

PLAT RECORDING SHEET

PLAT NAME: The George Section 3

PLAT NO: _____

ACREAGE: 32.016

LEAGUE: B.B.B. & C. Railroad CO, Survey Section 3

ABSTRACT NUMBER: 128

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 96

NUMBER OF RESERVES: 5

OWNERS: GF 2977 LP,

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, GF 2977 LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JOHNSON GF 2977 GP LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH DEREK GOFF, VICE PRESIDENT, BEING AN OFFICER OF JOHNSON GF 2977 GP LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF GF 2977 LP, A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 32.016 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE GEORGE SECTION 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), 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 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 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 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 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 DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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, 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) 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 EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES 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 SUBDIVISION 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 EXCESSIVE BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF THE GEORGE SECTION 3 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT AGREEMENT.

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, GF 2977 LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JOHNSON GF 2977 GP LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DEREK GOFF, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED.

THIS 3 DAY OF February, 2026.

GF 2977 LP,
A TEXAS LIMITED PARTNERSHIP

BY: JOHNSON GF 2977 GP LLC,
A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

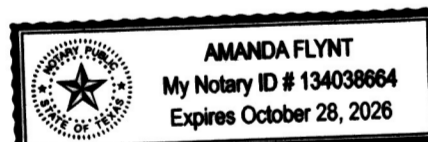
BY: Derek Goff
DEREK GOFF, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEREK GOFF, VICE PRESIDENT, OF JOHNSON GF 2977 GP LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF GF 2977 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
THIS 3 DAY OF February, 2026.

Amanda Flynn
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, MELONY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

Melony Fay
MELONY F. GAY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 85459



I, JASON T. ASHWORTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "GBI PARTNERS" AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

Jason T. Ashworth
JASON T. ASHWORTH, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7084



NOTES:

- 1. BENCHMARK: NGS MONUMENT DR259 (DESIGNATED "XRO REF MON 1"): DIMPLE IN TOP CENTER OF A STAINLESS STEEL ROD IN 6 INCH DIAMETER PVC PIPE ENCASED IN CONCRETE UNDER "TWO" ACCESS COVER STAMPED "GPS CONTROL MONUMENT 2022 XRO-RM1" MOUNTED ON TOP OF PIPE. MONUMENT IS IN THE MIDDLE OF A PARKING MEDIAN IN THE MAINTENANCE YARD AT THE TEXAS DEPARTMENT OF TRANSPORTATION FORT BEND AREA OFFICE AT 4235 SH 36, ROSENBERG, TX 77471. MONUMENT IS LOCATED 80 FEET SOUTHEAST OF MAIN BUILDING AND 74.5 FEET SOUTHWEST OF A METAL AND CONCRETE BUILDING.
ELEV. = 94.20 (NAVD 88, GEOID18)
N = 1,375,954.93
E = 2,984,601.36
- 2. TBM INDICATES TEMPORARY BENCHMARK: CHISELED SQUARE WITH X ON THE EAST END OF A CONCRETE HEADWALL AT THE SOUTH END OF A 36-INCH CORRUGATED METAL CULVERT UNDER A FIELD ACCESS DRIVE, LOCATED APPROXIMATELY 500 FEET NORTH AND 400 FEET EAST OF THE INTERSECTION OF FM 2977 & KOEBELN ROAD.
ELEV. = 87.22 (NAVD 88, GEOID18)
N = 1,374,612.08
E = 3,000,793.52
- 3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- 4. THIS PLAT WAS PREPARED TO MEET THE CITY OF THOMPSONS AND FORT BEND COUNTY REQUIREMENTS.
- 5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE, EFFECTIVE DECEMBER 23, 205, AND ISSUED JANUARY 02, 2026. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 6. THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 237A, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 12, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF THOMPSONS AND FORT BEND COUNTY.
- 7. THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0265L, EFFECTIVE APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 8. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN HEREON.
- 9. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 10. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 11. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 12. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
- 13. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (2011) EPOCH 2010.00, COORDINATES AND DISTANCES ARE IN UNITS OF U.S. SURVEY FEET WITH COORDINATES SHOWN AS GRID VALUES AND DISTANCES AS GROUND SURFACE VALUES, TO CONVERT FROM GRID VALUES TO GROUND VALUES MULTIPLY BY THE COMBINED SCALE FACTOR OF 1.00013.
- 14. 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 ADA REQUIREMENTS.
- 15. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 12.
- 16. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- 17. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 18. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION 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 TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 19. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 85.59 FEET 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.
- 20. ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
- 21. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°11'52" E	48.28'
L2	S 86°11'09" E	50.02'
L3	S 87°11'52" E	136.70'
L4	S 55°33'32" E	68.35'
L5	S 46°03'36" W	50.00'
L6	S 43°56'24" E	11.79'
L7	S 46°43'33" W	50.00'
L8	S 54°29'30" W	17.25'
L9	S 16°07'14" W	40.00'
L10	S 41°50'19" W	55.30'
L11	S 20°18'51" W	50.13'
L12	S 13°32'28" W	60.96'
L13	S 16°06'57" W	60.14'
L14	S 16°39'32" W	58.90'
L15	S 22°27'38" W	56.64'
L16	S 29°31'11" W	56.64'
L17	S 36°06'51" W	62.91'
L18	S 28°35'20" W	110.13'
L19	S 79°12'38" W	60.00'
L20	N 85°27'40" W	79.57'
L21	S 38°44'02" W	50.00'
L22	N 30°45'30" E	13.22'
L23	N 85°21'47" W	79.94'
L24	S 10°31'35" W	11.85'
L25	N 79°28'25" W	50.00'
L26	N 10°31'35" E	10.00'
L27	N 13°09'01" E	50.00'
L28	N 09°56'11" E	93.50'
L29	N 34°27'51" E	126.50'
L30	N 27°09'26" E	44.70'
L31	N 31°44'45" E	45.01'
L32	N 35°14'25" E	151.95'
L33	N 27°04'55" E	174.71'
L34	N 25°46'12" W	51.08'
L35	N 28°01'39" E	24.22'
L36	S 43°56'24" E	34.07'
L37	S 70°59'14" E	5.37'
L38	S 72°11'00" W	104.09'
L39	N 10°31'35" E	141.49'
L40	N 49°19'42" E	67.62'
L41	S 04°38'13" W	26.73'
L42	S 30°45'30" W	46.87'
L43	N 51°15'58" W	83.74'
L44	N 06°08'38" W	7.00'
L45	N 75°07'12" E	7.00'
L46	S 02°04'45" W	104.88'
L47	S 87°11'52" E	77.41'
L48	S 49°15'35" E	58.62'
L49	S 43°56'24" E	34.07'
L50	N 43°56'24" E	34.07'
L51	S 72°11'00" W	29.09'
L52	N 72°11'00" E	29.09'
L53	N 49°15'35" E	58.62'
L54	N 02°04'45" E	105.13'
L55	N 10°31'35" E	31.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L56	S 10°31'35" W	29.31'
L57	S 23°16'40" W	110.29'
L58	N 51°15'58" W	77.50'
L59	N 23°16'40" E	110.29'
L60	N 85°21'47" W	85.44'
L61	S 30°45'30" W	13.22'
L62	N 51°15'58" W	83.74'
L63	S 48°41'08" E	126.62'
L64	N 83°24'40" E	16.43'
L65	N 22°35'23" E	45.33'
L66	S 22°24'37" E	16.50'
L67	N 31°45'14" W	25.00'
L68	S 89°48'55" W	14.50'
L69	N 87°11'52" W	91.63'
L70	N 47°26'27" E	14.05'
L71	N 42°11'52" W	16.50'
L72	N 87°11'52" W	88.33'
L73	N 84°01'14" W	50.08'
L74	N 82°28'47" W	50.17'
L75	N 07°30'20" W	101.79'
L76	N 39°50'47" W	13.55'
L77	S 55°25'42" E	25.00'
L78	S 60°19'44" E	13.51'
L79	N 72°11'00" E	102.23'
L80	N 56°30'39" E	59.58'
L81	N 51°44'05" E	59.58'
L82	N 46°57'31" E	49.58'
L83	N 00°45'53" W	13.84'
L84	S 45°25'46" E	128.02'
L85	N 57°08'22" E	14.53'
L86	N 13°45'08" E	48.52'
L87	N 22°50'16" E	57.00'
L88	N 32°35'54" E	47.00'
L89	S 09°57'41" E	14.73'
L90	N 26°19'43" W	16.54'
L91	N 70°08'58" W	80.69'
L92	N 66°24'58" W	77.54'
L93	S 77°40'38" W	51.09'
L94	N 27°21'29" W	24.76'
L95	N 71°28'31" E	13.33'
L96	N 23°16'40" E	128.81'
L97	N 23°16'40" E	129.37'
L98	N 24°58'33" W	13.32'
L99	N 73°13'47" W	64.47'
L100	S 31°38'37" W	50.13'
L101	N 42°56'04" W	53.23'
L102	N 23°23'15" E	22.93'
L103	N 21°22'33" E	24.45'
L104	N 79°07'04" W	29.17'
L105	S 22°20'12" W	89.50'
L106	S 22°20'12" W	32.45'
L107	S 06°34'05" W	29.46'
L108	S 79°17'46" W	49.30'
L109	N 17°34'44" E	157.00'
L110	N 71°08'51" W	22.99'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1,335.00	25°13'31"	587.75'	S 74°35'07" E	583.01'
C2	35.00	89°16'37"	54.54'	S 42°33'33" E	49.18'
C3	35.00	90°43'23"	55.42'	N 47°26'27" E	49.81'
C4	815.00	31°38'20"	450.04'	S 71°22'42" E	444.35'
C5	35.00	90°00'00"	54.98'	S 10°33'32" E	49.50'
C6	25.00	101°37'08"	44.34'	S 85°15'02" W	38.75'
C7	25.00	89°17'52"	38.96'	S 00°42'32" W	35.14'
C8	500.00	9°34'53"	83.61'	S 50°08'54" W	83.52'
C9	25.00	81°47'12"	35.69'	N 84°10'03" W	32.73'
C10	275.00	7°45'57"	37.27'	S 39°23'28" E	37.25'
C11	2,050.00	10°02'13"	359.12'	N 56°17'05" W	358.66'
C12	35.00	87°56'19"	53.72'	N 74°43'39" E	48.60'
C13	1,160.00	24°41'16"	499.83'	N 18°24'52" E	495.97'
C14	30.00	91°26'00"	47.87'	N 39°38'46" W	42.95'
C15	825.00	15°27'31"	21.00'	N 84°38'01" W	21.00'
C16	25.00	85°34'09"	37.34'	S 53°18'40" W	33.96'
C17	25.00	87°41'06"	38.26'	N 33°18'58" W	34.63'
C18	825.00	0°18'32"	4.45'	N 77°00'15" W	4.45'
C19	775.00	10°12'19"	138.04'	N 71°44'50" W	137.86'
C20	50.00	85°17'48"	74.44'	N 50°09'14" E	74.25'
C21	300.00	37°56'17"	198.64'	S 68°13'43" E	195.03'
C22	800.00	5°19'11"	74.28'	S 46°35'59" E	74.28'
C23	550.00	53°10'14"	510.40'	S 45°35'53" W	492.28'
C24	500.00	36°48'07"	338.61'	N 29°56'39" E	332.18'
C25	800.00	8°30'47"	118.87'	S 81°06'23" E	118.76'
C26	800.00	36°28'51"	509.37'	S 67°07'21" E	500.81'
C27	300.00	5°36'29"	29.36'	S 46°04'41" E	29.35'
C28	1,200.00	26°07'16"	547.08'	S 17°41'52" W	542.36'
C29	50.00	91°42'35"	80.03'	N 59°57'44" E	71.76'
C30	590.00	14°55'16"	153.65'	S 66°43'20" E	153.22'
C31	50.00	79°22'46"	65.78'	S 21°34'19" E	61.14'
C32	300.00	22°51'38"	119.70'	S 27°32'52" W	118.81'
C33	50.00	89°45'20"	78.33'	S 83°51'22" W	70.56'
C34	2,265.00	1°22'36"	54.42'	N 51°57'16" W	54.42'
C35	50.00	79°31'31"	65.91'	N 14°52'48" W	61.24'
C36	1,430.00	8°46'31"	219.01'	N 18°29'42" E	218.80'
C37	25.00	89°16'37"	38.95'	S 42°33'33" E	35.13'
C38	325.00	37°56'17"	215.20'	S 68°13'43" E	211.29'
C39	25.00	95°44'21"	41.77'	N 82°52'15" E	37.08'
C40	525.00	6°31'29"	59.79'	N 31°44'19" E	59.75'
C41	75.00	45°45'23"	59.89'	N 05°36'53" E	58.32'
C42	50.00	25°13'04"	220.10'	S 71°10'16" E	80.79'
C43	75.0				

CALLED 1,490.25 ACRES
GF 2977 LP,
FILE NO. 2024023506,
F.B.C.O.P.R.

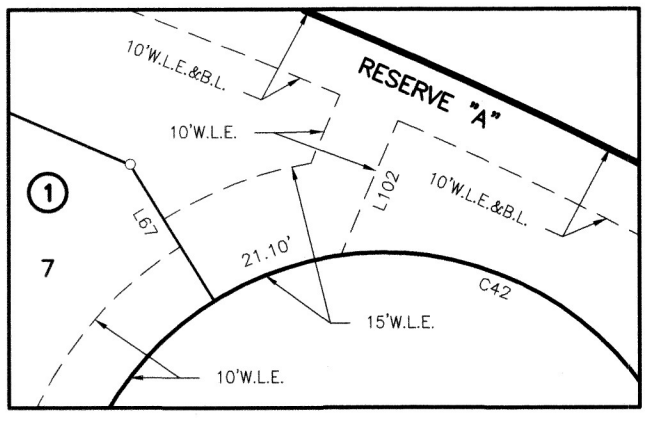
CALLED 1,490.25 ACRES
GF 2977 LP,
FILE NO. 2024023506,
F.B.C.O.P.R.



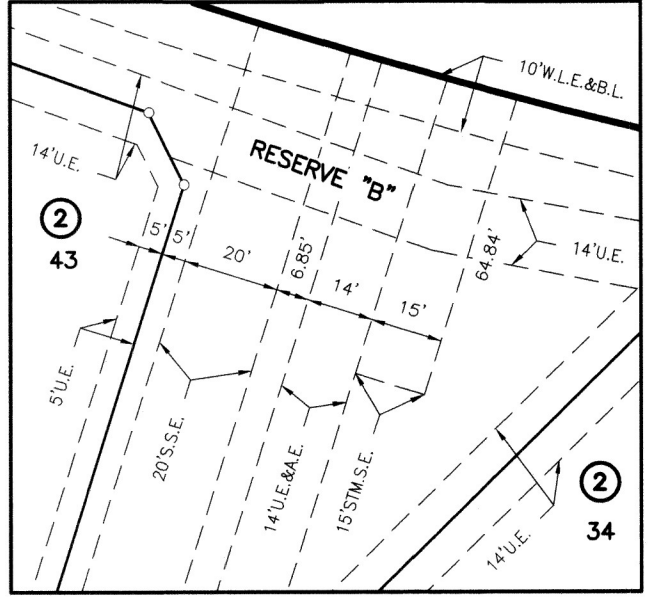
NAD83 GRID COORDINATES
X= 3,001,975.37
Y= 13,743,514.82

P.O.B.
NAD83 GRID COORDINATES
X= 3,002,137.28
Y= 13,743,185.11

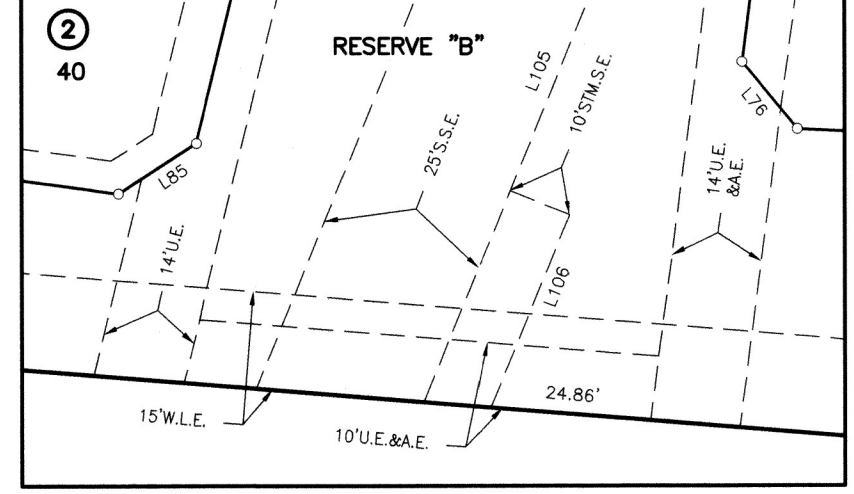
LAMAR C.I.S.D.
DR. THOMAS E RANDLE HIGH
SCHOOL & HARRY WRIGHT
JUNIOR HIGH SCHOOL
CAMPUS
PLAT NO. 20190296,
F.B.C.O.P.R.



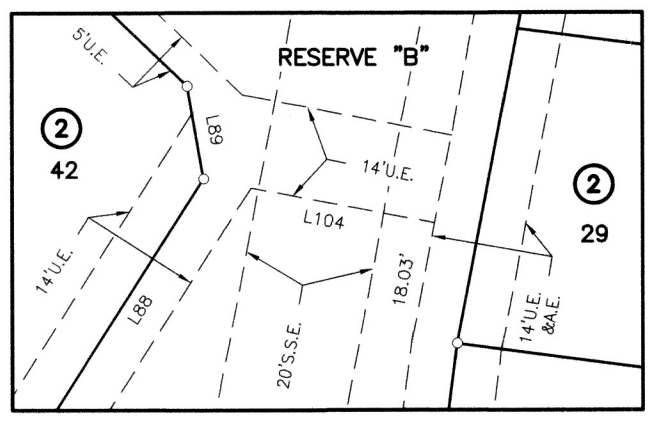
INSET "A"
SCALE: 1"=30'



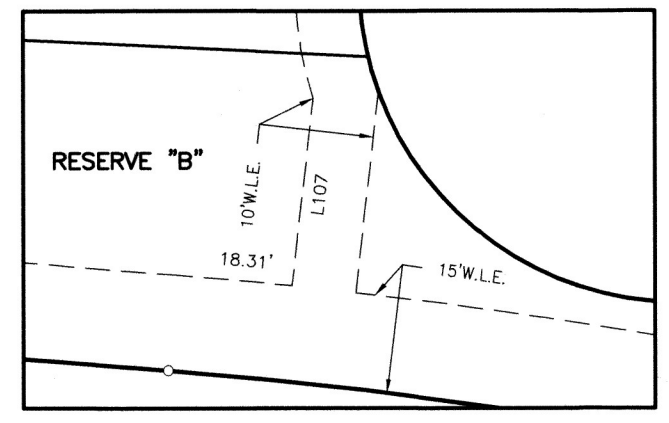
INSET "B"
SCALE: 1"=40'



INSET "D"
SCALE: 1"=30'



INSET "C"
SCALE: 1"=30'



INSET "E"
SCALE: 1"=30'

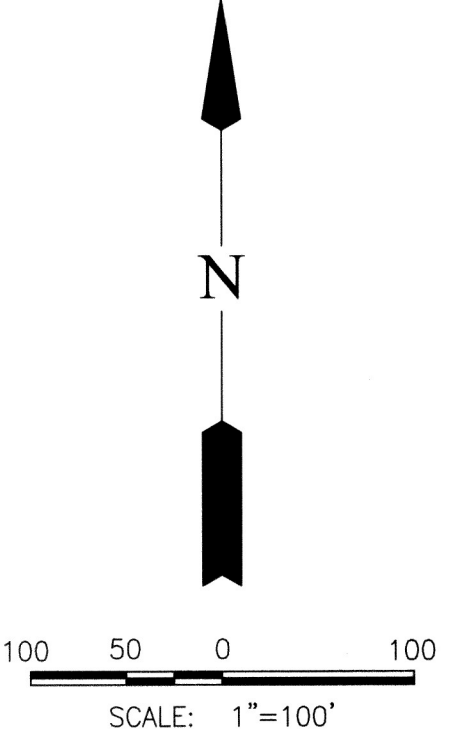
THE GEORGE SECTION 3

A SUBDIVISION OF 32.016 ACRES OF LAND LOCATED IN THE
B.B.B. & C. RAILROAD CO, SURVEY SECTION 3, ABSTRACT 128,
FORT BEND COUNTY, TEXAS.

96 LOTS 5 RESERVES 4 BLOCKS
JANUARY 27, 2026 JOB NO. 4683-6203C

OWNERS:
GF 2977 LP,
A TEXAS LIMITED PARTNERSHIP
13131 DAIRY ASHFORD
SUGAR LAND, TEXAS 77479
PH: 713.960.9977

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - ESMT INDICATES EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.N. INDICATES FILE NUMBER
 - NO. INDICATES NUMBER
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - VOL. INDICATES VOLUME
 - W.L.E. INDICATES WATER LINE EASEMENT
 - INDICATES STREET NAME CHANGE



SURVEYOR: **GBI PARTNERS**
4724 VISTA ROAD PASADENA, TX 77505
PHONE: 281-499-4539 www.gbisurvey.com

ENGINEER: **LJA Engineering, Inc.**
1904 W. Grand Parkway North Suite 100 Katy, Texas 77449
Phone 713.953.5200 Fax 713.953.5026 FRN-F-1386