



**REGULAR PLANNING AND ZONING COMMISSION [REVISED]  
MEETING TUESDAY, SEPTEMBER 17, 6:30 PM CITY HALL,  
2610 SOUTH MAIN, STAFFORD, TEXAS**

1. Call meeting to order, roll call of Planning and Zoning Commissioners, Pledge of Allegiance.
2. Public comments
3. Discussion regarding the current Comprehensive Plan.
4. (a) Discussion and consideration of a replat of a tract or parcel containing 1.065 acres or 46,394 square feet of land being situated in the Jane Dees survey, abstract no. 404, Harris county, Texas, being all of restricted reserve "a", block 1, Hamor subdivision.  
(b) Public Hearing on replat  
(c) Discussion on comments made during the Public Hearing.  
(d) Consideration of appropriate action on items (a-c).
5. (a) Discussion and consideration of a replat of a parcel being a 2.765 acre (120,426 square feet) tract of land lying in the James Alston survey, abstract 101, Fort Bend County, Texas, being out of restricted reserve "a", block 1 of Lois Stafford addition.  
(b) Public Hearing on replat  
(c) Discussion on comments made during the Public Hearing.  
(d) Consideration of appropriate action on items (a-c).
6. The Planning and Zoning Commission may make announcements of community interest in accordance with Sec. 551.0415 of the Texas Government Code
7. Adjournment.

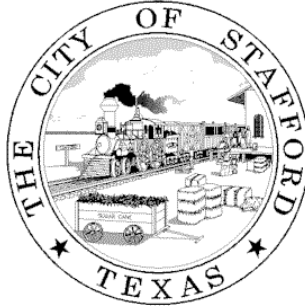
**I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED ON THE BULLETIN BOARD OF THE STAFFORD CITY HALL ON FRIDAY, SEPTEMBER 13, 2024**

*Thomas Coon*

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Thomas Coon, City Planner

**This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (281) 261-3900 for further information.**



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# CITY OF STAFFORD

## PUBLIC WORKS DEPARTMENT

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**TO: PLANNING AND ZONING COMMISSION**  
**FROM: THOMAS COON, CITY PLANNER**  
**SUBJECT: PROPOSED ZONING AMENDMENT**  
**DATE: SEPTEMBER 17, 2024**

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### **Replat Approval**

The purpose of this memo is to propose a replat of a parcel being a 2.765 acre (120,426 square feet) tract of land lying in the James Alston survey, abstract 101, Fort Bend County, Texas, being out of restricted reserve "a", block 1 of Lois Stafford addition

**Staff recommends approval for this replat.**

STATE OF TEXAS  
COUNTY OF FORT BEND

I, Siomara Licett Marquez, owner, hereinafter referred to as Owners of the 1.065 acre tract described in the above and foregoing plat of Element Painting Reserve, do hereby make and establish said subdivision 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, alleys, parks, watercourses, 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 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 11 feet six inches for ten feet perimeter ground easements; five feet six inches for 16 feet perimeter ground easements; or seven feet six inches for 14 feet perimeter ground easements, from a plane 16 feet 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 21 feet six inches 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 for ten feet back-to-back ground easements; seven feet for 16 feet back-to-back ground easements; or nine feet for 14 feet back-to-back ground easements, from a plane 16 feet 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 30 feet in

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Stafford, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting 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.

WITNESS our hand in the city of Stafford, Texas,

the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Siomara Licett Marquez

STATE OF TEXAS  
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Siomara Licett Marquez, known to me to be the person whose name is subscribed 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 the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the  
State of Texas  
My Commission Expires: \_\_\_\_\_

I, JAMES MICHAEL DENNEY, an 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 a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

JAMES MICHAEL DENNEY  
Registered Professional Land Surveyor  
Texas Registration No. 5414

This is to certify that the Planning and Zoning Commission of the City of Stafford, Texas, has approved this amending plat and subdivision of Element Painting Reserve in conformance with the laws of the state and the ordinances of the city as shown hereon and authorized the recording of this plat this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Adam Sanchez  
Vice Chairman

By: \_\_\_\_\_  
Lana Hoelsing  
Secretary

This is to certify that the City Council for the City of Stafford, Texas has approved this plat and subdivision of Element Painting Reserve in conformance with the laws of the State of Texas and the ordinances of the City of Stafford as shown and authorize the recording of this plat this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Ocell Willis  
Mayor

By: \_\_\_\_\_  
Roxanne Benitez  
City Secretary

I, Laura Richard, County Clerk in and for Fort Bend County, do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 20\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M., and duly recorded on \_\_\_\_\_, 20\_\_, in Plat No. \_\_\_\_\_ of the Map Records of Fort Bend County, for said county.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard  
Clerk of the County Court  
of Fort Bend County, Texas

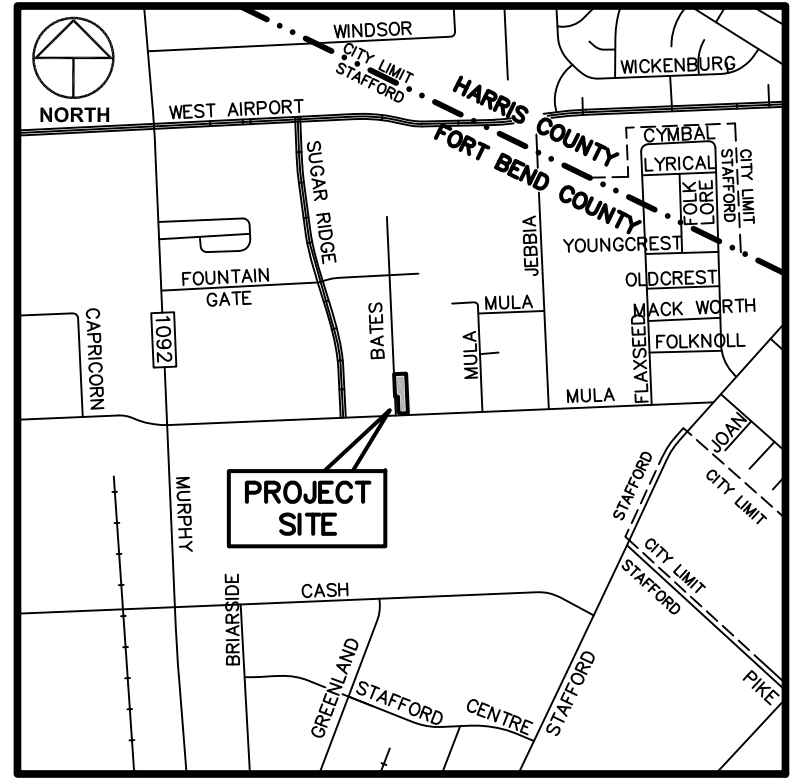
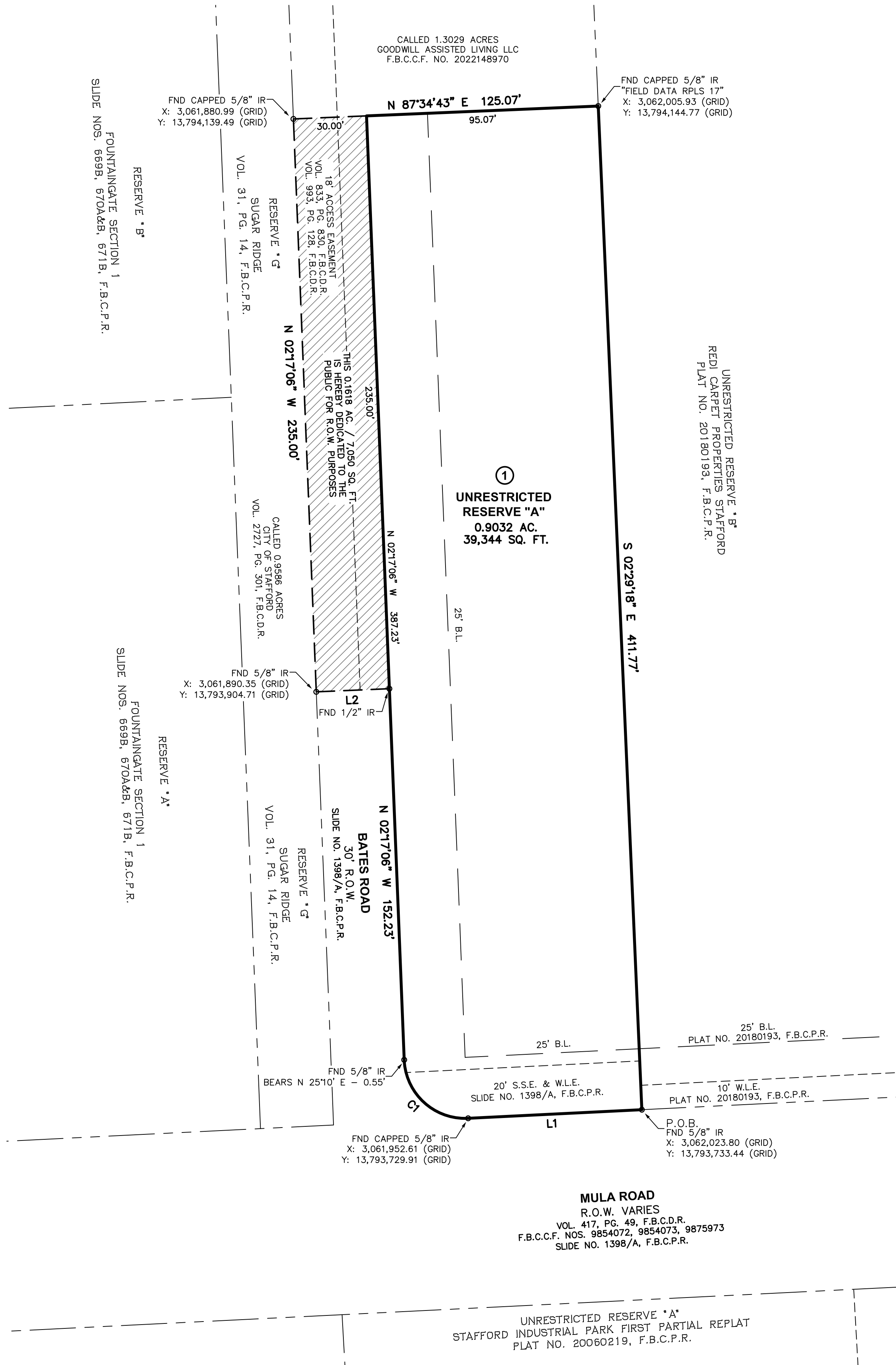
By: \_\_\_\_\_  
Deputy

### GENERAL NOTES

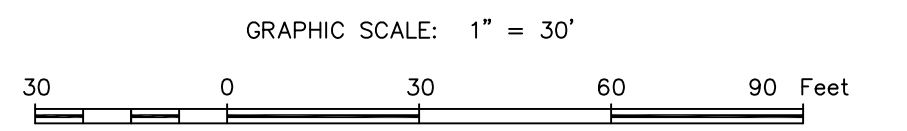
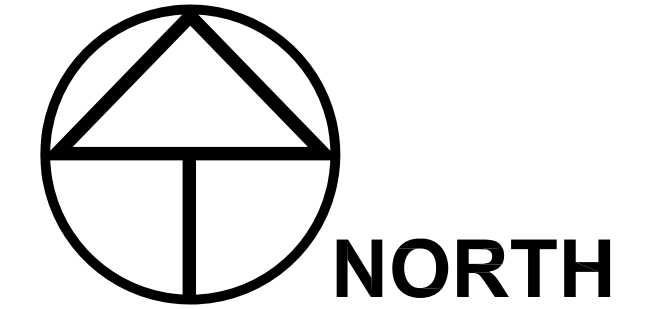
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.999877618.
- ALL OF THE PROPERTY LOCATED IN THIS PLAT IS WITHIN FORT BEND COUNTY, CITY OF STAFFORD, STAFFORD MUNICIPAL SCHOOL DISTRICT, AND FORT BEND COUNTY WATER CONTROL IMPROVEMENT DISTRICT NO. 2.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48157C0170L REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- THERE ARE NO PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF STAFFORD.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°09'38" W	71.29'
L2	S 87°34'43" W	30.00'

CURVE CHART				
CURVE	RADIUS	DELTA	LENGTH	BEARING
C1	25.00'	90°33'16"	39.51'	N 47°33'44" W



KEY MAP 569M, CITY OF STAFFORD,  
FORT BEND COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2000'



### ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND - FOUND
- 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
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- (S) - SET 5/8" CAPPED IR "WINDROSE"

## Element Painting Reserve

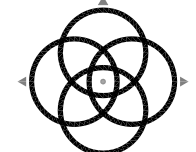
A SUBDIVISION OF  
1.065 AC./ 46,394 SQ. FT. BEING  
A REPLAT OF RESTRICTED RESERVE "A",  
HAMOR SUBDIVISION, SLIDE NO. 1398/A,  
F.B.C.P.R., AND 0.6770 AC. / 29,489 SQ. FT.  
SITUATED IN THE J. DEES SURVEY,  
ABSTRACT NO. 404, CITY OF STAFFORD,  
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

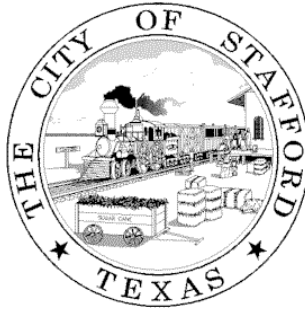
AUGUST 2024

Owner  
Siomara Licett Marquez  
3219 Sweet Audrey LN,  
Richmond, TX 77406  
281-825-9697

Surveyor



**WINDROSE**  
LAND SURVEYING & MAPPING  
FIRM REGISTRATION NO. 10108800  
713.458.2281 | WINDROSESERVICES.COM  
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041



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## **CITY OF STAFFORD**

### **PUBLIC WORKS DEPARTMENT**

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**TO: PLANNING AND ZONING COMMISSIONERS**  
**FROM: THOMAS COON, CITY PLANNER**  
**SUBJECT: PLANNING AND ZONING**  
**DATE: SEPTEMBER 17, 2024**

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#### **Replat Approval**

The purpose of this memo is to propose a replat of a parcel being a 2.765 acre (120,426 square feet) tract of land lying in the James Alston survey, abstract 101, Fort Bend County, Texas, being out of restricted reserve "a", block 1 of Lois Stafford addition

**Staff recommends approval for this replat.**

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, SUGAR CREEK HOSPITALITY, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH SHAIKATUL MOMUN, MANAGING MEMBER, HEREBY CERTIFY THAT THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10') FOR TEN FEET (10') PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14') PERMETER GROUND EASEMENTS, FROM A PLANE SIXTY FEET (6') ABOVE THE GROUND SURFACE TO THE CENTERLINE OF SAID UTILITY. SAID EASEMENTS SHALL BE 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 DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15') WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL DRAINS, CREEKS, GULLIES, RAVINES, DRAINAGE DITCHES, DRAINAGE CANALS, AND OTHER DRAINAGE FACILITIES, FOR THE PURPOSES OF DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR RAVINE, SHALL BE MAINTAINED IN SUCH A MANNER AS TO KEEP SAID FACILITIES CLEAR OF OBSTRUCTIONS AND MAINTENANCE OF SAID FACILITIES CLEAR OF OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF SAID FACILITIES. FURTHER, ANY SUCH OBSTRUCTIONS SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE FACILITY. IN RESPECTIVE HERETO, SUGAR CREEK HOSPITALITY, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SHAIKATUL MOMUN, MANAGING MEMBER, HEREINBY ADORNED, THIS DAY OF \_\_\_\_\_, 2024.

SUGAR CREEK HOSPITALITY, INC., A TEXAS CORPORATION

BY: SHAIKATUL MOMUN, MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAIKATUL MOMUN, MANAGING MEMBER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED 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 \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

WE, ALLEGANCE BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE FOREGOING INSTRUMENT, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS TRUE AND CORRECT AND WE HAVE NO OBJECTION TO THE SAME.

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

PRINT NAME AND TITLE

COUNTY OF \_\_\_\_\_  
STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HEREIN EXPRESSED.

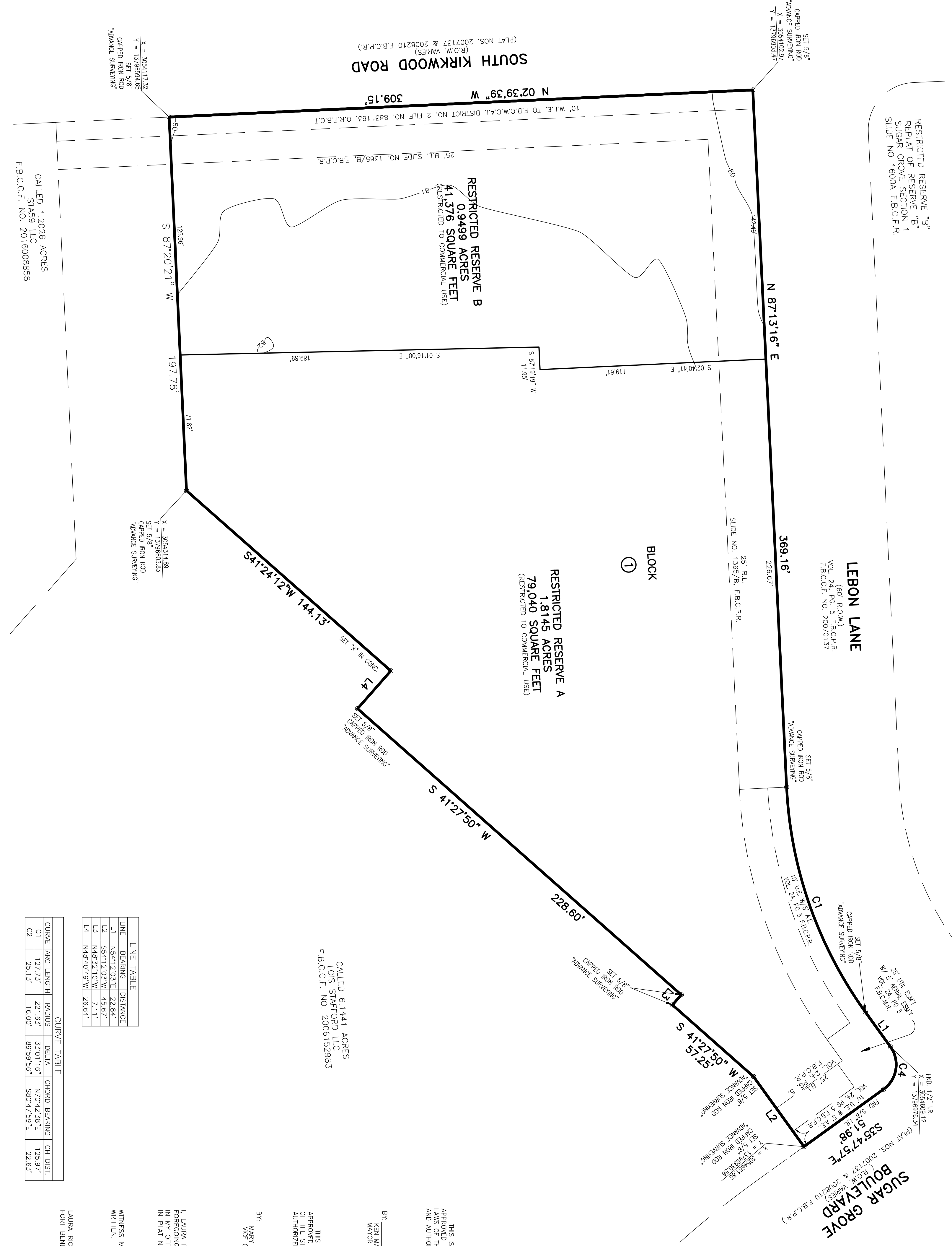
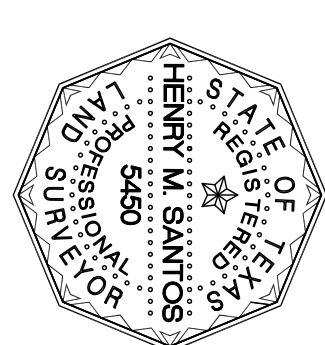
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

I, HENRY M. SANTOS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBMISSION 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 BEGINNING, POINTS OF TERMINATION, POINTS OF CONTRADICTION, POINTS OF REFERENCE AND OTHER OBJECTS OF A PERMANENT NATURE (PIERS OR ROSS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE.

HENRY M. SANTOS  
TEXAS REGISTRATION NO. 5450



GENERAL NOTES:  
1. BEARINGS WERE BASED ON THE TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).  
2. THE CORNERS SHOW HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83 CONS) AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A COMBINED PROJECT SCALE FACTOR OF 0.9998756439.  
3. ALL OF THE PROPERTY LOCATED ON THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF STAFFORD, TEXAS AND FORT BEND COUNTY.  
4. BENCHMARK: FORT BEND COUNTY MARKER NUMBER 203, IS A BRONZE DISK IN CONCRETE GENERAL LOCATION: GLENHOLLY PARK DRIVE, SOUTH OF FLORENCE ROAD, SUBDIVISION: RIVERWAY AND 1988, 2001 ADJUSTED.  
5. ALL KNOWN PIPELINES OR PRELIME EASEMENTS WITHIN THE PLAT BOUNDARY ARE SHOWN HEREON.  
6. AGENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNRESTRICTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE SURVEYOR AT HIS OR HER DISCRETION. THE FENCE SHOULD BE REMOVED BY THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PLAT SAID WOODEN FENCES AND FENCED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.  
7. SUBJECT TO DEPRECIATION OF EASEMENTS AND RESTRICTIVE COVENANTS AS RECORDED IN THE NO. 2008013125 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.  
8. SUBJECT TO THE FOLLOWING RESTRICTIONS SET FORTH IN PLAT RECORDED IN SURE NO. 1389/B, PLAT NO. S 20070157 AND 20080210 OF THE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS:  
9. SUBJECT TO THE FOLLOWING RESTRICTIONS AS RECORDED IN VOLUME 1026, PAGE 339 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS AND FILE NO. S 8935937, 8935938, 9131789, 9244308, 9385848, 9474688, 9683338, 9709439, 9742416, 9812721, 9825080, 9872902, 19999006560, 2004033123, 2008013125 AND 2010010582 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

RESTRICTED RESERVE B  
0.9499 ACRES  
41,376 SQUARE FEET  
(RESTRICTED TO COMMERCIAL USE)

RESTRICTED RESERVE A  
1.8145 ACRES  
79,040 SQUARE FEET  
(RESTRICTED TO COMMERCIAL USE)

RESTRICTED RESERVE C  
0.9501 ACRES  
41,376 SQUARE FEET  
(RESTRICTED TO COMMERCIAL USE)

LEBON LANE  
(60' ROAD)  
VOL. 2 OF S.F.B.C.P.R.  
F.B.C.C.F. NO. 20070137

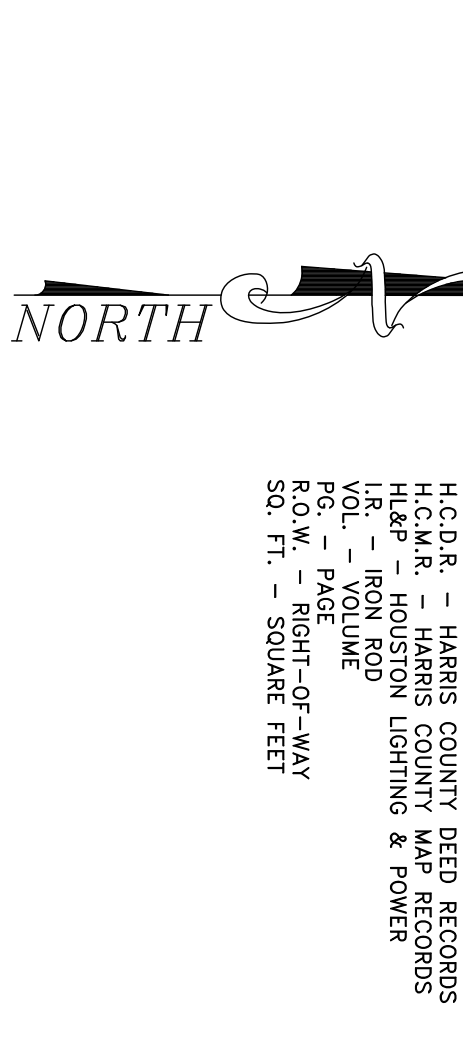
SUGAR GROVE BOULEVARD  
(PLAT NOS. 2007137 & 2008210 F.B.C.P.R.)

CALLLED 6,144 ACRES  
LOIS STAFFORD LLC  
F.B.C.C.F. NO. 2006152983

CALLLED 1,2026 ACRES  
SUGAR GROVE LLC  
F.B.C.C.F. NO. 2016008858

LINE	BEARING	DISTANCE
L1	N54°12'03"E	22.84
L2	S54°12'03"W	45.67
L3	N48°27'10"W	7.71
L4	N68°05'59"W	28.84

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CH DIST.
C1	127.73°	221.63'	33°01'16"	N72°42'38"E	125.97'
C2	28.13°	18.00'	89°39'56"	S80°27'59"E	22.63'



SCALE: 1"= 30'-0"  
15' 30' 60'

LEGEND:  
A-- ACRES  
BL - BUILDING LINE  
ESMT - EASEMENT  
F - FENCE  
H.C.C.F. - HARRIS COUNTY CLERK'S FILE  
H.C.C.R. - HARRIS COUNTY DEED RECORDS  
H.L.P. - HOUSTON LIGHTING & POWER  
I.R. - IRON ROD  
L - PLACED  
P.O.L. - P.O.L.  
R.O.W. - RIGHT-OF-WAY  
S.O.F.T. - SQUARE FEET

THIS IS TO CERTIFY THAT THE MAJOR AND CITY COUNCIL OF THE CITY OF STAFFORD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SUGAR CREEK AT KIRKWOOD IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF STAFFORD AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_ MAYOR

BY: \_\_\_\_\_ CITY CLERK

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 \_\_\_\_\_ OF FORT BEND COUNTY, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., \_\_\_\_\_ 2024.

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

BY: \_\_\_\_\_ MAYOR

BY: \_\_\_\_\_ CITY CLERK

BY: \_\_\_\_\_ SECRETARY

# SUGAR CREEK AT KIRKWOOD

A SUBDIVISION OF 2.7644 ACRES (120,416 SQUARE FEET) OF LAND BEING A REPLAT OF RESTRICTED RESERVE "A-1" LOIS STAFFORD ADDITION REPLAT OF RESERVE "A" ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20080210 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

## REASON FOR REPLAT

TO CREATE TWO (2) RESERVES AND ONE (1) BLOCK

SCALE: 1"= 30' DATE: JULY 2024

OWNER:  
SUGAR CREEK HOSPITALITY, INC.  
1403 RAVENEL LANE  
SUGAR LAND, TEXAS 77479  
TEL: 281-235-4023