

PLAT RECORDING SHEET

PLAT NAME: Fulshear Village Mart

PLAT NO: _____

ACREAGE: 6.57

LEAGUE: Micajah Autry Survey

ABSTRACT NUMBER: 100

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Texas Heritage Real Estate LLC,

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TEXAS HERITAGE REAL ESTATE LLC, A TEXAS LIABILITY COMPANY, ACTING BY AND THROUGH MUSTAQBHAI MOMIN, MANAGING MEMBER, OWNER OF THE 6.57 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FULSHEAR VILLAGE MART, 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 MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WE DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE 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, WE 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, WE 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 ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE 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, THE TEXAS HERITAGE REAL ESTATE, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MUSTAQBHAI MOMIN, MANAGING MEMBER, HERETO AUTHORIZED, THIS _____ DAY OF _____, 2026.

TEXAS HERITAGE REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY

MUSTAQBHAI MOMIN, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MUSTAQBHAI MOMIN, MANAGING MEMBER OF TEXAS HERITAGE REAL ESTATE, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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: _____

WE, STELLAR BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS FULSHEAR VILLAGE MART, AGAINST THE PROPERTY DESCRIBED INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2025067421 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____

PRINT NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____

OF STELLAR BANK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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

PRINT NAME

MY COMMISSION EXPIRES: _____

I, HENRY M. SANTOS, 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 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 FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.



HENRY M. SANTOS
TEXAS REGISTRATION NO. 5450

MARIO E. LANZA, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 108702

I, MARIO E. LANZA, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND CITY OF RICHMOND TO THE BEST OF MY KNOWLEDGE.

THIS PLAT OF JORDAN RACH RETAIL PLAZA IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS THIS _____ DAY OF _____, 2026.

AMY PEARCE, CHAIR

GRACE MALVEAUX, CO-CHAIR

THIS PLAT OF FULSHEAR VILLAGE MART IS APPROVED BY THE CITY OF FULSHEAR COUNCIL ON _____ DAY OF _____, 2025, PROVIDED; HOWEVER, THIS APPROVAL SHALL BE INVALID, AND NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND, TEXAS WITHIN ONE (1) YEAR HEREAFTER.

DONALD MCCOY, MAYOR

MARIELA RODRIGUEZ, CITY SECRETARY

LEGAL DESCRIPTION

BEING A 6.57 ACRE (286,062 SQUARE FOOT) TRACT OF LAND SITUATED IN THE MICAJAH AUTRY SURVEY, ABSTRACT NO. 100 OF FORT BEND COUNTY, TEXAS AND BEING A PORTION OF A CALLED 26.35 ACRE TRACT OF LAND AS DESCRIBED IN AN INSTRUMENT TO CATHERIS RE HOLDINGS, LP RECORDED UNDER FILE NUMBER 2015009889 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY (O.P.R.F.B.C.), SAID 6.57 ACRE TRACT OF LAND DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE 4204 AND REFERENCED TO MONUMENTS FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF TEXAS HERITAGE PARKWAY AS DITED HEREIN:

BEGINNING AT A 5/8-INCH IRON PIPE WITH CAP FOUND ON THE NORTH LINE OF SAID 26.35 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF TEXAS HERITAGE PARKWAY (WIDTH VARIES) AS DESCRIBED IN AN INSTRUMENT TO FORT BEND COUNTY, TEXAS RECORDED UNDER FILE NUMBERS 2020062517 AND 2020062630 O.P.R.F.B.C. AND BEING THE SOUTHEAST CORNER OF RESERVE 'D' AS SHOWN ON TAMARRON SECTION 45A, A SUBDIVISION PER PLAT RECORDED UNDER PLAT NUMBER 20220098 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A CURVE TO THE LEFT FROM WHICH ITS CENTER BEARS SOUTH 88 DEGREES 28 MINUTES 23 SECONDS EAST, 2,100.00 FEET;

THENCE, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF SAID TEXAS HERITAGE PARKWAY, THE FOLLOWING COURSES AND DISTANCES: IN A SOUTHERLY DIRECTION, A DISTANCE OF 502.67 FEET ALONG AND WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 2,100.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 42 MINUTES 53 SECONDS AND A CHORD WHICH BEARS SOUTH 05 DEGREES 19 MINUTES 49 SECONDS EAST, 501.47 FEET TO A 3/4 INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR THE POINT OF TANGENCY;

THENCE, SOUTH 12 DEGREES 11 MINUTES 16 SECONDS EAST, A DISTANCE OF 300.84 FEET TO A 5/8 INCH IRON ROD WITH CAP FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND LYING ON THE NORTH LINE OF A CALLED 549.197 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO HERITAGE PARKWAY PROPERTIES, LLC RECORDED UNDER FILE NUMBER 2023097920 OF THE O.P.R.F.B.C. AND THE SOUTH LINE OF SAID 26.35 ACRE TRACT;

THENCE, SOUTH 87 DEGREES 32 MINUTES 05 SECONDS WEST, A DISTANCE OF 414.29 FEET ALONG AND WITH THE NORTH LINE OF SAID 549.197 ACRE TRACT AND THE SOUTH LINE OF SAID 26.35 ACRE TRACT TO A 3/4 INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR THE SOUTHEAST CORNER OF RESERVE 'A' AS SHOWN ON TAMARRON SECTION 45B A SUBDIVISION PER PLAT RECORDED UNDER PLAT NUMBER 20220115 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), SAME BEING THE COMMON SOUTHWEST CORNER OF SAID 26.35 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEGREES 27 MINUTES 55 SECONDS WEST, A DISTANCE OF 797.38 FEET ALONG AND WITH THE EAST LINE OF SAID RESERVE 'A' AND THE WEST LINE OF SAID 26.35 ACRE TRACT TO A 3/4 INCH IRON ROD WITH ADVANCE SURVEY CAP SET FOR THE NORTHEAST CORNER OF SAID RESERVE 'A', THE SOUTHWEST CORNER OF SAID RESERVE 'D' AND THE COMMON NORTHWEST CORNER OF SAID 26.35 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

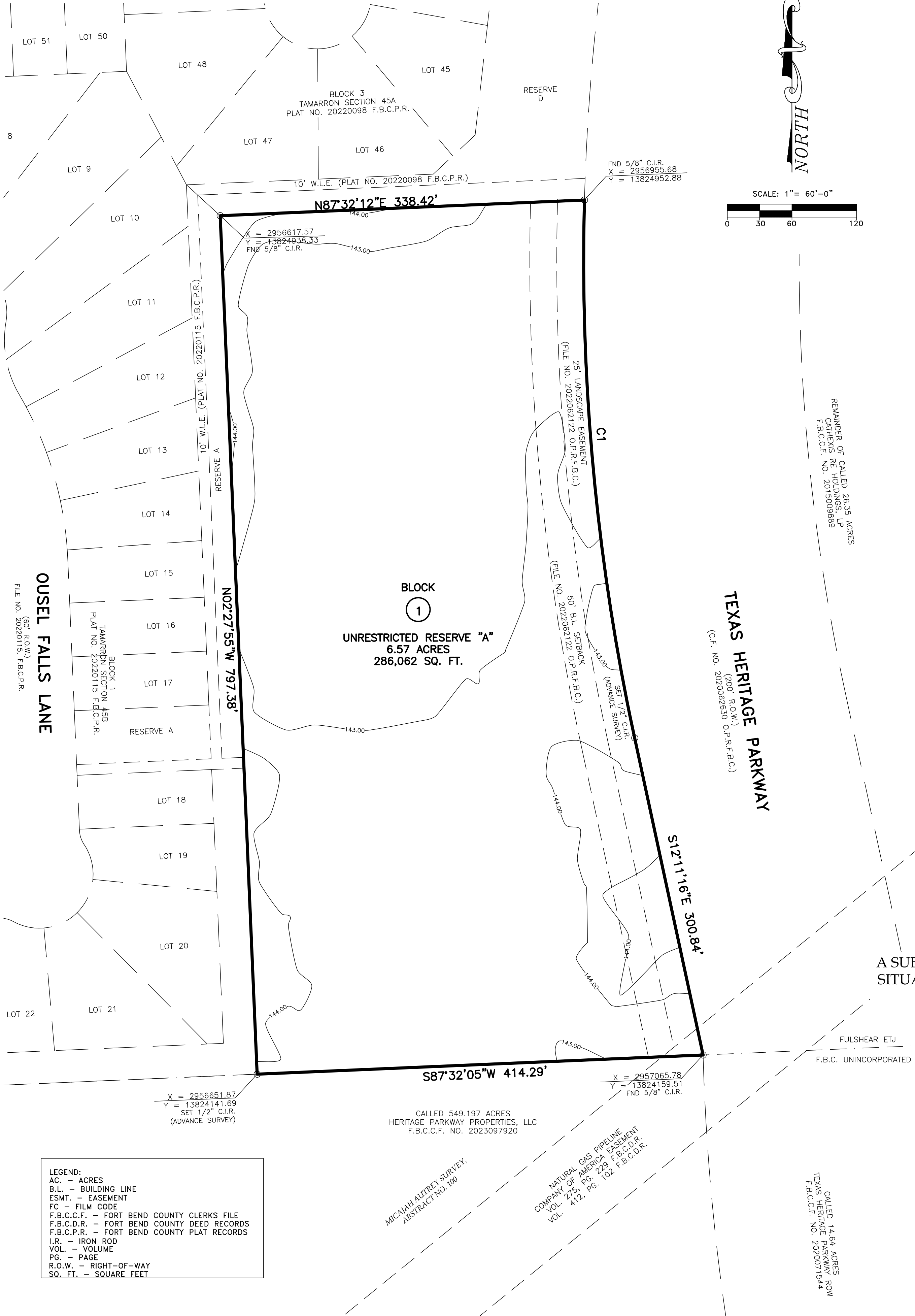
THENCE, NORTH 87 DEGREES 32 MINUTES 12 SECONDS EAST, A DISTANCE OF 338.42 FEET ALONG AND WITH THE SOUTH LINE OF SAID RESERVE 'D' AND THE NORTH LINE OF SAID 26.35 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 6.57 ACRES (286,062 SQUARE FEET) OF LAND.

GENERAL NOTES

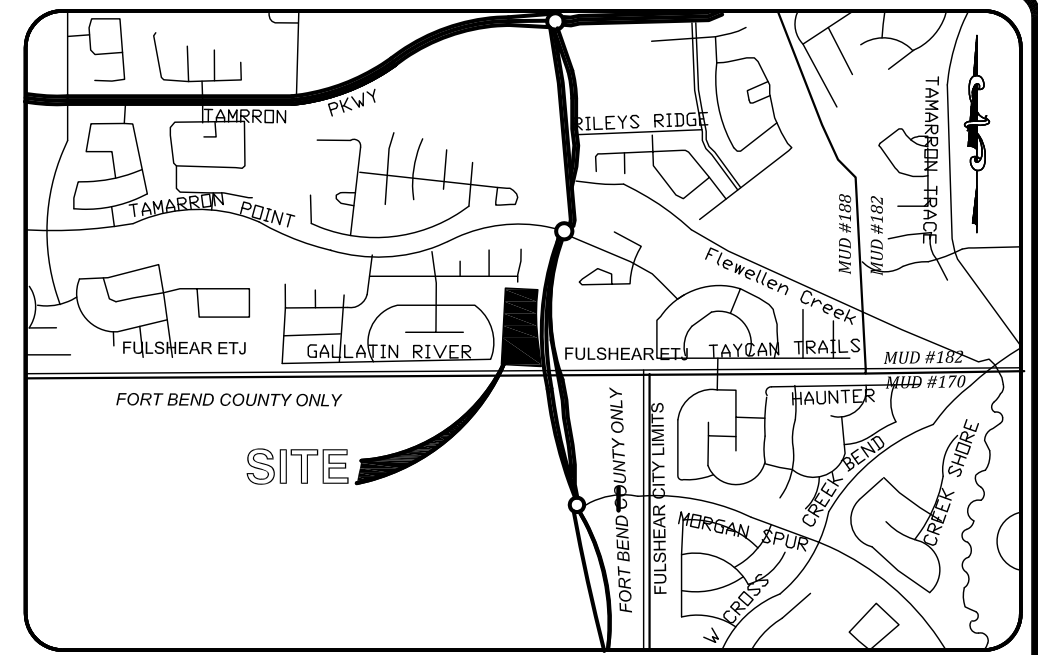
- 1. BEARINGS WERE BASED ON THE TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN HEREOF ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83 CORRS) AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A COMBINED PROJECT SCALE FACTOR OF 0.999879566333.
- 2. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 148.05 FEET ABOVE SEA LEVEL (NAVD88 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" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 3. THIS PLAT LIES WITHIN FORT BEND DRAINAGE DISTRICT, FULSHEAR MUD NO. 188, FORT BEND SUBSIDENCE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT DISTRICT, FULSHEAR PARKWAY IMPROVEMENT DISTRICT AND THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- 4. 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 WITH INTENSE RAINFALL EVENTS.
- 5. PIPELINES OR PIPELINE EASEMENT WITHIN THE PLATTED AREA AS SHOWN HEREON.
- 6. BENCHMARK: FLOODPLAIN REFERENCE MARK 190073R IS A ALUMINUM DISK STAMPED 190073R FROM THE INTERSECTION OF I-10 (WEST) AND PEDERSON ROAD, GO SOUTH ON TEXAS HERITAGE PARKWAY 0.36 MILES TO THE BRIDGE OVER WILLOW FORK. ELEVATION = 140.11 FEET NAVD 1988, 2001 ADJUSTED.
- 7. TBM #1: BOX CUT IN CONCRETE @ TOP OF CONCRETE CULVERT IN THE SOUTHERLY RIGHT-OF-WAY TEXAS HERITAGE PARKWAY. ELEVATION = 142.70'
- 8. ACCORDING TO FORT BEND COUNTY OUTDOOR LIGHTING ZONE MAP, THIS PLAT LIES IN LIGHTING ZONE 3 (LZ3).
- 9. SIDEWALKS SHALL BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-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.
- 10. THIS PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X-UNSHADED", AS PER FLOOD INSURANCE RATE MAPS (F.I.R.M) COMMUNITY PANEL NO. 481570085M -EFFECTIVE DATE JANUARY 29, 2021.
- 11. 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.
- 12. THIS PLAT WAS PREPARED TO MEET REQUIREMENTS OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- 13. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY INTEGRITY TITLE COMPANY LLC, FILE NO. 2544896A EFFECTIVE DATE AUGUST 17, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 14. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 16. RESERVE A WITHIN THIS PLAT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- 17. SUBJECT TO RESTRICTIONS AS SET FORTH UNDER FILE NO.S 8503687 THROUGH 8503698, 8601109, 8601112, 8601114, 8601116, 8601120, 8601121, 8601123, 8601125, 8601128, 8601128, 8601128, 8601130, 8602825, 8602827, 2602828, 8602831, 8602833, 8602835, 8602837 AND 2020062122 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- 18. SUBJECT TO PIPELINE EASEMENT TO TEXAS ILLINOIS NATURAL GAS COMPANY AS RECORDED IN VOLUME 275, PAGE 229 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS AND AMENDED BY VOLUME 412, PAGE 102 OF THE DEED RECORDS.
- 19. SUBJECT TO CATHODIC PROTECTION EASEMENT TO NATURAL GAS PIPELINE COMPANY OF AMERICA AND RECORDED IN FILE NO. 9166129 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- 20. SUBJECT TO EASEMENT TO PHILLIPS NATURAL GAS COMPANY AS RECORDED IN FILE NO.S 8600736 AND 1999051313 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- 21. SUBJECT TO 50' ROAD EASEMENT AS REFERENCED IN FILE NO. 9207454 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1177.92	1177.92'	1°31'33"	N89°50'36"E	31.37'



LEGEND:
AC. - ACRES
B.L. - BUILDING LINE
ESMT. - EASEMENT
FC - FILM CODE
F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
I.R. - IRON ROD
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET



VICINITY MAP SCALE: 1"=2000'
KEY MAP NO. 483W
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS

I, J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL 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 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 _____, 2025.

BY: VINCENT M. MORALES, JR. PRECINCT 1, COUNTY COMMISSIONER
BY: DEXTER L. MCCOY PRECINCT 4, COUNTY COMMISSIONER

BY: GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER
BY: KP GEORGE COUNTY JUDGE

BY: W.A. ANDY MYERS PRECINCT 3, 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 _____, 20_____ AT _____ O'CLOCK _____M. IN PLAT NUMBER _____ OF FORT BEND COUNTY.

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

FINAL PLAT FULSHEAR VILLAGE MART

A SUBDIVISION OF 6.57 ACRES OR 286, 062 SQUARE FEET OF LAND SITUATED IN THE MICAJAH AUTRY SURVEY, ABSTRACT NO. 100, FORT BEND COUNTY, TEXAS
CITY OF FULSHEAR ETJ

ONE (1) RESERVE ONE (1) BLOCK

SCALE: 1"= 60' DATE: JANUARY, 2026

OWNER:
TEXAS HERITAGE REAL ESTATE LLC,
A TEXAS LIMITED LIABILITY COMPANY
906 TERSCOTT LANE
SUGAR LAND, TEXAS 77479-2896
PH: 281-235-4023

PREPARED BY:



ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 HOUSTON, TEXAS 77099
PHONE: 281 530-2939 FAX: 281 530-5464 EMAIL: advance_survey@ast23.com
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