

**PLAT RECORDING SHEET**

**PLAT NAME:** The George Koebler Road Phase 1B Street Dedication

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 3.525

**LEAGUE:** B.B.B. & C. Railroad Co, Survey Section 3 & Michael Young League

**ABSTRACT NUMBER:** 128 & 99

**NUMBER OF BLOCKS:** 0

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 0

**OWNERS:** GF 2977 LP

\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, OF 2977 LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JOHNSON OF 2977 GP LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, ACTING BY AND THROUGH DEREK GOFF, VICE PRESIDENT, BEING AN OFFICER OF JOHNSON OF 2977 GP LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF 2977 LP, A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 3.525 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE GEORGE KOEBLEN ROAD PHASE 1B STREET DEDICATION, 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 SIXTEEN FEET (16' 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, 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 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, 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, DRAINS, 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 FENCES, 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 KOEBLEN ROAD PHASE 1B STREET DEDICATION 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 ACREAGE.

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, OF 2977 LP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JOHNSON OF 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 24 DAY OF March, 2026.

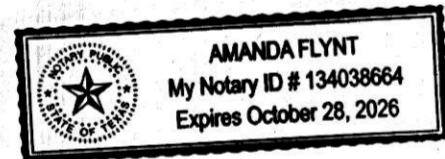
OF 2977 LP,  
A TEXAS LIMITED PARTNERSHIP  
BY: JOHNSON OF 2977 GP LLC,  
A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

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 OF 2977 GP LLC, A TEXAS LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF 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 24 DAY OF March, 2026.



Amanda Flynt  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

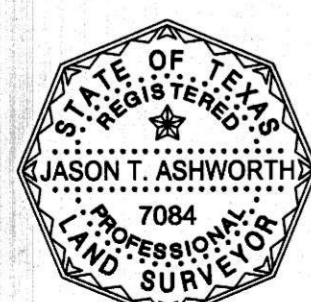
I, MELONY F. GAY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

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



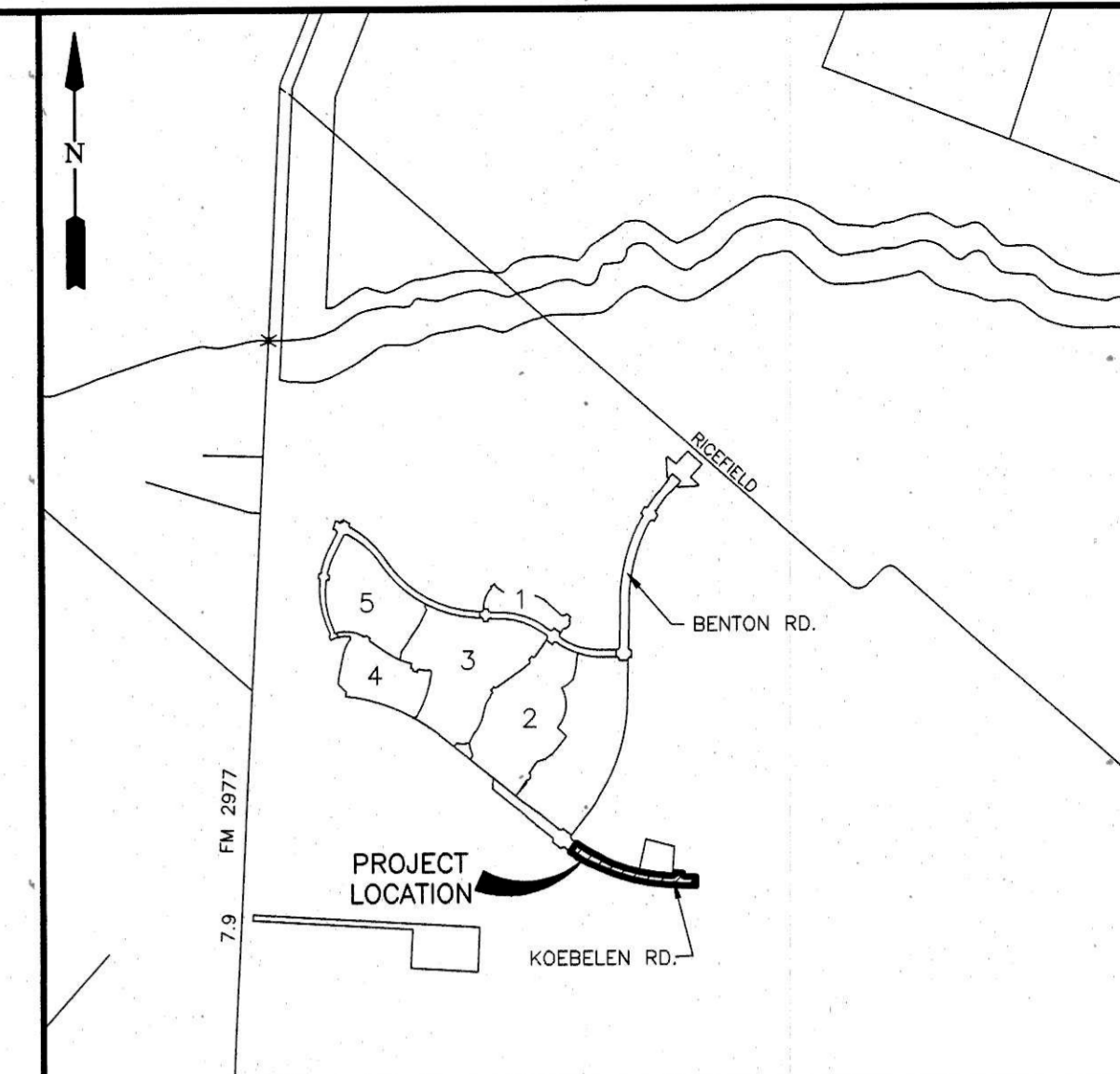
I, JASON T. ASHWORTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION 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:

- BENCHMARK: NGS MONUMENT DR8259 (DESIGNATED "TXRO REF MON 1"); DIMPLE IN TOP CENTER OF A STAINLESS STEEL ROD IN 6 INCH DIAMETER PVC PIPE ENCASED IN CONCRETE UNDER TXDOT ACCESS COVER STAMPED "GPS CONTROL MONUMENT 2022 TXRO-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 = 13,751,954.93  
E = 2,984,601.36
- 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 & KOEBLEN ROAD.  
ELEV. = 87.22 (NAVD 88, GEOID18)  
N = 13,746,121.08  
E = 3,000,793.32
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF THOMPSONS AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE, EFFECTIVE FEBRUARY 17, 2026, AND ISSUED FEBRUARY 24, 2026. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 237A & 237B, FORT BEND COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 12, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF THOMPSONS AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0425M, EFFECTIVE JANUARY 29, 2021, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LHA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 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.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
- 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.
- 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.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE & DETENTION FACILITY IS VESTED IN FORT BEND COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 12.
- 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.
- 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.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT 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.



VICINITY MAP  
SCALE: 1" = 2000'

KEY MAP NO. 645M&J

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

VINCENT M. MORALES, JR.  
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

W. A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY  
PRECINCT 4, COUNTY COMMISSIONER

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 \_\_\_\_\_, 2026 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

## THE GEORGE KOEBLEN ROAD PHASE 1B STREET DEDICATION

A SUBDIVISION OF 3.525 ACRES OF LAND LOCATED IN THE B.B.B. & C. RAILROAD CO. SURVEY SECTION 3, ABSTRACT 128 & THE MICHAEL YOUNG LEAGUE, ABSTRACT 99, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF LOTS 15 & 16 OF THE A.P. GEORGE & T.W. DAVIS SUBDIVISION NO. 1, AS RECORDED IN VOLUME 1, PAGE 51 AND VOLUME 3, PAGE 14, FORT BEND COUNTY PLAT RECORDS AND BEING A PARTIAL REPLAT OF LOTS 18 & 19 OF THE A.P. GEORGE & T.W. DAVIS SUBDIVISION NO. 2, AS RECORDED IN VOLUME 1, PAGE 53 AND VOLUME 3, PAGE 14, FORT BEND COUNTY PLAT RECORDS.

REASON FOR REPLAT: TO CREATE ONE PUBLIC STREET.

MARCH 23, 2026 JOB NO. 4683-1302C

OWNERS:  
GF 2977 LP,  
A TEXAS LIMITED PARTNERSHIP  
13131 DAIRY ASHFORD, SUITE 210  
SUGAR LAND, TEXAS 77479  
PH: 713.960.9977

SURVEYOR:

ENGINEER:

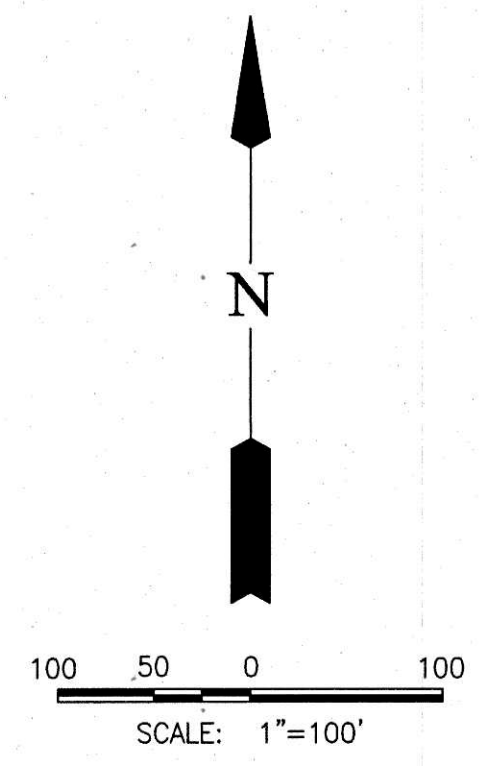
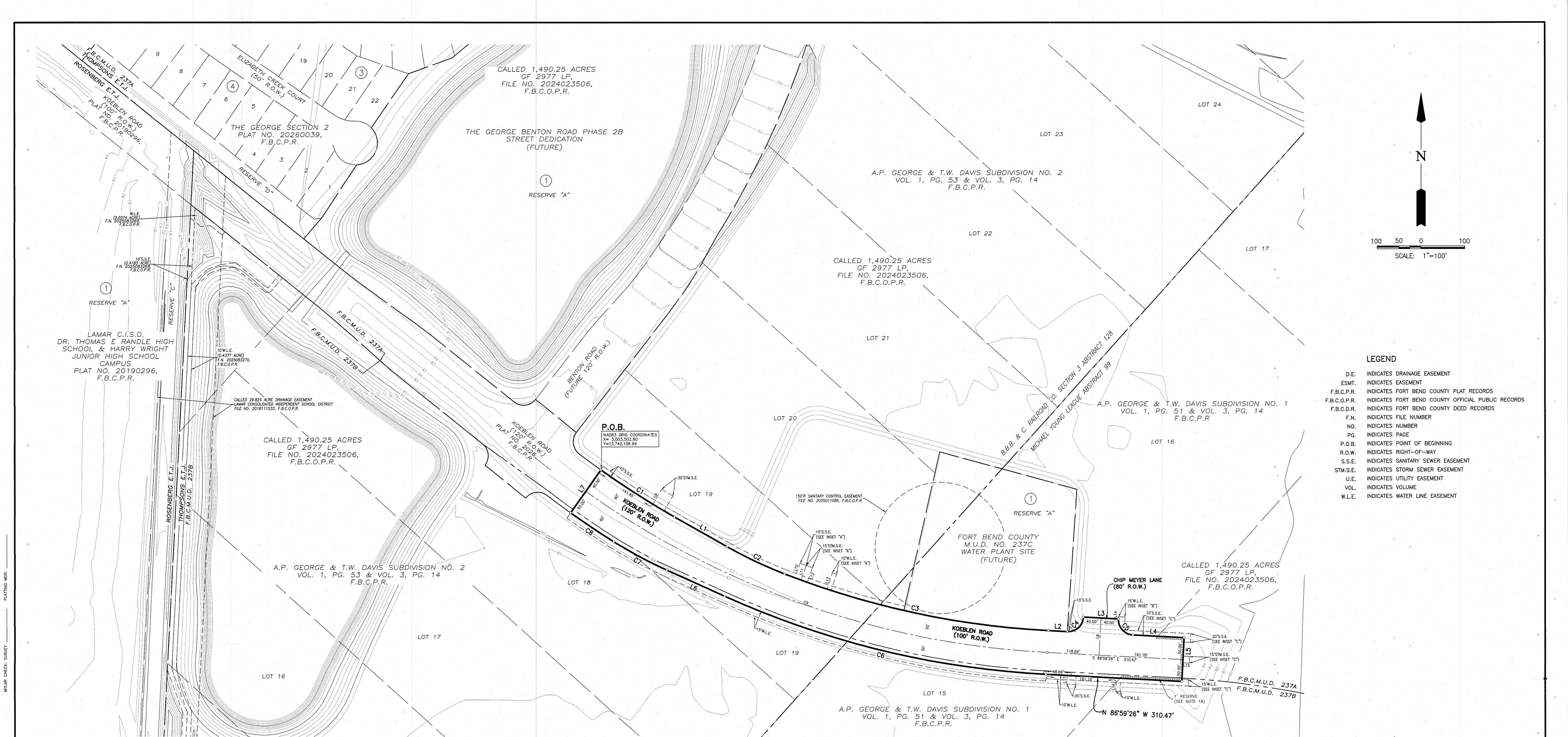


GBI PARTNERS  
4724 W. 131st A. ROAD 1895 FIRM #10130300  
PASADENA, TX 77505 GBSurvey@GBISurvey.com  
PHONE: 281-499-4539 www.GBISurvey.com

LJA Engineering, Inc.  
1904 W. Grand Parkway North  
Suite 100  
Katy, Texas 77449



Phone 713.953.5200  
Fax 713.953.5026  
FRN-F-1386



- LEGEND**
- 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

## THE GEORGE KOEBLEN ROAD PHASE 1B STREET DEDICATION

A SUBDIVISION OF 3.525 ACRES OF LAND LOCATED IN THE B.B.B. & C. RAILROAD CO, SURVEY SECTION 3, ABSTRACT 128 & THE MICHAEL YOUNG LEAGUE, ABSTRACT 99, FORT BEND COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF LOTS 15 & 16 OF THE A.P. GEORGE & T.W. DAVIS SUBDIVISION NO. 1, AS RECORDED IN VOLUME 1, PAGE 51 AND VOLUME 3, PAGE 14, FORT BEND COUNTY PLAT RECORDS AND BEING A PARTIAL REPLAT OF LOTS 18 & 19 OF THE A.P. GEORGE & T.W. DAVIS SUBDIVISION NO. 2, AS RECORDED IN VOLUME 1, PAGE 53 AND VOLUME 3, PAGE 14, FORT BEND COUNTY PLAT RECORDS.

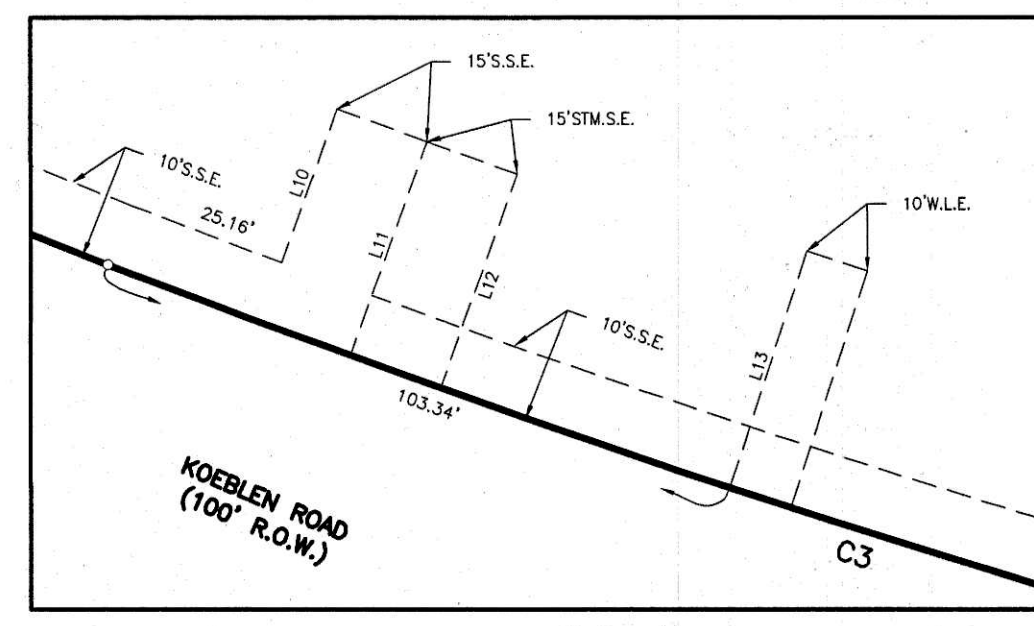
REASON FOR REPLAT: TO CREATE ONE PUBLIC STREET.  
 MARCH 23, 2026 JOB NO. 4683-1302C  
 OWNERS:  
 GF 2977 LP,  
 A TEXAS LIMITED PARTNERSHIP  
 13131 DAIRY ASHFORD, SUITE 210  
 SUGAR LAND, TEXAS 77479  
 PH: 713.960.9977

SURVEYOR: **GBI PARTNERS** ENGINEER: **LJA Engineering, Inc.**

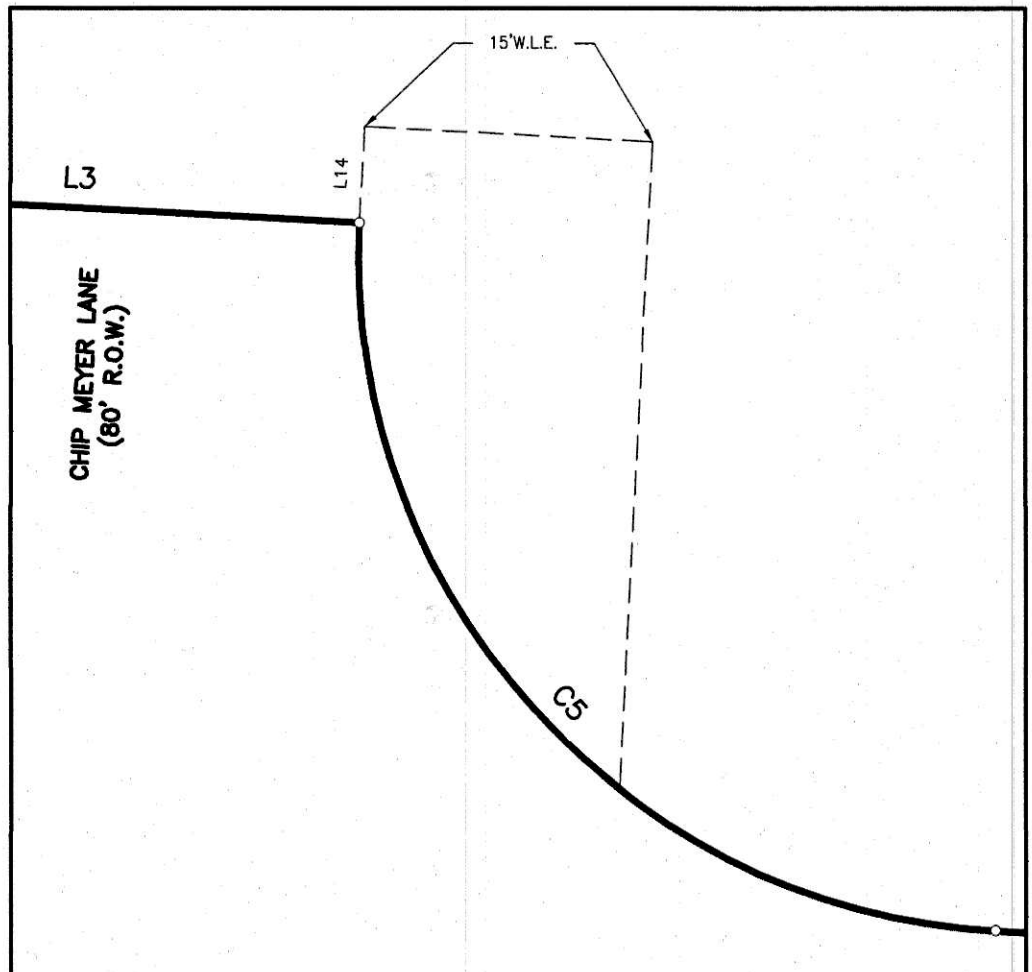
**GBI PARTNERS**

4724 VISTA ROAD T9813 FIRM #10130300 Phone 713.953.5200  
 PASADENA, TX 77305 GBSurvey@GBISurvey.com Fax 713.953.5026  
 PHONE: 281-499-4539 www.GBISurvey.com FRN-F-1386

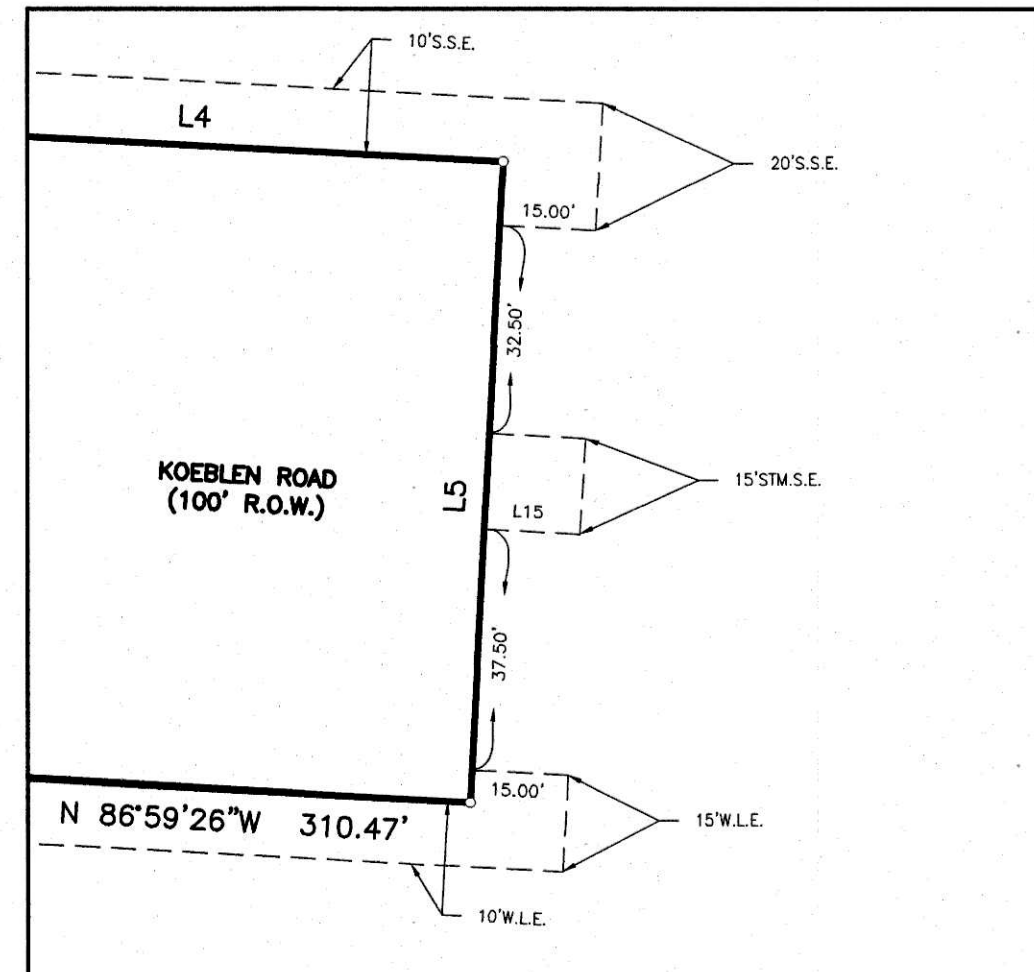
LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
L1	S 60°27'09" E	137.48'	C1	1,940.00'	5°53'39"	199.57'	S 57°30'19" E	199.49'
L2	S 86°59'26" E	43.69'	C2	1,000.00'	8°19'14"	145.22'	S 64°36'46" E	145.10'
L3	S 86°59'26" E	80.00'	C3	1,950.00'	18°13'03"	620.01'	S 77°52'55" E	617.41'
L4	S 86°59'26" E	116.78'	C4	35.00'	90°00'00"	54.98'	N 48°00'34" E	49.50'
L5	S 03°00'34" W	100.00'	C5	35.00'	90°00'00"	54.98'	S 41°59'28" E	49.50'
L6	N 65°44'29" W	145.26'	C6	2,050.00'	21°14'58"	760.29'	N 76°21'57" W	755.94'
L7	N 35°26'30" E	120.00'	C7	1,000.00'	7°52'35"	137.47'	N 61°48'11" W	137.36'
L8	N 03°00'34" E	85.00'	C8	2,060.00'	3°18'24"	118.89'	N 56°12'42" W	118.87'
L9	N 30°48'34" E	39.73'	C9	2,000.00'	32°25'57"	1,132.10'	S 70°46'28" E	1,117.05'
L10	S 19°46'08" W	25.52'						
L11	S 19°46'08" E	35.65'						
L12	S 19°46'08" W	35.66'						
L13	N 18°02'37" E	38.94'						
L14	N 03°00'34" E	5.00'						
L15	S 86°59'26" E	15.00'						
L16	S 03°00'41" W	20.21'						
L17	S 03°00'34" W	20.00'						



**INSET "A"**  
SCALE: 1"=30'



**INSET "B"**  
SCALE: 1"=10'



**INSET "C"**  
SCALE: 1"=30'

LAST SAID: 3/23/2026 11:36 AM BY: RICHMOND COMBOS - PLAT DATE: 3/23/2026 11:39 AM BY: RICHMOND COMBOS  
 PART NAME: SURVEYOR: PASADENA, TX 77305 GBSurvey@GBISurvey.com PHONE: 281-499-4539 www.GBISurvey.com