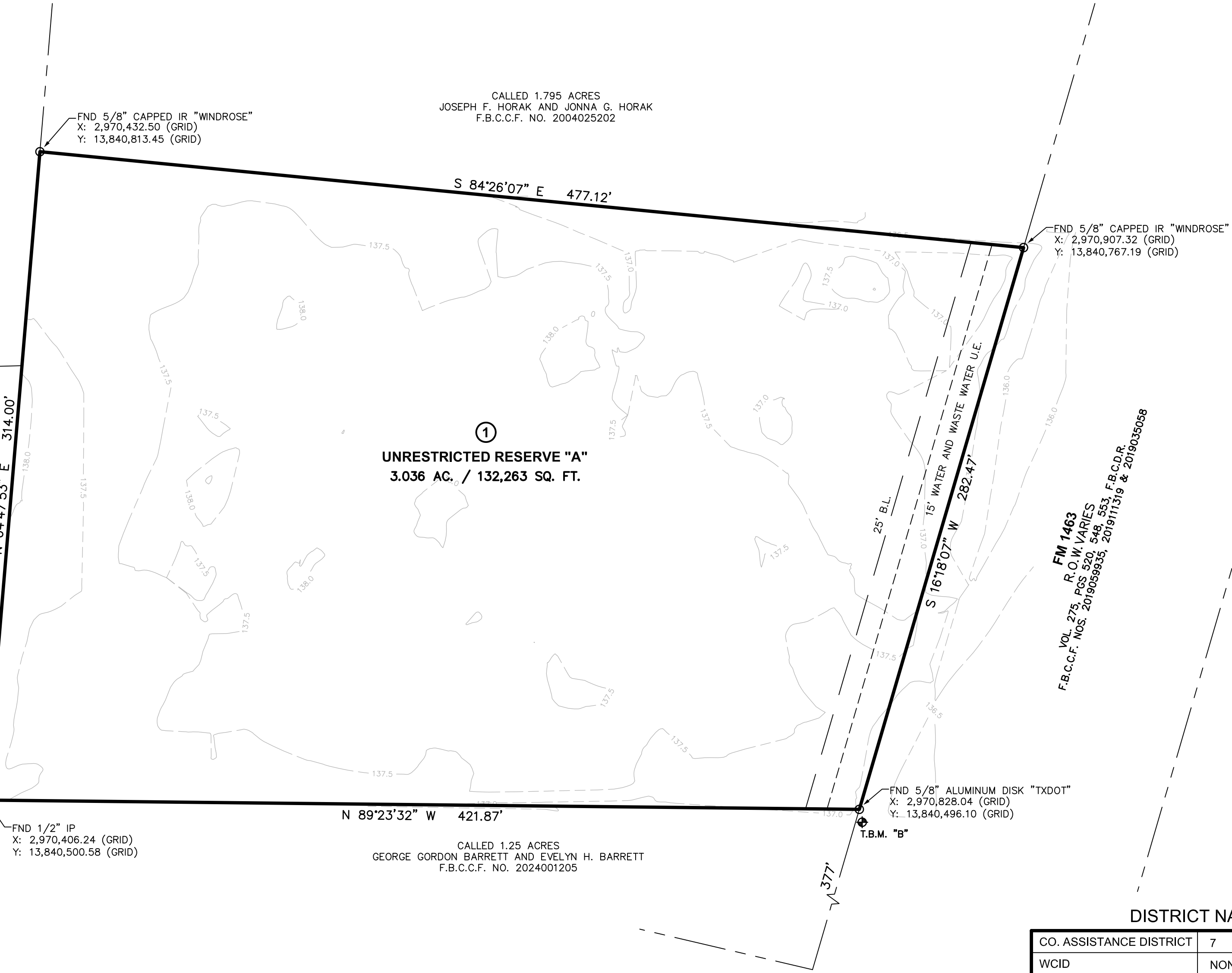
By: Codence Bank, a Mississippi State Chartered Bank

By: NAME: _____
TITLE: _____

CALLED 2.6749 ACRES
MINISTERIOS TERRA PROMETIDA, INC.
F.B.C.C.F. NO. 2021025041

CALLED 1.02 ACRES
RUSSELL SPERRY
F.B.C.C.F. NO. 2019035078

CALLED 1.02 ACRES
RUSSELL SPERRY
F.B.C.C.F. NO. 2021084280



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. 2021084280, MARKING THE NORTHWEST CORNER OF SAID 1.25 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

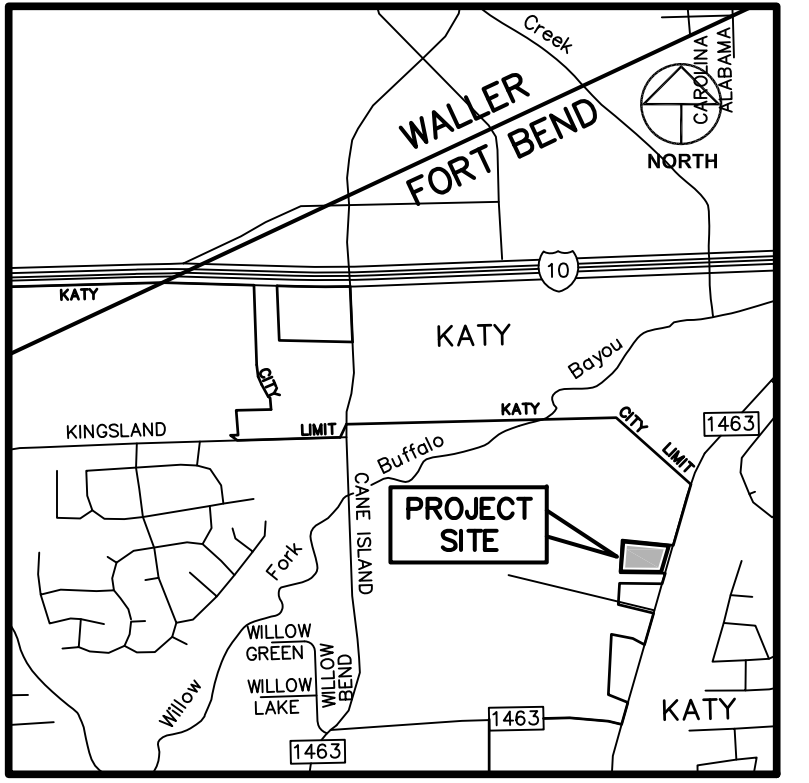
THENCE, NORTH 04 DEG. 47 MIN. 53 SEC. EAST, ALONG THE WEST LINE OF SAID 3.0530 TRACT, A DISTANCE OF 314.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND ON THE EAST LINE OF A CALLED 2.6749 ACRE TRACT DESCRIBED IN DEED TO MINISTERIOS PROMETIDA, INC. AS RECORDED UNDER F.B.C.C.F. NO. 2021025041, 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.

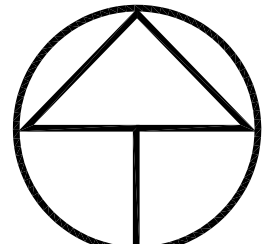
ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- E. - 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"

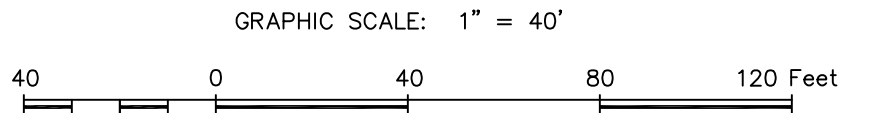


KEY MAP: 484E, FORT BEND COUNTY, TEXAS

VICINITY MAP
SCALE: 1" = 2000'



NORTH



BENCHMARK PUBLISHED ELEVATION - 121.96'

ELEVATIONS SHOWN HEREON ARE BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 120085, BEING A ALUMINUM ROD STAMPED 150062 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

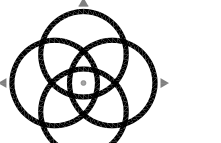
1 BLOCK 1 RESERVE

JANUARY 2026

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