

PLAT RECORDING SHEET

PLAT NAME: GM Equity Amending Plat

PLAT NO: _____

ACREAGE: 137.69

LEAGUE: Enoch Latham Survey

ABSTRACT NUMBER: A-50

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 10

OWNERS: GM Equity Group LLC, Eduardo Morales, Fort Bend County, Ginter Family Investments, LTD, GME Fulshear Land I LP, Triple J GME Holding LP, THP 12.68 LTD.

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Fort Bend County, a political subdivision of the state of Texas, acting by and through KP George, its County Judge, being officers of said Fort Bend County, a public subdivision of the state of Texas, Eduardo Morales, GM Equity Group, LLC, a Texas limited liability company, acting by and through Christopher Ginter, Member of GM Equity Group, LLC, a Texas limited liability company, GME Fulshear Land I LP, a Texas limited partnership, acting by and through Eduardo J. Morales, Manager of GME Fulshear Land I LP, a Texas limited partnership, Ginter Family Investments, Ltd, a Texas limited partnership, acting by and through Glen R. Ginter, General Partner of Ginter Family Investments, Ltd, a Texas limited partnership, THP12.68 Ltd, a Texas limited partnership, acting by and through Christopher J. Ginter, Managing Member of THP12.68 Ltd, a Texas limited partnership and Triple J GME Holdings LP, a Texas limited partnership, acting by and through David B. Ginter, Managing Member of Triple J GME Holdings LP, a Texas limited partnership hereinafter referred to as Owners (whether one or more) of the 137.69-acre tract described in the above and foregoing map of the AMENDING PLAT OF GM EQUITY do hereby make and establish said subdivision and development plat 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), 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 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 purposes forever-unobstructed aerial easements. The aerial easements shall extend horizontally on 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 herein, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

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

Further, Owners do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easement for drainage purposes, giving the City of Fulshear, 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 is hereby restricted to keep such drainages ways and easements clear of fences, buildings, excessive vegetation 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 acknowledge the receipt of the *"Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County Texas"*, and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, Fort Bend County, a body corporate and politic, has caused these presents to be signed by KP George, its County Judge,

thereunto authorized, this _____ day of _____, 2025.

IN TESTIMONY WHEREOF, Eduardo Morales, individual, thereunto authorized, this _____ day of _____, 2025.

IN TESTIMONY WHEREOF, GM Equity Group, LLC, a Texas limited liability company, has caused these presents to be signed by Christopher Ginter, its Member,

thereunto authorized, this _____ day of _____, 2025.

IN TESTIMONY WHEREOF, GME Fulshear Land I LP, a Texas limited partnership, has caused these presents to be signed by Eduardo J. Morales, its Manager,

thereunto authorized, this _____ day of _____, 2025.

IN TESTIMONY WHEREOF, Ginter Family Investments, Ltd, a Texas limited partnership, has caused these presents to be signed by Glen R. Ginter, its General Partner,

thereunto authorized, this _____ day of _____, 2025.

IN TESTIMONY WHEREOF, THP12.68 Ltd, a Texas limited partnership, has caused these presents to be signed by Christopher J. Ginter, its Managing Member

thereunto authorized, this _____ day of _____, 2025.

IN TESTIMONY WHEREOF, Triple J GME Holdings LP, a Texas limited partnership, has caused these presents to be signed by David B. Ginter, its Managing Member,

thereunto authorized, this _____ day of _____, 2025.

Fort Bend County, a body corporate and politic

By: _____
KP George, Fort Bend County Judge

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared KP George, Fort Bend County Judge, Fort Bend County, Texas, a body corporate and politic, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said body corporate and politic.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas
County of Fort Bend
My commission expires: _____

By: _____
Eduardo Morales, Individual

STATE OF TEXAS §
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Eduardo Morales, 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 _____, 2025.

Notary Public in and for the State of Texas
County of Fort Bend
My commission expires: _____

GM Equity Group, LLC, a Texas limited liability company

By: _____
Christopher Ginter, Member

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Christopher Ginter, Member of GM Equity Group, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said limited liability company.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas
County of Fort Bend
My commission expires: _____

GME Fulshear Land I LP, a Texas limited partnership
By: GME Fulshear Holding I LLC, a Texas limited liability company
Its: General Partner

By: _____
Eduardo J. Morales, Manager

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Eduardo J. Morales, Manager of GME Fulshear Holding I LLC, a Texas limited liability company, General Partner of GME Fulshear Land I LP, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said limited partnership.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas
County of Fort Bend
My commission expires: _____

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 83°00'28" W	5.40'
L2	N 02°39'26" W	388.84'
L3	S 83°02'04" W	127.94'
L4	N 00°54'05" W	89.98'
L5	S 31°41'12" E	64.95'
L6	S 31°41'12" E	43.72'
L7	S 02°41'10" E	26.98'
L8	S 11°06'11" E	100.01'
L9	S 40°08'49" W	43.97'
L10	S 11°06'11" E	100.01'
L11	S 31°41'12" E	100.02'
L12	N 00°57'45" W	99.96'
L13	N 01°00'17" W	109.85'
L14	N 31°41'12" W	91.38'
L15	N 11°06'11" W	100.01'
L16	N 02°43'09" W	97.80'
L17	N 47°07'35" W	35.72'
L18	S 88°27'59" W	22.25'
L19	S 70°17'54" W	52.57'
L20	N 12°45'05" W	19.88'
L21	S 62°00'34" E	38.48'
L22	S 02°37'40" E	10.44'
L23	S 27°59'26" W	42.96'
L24	S 17°00'34" E	66.77'
L25	S 21°24'35" E	143.38'
L26	S 68°42'35" E	35.59'
L27	N 66°40'22" E	145.85'
L28	N 45°10'17" E	35.36'
L29	N 49°51'11" W	41.03'
L30	N 44°49'43" W	35.36'
L31	S 66°40'22" W	146.06'
L32	S 22°26'59" W	35.83'
L33	N 88°27'59" E	135.02'
L34	N 42°52'25" E	34.99'
L35	N 02°43'09" W	112.84'
L36	S 83°04'04" W	265.48'
L37	S 82°58'33" W	60.05'
L38	S 82°58'33" W	60.12'
L39	S 82°58'33" W	308.09'
L40	S 02°21'40" E	10.03'
L41	S 00°10'17" W	110.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	285.00'	149.48'	147.77'	S 16°39'41" E	30°03'02"
C2	220.00'	111.35'	110.17'	S 17°11'11" E	29°00'02"
C3	280.00'	41.13'	41.10'	S 06°53'41" E	8°25'01"
C4	220.00'	32.19'	32.16'	S 06°54'40" E	8°23'02"
C5	220.00'	5.36'	5.36'	S 02°01'19" E	1°23'41"
C6	220.00'	5.74'	5.74'	N 18°54'36" E	1°29'46"
C7	473.87'	13.95'	13.95'	S 02°14'03" E	1°41'12"
C8	443.87'	12.77'	12.77'	N 02°16'01" W	1°38'55"
C9	250.00'	12.61'	12.61'	N 01°16'26" W	2°53'26"
C10	250.00'	36.58'	36.55'	S 06°54'40" E	8°23'02"
C11	250.00'	36.73'	36.69'	S 06°53'41" E	8°25'01"
C12	250.00'	126.54'	125.19'	S 17°11'11" E	29°00'02"
C13	250.00'	131.12'	129.62'	N 16°39'41" W	30°03'02"
C14	215.00'	112.86'	111.56'	N 16°38'57" W	30°04'30"
C15	280.00'	141.72'	140.22'	N 17°11'11" W	29°00'02"
C16	220.00'	32.32'	32.29'	N 06°53'41" W	8°25'01"
C17	280.00'	40.97'	40.93'	N 06°54'40" W	8°23'02"
C18	250.00'	79.27'	78.94'	S 79°22'57" W	18°10'04"
C19	100.00'	126.73'	118.42'	S 35°59'33" W	72°36'44"
C20	2100.00'	612.74'	610.57'	S 08°05'32" W	16°43'05"
C21	1900.00'	1027.79'	1015.30'	N 05°57'15" W	30°59'37"
C22	2100.00'	1070.33'	1058.48'	N 01°50'59" E	29°12'09"
C23	1900.00'	556.43'	554.44'	N 08°03'41" E	16°46'46"
C24	75.00'	58.10'	56.66'	N 22°31'13" W	44°23'12"
C25	160.50'	222.19'	204.87'	N 05°03'09" W	79°19'09"
C26	75.00'	58.10'	56.66'	N 12°24'55" E	44°23'12"
C27	1900.00'	601.25'	598.74'	N 18°50'31" W	18°07'52"
C28	2100.00'	222.19'	222.09'	N 24°52'35" W	6°03'44"
C29	220.00'	10.96'	10.95'	N 01°15'19" W	2°51'12"
C30	1030.00'	422.43'	419.48'	N 78°25'19" E	23°29'55"
C31	2100.00'	127.32'	127.30'	S 26°10'14" E	3°28'26"
C32	1900.00'	361.38'	360.84'	S 22°27'30" E	10°53'52"
C33	970.00'	397.83'	395.04'	S 78°25'19" W	23°29'55"
C34	2100.00'	458.63'	457.72'	S 15°10'33" E	12°30'47"
C35	100.00'	148.21'	135.02'	S 49°04'25" E	84°55'12"
C36	280.00'	14.13'	14.12'	N 01°16'26" W	2°53'26"
C37	2100.00'	110.00'	109.99'	S 22°55'59" E	3°00'06"
C38	521.01'	82.40'	82.32'	N 87°32'19" E	9°03'43"

JURISDICTION TABLE	
PUBLIC FACILITIES	DISTRICT NAMES
CITY/E.T.U.	CITY OF FULSHEAR E.T.U.
COUNTY	FORT BEND COUNTY
EMERGENCY SERVICE	FORT BEND E.S.D. NO. 4
DRAINAGE	FORT BEND COUNTY DRAINAGE DISTRICT
WATER AUTHORITY	NORTH FORT BEND WATER AUTHORITY
SCHOOL	LAMAR CISD
ASSISTANCE DISTRICT	FORT BEND CAD 7
PARKS & REC	TEXAS HERITAGE PARKWAY IMPROVEMENT DISTRICT
TELEPHONE	AT&T
CABLE	COMCAST
ELECTRICITY	CENTERPOINT
GAS	CENTERPOINT ENERGY

RESERVE TABLE			
RESERVE	LAND USE	ACRES	SQ. FT.
A	DETENTION	15.105	657,966
B	UNRESTRICTED	13.006	566,546
C	UNRESTRICTED	6.403	278,907
D	UNRESTRICTED	17.997	783,963
E	LIBRARY	5.096	221,978
F	UNRESTRICTED	9.712	423,053
G	UNRESTRICTED	10.318	449,457
H	UNRESTRICTED	19.121	832,919
I	UNRESTRICTED	16.920	737,023
J	UNRESTRICTED	1.122	48,860
	TOTAL	114.800	5,000,672

RIGHT-OF-WAY TABLE		
R.O.W.	ACRES	SQ. FT.
TEXAS HERITAGE PARKWAY	17.006	740,784
GM LIBRARY ROAD	4.959	216,028
GINTER BOULEVARD	0.924	40,272
TOTAL	22.889	997,084

I, Walter P. Sass, or registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Walter P. Sass
Registered Professional Land Surveyor
Texas Registration No. 4410

I, Harish C. Jajoo, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all of the requirements of the City of Fulshear, to the best of my knowledge.

Harish C. Jajoo
Registered Professional Engineer
Texas Registration No. 62217

HJ Consulting
F-15945

DESCRIPTION OF A 137.69-ACRE
(5,997,755 SQ. FT.) TRACT OF LAND
SITUATED IN THE ENOCH LATHAM
SURVEY, A-50, FORT BEND COUNTY, TEXAS

Being a description of a 137.69-acre (5,997,755 Square Foot) tract of land situated in the Enoch Latham Survey, A-50, Fort Bend County, Texas. Said 137.69-acre tract being all of a called 137.294-acre tract of land, conveyed to GM Equity Group, LLC, a Texas limited liability company, by deed recorded in Fort Bend County Clerk's File Number 208000068 (hereinafter F.B.C.C.F. No.), of the Official Public Records of Fort Bend County, Texas, (hereinafter O.P.R.F.B.C.), and being further described by metes and bounds as follows with the basis of bearings being the Texas State Plane Coordinate System, South Zone, North American Datum 1983 (NAD 83) (2011). All coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by the combined scale factor of 1.00013. All distances are surface:

BEGINNING (N=18,182,640.77, E=2,957,838.42) at a 5/8-inch iron rod found in the north line of Commercial Reserve "C" of Lazy J Acres Section 1 Re-plat No. 1, per the plat recorded in File No. 20130137 of the Fort Bend County Plat Records (hereinafter F.B.C.P.R.) for a southeast corner of Restricted Reserve "E" of Lamar C.I.S.D. High School No. 5, Complex, by plat recorded in Plat No. 20110054 of the F.B.C.P.R. for a southwest corner of said 137.294-acre tract and for a southwest corner of said tract herein described;

THENCE North 02 deg. 41 min. 31 sec. West, with the east line of said Restricted Reserve "A", with a west line of said 137.294-acre tract and with a west line of said tract herein described, a distance of 3,184.93 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the south line of Creek Rush at Cross Creek Ranch Section Two, Block 1, by plat recorded in Plat No. 20220002 of the F.B.C.P.R. for the northeast corner of said Restricted Reserve "A", for the northwest corner of said 137.294-acre tract and for the northwest corner of said tract herein described;

THENCE North 88 deg. 22 min. 08 sec. East, with the south line of said Creek Rush at Cross Creek Ranch Section Two, Block 1, with the south line Unrestricted Reserve "A", Broadstone Cross Creek Ranch, by plat recorded in Plat No. 2022010 of the F.B.C.P.R., with the south line of a called 0.2130-acre tract of land, conveyed to Adren J. Morely by deed recorded in F.B.C.C.F. No. 200616171 of the O.P.R.F.B.C., with the south line of Restricted Reserve "B", The Pond at Cross Creek Ranch, Block 1, by plat recorded in Plat No. 20130244 of the F.B.C.P.R., with the north right-of-way line of Texas Heritage Parkway (Variable Width), by F.B.C.C.F. Nos. 2017077964, 2017044716, 2019057632, 2020041988 and 2024079959 of the O.P.R.F.B.C., with the north line of said 137.294-acre tract and with the north line of said tract herein described, a distance of 1,782.00 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of Restricted Reserve "A", Cross Creek Ranch Detention & Water Quality Basins, Block 1, by plat recorded in Plat No. 20170112 of the F.B.C.P.R., and for the northeast corner of said 137.294-acre tract and said tract herein described;

THENCE South 02 deg. 36 min. 36 sec. East, with the west line of said Cross Creek Ranch Detention & Water Quality Basins, Block 1, with the west line of a called 4.649-acre tract of land, conveyed to Fort Bend County Municipal Utility District No. 1369 by deed recorded in F.B.C.C.F. No. 2016072942, with the west line of Restricted Reserve "A", Cross Creek Ranch Water Treatment Plant, Block 1, by plat recorded in Plat No. 20070244 of the F.B.C.P.R., with the west line of a called 3.662-acre tract herein described, a distance of 3,029.87 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an interior corner of said tract herein described and for the beginning of a curve to the right;

THENCE in a southeasterly direction, with the west line of said 3.662-acre tract, with the east right-of-way line of said Texas Heritage Parkway, with the east line of said tract herein described and said curve to the right, having a radius of 2,081.00 feet, a central angle of 03 deg 16 min. 32 sec., a chord bearing South 18 deg. 38 min. 50 sec. East, a chord distance of 118.97 feet and an arc length of 118.96 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point of said tract herein described;

THENCE South 17 deg. 00 min. 34 sec. East, with the west line of said 3.662-acre tract, with the east right-of-way line of said Texas Heritage Parkway, with the east line of said tract herein described, a distance of 244.42 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an interior corner of said tract herein described;

THENCE South 62 deg. 00 min. 34 sec. East, with the west line of said 3.662-acre tract, with the east right-of-way line of said Texas Heritage Parkway, with the east line of said tract herein described, a distance of 58.48 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an interior corner of said tract herein described

THENCE North 82 deg. 59 min. 56 sec. East, with the south line of said 3.662-acre tract, with the north right-of-way line of said Texas Heritage Parkway, with the north line of said tract herein described, a distance of 273.70 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in west line of a called 2.07-acre tract conveyed to Teppco Crude Pipeline, L.P., by deed recorded in F.B.C.C.F. No. 2004025376, for a southeasterly corner of said tract herein described

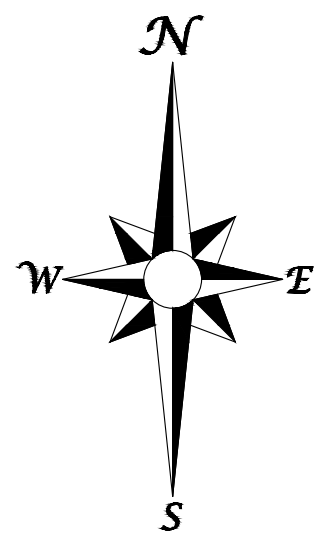
THENCE South 2 deg. 37 min. 40 sec. East, with the west line of said 2.07-acre tract, with the east right-of-way line of said Texas Heritage Parkway, with the east line of said tract herein described, a distance of 244.42 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the north right-of-way line of F.M. Highway 1093 (Variable Width Right-of-Way), by deed recorded in F.B.C.C.F. Nos. 2011033793 and 2023017298, Volume 2478, Page 1664 and Volume 243, Page 171 of the F.B.C.D.R., for the southeast corner of said tract herein described

THENCE South 82 deg. 59 min. 03 sec. West, with the north right-of-way line of said F.M. Highway 1093 and a south line of said 137.294-acre tract and with a south line of said tract herein described, a distance of 1122.73 feet to a 5/8-inch iron rod found for the southeast corner of a called 3.00-acre tract, recorded in the name of Andrea Chatham in F.B.C.C.F. No. 2013030092 of the O.P.R.F.B.C. for an angle point of said tract herein described;

THENCE North 02 deg. 42 min. 53 sec. West, with the east line of said 3.00-acre tract and with an east line of said tract herein described, a distance of 608.80 feet to a 5/8-inch iron rod with cap stamped "GOLDBERG" found for the northeast corner of said 3.00-acre tract and for an interior corner of said tract herein described;

THENCE South 82 deg. 55 min. 06 sec. West, with a north line of said 3.00-acre tract and with a south line of said tract herein described, a distance of 208.87 feet to a 5/8-inch iron rod with cap stamped "GOLDBERG" found for the northwest corner of said 3.00-acre tract and for an interior corner of said tract herein described;

THENCE South 02 deg. 21 min. 40 sec. East, with the west line of said 3.00-acre tract and with an east line of said tract herein described, a distance of 598.82 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the west line of said 3.00-acre tract, for an angle point of said tract herein described and for the north right-of-way line of said F.M. Highway 1093;



MINIMUM SLAB ELEVATION TABLE	
RESERVE	ELEVATION (FT.)
B	140.76
C	139.00
D	139.00
E	140.00
F	137.18
G	137.77
H	137.18
I	135.44
J	138.00

NOTES:

- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane GRID Coordinates (NAD83) and may be brought to SURFACE Coordinates by applying the following combined scale: 1.00013.
- All elevations shown hereon are based on Harris County Floodplain Reference Marker No. 190055. Elev.=136.32' (NAVD'88, 2001 ADJ.)
- All known pipelines or pipeline easements within the plat boundaries are shown hereon.
- With respect to instruments of record within this plat, surveyor relied on City Planning Letter issued by Charter Title Company effective date August 20, 2024 Oder No. 2022-0513.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- This tract is shown to be within Flood Zone X on Federal Emergency Management Agency Flood Insurance Rate Map No. 48157C0085M, revised January 29, 2021. Unshaded Zone X is defined as areas determined to be outside of the 500-year flood.
- In accordance with Fort Bend County's determination, the top of all floor slabs shall be minimum of (Reference the "Minimum Slab Elevation Table") above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of the Code of Ordinances, City of Fulshear, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operations and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- This plat lies within Light Zone No. 3 of the Fort Bend County Lighting Ordinance.
- This property is subject to a CenterPoint Energy Short Form Blanket Easement as recorded in F.B.C.C. File Nos. 2022134495 and 2022140594.
- A one-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the conditions of such dedication being that when the adjacent property is subdivided by a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert and revest in the dedicator, his heirs, assigns, or successors.

AMENDING PLAT OF GM EQUITY

A SUBDIVISION OF 137.69 ACRES (5,997,756 SQ. FT.),
BEING AN AMENDING PLAT OF
GM EQUITY
(PLAT NO. 20240267, F.B.C.P.R.)
SITUATED IN THE ENOCH LATHAM SURVEY, A-50,
CITY OF FULSHEAR ETJ
FORT BEND COUNTY, TEXAS.

4 BLOCKS 10 RESERVES

REASON FOR AMENDING PLAT:

— TO ADD ADDITIONAL OWNERSHIPS
— TO CORRECT NOTARY PUBLIC ACKNOWLEDGEMENTS

OWNERS:
GM EQUITY GROUP LLC,
A TEXAS LIMITED LIABILITY COMPANY
421 WASH PARK BLVD, STE. C
HOUSTON, TX 77060
(713) 550-0927

EDUARDO MORALES
11777 DUNBAR STREET DR.
HOUSTON, TX 77061
(713) 546-3686

FORT BEND COUNTY
A POLITICAL SUBDIVISION OF
THE STATE OF TEXAS
401 JACOBI STREET
HOUSTON, TX 77002
(281) 442-2441

GINTER FAMILY INVESTMENTS, LTD
A TEXAS LIMITED PARTNERSHIP
1601 WILSON BLVD
HOUSTON, TX 77004

GME FULSHEAR LAND I LP
A TEXAS LIMITED PARTNERSHIP
11177 DUNBAR STREET DR.
HOUSTON, TX 77061

TRIPLE J GME HOLDING LP
A TEXAS LIMITED PARTNERSHIP
421 WASH PARK BLVD, STE. C
KATY, TX 77450

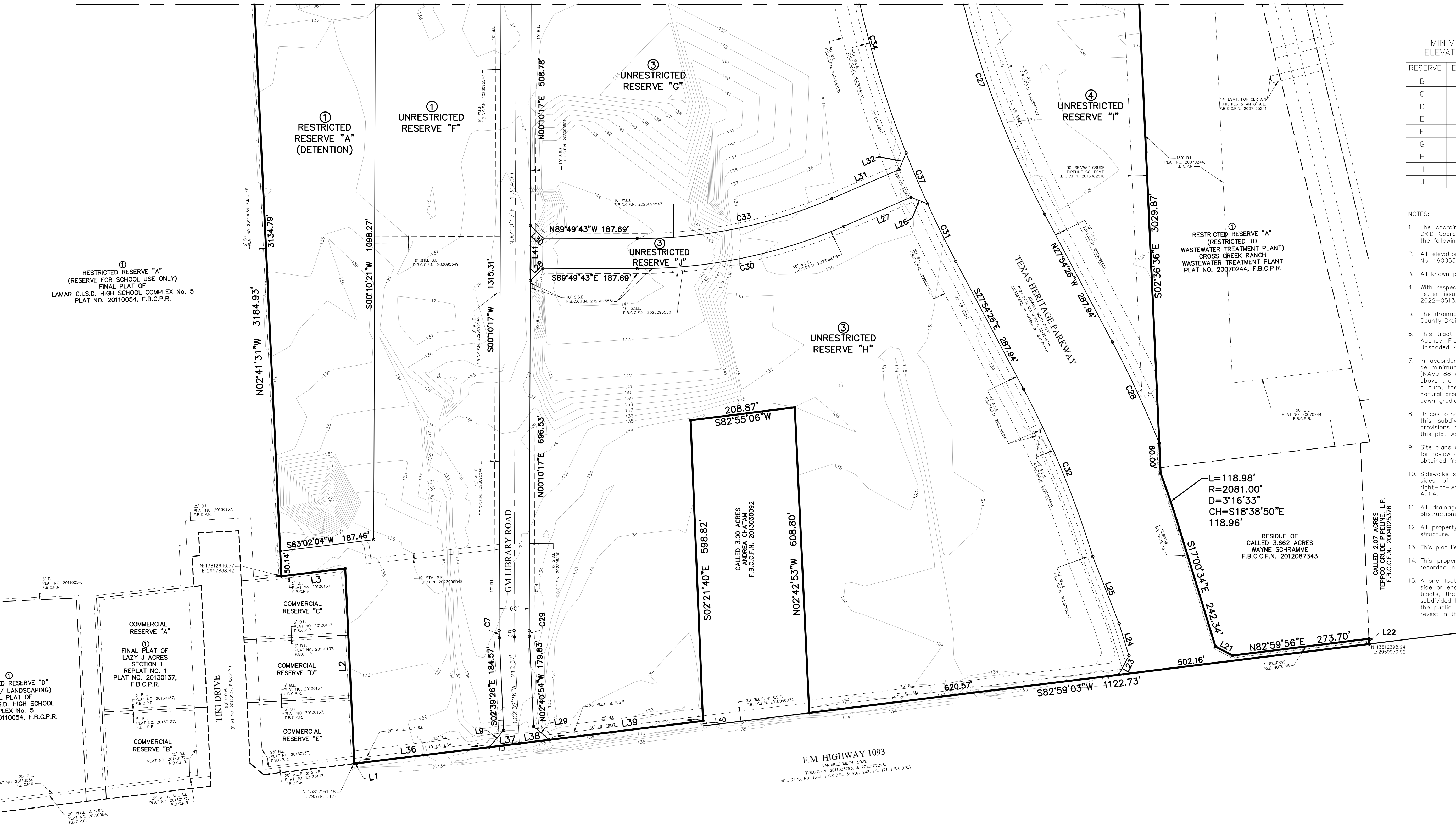
THP12.68 LTD.
A TEXAS LIMITED PARTNERSHIP
421 WASH PARK BLVD, STE. C
KATY, TX 77450

SURVEYOR:
WEISSER
Engineering & Surveying
19300 Park Row | Houston, Texas 77064
199215 Reg. No. Land Surveying 1014224 | Engineering No. F-48
www.weissereng.com | 281.579.7300

Date: APRIL 2025

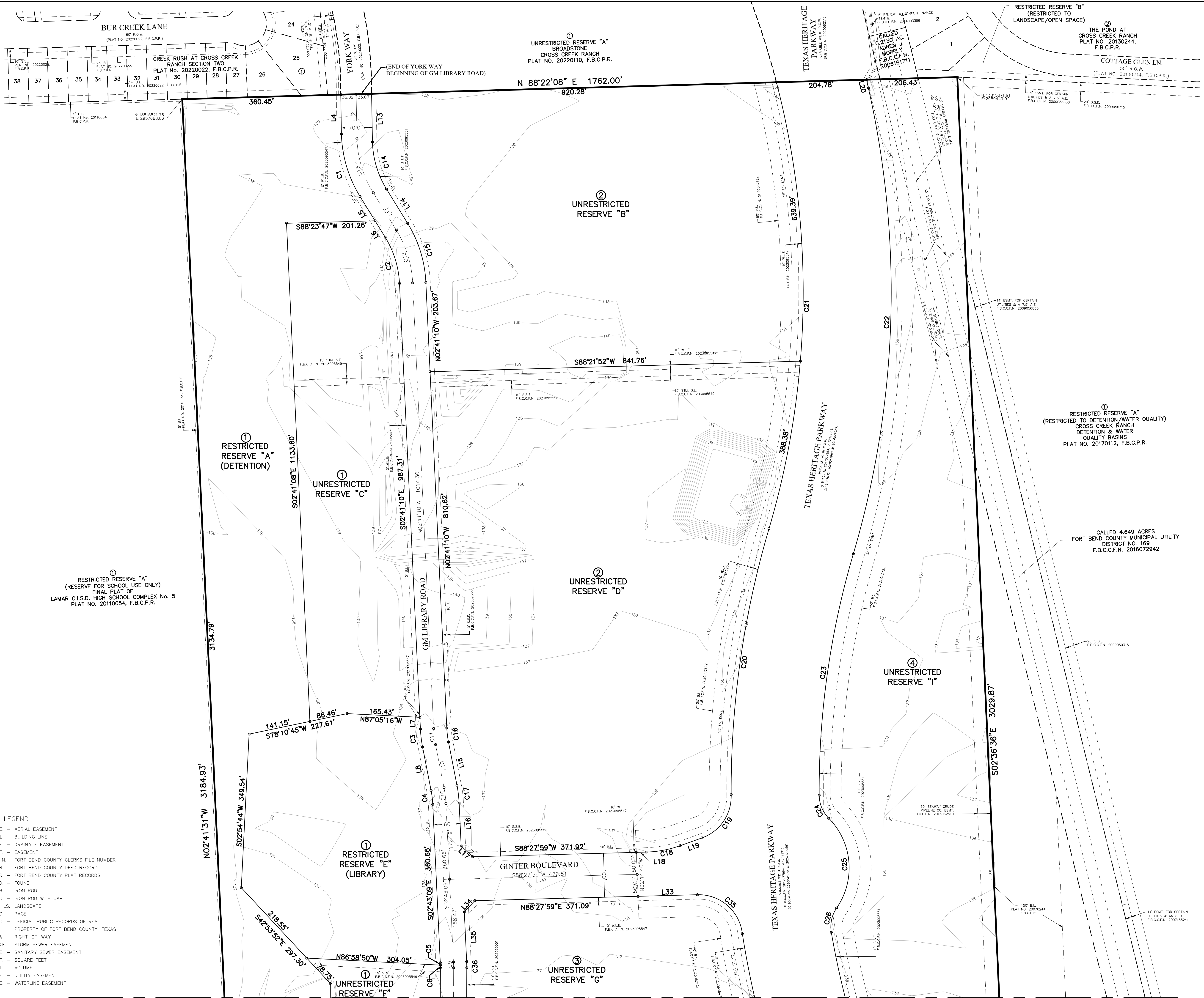
Job No.: IH067

SHEET 2 OF 3

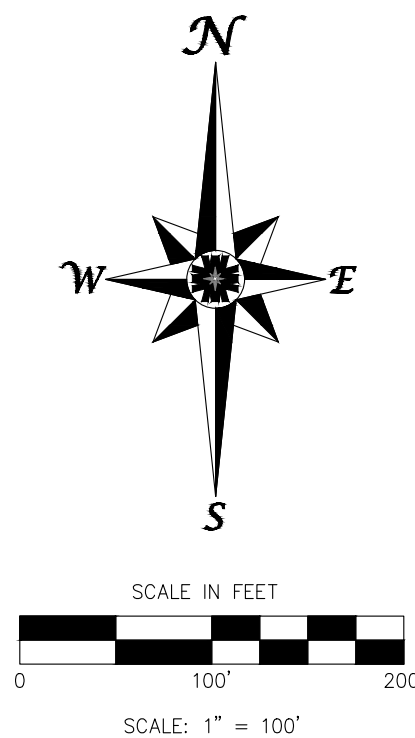


LEGEND

- A.E. — AERIAL EASEMENT
B.L. — BUILDING LINE
D.E. — DRAINAGE EASEMENT
ESMT. EASEMENT
F.B.C.C.F.N. — FORT BEND COUNTY CLERKS FILE NUMBER
F.B.C.D.R. — FORT BEND COUNTY DEED RECORD
F.B.C.P.R. — FORT BEND COUNTY PLAT RECORDS
FND. — FOUND
I.R. — IRON ROD
I.R.C. — IRON ROD WITH CAP
LS. LANDSCAPE
PG. — PAGE
O.P.R./P.F.B.C. — OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS
R.O.W. — RIGHT-OF-WAY
STM. S.E. — STORM SEWER EASEMENT
S.S.E. — SANITARY SEWER EASEMENT
SQ.FT. — SQUARE FEET
VOL. — VOLUME
U.E. — UTILITY EASEMENT
W.L.E. — WATERLINE EASEMENT



MINIMUM SLAB ELEVATION TABLE	
RESERVE	ELEVATION (FT.)
B	140.76
C	139.00
D	139.00
E	140.00
F	137.18
G	137.77
H	137.18
I	135.44
J	138.00



- NOTES:
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane GRID Coordinates (NAD83) and may be brought to SURFACE Coordinates by applying the following combined scale: 1.00013.
 - All elevations shown hereon are based on Harris County Floodplain Reference Marker No. 190055. Elev.=136.32' (NAVD'88, 2001 ADJ.)
 - All known pipelines or pipeline easements within the plat boundaries are shown hereon.
 - With respect to instruments of record within this plat, surveyor relied on City Planning Letter issued by Charter Title Company effective date August 20, 2024 Oder No. 2022-0513.
 - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
 - This tract is shown to be within Flood Zone X on Federal Emergency Management Agency Flood Insurance Rate Map No. 48157C0085M, revised January 29, 2021. Unshaded Zone X is defined as areas determined to be outside of the 500-year flood.
 - In accordance with Fort Bend County's determination, the top of all floor slabs shall be minimum of (Reference the "Minimum Slab Elevation Table") above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
 - Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of the Code of Ordinances, City of Fulshear, Texas, in effect at the time this plan was approved, which may be amended from time to time.
 - Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
 - Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
 - All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions.to the operations and maintenance of the drainage facility.
 - All property to drain into the drainage easement only through an approved drainage structure.
 - This plat lies within Light Zone No. 3 of the Fort Bend County Lighting Ordinance.
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A TEXAS LIMITED LIABILITY COMPANY
402 MADON PARK BLVD, STE. C
HOUSTON, TX 77060
(713) 500-0977

EDUARDO MORALES

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HOUSTON, TX 77057
(713) 546-3686

FORT BEND COUNTY

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SURVEYOR:
WEISSER
Engineering & Surveying
19300 Park Row | Houston, Texas 77064
19301 S. Reg. No. Land Surveying 10140224 | Engineering No. F-48
www.weissersurveying.com | 281.279.7300

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