August 25, 2026

Mr. J. Stacy Slawinski, PE
County Engineer
Fort Bend County Engineering Department
301 Jackson Street, Suite 401
Richmond, Texas 77469

RE: County Road Street Name Change for Attendance Lane

Dear Mr. Slawinski,

On behalf of Lamar CISD, we request that street name Attendance Lane be changed to Dinosaur Drive.

This street was originally dedicated by Lamar CISD on the Subdivision Plat titled Lamar Consolidated ISD Beechnut Elementary School (Clerk File No. 20260022). An extension of Attendance Lane has also included in the recently recorded Blue Creek Trails Peek Road Street Dedication and Reserves Subdivision Plat (Clerk File No. 20260064).

This roadway is located within the referenced Subdivision Plats serving the Lamar CISD Campus. We have conferred with Taylor Morrison, on behalf of Peek Road Holdings, LLC (the adjoining land developer), and they are not opposed to the name change. We would appreciate you confirming when this street change is placed on the Commissioners Court agendas.

Thank you in advance for your assistance in completing this street name change. If you should have any questions or need additional information, please contact me.

Respectfully,

Kevin McKeever
Lamar CISD

cc: Rick Staigle, PE, PTOE, First Assistant County Engineer

STATE OF TEXAS

COUNTY OF FORT BEND

We, **LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT,** acting by and through GREGORY BUCHANAN, its Chief Operations Officer, and We, **PEEK ROAD HOLDINGS, LLC.,** a Delaware Limited Liability Company, acting by and through MIKE BRADY, its Vice President, Owners together of the 30.517 acre tract of Land described in the above and foregoing map of **LAMAR CONSOLIDATED ISD BEECHNUT ELEMENTARY SCHOOL** 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 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 both sides and adjoining all 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 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, 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We, **PEEK ROAD HOLDINGS, LLC.** do hereby certify that We are the Owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of **LAMAR CONSOLIDATED ISD BEECHNUT ELEMENTARY SCHOOL** 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, **LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT** has caused these presents to be signed by GREGORY BUCHANAN,

its Chief Operations Officer, hereunto authorized this 16 day of September, 2025,

and

IN TESTIMONY WHEREOF, the **PEEK ROAD HOLDINGS, LLC.** has caused these presents to be signed by **MIKE BRADY,** its Vice President, thereunto authorized

this 17th day of September, 2025.

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

Gregory Buchanan

By: **GREGORY BUCHANAN, CHIEF OPERATIONS OFFICER**

PEEK ROAD HOLDINGS, LLC.
A Delaware Limited Liability Company

Mike Brady

By: **MIKE BRADY, VICE PRESIDENT**

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Gregory Buchanan, as Chief Operations Officer, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16 day of September, 2025.

Maegen Graham

Notary Public in and for the State of Texas

MAEGEN GRAHAM
Notary Public, State of Texas
Commission Expires 09-07-2027
Notary ID 128713043

STATE OF

COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared Mike Brady, Vice President of PEEK ROAD HOLDINGS, LLC, 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, in the capacity therein stated, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th day of Sept, 2025.

Notary Public in and for the State of

STEVE HAZEN
Notary Public, State of Texas
Comm. Expires 09-19-2027
Notary ID 124689572

SUBDIVISION NOTES

1.) B.L. – BUILDING LINE
A.E. – AERIAL EASEMENT
U.E. – UTILITY EASEMENT
STM.S.E. – STORM SEWER EASEMENT
W.L.E. – WATER LINE EASEMENT
S.S.E. – SANITARY SEWER EASEMENT
R.O.W. – RIGHT-OF-WAY
VOL. – VOLUME
PG. – PAGE
D.R. – DEED RECORDS OF FORT BEND COUNTY
O.R. – OFFICIAL RECORDS OF FORT BEND COUNTY
F.B.C.P. – FORT BEND COUNTY PLAT
F.B.C.C.F. – FORT BEND COUNTY CLERK'S FILE
FBC MUD – FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT
ISD – INDEPENDENT SCHOOL DISTRICT
o (S) – SET 5/8" IRON ROD WITH CAP

ALL 5/8" IRON RODS SET BY THIS OFFICE WITH PLASTIC CAPS LABELLED "1943 4349 5829"

– ORIGINAL NATURAL GROUND ELEVATION CONTOUR

2.) THIS TRACT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, FORT BEND COUNTY, TEXAS, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 50, FORT BEND COUNTY ASSISTANCE DISTRICT No. 11, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND FORT BEND COUNTY DRAINAGE DISTRICT.

3.) THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE CITY OF HOUSTON AND FORT BEND COUNTY, TEXAS.

4.) THE PROPERTY DEPICTED ON THIS PLAT LIES WITHIN LIGHTING ZONE LZ3 ACCORDING TO THE "ORDERS FOR THE REGULATION OF OUTDOOR LIGHTING".

5.) AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP No. 48157C0120L, MAP REVISED APRIL 2, 2014, IT APPEARS THAT LAMAR CONSOLIDATED ISD BEECHNUT ELEMENTARY SCHOOL LIES WITHIN ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6.) EXCEPT AS SHOWN HEREON, NO EXISTING PIPELINES OR PIPELINE FACILITIES WERE FOUND WITHIN THE LIMITS OF THE SUBDIVISION.

7.) ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITIES.

8.) ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

9.) 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.

10.) ALL DRAINAGE EASEMENTS SHOWN ON THE FOREGOING PLAT WILL BE MAINTAINED BY THE OWNER. HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES, IF NECESSARY WITHOUT OBLIGATION TO DO SO.

11.) THE RESERVES ON THIS PLAT ARE RESTRICTED TO NON-RESIDENTIAL USE.

12.) ELEVATION REFERENCE: ALL ELEVATIONS ARE REFERENCED TO NAVD88 (GEOID12B) PER FORT BEND COUNTY MARKER NO. 333 – FOUND BRASS DISK IN CONCRETE; LOCATED AT NORTH END OF CONCRETE MEDIAN AT CENTERLINE OF LONG PRAIRIE TRACE, APPROXIMATELY 3200 FEET NORTH OF THE STATE HIGHWAY 99/GRAND PARKWAY FEEDER ROAD. ELEVATION= 95.22' (NAVD88/GEOID12B).

TEMPORARY BENCHMARK No. 12 (TBM-12): FOUND "X" ON CONCRETE INLET ON SOUTH SIDE OF COLD RAIN DRIVE AT 80 FEET EAST OF WEST END OF EXISTING PAVEMENT.
ELEVATION= 95.06' X=2,999,331.90' Y=13,810,057.77'

13.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD88.

14.) THE TOP OF ALL FLOOR SLAB SHALL BE A MINIMUM OF 96.18 FEET (NINETY-SIX AND EIGHTEEN-HUNDRETHS FEET) ABOVE MEAN 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 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

15.) THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (FILE No. HT078241) DATED MAY 22, 2025.
THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

16.) THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE COORDINATE SYSTEM (NAD83). ALL COORDINATES LISTED ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING A COMBINED SCALE FACTOR= 0.999881796.

17.) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY OF HOUSTON PLANNING DEPARTMENT APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.

18.) 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.

19.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL 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..

20.) UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME. SEC 42-150(a).

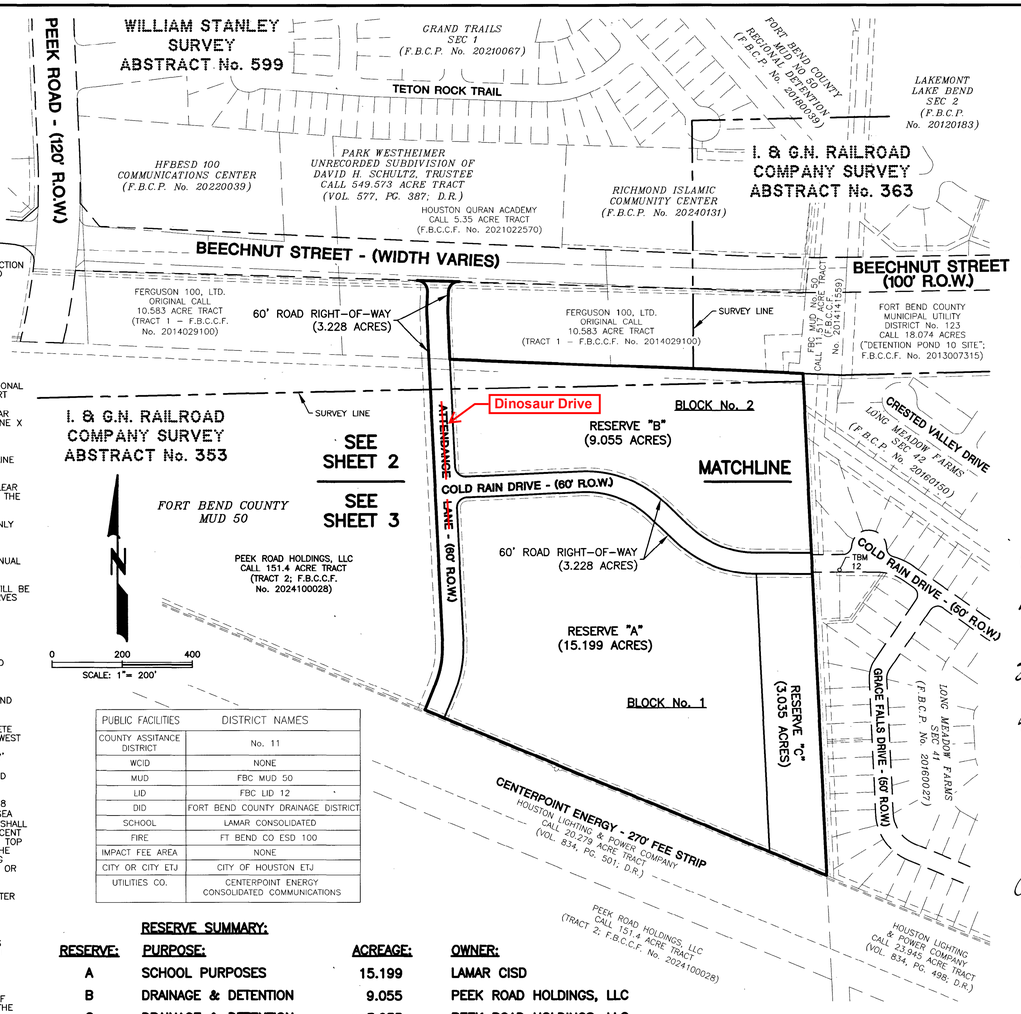
21.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

22.) 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 BESTED 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.

23.) ALL FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST TWELVE INCHES (12") ABOVE THE MAXIMUM EXTREME EVENT PONDING ELEVATION WITHIN THE SITE AND TWO FEET (2") ABOVE THE 100 YEAR ELEVATION OF THE DETENTION POND.

24.) UNLOCATED SHELL PIPELINE CORPORATION EASEMENT (VOLUME 293, PAGE 497; DEED RECORDS OF FORT BEND COUNTY, TEXAS). NO VISIBLE EVIDENCE FOUND ON THE GROUND.

25.) UNLOCATED SHELL PIPELINE CORPORATION CATHODIC PROTECTION EASEMENT (VOLUME 2418, PAGE 2115; OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS). NO VISIBLE EVIDENCE FOUND ON THE GROUND.



PUBLIC FACILITIES	DISTRICT NAMES
COUNTY ASSITANCE DISTRICT	No. 11
WCID	NONE
MUD	FBC MUD 50
LID	FBC LID 12
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CONSOLIDATED
FIRE	FT BEND CO ESD 100
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY CONSOLIDATED COMMUNICATIONS

RESERVE SUMMARY:

RESERVE:	PURPOSE:	ACREAGE:	OWNER:
A	SCHOOL PURPOSES	15.199	LAMAR CISD
B	DRAINAGE & DETENTION	9.055	PEEK ROAD HOLDINGS, LLC
C	DRAINAGE & DETENTION	3.035	PEEK ROAD HOLDINGS, LLC
	TOTAL ACREAGE IN RESERVES	27.289	

I, Duane H. Whitehead, P.E., a professional engineer registered in the State of Texas, do hereby state that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Duane H. Whitehead, P.E.
Texas Registration No. 105210

STATE OF TEXAS
DUANE H. WHITEHEAD
105210
LICENSED
PROFESSIONAL ENGINEER

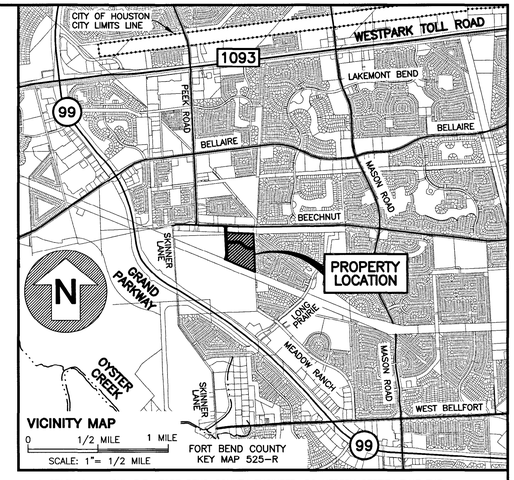
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of LAMAR CONSOLIDATED ISD BEECHNUT ELEMENTARY SCHOOL in conformance with the laws of the State of Texas and the Ordinances of the City of Houston as shown hereon and authorizes the recording

of this plat this 15 day of October, 2025.

Lisa M. Clark, Title Chair — or — M. Sonny Garza, Vice Chairman

By: Vonn Tran, Secretary

HOUSTON PLANNING COMMISSION HOUSTON TEXAS



I, J. STACY SLAWINSKI, P.E., 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 THIS INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS

22nd DAY OF January, 2026

VINCENT M. MORALES, JR., COMMISSIONER PRECINCT 1

GRADY PRESTAGE, COMMISSIONER PRECINCT 2

W. A. "ANDY" MEYERS, COMMISSIONER PRECINCT 3

DEXTER L. MCCOY, COMMISSIONER PRECINCT 4

KP GEORGE, COUNTY JUDGE

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 January 28th 2026 AT 10:41 O'CLOCK A M. IN PLAT NUMBER 20260022 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: Ashley Anderson
DEPUTY
ASHLEY ANDERSON

COUNTY COURT OF FORT BEND COUNTY, TEXAS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
January 28, 2026 10:41:45 AM
FEE: $4569.00 DA

37 pgs 2026007856 20260022

I, Brad L. Schodek, 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 that the plat boundary corners have been tied to the Texas Coordinate System of 1983, (South Central) Zone.

Brad L. Schodek
Registered Professional Land Surveyor
Texas Registration No. 6430

STATE OF TEXAS
REGISTERED
BRAD L. SCHODEK
6430
PROFESSIONAL
LAND SURVEYOR

LAMAR CONSOLIDATED ISD BEECHNUT ELEMENTARY SCHOOL

A SUBDIVISION OF 30.517 ACRES OF LAND OVERALL INCLUDING A 15.199 ACRE TRACT (F.B.C.C.F. Nos. 2022108276 & 2021190846) & A 2.915 ACRE ROADWAY & ACCESS EASEMENT (F.B.C.C.F. Nos. 2021190847 & 2022108277) OUT OF A CALL 151.4 ACRE TRACT OF LAND (TRACT 2; F.B.C.C.F. No. 2024100028) TOGETHER WITH A 0.313 ACRE TRACT (F.B.C.C.F. No. 2022067242) OUT OF AN ORIGINAL CALL 10.583 ACRE TRACT OF LAND (F.B.C.C.F. No. 2014029100), BEING IN THE I. AND G.N. RAILROAD COMPANY SURVEY, ABSTRACT No. 353, AND IN THE WILLIAM STANLEY SURVEY, ABSTRACT No. 599, FORT BEND COUNTY, TEXAS.

3 RESERVES 2 BLOCKS

OWNERS
LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
3911 AVENUE I
ROSENBERG, TEXAS 77471
PHONE (281) 341-3100

OWNERS
PEEK ROAD HOLDINGS, LLC
3250 BRIARPARK DRIVE, SUITE 300
HOUSTON, TEXAS 77042
PHONE (713) 366-0823

SURVEYOR AND ENGINEER
KALUZA, INC.
CONSULTING ENGINEERS AND SURVEYORS
ENGINEERING FIRM No. F-1339
TEXAS LICENSED SURVEYING FIRM No. 10010000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
bschodek@kaluzainc.com

AUGUST 29, 2025

File Name:N:\FortBend\School\FB50\fb21-003 (LCISD BEECHNUT)\Survey\Plat\LS-BEECHNUT-FP_082925.dwg
Layout Tab:1
Save date:Friday, August 29, 2025 7:06:09 AM
Plot date:Friday, August 29, 2025 12:52:22 PM

PEEK ROAD (120' R.O.W.)

FOUND 5/8" IRON ROD WITH CAP (KALUZA) (F.B.C.P. No. 20700163)

HOUSTON QURAN ACADEMY
CALL 5.35 ACRE TRACT
(F.B.C.C.F. No. 2021022570)

RICHMOND ISLAMIC COMMUNITY CENTER
(F.B.C.P. No. 20240131)

UNRESTRICTED RESERVE "A"
CALL 5.00 ACRES

10' LANDSCAPE EASEMENT (F.B.C.P. No. 20240131)

APPROXIMATE LOCATION HOUSTON LIGHTING & POWER COMPANY ℄ OF 16' EASEMENT (VOL. 1630, PG. 603; O.R.) (VOL. 1823, PG. 559; O.R.)

FBC MUD No. 50 25' WATER LINE EASEMENT CALL 0.3427 ACRE (F.B.C.C.F. No. 2020095431)

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 50 CALL 11.517 ACRES (F.B.C.C.F. No. 2014141559) (F.B.C.C.(S.2014141559)

LAKEMONT LAKE BEND SEC 2 (F.B.C.P. No. 20120183)

BEECHNUT STREET - (WIDTH VARIES)

SET 5/8" IRON ROD WITH CAP X= 2,998,126.54' Y= 13,810,878.25'

FORT BEND COUNTY 0.584 ACRE TRACT PORTION OF EXISTING OCCUPIED ROAD R.O.W. (TRACT No. 3B – F.B.C.C.F. No. 2020185474)

60' ROAD R.O.W. AS OCCUPIED; NO ORIGINAL DEDICATION INFORMATION AVAILABLE

FORT BEND COUNTY 1.869 ACRE ROAD R.O.W. (TRACT No. 5 – F.B.C.C.F. No. 2020185476)

FORT BEND COUNTY 2.794 ACRE ROAD R.O.W. (TRACT No. 3A – F.B.C.C.F. No. 2020185473)

S 88°16'25" E – 976.75'

S 88°16'25" E – 698.10'

FORT BEND COUNTY 0.026 ACRE ROAD R.O.W. (TRACT No. 4 – F.B.C.C.F. No. 2020185475)

FORT BEND COUNTY 0.236 ACRE ROAD R.O.W. (TRACT No. 6 – F.B.C.C.F. No. 2021072292)

BEECHNUT STREET - (100' R.O.W.)

FORT BEND COUNTY CALL 7.6622 ACRE (F.B.C.C.F. No. 1999073868)

APPROXIMATE LOCATION HOUSTON LIGHTING & POWER COMPANY ℄ OF 16' EASEMENT (F.B.C.C.F. No. 8512331) (F.B.C.C.F. No. 8603207)

APPROXIMATE LOCATION OF 4" PIPELINE THE DOW CHEMICAL COMPANY ℄ OF 30' EASEMENT (VOL. 569, PG. 702; D.R.)(VOL. 227, PG. 347; D.R.) PARTIAL RELEASE (F.B.C.C.F. No. 2016050085)

FOUND 5/8" IRON ROD WITH CAP (KALUZA)

FERGUSON 100, LTD.
ORIGINAL CALL
10.583 ACRE TRACT
(TRACT 1 – F.B.C.C.F.
No. 2014029100)

PARK WESTHEIMER
UNRECORDED SUBDIVISION OF
CALL 549.573 ACRE TRACT
(VOL. 577, PG. 387; D.R.)
(RESTRICTIONS; F.B.C.C.F. No. 2002023308)

FERGUSON 100, LTD.
ORIGINAL CALL 10.583 ACRE TRACT
(TRACT 1 –
F.B.C.C.F. No. 2014029100)

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 50
CALL 11.517 ACRE TRACT
(F.B.C.C.F.
No. 2014141559)

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 123
CALL 18.074 ACRES
("DETENTION POND 10 SITE";
F.B.C.C.F. No. 2013007315)

DRAINAGE & STORM SEWER EASEMENT CALL 18.074 ACRES (F.B.C.C.F. No. 2007118581) FORT BEND COUNTY DRAINAGE DISTRICT (F.B.C.C.F. No. 2008020754)

FORT BEND COUNTY DRAINAGE EASEMENT CALL 0.1843 ACRE (F.B.C.C.F. No. 2022021570)

FOUND 5/8" IRON ROD WITH CAP (CARTER BURGESS) FOR NORTHEAST CORNER OF CALL 166.572 TRACT X= 2,999,227.27' Y= 13,810,612.95'

LINE	DISTANCE	BEARING
L1	120.02'	S 88°16'25" E
L2	40.18'	S 02°38'21" W
L3	69.23'	S 02°38'21" W
L4	38.27'	N 02°38'21" E
L5	126.43'	S 02°40'27" E
L6	123.81'	N 02°40'27" W
L7	60.23'	S 87°41'33" E
L11	60.07'	S 02°40'27" E
L12	2.42'	EAST

APPROXIMATE LOCATION OF 4" PIPELINE THE DOW CHEMICAL COMPANY ℄ OF 30' EASEMENT (VOL. 569, PG. 702; D.R.) (VOL. 227, PG. 347; D.R.) PARTIAL RELEASE (F.B.C.C.F. No. 2016050085)

LAMAR CONSOLIDATED ISD 20' SANITARY SEWER EASEMENT 0.097 ACRE (F.B.C.C.F. No. 2022067244)

LAMAR CONSOLIDATED ISD 10' WATER LINE EASEMENT 0.048 ACRE (F.B.C.C.F. No. 2022067243)

0.313 ACRE RESTRICTED TO ROAD & UTILITY CONSTRUCTION, MAINTENANCE & OPERATION (F.B.C.C.F. No. 2022067243)

S 87°41'33" E – 802.35'

HOUSTON PIPE LINE COMPANY 30' PIPELINE EASEMENT (VOL. 981, PG. 680; D.R.)

FOUND 5/8" IRON ROD

S 87°24'13" E – 206.23'

HOUSTON PIPE LINE COMPANY 30' PIPELINE EASEMENT (VOL. 981, PG. 686; D.R.)

SET 5/8" IRON ROD WITH CAP X= 2,998,146.82 Y= 13,809,653.66'

Dinosaur Drive

ATTENDANCE LANE - (60' R.O.W.)

S 02°40'27" E – 433.45'

307.02'

PEEK ROAD HOLDINGS, LLC
CALL 151.4 ACRE TRACT
(TRACT 2; F.B.C.C.F. No. 2024100028)
ORIGINAL CALL 166.572 ACRE TRACT
(TRACT I; F.B.C.C.F. No. 2017053767)
(TRACT I; F.B.C.C.F. No. 2017053768)
(TRACT I; F.B.C.C.F. No. 2017053769)

20' S.S.E. (SEE OWNER DEDICATION)

BLOCK No. 2

RESERVE "B"
(9.055 ACRES)
(RESTRICTED TO DRAINAGE & DETENTION)

10' STM.S.E.

10' B.L.

N 87°19'33" E – 326.10'

2.915 ACRE 60' ROADWAY & ACCESS EASEMENT (F.B.C.C.F. No. 2021190847 & No. 2022108277)

3.228 ACRES (60' WIDE ROAD RIGHT-OF-WAY)

MATCHLINE (SEE SHEET 3)

COLD RAIN DRIVE - (60' R.O.W.)

N 87°19'33" E – 326.10'

MATCHLINE (SEE SHEET 3)

S 02°40'27" E – 1431.99'

RESERVE "A" (LANDSCAPE/ OPEN SPACE/DRAINAGE) CALL 0.1511 ACRE

CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC 80' WIDE ASPHALT EASEMENT (F.B.C.C.F. No. 2014242802)

OXY CHEMICAL COMPANY 100' PIPELINE EASEMENT (VOL. 6126, PG. 329; D.R.) & (VOL. 6126, PG. 345; D.R.)

LONG STAR GAS COMPANY 100' PIPELINE EASEMENT (VOL. 380, PG. 606; D.R.)

14' UTILITY EASEMENT (F.B.C.P. No. 20160027)

LONG MEADOW FARMS SEC 42 (F.B.C.P. No. 20160150)

CRESTED VALLEY DRIVE (60' R.O.W.)

LONG MEADOW FARMS SEC 41 (F.B.C.P. No. 20160027)

LOT 23 LOT 22 LOT 21

LOT 24 BLOCK 3

LOT 31 BLOCK 1

FOUND 5/8" IRON ROD (COSTELLO)

SET 5/8" IRON ROD WITH CAP X= 2,998,146.82 Y= 13,809,653.66'

3.228 ACRES (60' WIDE ROAD RIGHT-OF-WAY)

RESERVE "A" (15.199 ACRES)
(RESTRICTED TO SCHOOL PURPOSES)

N 02°40'27" W – 935.54'

N 02°40'27" W – 382.10'

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	30.00	90°54'46"	47.60	30.48	N 42°49'02" W	42.76
C2	30.00	89°05'14"	46.65	29.53	S 47°10'58" W	42.09
C3	270.00	05°18'48"	25.04	12.53	S 00°01'03" E	25.03
C4	300.00	05°18'48"	27.82	13.92	N 00°01'03" W	27.81
C5	330.00	05°18'48"	30.60	15.31	N 00°01'03" W	30.59
C6	30.00	90°00'00"	47.12	30.00	S 47°40'27" E	42.43
C7	30.00	90°00'00"	47.12	30.00	S 42°19'33" W	42.43
C8	270.00	46°20'13"	218.36	115.55	N 69°30'21" W	212.46
C9	300.00	46°20'13"	242.62	128.38	N 69°30'21" W	236.06
C10	330.00	46°20'13"	266.88	141.22	S 69°30'21" E	259.67
C11	330.00	43°39'46"	251.48	132.20	N 68°10'07" W	245.44
C12	300.00	43°39'46"	228.62	120.18	S 68°10'07" E	223.13
C13	270.00	43°39'46"	205.76	108.16	S 68°10'07" E	200.81

S 46°20'14" E – 97.78'

SET 5/8" IRON ROD WITH CAP X= 2,999,251.16' Y= 13,810,101.52'

EAST – 159.79'

COLD RAIN DRIVE (60' R.O.W.) EAST – 161.19' WEST – 162.59'

160.17'

SET 5/8" IRON ROD WITH CAP X= 2,999,093.81' Y= 13,810,041.53'

RESERVE "C" (3.035 ACRES)
(RESTRICTED TO DRAINAGE & DETENTION)

S 02°40'27" E – 792.76'

859.87'

160'

COLD RAIN DRIVE (50' R.O.W.; F.B.C.P. No. 20160027)

0 60 120 180
SCALE: 1"= 60'

37 pgs 2026007856

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
January 28, 2026 10:41:45 AM
FEE: $4569.00 DA
20260022

LAMAR CONSOLIDATED ISD
BEECHNUT ELEMENTARY SCHOOL

A SUBDIVISION OF 30.517 ACRES OF LAND OVERALL INCLUDING A 15.199 ACRE TRACT (F.B.C.C.F. Nos. 2022108276 & 2021190846) & A 2.915 ACRE ROADWAY & ACCESS EASEMENT (F.B.C.C.F. Nos. 2021190847 & 2022108277) OUT OF A CALL 151.4 ACRE TRACT OF LAND (TRACT 2; F.B.C.C.F. No. 2024100028) TOGETHER WITH A 0.313 ACRE TRACT (F.B.C.C.F. No. 2022067242) OUT OF AN ORIGINAL CALL 10.583 ACRE TRACT OF LAND (F.B.C.C.F. No. 2014029100), BEING IN THE I. AND G.N. RAILROAD COMPANY SURVEY, ABSTRACT No. 353, AND IN THE WILLIAM STANLEY SURVEY, ABSTRACT No. 599, FORT BEND COUNTY, TEXAS.

3 RESERVES **2 BLOCKS**

OWNERS
LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
3911 AVENUE I
ROSENBERG, TEXAS 77471
PHONE (281) 341-3100

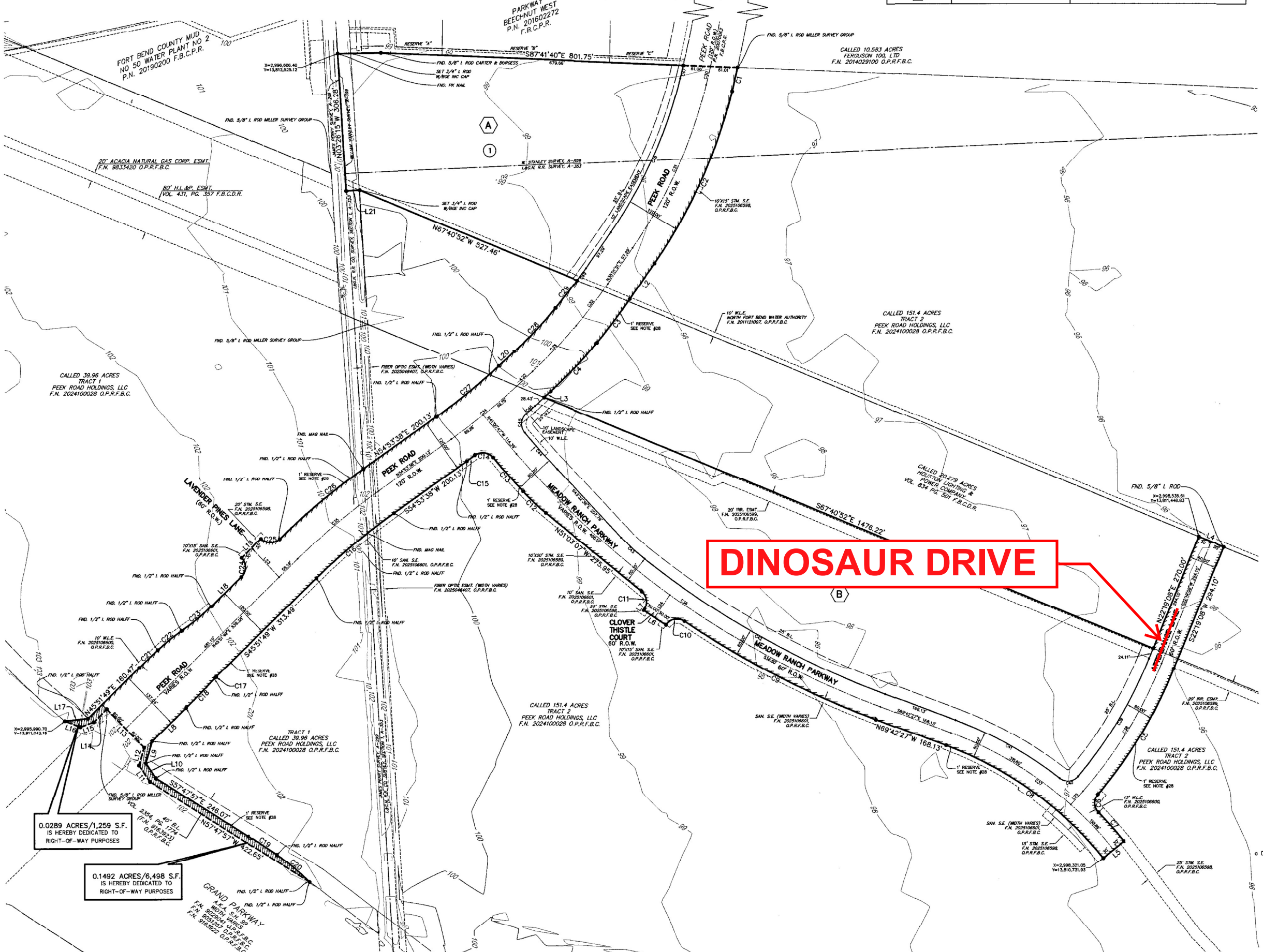
OWNERS
PEEK ROAD HOLDINGS, LLC
3250 BRIARPARK DRIVE, SUITE 300
HOUSTON, TEXAS 77042
PHONE (713) 366-0823

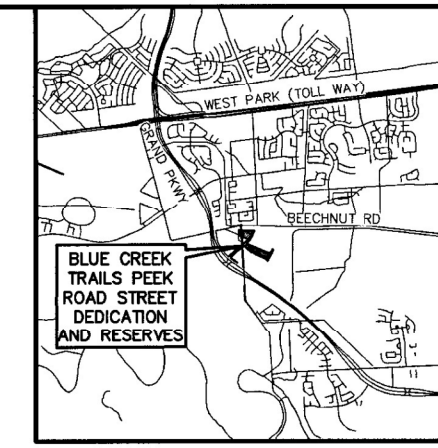
SURVEYOR AND ENGINEER
KALUZA, INC.
CONSULTING ENGINEERS AND SURVEYORS
ENGINEERING FIRM No. F-1339
TEXAS LICENSED SURVEYING FIRM No. 10010000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
bschodek@kaluzainc.com

AUGUST 29, 2025

File Name:W:\FortBend\School\FBSCHL21-003 (LISD BEECHNUT)\Survey\Plat\ES-BEECHNUT-FP_082925.dwg
Layout Tab: 2
Save date: Friday, August 29, 2025 12:54:41 PM Plot date: Wednesday, September 3, 2025 10:40:26 AM

RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	6.323 AC. / 275,421 S.F.	DRAINAGE / DETENTION
B	9.387 AC. / 408,915 S.F.	DRAINAGE / DETENTION





VICINITY MAP
N.T.S.
KEY MAP PAGE NO. 525Q

N

0 100 200 300

DISTRICT NAMES	
M. U. D.	FORT BEND COUNTY M. U. D 50
SCHOOL	LAMAR C. I. S. D.
FIRE	FIRE DISTRICT FULSHEAR & RICHMOND
T. I. R. Z.	FORT BEND TIRZ 4
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
C. A. D.	COUNTY ASSISTANCE DISTRICT NO. 11
L. I. D.	LEVEE IMPROVEMENT DISTRICT NO. 12
FORT BEND COUNTY AND FORT BEND COUNTY DRAINAGE DISCTRICT	

43 pgs 2026029417

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
March 26, 2026 04:02:32 PM
FEE: $3964.00 DA 20260064

BLUE CREEK TRAILS PEEK ROAD STREET DEDICATION AND RESERVES

A SUBDIVISION OF 25.02 ACRES OF LAND
LOCATED IN THE
JAMES PERRY SURVEY, ABSTRACT 299, THE
I.&G.N.R.R. CO. SURVEY, ABSTRACT 353, AND
THE WILLIAM STANLEY SURVEY, ABSTRACT 599
FORT BEND COUNTY, TEXAS

RESERVES: 2 BLOCKS: 2

SCALE: 1"=100' DATE: JANUARY, 2026

DEVELOPER:
PEEK ROAD HOLDINGS, LLC.
a Delaware limited liability company
680 FIFTH AVENUE, 25TH FL,
NEW YORK, NY 10019
281-558-8700

LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
281-810-1422

BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

DESCRIPTION OF A 25.02 ACRE TRACT OF LAND SITUATED
IN THE JAMES PERRY SURVEY, A-299, THE I.&G.N.R.R. CO. SURVEY, A-353,
AND THE WILLIAM STANLEY SURVEY, A-599
FORT BEND COUNTY, TEXAS

BEING a 25.02 acre (1,090,056 square foot) tract of land situated in the James Perry Survey, Abstract No. 299, the I.&G.N. R.R. Co. Survey, Abstract No. 353, and the William Stanley Survey, Abstract No. 599 of Fort Bend County, Texas and being a portion of a called 151.4 acre tract of land described as Tract 2 in an instrument to Peek Road Holdings, LLC recorded under Fort Bend County (F.N.) 2024139665 in the Official Public Records of Fort Bend County (O.P.R.F.B.C.); a portion of a called 29.24 acre tract of land described as Tract 1 in an instrument to Peek Road Holdings, LLC recorded under F.N. 2024100328 of the O.P.R.F.B.C.; a portion of a called 22.279 acre tract of land described in an instrument to Houston Lighting & Power Company recorded under Volume 834, Page 501 of the Fort Bend County Deed Records (F.B.C.D.R.), and a portion of a called 1.924 acre tract of land described as right-of-way abandonment in an instrument to Peek Road Holdings, LLC recorded under F.N. 2025003130 of the O.P.R.F.B.C., said 25.02 acre tract of land described by metes and bounds as follows, with all bearings based on Texas State Coordinate System of 1983 (NAD83), South Zone 4204 and referenced to monuments found along the South line of a called 15.199 acre tract of land in an instrument to Lumar Consolidated Independent School District recorded under F.N. 2022030278 of the O.P.R.F.B.C.:

BEGINNING at a 5/8-inch iron rod found on the North line of said 29.279 acre tract, being the Southwest corner of said 15.199 acre tract, from which a 5/8-inch iron rod with cap stamped "1943 1993" found for the Southeast corner of said 15.199 acre tract bears S 67° 40' 52" E, 1,003.78 feet and being the most Easterly Northeast corner of the herein described tract;

THENCE, S 22° 19' 08" W, a distance of 294.10 feet over and across said 20.279 acre tract and said 151.4 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northeast corner of a 1/2-inch iron rod with cap stamped "BGE INC" set for corner;

THENCE, continuing over and across said 151.4 acre tract, the following courses and distances:

In a Southwesterly direction, along and with said curve to the right, an arc distance of 329.54 feet, having a radius of 1,030.00 feet, a central angle of 18°19'57" and chord which bears N 74°29'05" W, 328.14 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of reverse curvature to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 44.87 feet, having a radius of 30.00 feet, a central angle of 85°38'43" and chord which bears S 62°00'21" E, 40.66 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of reverse curvature to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 85.64 feet, having a radius of 880.00 feet, a central angle of 05°34'34" and chord which bears S 41°52'25" E, 85.61 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 00°34'52" W, a distance of 94.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southeast corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 00°54'52" W, 820.00 feet;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 438.23 feet, having a radius of 820.00 feet, a central angle of 30°37'19" and chord which bears N54°23'47"W, 433.06 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

N 69° 42' 27" W, a distance of 168.13 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Northwesterly direction, along and with said curve to the right, an arc distance of 483.15 feet, having a radius of 2,400.00 feet, a central angle of 12°36'12" and chord which bears N 63°24'21" W, 482.31 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of reverse curvature to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 47.36 feet, having a radius of 30.00 feet, a central angle of 90°27'22" and chord which bears S 78°42'04" W, 42.59 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 56° 31' 37" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 33° 28' 23" E, a distance of 3.32 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 44.26 feet, having a radius of 30.00 feet, a central angle of 84°31'30" and chord which bears N 08°47'22" W, 40.35 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

N 51° 03' 07" W, a distance of 275.95 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a northwesterly direction, along and with said curve to the right, an arc distance of 119.72 feet, having a radius of 500.00 feet, a central angle of 07°59'28" and chord which bears N 47°02'24" W, 119.87 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of reverse curvature to the left;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 101.21 feet, having a radius of 2,045.00 feet, a central angle of 02°50'06" and chord which bears N41°38'37"W, 101.20 feet to the point of reverse curvature to the right;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 44.88 feet, having a radius of 30.00 feet, a central angle of 85°42'49" and chord which bears N 84°56'41" W, 40.81 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of reverse curvature to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 22.76 feet, having a radius of 1,560.00 feet, a central angle of 00°50'09" and chord which bears S54°28'33" W, 22.76 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

S 54°53'38" W, a distance of 200.13 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for the beginning of a tangent curve to the left;

THENCE, in a Southwesterly direction, continuing over and across said 151.4 acre tract, at a distance of 39.15 feet pass the East line of said 1.924 acre tract, continuing over and across said 1.924 acre tract, at a distance of 117.11 feet pass the West line of said 1.924 acre tract, continuing over and across said 151.4 acre tract, continuing with said curve to the left for a total arc distance of 226.96 feet, having a radius of 1,440.00 feet, a central angle of 09°01'49" and chord which bears S 59°22'43" W, 226.73 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for a point of tangency;

THENCE, continuing over and across said 39.96 acre tract, the following courses and distances:

S 63°51'49" W, a distance of 313.49 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 2.82 feet, having a radius of 90.00 feet, a central angle of 02°41'18" and chord which bears S 64°31'10" W, 2.81 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 84.31 feet, having a radius of 2,010.00 feet, a central angle of 02°24'11" and chord which bears S 65°11'28" W, 84.30 feet to a 3/4-inch iron rod with cap stamped "HALFF" found for a point of tangency;

S 45° 51' 49" W, a distance of 105.44 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for corner;

S 16° 36' 22" W, a distance of 51.38 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for corner;

S 33° 58' 30" E, a distance of 39.60 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for corner;

S 57° 47' 57" E, a distance of 246.07 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Southeasterly direction, along and with said curve to the right, an arc distance of 75.29 feet, having a radius of 1,950.00 feet, a central angle of 02°12'44" and chord which bears S 56° 41' 35" E, 75.29 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for a point of compound curvature to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 98.63 feet, having a radius of 515.00 feet, a central angle of 10°58'23" and chord which bears S 50°19'37" E, 98.50 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for the Southeast corner of the herein described tract, lying on the Northerly right-of-way line of Grand Parkway a.k.a. S.H. 99 (width varies) recorded in F.N. 9029041 of the O.P.R.F.B.C., F.N. 9051257 of the O.P.R.F.B.C., and F.N. 9163922 of the O.P.R.F.B.C.;

THENCE, along and with the Northerly right-of-way line of said Grand Parkway, the following courses and distances:

N 57°47'57" W, a distance of 422.65 feet to a brass disk monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner;

N 33°58'34" W, a distance of 43.82 feet to a brass disk monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner;

N 16°36'18" E, a distance of 41.10 feet to a brass disk monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for an interior corner of the herein described tract;

N 44°08'12" W, a distance of 120.00 feet to a 5/8-inch iron rod with cap stamped "MILLER SURVEY GROUP" found for an interior corner of the herein described tract;

S 45°51'49" W, a distance of 41.40 feet to a brass disk monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner;

S 71°03'50" W, a distance of 31.64 feet to a brass disk monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for corner;

N 69°51'36" W, a distance of 37.05 feet to a brass disk monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found for the Southwest corner of the herein described tract;

THENCE, over and across said 39.96 acre tract, the following courses and distances:

N 83°34'30" E, a distance of 52.46 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for corner;

N 45°51'49" E, a distance of 160.47 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Northeasterly direction, along and with said curve to the right, an arc distance of 57.26 feet, having a radius of 2,022.00 feet, a central angle of 01°37'21" and chord which bears N 46°40'29" E, 57.26 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for a point of compound curvature to the right;

In a Northeasterly direction, along and with said curve to the right, an arc distance of 68.74 feet, having a radius of 510.00 feet, a central angle of 07°43'21" and chord which bears N 51°20'50" E, 68.69 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for a point of reverse curvature to the left, from which its center bears N 34°18'18" W, 502.89 feet;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 86.17 feet, having a radius of 502.89 feet, a central angle of 09°49'04" and chord which bears N 50°47'12" E, 86.07 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for corner;

N 45°51'49" E, a distance of 94.33 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 47.00 feet, having a radius of 30.00 feet, a central angle of 89°45'57" and chord which bears N 00°58'50" E, 42.34 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 45°37'51" E, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears N 46°05'42" E, 30.00 feet;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 47.20 feet, having a radius of 30.00 feet, a central angle of 90°08'09" and chord which bears S 89°58'57" E, 42.48 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for the point of a tangent reverse curvature to the right;

THENCE, in a Northeasterly direction, continuing over and across said 39.96 acre tract and along and with said curve to the right, at a distance of 358.16 feet pass the West line of said 1.924 acre tract, continuing over and across said 1.924 acre tract, at a distance of 429.23 feet pass the East line of said 1.924 acre tract, continuing with said curve for a total arc distance of 544.73 feet, having a radius of 1,560.00 feet, a central angle of 08°57'04" and chord which bears N 89°20'23" E, 544.48 feet to the point of tangency, from which a found Mag Nail bears N 52°35'58" E, a distance of 0.70 feet;

THENCE, N 54°53'38" E, continuing over and across said 1.924 acre tract at a distance of 35.17 feet pass the East line of said 1.924 acre tract, continuing over and across said 151.4 acre tract for a total distance of 200.13 feet to a 1/2-inch iron rod with cap stamped "HALFF" found for the beginning of a tangent curve to the left;

THENCE, in a Northeasterly direction, continuing over and across said 151.4 acre tract and said 20.279 acre tract and along and with said curve to the left, an arc distance of 181.45 feet, having a radius of 1,440.00 feet, a central angle of 07°13'04" and chord which bears N 51°17'06" E, 181.32 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

THENCE, continuing over and across said 20.279 acre tract the following courses and distances:

N 47°40'33" E, a distance of 47.93 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 133.64 feet, having a radius of 940.00 feet, a central angle of 08°08'44" and chord which bears N 43°36'11" E, 133.52 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of a compound curve to the left;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 79.52 feet, having a radius of 1,440.00 feet, a central angle of 03°09'50" and chord which bears N37°56'48"E, 79.51 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract, lying on the North line of said 20.279 acre tract;

THENCE, N 45° 40' 55" E, a distance of 527.46 feet along and with the North line of said 20.279 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" found for corner, from which a found 5/8-inch iron rod with cap stamped "MILLER" bears N 81°09'05" E, 0.32 feet;

THENCE, S 86°30'08" E, a distance of 30.38 feet over and across said 151.4 acre tract and said Skinner Lane to a Mag Nail set for corner, lying on the West line of said 151.4 acre tract;

THENCE, N 03°26'15" E, a distance of 206.28 feet continuing over and across said Skinner Lane and the West line of said 151.4 acre tract to a PK Nail found for the Northwest corner of the herein described tract and said 151.4 acre tract;

THENCE, N 89°09'06" E, along and with the North line of said 151.4 acre tract, passing the Southwest corner of Restricted Reserve "A" of PARKWAY BEECHNUT, an addition in Fort Bend County, Texas according to the plat thereof recorded in F.N. 2024000029 of the F.R.F.B.C., at a distance of 29.24 feet, continuing along and with the North line of said 151.4 acre tract and the South line of said PARKWAY BEECHNUT WEST for a total distance of 96.84 feet to a 5/8-inch iron rod with cap stamped "Carter & Burgess" found for corner;

THENCE, S 87°41'40" E, along and with the North line of said 151.4 acre tract and the South line of said PARKWAY BEECHNUT WEST, passing at a distance of 676.65 feet, a 5/8-inch iron rod with cap stamped "Miller Survey Group" found for the South common corner of said PARKWAY BEECHNUT WEST and PEEK ROAD (100 foot width) as shown on PEEK ROAD, BELLAIRE BOULEVARD AND S.H. 99 (GRAND PARKWAY) INTERCHANGE recorded under F.N. 2020230202 of the F.R.F.B.C., continuing along and with the North line of said 151.4 acre tract and the South terminus of said PEEK ROAD, a total distance of 801.75 feet to a 5/8-inch iron rod with cap stamped "Miller Survey Group" found for the most Northerly Northeast corner of the herein described tract and the South common corner of said Peek Road and a called 10.583 acre tract described in an instrument to Ferguson 100, LTD recorded under F.N. 2014029100 of the O.P.R.F.B.C., same being the beginning of a non-tangent curve to the right, from which its center bears N 77°32'25" E, 2,060.00 feet;

THENCE, over and across said 151.4 acre tract and said 20.279 acre tract the following courses and distances:

In a Southeasterly direction, along and with said curve to the right, an arc distance of 54.12 feet, having a radius of 2,060.00 feet, a central angle of 01°30'19" and chord which bears S 12°21'41" W, 54.12 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of a compound curve to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 423.48 feet, having a radius of 1,560.00 feet, a central angle of 15°33'07" and chord which bears S 27°34'21" W, 422.13 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

S 35°20'51" W, a distance of 57.69 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 122.46 feet, having a radius of 1,559.99 feet, a central angle of 04°29'52" and chord which bears S 37°16'47" W, 122.43 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of a compound curve to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 150.70 feet, having a radius of 1,060.00 feet, a central angle of 08°08'44" and chord which bears S43°36'05"W, 150.57 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

S 47°40'27" W, a distance of 19.50 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract, lying on the Southwest line of said 20.279 acre tract;

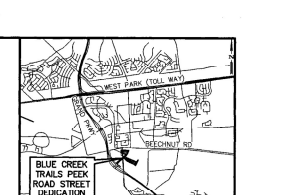
THENCE, S 67°40'52" E, a distance of 1,476.22 feet along and with the Southwest line of said 20.279 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, N 22°19'08" E, a distance of 270.00 feet over and across said 20.279 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner, lying on the Northeast line of said 20.279 acre tract;

THENCE, S 67°40'52" E, a distance of 80.00 feet along and with the Northeast line of said 20.279 acre tract to the POINT OF BEGINNING and containing 25.02 acres (1,090,056 square feet) of land.

GENERAL NOTES

1. "(1)" Indicates Block Number.
2. "P.N." Indicates Plat Number.
3. "B.L." Indicates Building Line.
4. "R.O.W." Indicates Right-of-Way.
5. "I.ING. ESMT." Indicates Irrigation Easement.
6. "W.L.E." Indicates Water Line Easement.
7. "SAN. S.E." Indicates Sanitary Sewer Easement.
8. "STM. S.E." Indicates Storm Sewer Easement.
9. "F.B.C.D.R." Indicates Fort Bend County Deed Record.
10. "F.B.C.P.R." Indicates Fort Bend County Public Record.
11. "F.C." Indicates Film Code.
12. "VOL." Indicates Volume.
13. "PG." Indicates Page.
14. "O.P.R.F.B.C." Indicates Official Public Records of Fort Bend County.
15. "F.N." Indicates File Number.
16. "ESMT." Indicates Easement.
17. "Fnd." Indicates Found.
18. "S.F." Indicates Square Feet.
19. "NO." Indicates Number.
20. "I." Indicates Iron.
21. Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
22. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought grid by dividing the following combined scale 0.99987002.
23. The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
24. 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 Chapter 42 Code of Ordinances, City of Houston, in effect at the time this plat was approved, which may be amended from time to time.
25. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. Public easements and rights-of-way are for the use of the public as they may be permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
26. This plat is within Lightning zone L73.
27. This tract is located within the extraterritorial jurisdiction of the City of Houston and Fort Bend County.
28. 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 condition of such dedication being that when adjacent property is subdivided or re-subdivided in 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 to and revest in the dedicator, his heirs, assigns, or successors.
29. The top of all floor slabs shall be a minimum of 100.53 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 is located, nor less than a ponding level of slab elevation shall be no less than 24 inches above the finished ground along the perimeter of the building foundation and 12 inches above any down gradient swale or drainage restraint, whichever is higher.
30. 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 event.
31. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
32. All property to drain into the drainage easement only through an approved drainage structure.
33. The property lies in the Zone "X" (areas determined to be outside 500 year flood plain with elevation determined) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0120L, Revised April 2, 2014.
34. The Planning Commission granted a variance to allow a curve radius of 1000' for Major Throughfare Peek Road North of Meadow Ranch Parkway on 10/02/2025. The variance approval was contingent on the proposed landuse. Any change of the land use would make the variance approval invalid and may require a replat.
35. 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.
36. 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.
37. All corners unless otherwise noted are set 3/4-inch iron Rod "BGE INC" Cap.



VICINITY MAP
N.T.S.
KEY MAP PAGE NO. 525Q

43 pgs 20260029417

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard, County Clerk
Fort Bend County Texas
12/29/2025 02:32 PM
FEE $3984.00 DA 20260064

BLUE CREEK TRAILS PEEK ROAD STREET DEDICATION AND RESERVES

A SUBDIVISION OF 25.02 ACRES OF LAND
LOCATED IN THE
JAMES PERRY SURVEY, ABSTRACT 299, THE
I.&G.N.R.R. CO. SURVEY, ABSTRACT 353, AND
THE WILLIAM STANLEY SURVEY, ABSTRACT 599
FORT BEND COUNTY, TEXAS

RESERVES: 2 BLOCKS: 2
SCALE: 1"=100' DATE: JANUARY, 2026

DEVELOPER:
PEEK ROAD HOLDINGS, LLC
a Delaware limited liability company
680 FIFTH AVENUE, 25th FL.
NEW YORK, NY 10019
281-558-8700

LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, STE. 200
KATY, TEXAS 77494
281-810-1422

BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 ● www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

C:\Users\JohnCarter\Documents\Projects\Peek Road\Peek Road Dedication\Peek Road Dedication_central_JohnCarter.dwg, 12/29/2025 2:32:14 PM, JohnCarter

STATE OF TEXAS
COUNTY OF FORT BEND

We, PEEK ROAD HOLDINGS, LLC, a Delaware limited liability company, acting by and through Thomas Wellner, its Vice President and Aubrey Hepler, Authorized Agent, of PEEK ROAD HOLDINGS, LLC a Texas limited liability company, its Administrative Member owner of the land described in the above and foregoing map of BLUE CREEK TRAILS PEEK ROAD STREET DEDICATION AND RESERVES, do hereby make such dedication and subdivision of said property according to said 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 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 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for 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 the 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, permanent access easement, 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 easement 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.

FURTHER, we do hereby certify that to the best of our knowledge, all property immediately adjacent to the boundaries of the above and foregoing subdivision of BLUE CREEK TRAILS PEEK ROAD STREET DEDICATION AND RESERVES which is intended for 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.

IN TESTIMONY WHEREOF, PEEK ROAD HOLDINGS, LLC, a Delaware limited liability company acting by and through PEEK ROAD HOLDINGS, LLC a Texas limited liability company its Administrative Member has caused these presents to be signed by Thomas Wellner, its Vice President and Aubrey Hepler Authorized Agent thereunto authorized.

this 21st day of February 2026.

PEEK ROAD HOLDINGS, LLC, a Delaware limited liability company

BY: PEEK ROAD HOLDINGS, LLC
a Texas limited liability company,
its Administrative Member

By: _____ Attest: _____

Name: Thomas Wellner Name: Aubrey Hepler

Title: Vice President Title: Authorized Agent

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Thomas Wellner its Vice President and Aubrey Hepler, Authorized Agent, of PEEK ROAD HOLDINGS, LLC, a Texas limited liability company, the Administrative Member of PEEK ROAD HOLDINGS, LLC, a Delaware 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of February 2026.

FLORENCIA PAULINA VERNACCI
Notary Public, State of Texas
Comm. Expires 09-19-2028
Notary ID 133554135

NAME: Florencia Vernacci
Notary Public in and for the State of Texas
Commission Expires: 9-19-2028

I, Austin Woo, am 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other nationally permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the nearest survey corner.

STATE OF TEXAS
AUSTIN WOO
6852
REGISTERED PROFESSIONAL LAND SURVEYOR

Austin Woo, R.P.L.S.
Texas Registration No. 6852

2/18/26

I, Kyle Adams, 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.

STATE OF TEXAS
KYLE J. ADAMS
137440
LICENSED PROFESSIONAL ENGINEER

Kyle Adams, P.E.
Texas Registration No. 137440

2/23/26

BGE, Inc.
TBPE Registration No. F-1046

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of BLUE CREEK TRAILS PEEK ROAD STREET DEDICATION AND RESERVES in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat.

this 11 day of March 2026.

By: _____ By: _____

Lina M. Clark, Chair OR M. Sonny Garza, Vice Chair

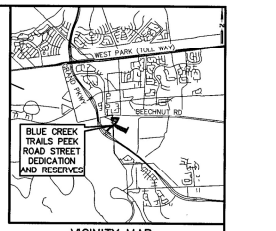
Yoon Tran, Secretary

CURVE DATA

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	2060.00'	1°30'19"	54.12'	S 13°21'41" W	54.12'
C2	1160.00'	20°50'01"	423.48'	S 24°34'21" W	421.13'
C3	1559.99'	4°28'52"	122.48'	S 37°16'47" W	122.43'
C4	1060.00'	8°08'44"	150.70'	S 43°36'05" W	150.57'
C5	1030.00'	18°18'53"	328.54'	S 31°29'25" W	327.14'
C6	30.00'	85°18'43"	44.67'	S 2°00'21" E	40.68'
C7	980.00'	5°24'34"	85.64'	S 41°52'25" E	85.61'
C8	920.00'	30°37'19"	491.68'	N 54°23'47" W	485.76'
C9	2030.00'	13°38'12"	483.15'	N 62°52'21" W	482.01'
C10	30.00'	99°37'42"	47.26'	S 78°42'01" W	41.59'
C11	30.00'	84°31'20"	44.26'	N 8°47'22" W	40.35'
C12	500.00'	7°58'26"	69.73'	N 47°03'24" W	69.67'
C13	2045.00'	2°50'09"	101.21'	N 41°38'37" W	101.20'
C14	30.00'	85°42'59"	44.86'	N 87°05'02" W	40.81'
C15	1560.00'	2°50'09"	77.19'	S 54°38'33" W	77.18'
C16	1440.00'	9°01'49"	226.98'	S 50°22'43" W	226.72'
C17	60.00'	2°41'18"	2.82'	S 44°31'10" W	2.81'
C18	2010.00'	2°41'18"	94.31'	S 44°31'10" W	94.30'
C19	1930.00'	2°32'44"	75.29'	S 56°41'35" E	75.29'
C20	315.00'	10°36'23"	95.63'	S 50°19'01" E	95.50'
C21	5062.60'	1°07'21"	99.20'	N 49°46'59" E	99.20'
C22	310.00'	7°43'21"	68.74'	N 51°25'50" E	68.59'
C23	562.89'	9°48'04"	86.17'	N 50°47'12" E	86.07'
C24	30.00'	89°45'57"	47.00'	N 0°58'50" E	42.34'
C25	30.00'	90°09'09"	47.20'	S 88°58'53" E	42.48'
C26	1569.00'	8°57'06"	243.73'	N 50°25'06" E	243.48'
C27	1440.00'	7°13'11"	181.45'	N 51°17'03" E	181.33'
C28	840.00'	8°08'44"	133.64'	N 43°36'05" E	133.52'
C29	1440.00'	2°08'50"	79.52'	N 37°56'48" E	79.51'
C30	2000.00'	1°11'33"	41.63'	N 13°31'04" E	41.63'
C31	1100.00'	20°55'01"	401.58'	N 24°34'21" E	399.35'
C32	1500.00'	4°28'52"	117.26'	N 37°16'47" E	117.22'
C33	1060.00'	8°08'44"	142.17'	N 43°36'05" E	142.05'
C34	1500.00'	7°13'11"	189.01'	N 51°17'03" E	188.89'
C35	1500.00'	9°01'49"	236.41'	S 50°22'43" W	236.17'
C36	2000.00'	28°41'40"	1001.62'	S 55°21'37" E	991.19'
C37	850.00'	30°37'19"	454.29'	N 54°23'47" W	448.90'
C38	1000.00'	18°14'51"	335.63'	N 31°56'33" E	334.35'
C39	970.00'	18°12'56"	308.38'	N 31°25'36" E	307.09'
C40	30.00'	87°14'20"	45.68'	N 84°19'9" E	41.39'
C41	980.00'	17°29'01"	268.53'	N 60°57'56" W	267.69'
C42	1970.00'	18°03'55"	621.13'	S 60°40'35" E	618.57'
C43	500.00'	8°05'56"	70.68'	S 47°35'34" E	70.62'
C44	1955.00'	3°11'40"	109.00'	S 41°56'46" E	108.99'
C45	30.00'	88°56'50"	46.60'	S 4°08'39" W	42.05'
C46	1560.00'	0°16'27"	26.53'	N 48°06'41" E	26.53'
C47	1940.00'	0°51'37"	29.13'	N 12°41'02" E	29.13'
C48	1040.00'	20°55'01"	379.87'	N 24°34'21" E	377.67'
C49	1460.00'	1°20'02"	33.52'	N 35°41'57" E	33.52'

LINE DATA

NUMBER	BEARING	DISTANCE
L1	N89°00'00"E	95.84'
L2	S30°01'51"W	97.29'
L3	S47°40'27"W	19.50'
L4	S87°40'52"E	60.00'
L5	S00°54'50"W	60.00'
L6	N56°21'37"W	60.00'
L7	N33°28'23"E	3.32'
L8	S45°51'49"E	105.44'
L9	S18°38'22"W	51.38'
L10	S33°28'39"E	28.90'
L11	N33°28'34"W	43.82'
L12	N18°36'18"E	41.10'
L13	N44°08'11"W	120.00'
L14	S45°51'49"W	41.40'
L15	S71°03'50"W	31.64'
L16	N69°51'36"W	37.05'
L17	N83°24'30"E	52.46'
L18	N45°51'49"E	84.33'
L19	N45°37'51"E	30.00'
L20	N47°40'27"E	47.83'
L21	S00°32'39"W	30.26'
L22	S47°40'27"W	47.83'
L23	S43°54'08"E	90.00'
L24	N33°28'23"E	61.39'
L25	S41°32'39"W	41.08'



VICINITY MAP
N.T.S.
KEY MAP PAGE NO. 525Q

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 of subdivision within the watershed.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

Approved by the Commissioners Court of Fort Bend County, Texas, this 26 day of March 2026.

Dexter L. McCoy, County Judge
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

W.A. "Andy" Meyers
Precinct 3, County Commissioner

Dexter L. McCoy
Precinct 4, County Commissioner

KP George
County Judge

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 March 27 2026, at 4:02 o'clock P. M. in Plat Number 20260064

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: D'Lila Almaraz
Deputy
D'LILA ALMARAZ

43 pgs 2026029417

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard, County Clerk
Fort Bend County, Texas
March 27, 2026 04:02 PM

FEE: $384.00 DA

20260064

BLUE CREEK TRAILS PEEK ROAD STREET DEDICATION AND RESERVES

A SUBDIVISION OF 25.02 ACRES OF LAND
LOCATED IN THE
JAMES PERRY SURVEY, ABSTRACT 299, THE
I.&G.N.R.R. CO. SURVEY, ABSTRACT 353, AND
THE WILLIAM STANLEY SURVEY, ABSTRACT 599
FORT BEND COUNTY, TEXAS

RESERVES: 2 BLOCKS: 2

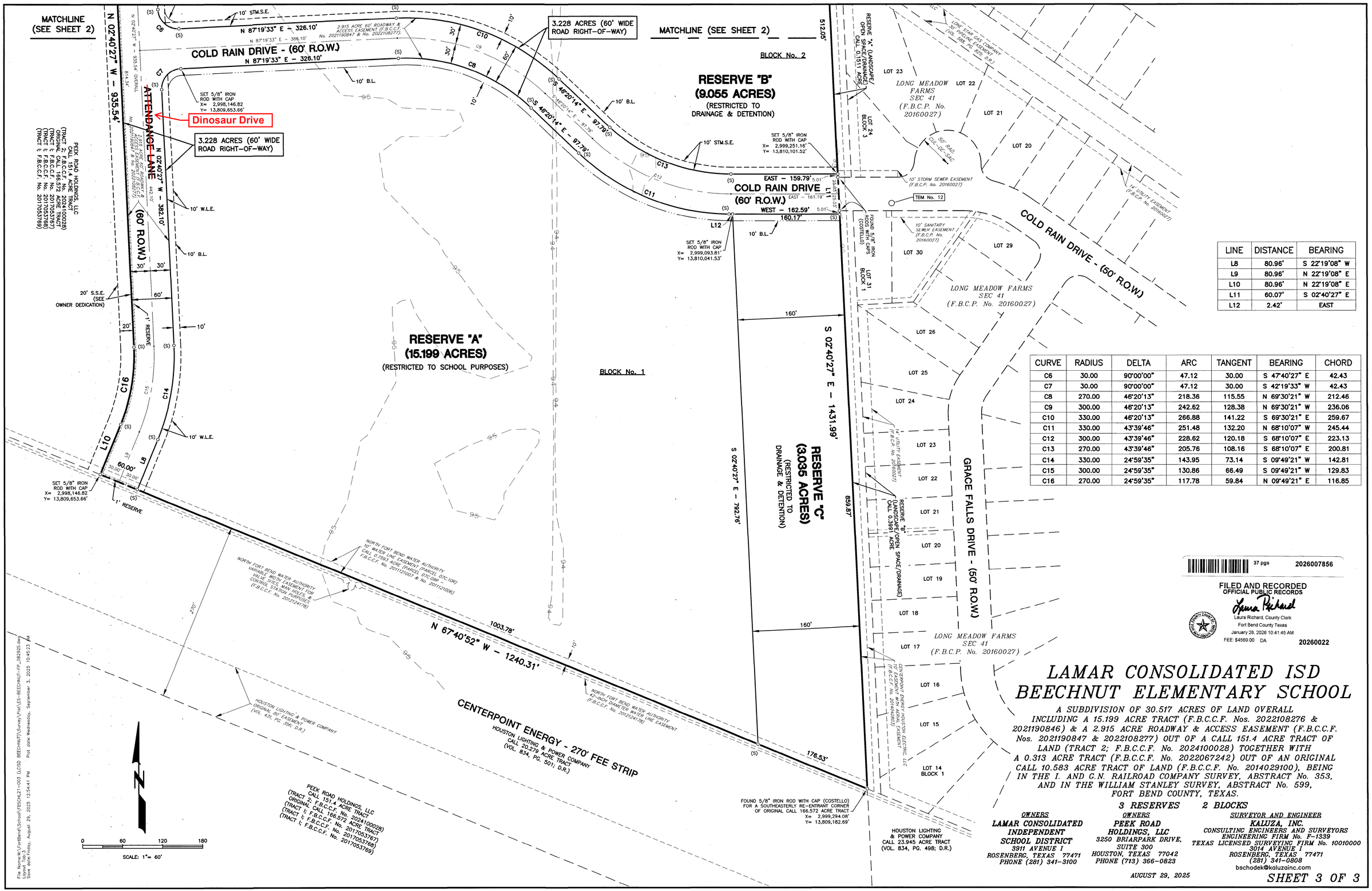
SCALE: 1"=100' DATE: JANUARY, 2026

DEVELOPER:
PEEK ROAD HOLDINGS, LLC,
a Delaware limited liability company
590 FIFTH AVENUE, 25TH FL.
NEW YORK, NY 10019
281-558-8700

LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
281-810-1422

BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 ♦ www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

\\projects\2025\BCR\DWG\PLAT\BCR_PLAT.dwg, Plat, 2/18/2026 3:12 PM



LINE	DISTANCE	BEARING
L8	80.96'	S 22°19'08" W
L9	80.96'	N 22°19'08" E
L10	80.96'	N 22°19'08" E
L11	60.07'	S 02°40'27" E
L12	2.42'	EAST

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C6	30.00	90°00'00"	47.12	30.00	S 47°40'27" E	42.43
C7	30.00	90°00'00"	47.12	30.00	S 42°19'33" W	42.43
C8	270.00	46°20'13"	218.36	115.55	N 69°30'21" W	212.46
C9	300.00	46°20'13"	242.62	128.38	N 69°30'21" W	236.06
C10	330.00	46°20'13"	266.88	141.22	S 69°30'21" E	259.67
C11	330.00	43°39'46"	251.48	132.20	N 68°10'07" W	245.44
C12	300.00	43°39'46"	228.62	120.18	S 68°10'07" E	223.13
C13	270.00	43°39'46"	205.76	108.16	S 68°10'07" E	200.81
C14	330.00	24°59'35"	143.95	73.14	S 09°49'21" W	142.81
C15	300.00	24°59'35"	130.86	66.49	S 09°49'21" W	129.83
C16	270.00	24°59'35"	117.78	59.84	N 09°49'21" E	116.85

37 pgs 2026007856

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
January 28, 2026 10:41:45 AM
FEE: $4569.00 DA 20260022

LAMAR CONSOLIDATED ISD BEECHNUT ELEMENTARY SCHOOL

A SUBDIVISION OF 30.517 ACRES OF LAND OVERALL INCLUDING A 15.199 ACRE TRACT (F.B.C.C.F. Nos. 2022108276 & 2021190846) & A 2.915 ACRE ROADWAY & ACCESS EASEMENT (F.B.C.C.F. Nos. 2021190847 & 2022108277) OUT OF A CALL 151.4 ACRE TRACT OF LAND (TRACT 2; F.B.C.C.F. No. 2024100028) TOGETHER WITH A 0.313 ACRE TRACT (F.B.C.C.F. No. 2022067242) OUT OF AN ORIGINAL CALL 10.583 ACRE TRACT OF LAND (F.B.C.C.F. No. 2014029100), BEING IN THE I. AND G.N. RAILROAD COMPANY SURVEY, ABSTRACT No. 353, AND IN THE WILLIAM STANLEY SURVEY, ABSTRACT No. 599, FORT BEND COUNTY, TEXAS.

3 RESERVES 2 BLOCKS

OWNERS
LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
3911 AVENUE I
ROSENBERG, TEXAS 77471
PHONE (281) 341-3100

OWNERS
PEEK ROAD HOLDINGS, LLC
3250 BRIARPARK DRIVE, SUITE 300
HOUSTON, TEXAS 77042
PHONE (713) 366-0823

SURVEYOR AND ENGINEER
KALUZA, INC.
CONSULTING ENGINEERS AND SURVEYORS
ENGINEERING FIRM No. F-1339
TEXAS LICENSED SURVEYING FIRM No. 10010000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
bschodek@kaluzainc.com

AUGUST 29, 2025

SHEET 3 OF 3

File Name:M:\FortBend\School\FES\CH21-003 (LCISD BEECHNUT)\Survey\Plat\LCIS-BEECHNUT-FP_082925.dwg
Layout: Sheet 3
Save date:Friday, August 29, 2025 12:54:41 PM Plot date:Wednesday, September 3, 2025 10:45:23 AM