

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

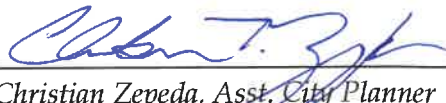


TUESDAY, FEBRUARY 10, 2026, AT 6:30 O'CLOCK P.M.  
KATY CITY HALL, 901 AVENUE C, KATY, TEXAS  
CHAIRMAN ERIC PAULSEN WILL PRESIDE

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. 01-13-2026 Regular Meeting Minutes
  - B. Consider Approval of Subdivision Plats
    - i. Preliminary Plat of Katy Boardwalk Reserve "A Subdivision of 24.28 Acres of Land, Being a Replat of Unrestricted Reserve E, Block 1, Katy Boardwalk, for 10 Blocks, 25 Reserves, and 187 Lots, in Fort Bend County and Harris 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, February 4, 2026, at Katy City Hall, 901 Avenue C, Katy, Texas.*

  
Christian Zepeda, Asst. 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](mailto: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, January 13, 2026, at 6:30 o'clock p.m., at Katy City Hall, 901 Avenue C, Katy, Texas.

### **Commissioners Present:**

Jason Ward, Vice Chairman  
Sam Pearson, Secretary  
Greg Christmann, Commissioner  
Randy McDonald, Commissioner  
Johnston Dietz, Commissioner  
Jeff Mahoney, Alternate Commissioner  
Jim Davidson, Alternate Commissioner

### **Commissioners Absent:**

Eric Paulsen, Chairman  
Alan Chapman, Assistant Secretary

### **City Officials Present:**

Bridgette Begle, City Attorney  
Rachel Lazo, City Planner  
Christian Zepeda, Assistant Planner  
Veronica Garcia, Administrative Assistant

### **Public Comments**

All were given the opportunity to be heard and the following spoke:

Julia Bancroft, 1119 Lake Grayson Drive, thanked the Commission, Rachel Lazo, City Planner; Christian Zepeda, Assistant Planner; and Ian Clowes, Community Development Director, for their guidance in purchasing the property located at 1315 Avenue C and commended them for their dedication and service to the City of Katy. Bancroft expressed excitement for the upcoming projects along Avenue C and noted that she knows many community members who would be interested in volunteer opportunities with the City of Katy. All were given the opportunity to be heard and there were no additional comments from the public.

### **Consent Agenda**

Motion was made by Randy McDonald, Commissioner, seconded by Johnston Dietz, Commissioner, approving all items under the Consent Agenda, which included:

- 12-09-2025 Regular Meeting Minutes
- Preliminary Plat of ESQ
- Final Plat of Katy West Business Park Reserve J-2
- Professional Plaza at FM 1463

All voted Aye, and the motion carried.

**Administrative Reports**

Rachel Lazo, City Planner, informed the Commission that City Council approved the Special Use Permits for Konnect Church Global and Redeemed Christian Church of God. Lazo provided an end of the year overview of the projects the Commission participated in and thanked them for their contribution.

**Commission Comments**

Randy McDonald, Commissioner, informed those in attendance that applications for the different City Boards are available on the City of Katy website for anyone interested in serving.

**Adjourn**

Motion was made by Sam Pearson, Secretary, seconded by Johnston Dietz, Commissioner, to adjourn. All voted Aye, and the motion carried. The meeting adjourned at 6:37 p.m.

ATTEST:

\_\_\_\_\_  
Eric Paulsen  
Chairman

\_\_\_\_\_  
Rachel Lazo  
City Planner

\_\_\_\_\_  
Sam Pearson  
Secretary



**Preliminary Plat  
for  
Katy Boardwalk Reserve**

|   |   |
|---|---|
| <b>Scale</b>  | 10 Blocks, 25 Reserves, and 187 Lots on approximately 24.28 acres.  |
| <b>Location</b>   | Southeast corner of Kingsland Blvd. and Boardwalk Dr.   |
| <b>Property Owner</b>   | Pelican Katy Boardwalk, LLC   |
| <b>Applicant</b>  | Windrose Land Services  |
| <b>Project Manager</b>  | Christian Zepeda, Assistant Planner<br><a href="mailto:czepeda@cityofkaty.com">czepeda@cityofkaty.com</a> |
| <b>Project Overview</b>                                       | This plat includes 187 lots proposed in multiple phases for residential development.                      |
| <b>Zoning</b>   | PDD – Katy Boardwalk District   |
| <b>Compliant with Comprehensive Plan and Zoning Ordinance</b> | Yes, the proposed plat is compliant with the Comprehensive Plan and Zoning Ordinance.                     |
| <b>Compliant with Subdivision Regulations</b>                 | Yes, all subdivision regulations have been met.   |
| <b>Staff Recommendation</b>                                   | Approval  |

**Supporting Materials**

1. Application
2. Preliminary Plat



# Plat Application

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

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

PROJECT NAME: Katy Boardwalk Reserve

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

Total Acreage 9.452 No. of Lots 71 Acres in Reserves 9.452

MUD FBC MUD 163

Project Location:  City Limits (Zoning Classification: Katy Boardwalk PDD)  ETJ

Survey/Abstract No. I & G.N. RR. Co. Survey Abstract Nos 267,1446

Geographic Location Located on the North West intersection of Kingsland BLVD and Katy Fort bend Road.

### Types of Uses

(Check all that apply)

Residential

Commercial

Private Street PDD

PDD

**CONTACT INFORMATION**

**Property Owner (REQUIRED):**

Name: Pelican Katy Boardwalk, LLC Email: [REDACTED]  
 Street Address: [REDACTED]  
 City: Houston State: TX Zip: 77027  
 Phone Number: [REDACTED] Fax Number: N/A  
 X Derek Darnell 11/10/2025  
 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: David Hernandez Email: [REDACTED]  
 Street Address: [REDACTED]  
 City: Houston State: TX Zip: 77041  
 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.*

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

David Hernandez 11/10/2025  
 Signature and Title Date

STATE OF TEXAS  
COUNTY OF HARRIS

We, Pelican Katy Boardwalk, LLC, acting by and through Pelican Builders, Inc., its General Partner, acting by and through Derek Darnell and Brad Workman, owners, hereinafter referred to as Owners of the 24.28 acre tract described in the above and foregoing map of KATY BOARDWALK RESERVE, 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 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 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 the ground level upward, located adjacent to 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 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 dedicate to the public a strip of land fifteen feet (15'0") 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, 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 Pelican Katy Boardwalk, LLC, acting by and through Pelican Builders, Inc., its General Partner, has caused these presents to be signed by Derek Darnell and Brad Workman, thereunto authorized and its common seal thereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Pelican Katy Boardwalk, LLC  
By: Pelican Builders, Inc., its General Partner

Derek Darnell \_\_\_\_\_ Brad Workman \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Derek Darnell and Brad Workman of Pelican Builders, Inc., 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:

This is to certify that the Council of the City of Katy, Texas has approved this plat and subdivision of KATY BOARDWALK RESERVE, 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

STATE OF TEXAS  
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared, William H. Thiele, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS  
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared, Becky McGrew, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires:

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 BOARDWALK RESERVE, 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

STATE OF TEXAS  
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared, Eric Paulsen, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS  
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared, Sam Pearson, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires:

### DESCRIPTION

A TRACT OR PARCEL CONTAINING 24.28 ACRES OF LAND SITUATED IN THE I.&G.N. RR CO. SURVEY, ABSTRACT NO. 267, FORT BEND COUNTY, TEXAS, AND THE I.&G.N. RR CO. SURVEY, ABSTRACT NO. 1446, HARRIS COUNTY, TEXAS, BEING ALL OF UNRESTRICTED RESERVE "E" IN BLOCK ONE (1) OF KATY BOARDWALK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AT FILM CODE (F.C.) NO. 685730 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND IN PLAT NO. 20180186 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, CONVEYED TO PELICAN KATY BOARDWALK LLC, AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2024-456868 AND FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2024119840, SAID 24.28-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE:

BEGINNING AT THE NORTHWEST CORNER OF SAID RESERVE "E", BEING THE NORTHEAST END OF THE CUT BACK LINE OF THE INTERSECTION OF THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF BOARDWALK DRIVE (100-FOOT-WIDE R.O.W.), F.C. NO. 685730, HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND THE SOUTH R.O.W. LINE OF KINGSLAND BOULEVARD (100-FOOT-WIDE R.O.W.), VOL. U, PG. 98, HARRIS COUNTY COMMISSIONERS COURT MINUTES, F.C. NO. 668198, H.C.M.R. AND SLIDE NO. 18007A-1809B, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), FROM WHICH CORNER A FOUND 5/8-INCH IRON ROD BEARS NORTH 88 DEG. 15 MIN. 32 SEC. EAST, 20.83 FEET;

THENCE, NORTH 88 DEG. 15 MIN. 32 SEC. EAST, WITH SAID SOUTH R.O.W. LINE, A DISTANCE OF 1,435.53 FEET TO THE NORTHEAST CORNER OF SAID RESERVE "E", AND THE NORTHWEST CORNER OF UNRESTRICTED RESERVE "C", KATY MILLS, AS RECORDED UNDER F.C. NO. 411140, H.C.M.R., FROM WHICH CORNER A FOUND 5/8-INCH IRON ROD BEARS NORTH 00 DEG. 06 MIN. EAST, 0.30 FEET;

THENCE, SOUTH 01 DEG. 44 MIN. 50 SEC. EAST, WITH THE EAST LINE OF SAID RESERVE "E", A DISTANCE OF 338.69 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "COSTELLO INC RPLS 4416" FOUND FOR AN EASTERLY CORNER OF SAID RESERVE "E" AND A REENTRANT CORNER OF SAID RESERVE "C";

THENCE, SOUTH 42 DEG. 26 MIN. 00 SEC. WEST, WITH THE SOUTHEAST LINE OF SAID RESERVE "E", A DISTANCE OF 575.01 FEET TO A 5/8-INCH IRON FOUND FOR THE SOUTHEAST CORNER OF SAID RESERVE "E" AND A REENTRANT CORNER OF SAID RESERVE "C";

THENCE, SOUTH 87 DEG. 29 MIN. 08 SEC. WEST, WITH THE SOUTH LINE OF SAID RESERVE "E", A DISTANCE OF 1,085.33 FEET TO A 5/8-INCH IRON ROD (BENT) FOUND FOR A REENTRANT CORNER OF SAID RESERVE "E" AND A NORTHWEST CORNER OF SAID RESERVE "C";

THENCE, SOUTH 37 DEG. 39 MIN. 29 SEC. WEST, WITH A SOUTHERLY LINE OF SAID RESERVE "E", A DISTANCE OF 90.55 FEET TO A 5/8-INCH IRON ROD (BENT) FOUND FOR THE SOUTHWEST CORNER OF SAID RESERVE "E";

THENCE, NORTH 02 DEG. 05 MIN. 53 SEC. WEST, WITH THE WEST LINE OF SAID RESERVE "E", A DISTANCE OF 206.54 FEET TO A 5/8-INCH IRON ROD (BENT) FOUND FOR AN ANGLE POINT;

THENCE, NORTH 01 DEG. 32 MIN. 30 SEC. WEST, CONTINUING WITH THE WEST LINE OF SAID RESERVE "E", A DISTANCE OF 200.05 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BGT 10120700" FOUND ON THE SOUTHEAST R.O.W. LINE OF SAID BOARDWALK DRIVE FOR A WEST CORNER OF SAID RESERVE "E" AND THE NORTHWEST CORNER OF RESTRICTED RESERVE "F", BLOCK 1, OF KATY BOARDWALK;

THENCE, WITH SAID SOUTHEAST R.O.W. LINE AND A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 08 DEG. 18 MIN. 55 SEC., AN ARC LENGTH OF 116.10 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 24 DEG. 49 MIN. 39 SEC. EAST, 116.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BGT 10120700" FOUND FOR THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

THENCE, CONTINUING WITH SAID SOUTHEAST R.O.W. LINE AND SAID COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 22 DEG. 24 MIN. 40 SEC., AN ARC LENGTH OF 215.13 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 09 DEG. 27 MIN. 52 SEC. EAST, 213.76 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BGT 10120700" FOUND FOR A POINT OF TANGENCY;

THENCE, NORTH 01 DEG. 44 MIN. 28 SEC. WEST, WITH THE EAST R.O.W. LINE OF SAID BOARDWALK DRIVE, A DISTANCE OF 100.70 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BGT 10120700" FOUND FOR SOUTHWEST END OF THE CUT BACK LINE OF THE INTERSECTION OF THE EAST R.O.W. LINE OF SAID BOARDWALK DRIVE AND THE SOUTH R.O.W. LINE OF SAID KINGSLAND BOULEVARD;

THENCE, NORTH 43 DEG. 15 MIN. 32 SEC. EAST, WITH SAID CUT BACK LINE, A DISTANCE OF 21.21 FEET TO THE PLACE OF BEGINNING AND CONTAINING 24.28 ACRES (1,057,482 SQUARE FEET) OF LAND.

### DISTRICT NAMES

|                         |                     |
|-------------------------|---------------------|
| CO. ASSISTANCE DISTRICT | FBC CAD 10          |
| WCID                    | NONE                |
| MUD                     | FBC MUD 163         |
| 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     | FBC PRECINCT NO. 1  |
| TIRZ                    | CITY OF KATY TIRZ 1 |

### RESERVE TABLE

| RESERVE | AC.    | SQ. FT. | USE              |
|---------|--------|---------|------------------|
| A       | 0.1390 | 6,053   | LIFT STATION     |
| B       | 0.1010 | 4,399   | ACCESS, PARKING  |
| C       | 0.0365 | 1,591   | OPEN SPACE       |
| D       | 0.0295 | 1,284   | ACCESS, PARKING  |
| E       | 0.1436 | 6,257   | ACCESS, PARKING  |
| F       | 0.0289 | 1,258   | OPEN SPACE       |
| G       | 0.0337 | 1,470   | OPEN SPACE       |
| H       | 0.0257 | 1,121   | ACCESS, PARKING  |
| I       | 0.0703 | 3,063   | OPEN SPACE       |
| J       | 0.2146 | 9,346   | COMMUNITY CENTER |
| K       | 0.0248 | 1,080   | OPEN SPACE       |
| L       | 0.1397 | 6,084   | PARK             |
| M       | 0.0138 | 601     | OPEN SPACE       |
| N       | 0.0138 | 601     | OPEN SPACE       |
| O       | 0.0314 | 1,370   | OPEN SPACE       |
| P       | 0.0690 | 3,006   | OPEN SPACE       |
| Q       | 0.0138 | 601     | OPEN SPACE       |
| R       | 0.0138 | 601     | OPEN SPACE       |

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. 6599

### GENERAL NOTES

- BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83).
- 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: 0.999898773.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 482010595M REVISED/DATED NOVEMBER 15, 2019, AND FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 481570045L, 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, OR 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 SURVEYING AND LAND SERVICES.
- THIS SUBDIVISION LIES WHOLLY WITHIN THE CORPORATE LIMITS OF THE CITY OF KATY, TEXAS.
- PROPERTY IS SUBJECT TO THE SETBACK REQUIREMENTS OF THE KATY BOARDWALK PDD AS WELL AS THE ZONING ORDINANCES OF THE CITY OF KATY.
- THE TOP OF ALL FLOOR SLAB ELEVATIONS SHALL BE A MINIMUM OF 3% (3%) 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. ANY FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST 12 INCHES ABOVE THE MAXIMUM ANTICIPATED PONDING OR SHEET FLOW ELEVATION FOR THE SITE.
- SIDEWALKS A MINIMUM OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ON BOTH SIDES OF THE STREET. SIDEWALKS ADJACENT TO REAR-LOADED RESIDENTIAL LOTS, ALONG RESIDENTIAL COLLECTORS, THOSE ALONG OTHER STREETS WHERE NO LOTS FRONT, AS WELL AS THOSE ADJACENT TO OPEN SPACE OR COMMON SPACE WILL BE INSTALLED WITH SUBDIVISION IMPROVEMENTS.
- NO LOTS SHALL BE ACCESSED FROM KINGSLAND BLVD OR BOARDWALK DR.
- ALL PARKING, SIDEWALKS, AND LANDSCAPING PROVIDED WITHIN THE PUBLIC ROW WILL BE MAINTAINED BY THE HOA OR MUD. IN THE EVENT OF UTILITY WORK THAT REQUIRES PAVEMENT OR LANDSCAPING TO BE REMOVED IN PART OR IN WHOLE, THE CITY OF KATY WILL NOT BE RESPONSIBLE FOR REPLACING SAID IMPROVEMENTS.
- LOT 13 BLOCK 1 IS HEREBY RESTRICTED TO BE FOR TEMPORARY ACCESS ONLY UNTIL A POINT IN TIME WHEN THE RESIDENTIAL COLLECTOR THAT PROVIDES ACCESS AND CONNECTS TO KINGSLAND BLVD IN THE PLANNED FUTURE PHASE(S) IS CONSTRUCTED AND ACCEPTED BY THE CITY OF KATY.
- ACCESS EASEMENTS ARE BEING PROVIDED FOR THE ACCESS AND MAINTENANCE OF CURB THAT'S LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
- THE HOMEOWNERS ASSOCIATION OR MUD SHALL HAVE ACCESS TO PERFORM MAINTENANCE OF PARKING PAVEMENT, LANDSCAPING, AND SIDEWALKS WITHIN THE RIGHT OF WAY. ALL PUBLIC UTILITIES WITHIN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE CITY OF KATY.

BENCHMARK RM 190190 PUBLISHED ELEVATION - 137.30

BEING A BRASS DISC STAMPED "190190" LOCATED FROM THE INTERSECTION OF BUSINESS US 90 AND KATY FORT BEND ROAD, TRAVEL NORTH APPROXIMATELY 200 FEET TO CULTVERT. (NAVD88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "A" ELEVATION - 129.70

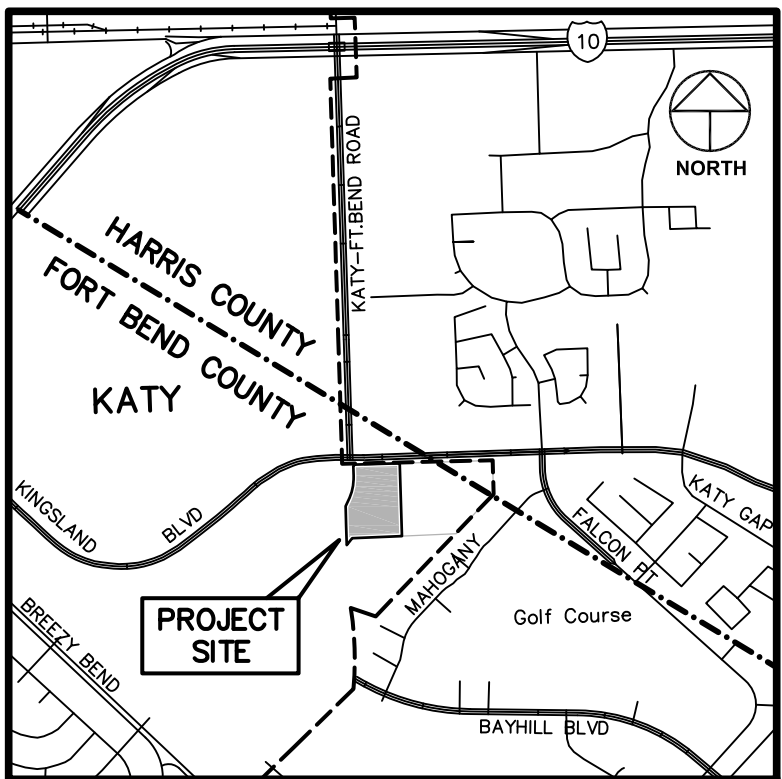
BEING A BOX CUT ON A CULVERT LOCATED ON THE SOUTH SIDE OF KINGSLAND BOULEVARD, APPROXIMATELY 490 FEET EAST OF THE INTERSECTION OF KINGSLAND BOULEVARD AND BOARDWALK DRIVE. (SHOWN HEREON)

TEMPORARY BENCHMARK "C" ELEVATION - 130.02

BEING A BOX CUT ON A CULVERT LOCATED ON THE SOUTH SIDE OF KINGSLAND BOULEVARD, APPROXIMATELY 1190 FEET EAST OF THE INTERSECTION OF KINGSLAND BOULEVARD AND BOARDWALK DRIVE. (SHOWN HEREON)

### LOT AND BLOCK TABLE

| BLOCK | LOT   | SQ. FT. |       |
|-------|-------|---------|-------|
| 1     | 1     | 5,527   |       |
|       | 2     | 4,232   |       |
|       | 3     | 4,024   |       |
|       | 4     | 3,958   |       |
|       | 5     | 3,956   |       |
|       | 6     | 3,846   |       |
|       | 7     | 3,870   |       |
|       | 8     | 3,870   |       |
|       | 9     | 3,870   |       |
|       | 10    | 3,870   |       |
|       | 11    | 3,870   |       |
|       | 12    | 3,870   |       |
|       | 13    | 3,870   |       |
| 2     | 1     | 3,024   |       |
|       | 2     | 3,024   |       |
|       | 3     | 3,024   |       |
|       | 4     | 3,024   |       |
|       | 5     | 3,024   |       |
|       | 6     | 3,024   |       |
|       | 7     | 3,679   |       |
|       | 8     | 3,010   |       |
|       | 9     | 3,010   |       |
|       | 10    | 3,010   |       |
|       | 11    | 3,010   |       |
|       | 12    | 3,010   |       |
| 3     | 1     | 3,009   |       |
|       | 2     | 3,096   |       |
|       | 3     | 3,977   |       |
|       | 4     | 4,984   |       |
|       | 5     | 5,199   |       |
|       | 6     | 4,363   |       |
|       | 7     | 3,454   |       |
|       | 8     | 3,119   |       |
|       | 9     | 3,126   |       |
|       | 10    | 3,126   |       |
|       | 11    | 3,115   |       |
|       | 12    | 3,103   |       |
| 4     | 1     | 3,096   |       |
|       | 2     | 3,096   |       |
|       | 3     | 3,096   |       |
|       | 4     | 3,072   |       |
|       | 5     | 3,072   |       |
|       | 6     | 3,096   |       |
|       | 7     | 3,096   |       |
|       | 8     | 3,096   |       |
|       | 9     | 3,072   |       |
|       | 5     | 1       | 3,554 |
|       |       | 2       | 3,535 |
|       |       | 3       | 3,511 |
| 4     |       | 3,418   |       |
| 5     |       | 3,393   |       |
| 6     |       | 3,368   |       |
| 7     |       | 3,343   |       |
| 8     |       | 4,087   |       |
| 9     |       | 3,072   |       |
| 10    |       | 3,096   |       |
| 11    |       | 3,096   |       |
| 12    |       | 3,096   |       |
| 6     | 1     | 3,096   |       |
|       | 2     | 3,096   |       |
|       | 3     | 3,096   |       |
|       | 4     | 3,096   |       |
|       | 5     | 3,072   |       |
|       | 6     | 3,096   |       |
|       | 7     | 1       | 3,781 |
|       |       | 2       | 3,096 |
|       |       | 3       | 3,096 |
|       |       | 4       | 3,096 |
|       |       | 5       | 3,096 |
|       |       | 8       | 1     |
| 2     |       |         | 3,570 |
| 3     |       |         | 4,420 |
| 4     |       |         | 3,570 |
| 5     |       |         | 3,570 |
| 6     |       |         | 3,570 |
| 7     |       |         | 3,570 |
| 8     | 3,570 |         |       |
| 9     | 3,570 |         |       |
| 10    | 3,570 |         |       |
| 11    | 3,570 |         |       |
| 12    | 3,570 |         |       |



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

### 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
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- AC. - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
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- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- P.O.B. - POINT OF BEGINNING
- U.E. - UTILITY EASEMENT
- E.E. - ELECTRIC EASEMENT
- ACE - ACCESS 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 \_\_\_\_\_, 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

### PRELIMINARY PLAT

## KATY BOARDWALK RESERVE

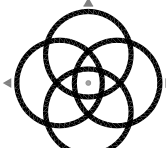
A SUBDIVISION OF 24.28 AC. / 1,057,482 SQ. FT.  
BEING A REPLAT OF UNRESTRICTED RESERVE "E",  
BLOCK 1, KATY BOARDWALK, F.C. NO. 685730, H.C.M.R.  
AND PLAT NO. 20180186, F.B.C.P.R. SITUATED IN THE  
I.&G. N. RR. CO. SURVEY, ABSTRACT NOS. 267 & 1446,  
CITY OF KATY, FORT BEND COUNTY & HARRIS COUNTY, TEXAS

10 BLOCKS 25 RESERVES 71 LOTS

JANUARY 2026

Owner  
**Pelican Katy Boardwalk, LLC**  
4265 San Felipe, Suite 720  
Houston, TX 77027  
(713) 871-8170

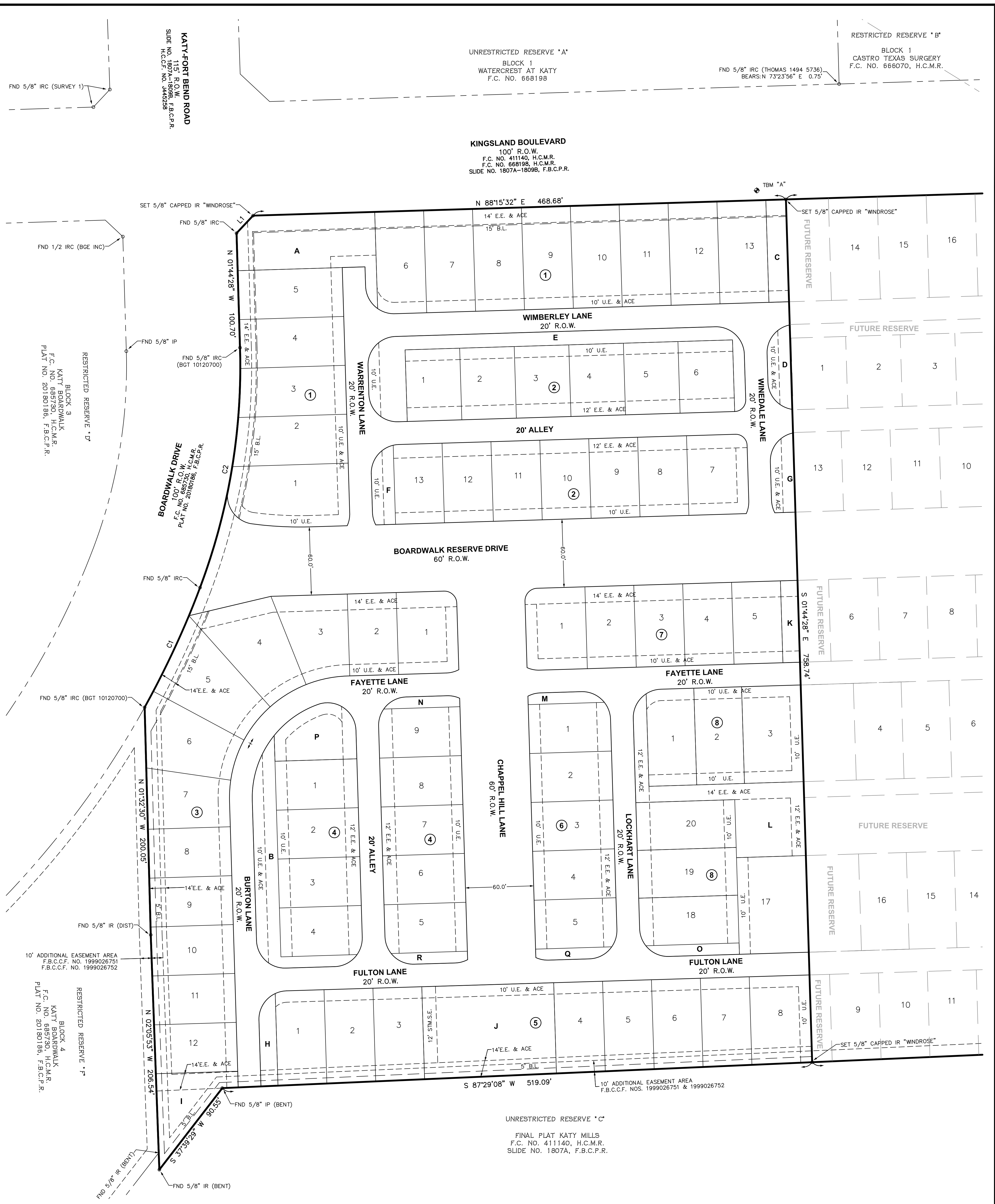
Surveyor



## WINDROSE

LAND SURVEYING | PLATTING

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

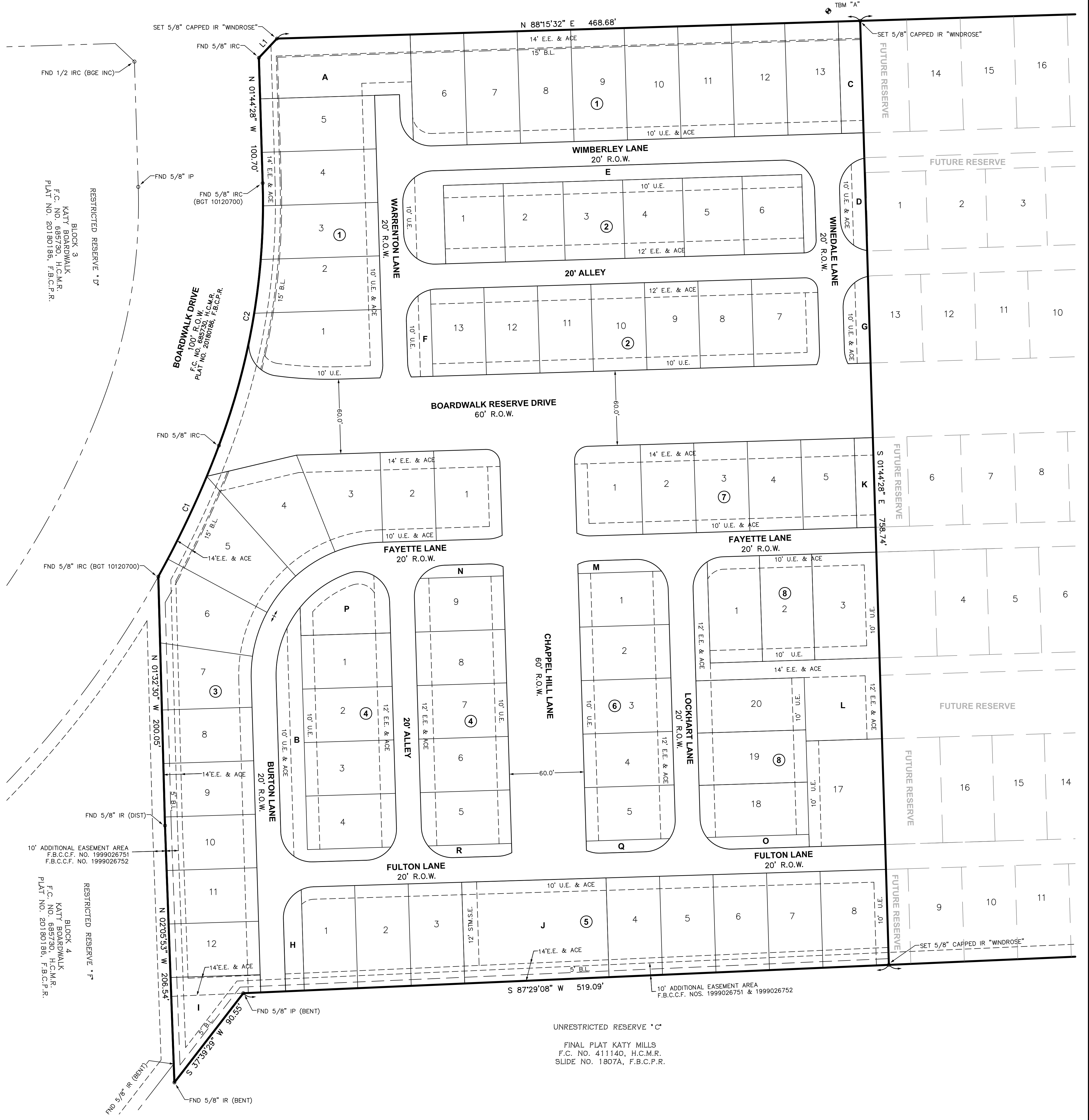


KATY FORT BEND ROAD  
 SLIDE NO. 1501  
 H.C.M.R. NO. 444258

UNRESTRICTED RESERVE "A"  
 BLOCK 1  
 WATERCREST AT KATY  
 F.C. NO. 668198

FND 5/8" IRC (THOMAS 1494 5736)  
 BEARS: N 73°23'56" E 0.75'

RESTRICTED RESERVE "B"  
 BLOCK 1  
 CASTRO TEXAS SURGERY  
 F.C. NO. 666070, H.C.M.R.



RESTRICTED RESERVE "D"  
 BLOCK 3  
 KATY BOARDWALK  
 F.C. NO. 685730, H.C.M.R.  
 PLAT NO. 20180186, F.B.C.P.R.

BOARDWALK DRIVE  
 100' R.O.W.  
 F.C. NO. 685730, H.C.M.R.  
 PLAT NO. 20180186, F.B.C.P.R.

FND 5/8" IRC (BGT 10120700)

10' ADDITIONAL EASEMENT AREA  
 F.B.C.C.F. NO. 1999026751  
 F.B.C.C.F. NO. 1999026752

RESTRICTED RESERVE "F"  
 BLOCK 4  
 KATY BOARDWALK  
 F.C. NO. 685730, H.C.M.R.  
 PLAT NO. 20180186, F.B.C.P.R.

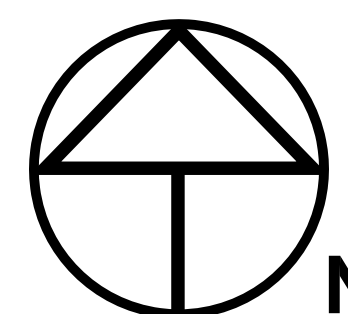
UNRESTRICTED RESERVE "C"  
 FINAL PLAT KATY MILLS  
 F.C. NO. 411140, H.C.M.R.  
 SLIDE NO. 1807A, F.B.C.P.R.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 43°15'32" E | 21.21'   |

| CURVE | RADIUS  | DELTA     | LENGTH  | BEARING       | CHORD   |
|-------|---------|-----------|---------|---------------|---------|
| C1    | 800.00' | 8°18'55"  | 116.10' | N 24°49'39" E | 116.00' |
| C2    | 550.00' | 22°24'40" | 215.13' | N 09°27'52" E | 213.76' |

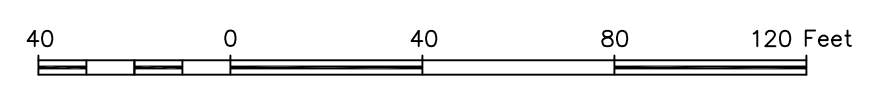
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**NORTH**

GRAPHIC SCALE: 1" = 40'



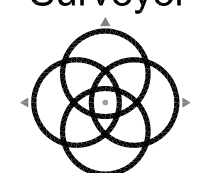
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 4265 San Felipe, Suite 720  
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Surveyor



**WINDROSE**  
 LAND SURVEYING & PLATTING

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