

January 9, 2023

Development Planning
City of Sugar Land
2700 Town Center Blvd. North
Sugar Land, TX 77479
Attn: Development Review Coordinator

Subject: Final Development Plan Application for 6.5 Acre Multifamily Urban Planned
Development District (PD)

Dear City Staff:

We are pleased to submit an application for an urban-styled PD on 6.4566 acres in the peninsula of Lake Pointe Town Center (“LPTC”) for “Pearl Lake Pointe”. Pearl is a luxury-branded Class A urban multifamily project to be constructed, owned and operated by the Morgan Group of Houston. Morgan is a vertically integrated, 3rd generation family-owned business with over 60 years of experience having built or acquired over 23,000 units. Morgan currently owns and/or manages 50 communities from coast to coast with over 17,000 units, and their history includes \$4.5 billion in projects built or acquired.

Pearl Lake Pointe will be Morgan’s 19th Pearl project including locations in City Centre, Downtown Houston, Midtown Houston, Greenway and River Oaks. Pearl Lake Pointe will include 370 luxury apartments as well as 5 live/work units. Additionally, Pearl will include approximately 9,600 sf of flex office co-working space for lease adjacent to a 4,425 sf meeting space fronting Creek Bend Drive. Pearl also includes upscale amenities such as a resort-inspired pool, state-of-the-art fitness center with yoga/spin room, gaming facilities, conference rooms and an upscale “sky lounge” with great lake views. Pearl will also include a 2000 sf café/coffee shop and co-working business lounge open to the public on the southwest (plan view) corner of the ground floor adjacent to the plaza. The Pearl resident is typically a high-income young professional or a “lock and leave” empty nester with greater disposable income. Pearl Lake Pointe will be the premier multifamily residence in our city.

Pearl Lake Pointe will be located at the entry to the peninsula area of LPTC on Creek Bend South. LPTC is identified in the City’s 2018 Land Use Plan as one of the five Regional Activity Centers (“RAC’s”). LPTC is uniquely qualified as the largest RAC in the City with the greatest mix of land uses, and the highest total taxable value. This PD will be designed and implemented

to support the sustainability of the Lake Pointe Town Center RAC. The existing land uses in the RAC include: 1) 332 residential units including 20 live/work townhomes in a residential PD, 2) 1,550,000 square feet of office, 3) 428,000 square feet of medical office/clinics, 4) 250,000 square feet of retail and restaurants, 5) a hospital, 6) two hotels, 7) conference space, 8) 115,000 square feet of fitness and recreation facilities, and 9) approximately 65 acres of lakes, trails, and outdoor parks. This rich mix of uses is connected by a highly utilized pedestrian trail system around Brooks Lake with connectivity to all the various uses and a pedestrian bridge across Brooks Lake providing access to the restaurants and retail.

This submittal includes the existing plats, a survey with metes and bounds, and the Final Development Plan with 18 exhibits addressing the 80-plus provisions in Section 2-133 of the Development Code. The TIA and school impact studies are being updated for the most recent changes to the plan, and those will be submitted once received.

Section 2-133 C.3.a. calls for a maximum building setback of 15'; however, the setbacks on the west and south sides are 35' and a proposed 20', respectively. These larger setbacks are necessary to provide enough space for on-street parking, 10' wide sidewalks, street trees and an enhanced pedestrian realm adjacent to the non-residential spaces at street level. The plat and restrictions for the north and east sides allow for a 15' building setback; however, due to existing (north) and proposed (east) overhead power easements, the building cannot be closer than 21.5' from the property line on the north and east sides. This is the only deviation from the code that we have identified, and the result still complies with the intended results to provide an enhanced pedestrian realm. In other regards, Pearl Lake Pointe meets or exceeds the code requirements and the spirit and intent of the Land Use Plan.

We understand that there has been considerable focus on the particular provision in Table 2-133-2 which calls for a vertical mix of uses within proposed urban multifamily buildings. Pearl Lake Pointe complies with this code provision by providing 9,600 sf of ground-level flex office co-working space for lease. This co-working space is immediately adjacent to a 4,425 sf meeting space which can be scheduled for use by either the office tenants or the Pearl residents and their respective guests. Other non-residential uses include approximately 4,000 sf of professional office space on the ground floor of the project with 5 live/work units. Additionally, Pearl includes another 12,000 square feet of fitness and gaming facilities, leasing offices, conference space and the café/coffee shop integrated with a co-working business lounge adjacent to the ground floor plaza. **Incidentally, the Pearl site is also deed restricted against retail use as is the entirety of Tract "C" in the peninsula, so the live/work units and the adjacent office space are exclusively for office uses.**

There is no provision in the code that guides the quantity or specific uses in a vertical mixed-use building, so compliance is subjective and warrants that careful consideration be given to the total composition of the RAC. The Land Use Plan and the Development Code have identified Sugar Land Town Square as the model that RAC's should emulate. As the developer of both Town Square and Lake Pointe, PCD has unique insight into the similarities/differences and the

pros/cons of these two RAC's. Respectfully, we submit to staff and City officials that the focus on vertical mixed-use in a given multifamily building is somewhat over-emphasized and should be de-emphasized in evaluating this PD due to the significance of the **horizontal** mixed use throughout Lake Pointe.

For example, the Lake Pointe Village shopping center (Whole Foods) has higher rents and greater occupancy than Town Square. This results not from any vertically mixed-use buildings in Lake Pointe Town Center, but rather from the robust mix of residential, office and medical uses located in horizontal relationship to Lake Pointe Village. The vertical mixed-use provision should be evaluated in the context of its overall intent in the Land Use Plan and the resulting Development Code which was to 1) encourage walkability through an enhanced pedestrian realm, 2) create an architecturally desirable streetscape, and 3) create an economically sustainable mix of uses. Pearl Lake Pointe should be evaluated in the context of Lake Pointe Town Center's unique position as the most mixed-use RAC, the most economically sustainable RAC and one of the most sustainable active pedestrian realms in the city. Pearl Lake Pointe should be evaluated as though it were but a single 6.5-acre parcel within a proposed 300-plus acre mixed-use PD that includes the robust mix of uses that happens to already exist in Lake Pointe Town Center.

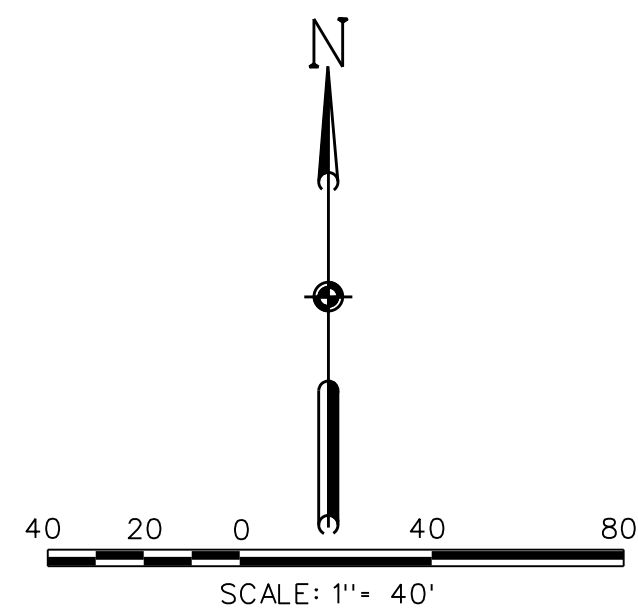
Pearl will fulfill a key missing component by providing Lake Pointe with Class A rental residential owned and managed by a first-class company. New Class A multifamily is important to Sugar Land's ability to continue attracting and retaining companies who are attempting to attract and retain young professionals who are renters by choice. Increased residential density is also critical to sustaining our retail and our restaurants which improve our quality of life and provide sales tax revenues which help reduce the City's need for ad valorem taxes.

We look forward to working with City staff, Planning & Zoning and City Council to bring Pearl Lake Pointe to fruition.

Sincerely,

Les A. Newton
PCD

Nick Laettner
Morgan Group



- LEGEND**
- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED
"COSTELLO INC." UNLESS OTHERWISE NOTED
 - FOUND 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED
"COSTELLO INC." UNLESS OTHERWISE NOTED

- LEGEND**
- ⊙ STORM SEWER MANHOLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ CURB INLET
 - FIRE HYDRANT
 - WATER GATE VALVE
 - POWER POLE
 - GUY WIRE & ANCHOR
 - SIGN
 - CONCRETE CURB
 - LIGHT STANDARD
 - FIBER OPTIC MARKER
 - TELEPHONE PEDESTAL

CURVE TABLE						
Curve NO.	LENGTH	DELTA	RADIUS	CHORD	DISTANCE	
C1	347.09	40° 05' 41"	498.00 L	S 66° 28' 07" W	340.06	
C2	83.56	14° 43' 52"	325.00 L	S 39° 3' 20" W	83.33	
C3	122.18	23° 20' 2"	300.00 R	N 56° 38' 35" W	121.33	

FLUOR CENTRAL DEVELOPMENT
TRACT REPLAT NO. 1
SLIDE NO. 2427 A&B
F.B.C.P.R.

TRACT 6

TRACT 2
2.4493 ACRES
BEING ALL OF
LAKE POINTE
TRACT "C"
UNRESTRICTED
RESERVE "D" REPLAT
TOTTALLING 2.4493 ACRES
PLAT NO. 20070301
F.B.C.P.R.
AND CONVEYED TO
COMMERCE GREEN ASSOCIATES, L.P.
2017103109 O.R.F.B.C.

NO BUILDINGS

CALL 2.3736 ACRES
UNRESTRICTED
RESERVE "D2"

N 90° 00' 00" E
98.95

FLUOR CENTRAL DEVELOPMENT
TRACT REPLAT NO. 1
SLIDE NO. 2427 A&B
F.B.C.P.R.

TRACT 6

TRACT 1
4.0073 ACRES
BEING ALL OF
UNRESTRICTED RESERVE "E"
OF THE PLAT OF LAKE POINTE
TRACT "C" REPLAT
PLAT NO. 20070210
F.B.C.P.R.
AND CONVEYED TO
LAKE POINTE TOWN CENTER, LTD.
IN C.F. NO. 2004037136 O.P.R.F.B.C.

NO BUILDINGS

TRACT SUMMARY

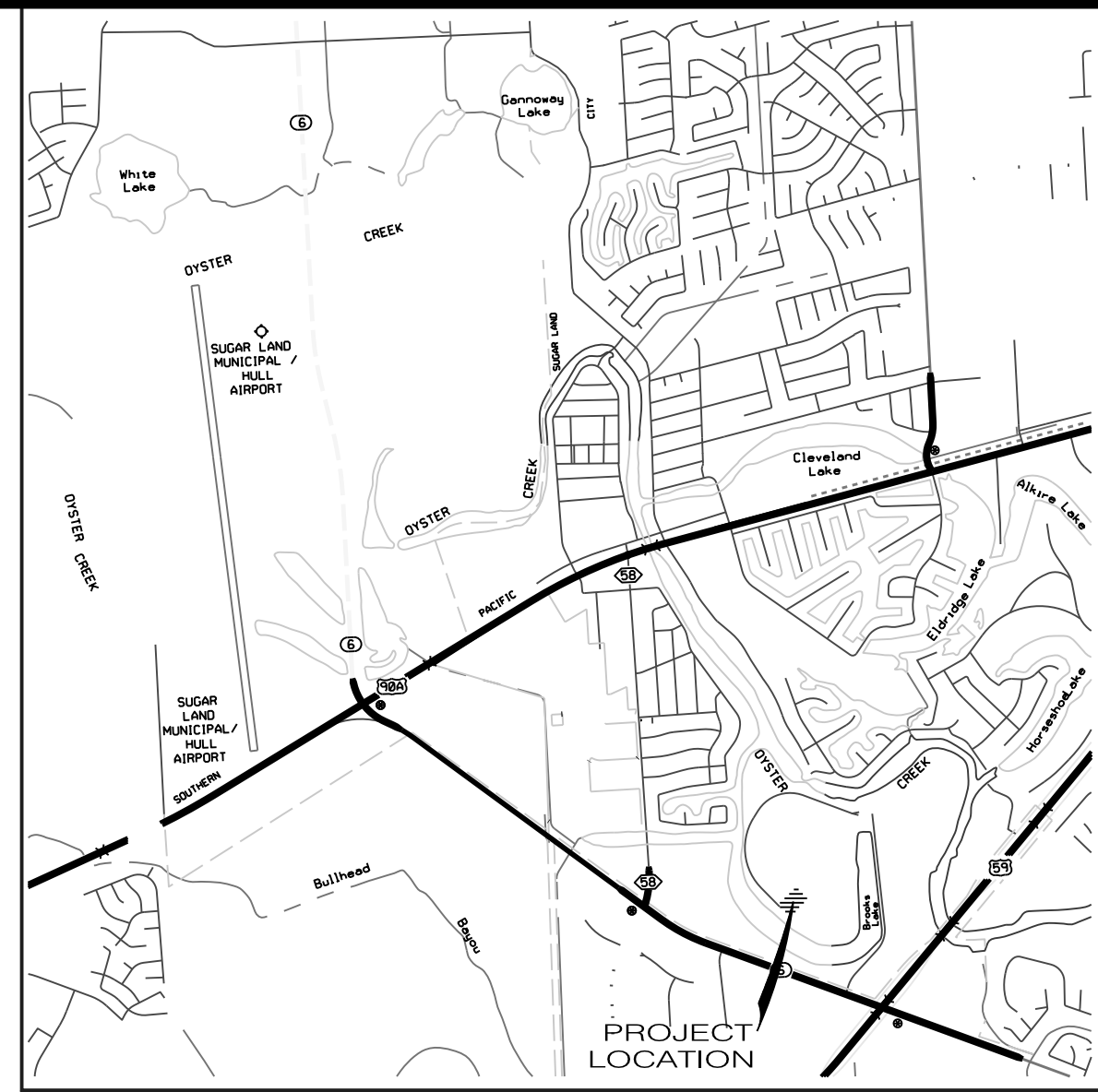
TRACT 1-	4.0073	ACRES ALL OF RESERVE "E"
TRACT 2-	2.4493	ACRES ALL OF RESERVE "D1,D2"
TOTAL TRACT 1,2-	6.4566	ACRES

To: Morgan Group Development, L.L.C.
Lake Pointe Town Center, Ltd.
Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made
in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land
Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed
on December 1, 2022.

Executed this 2th day of December, 2022

Andrew P. McConnell
Andrew P. McConnell
Texas Registration No. 5651



VICINITY MAP
SCALE: 1" = 1/2 MILE

GENERAL NOTES

- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, C.F. NO. 2006120, ISSUED NOVEMBER 16, 2022, EFFECTIVE DATE OF NOVEMBER 02, 2022 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, MAP NUMBER AND 4817C0260 L, DATED APRIL 02, 2014, THIS PROPERTY LIES IN UNSHADED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED AS AREA OF MINIMAL FLOOD HAZARD. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OR PLANNED PLANNED METRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- ALL BEARINGS ARE REFERENCED TO THE NORTHWEST BOUNDARY LINE OF RESERVE "D1" IN LAKE POINTE TRACT "C" UNRESTRICTED RESERVE "D" REPLAT AS RECORDED IN PLAT NUMBER 20070301 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PROPERTY LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF SUGAR LAND, FORT BEND COUNTY, TEXAS, LEVEE IMPROVEMENT DISTRICT NO. 2, FORT BEND INDEPENDENT SCHOOL DISTRICT, FIRST COLONY MUD 10 AND FORT BEND COUNTY.
- PROPERTY HAS ACCESS TO AND FROM CREEK BEND DRIVE (50-FOOT WIDE) AS RECORDED ON PLAT NUMBER 20070108 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- ABBREVIATIONS: F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS; O.R.F.B.C. - OFFICIAL RECORDS OF FORT BEND COUNTY; D.R.F.B.C. - DEED RECORDS OF FORT BEND COUNTY; B/C - BACK OF CURB; F.O. - FOUND; I.E. - IRON ROD; W.E. - WATERLINE EASEMENT; S.S.E. - SANITARY SEWER EASEMENT; STM.S.E. - STORM SEWER EASEMENT; U.E. - UTILITY EASEMENT; A.E. - AERIAL EASEMENT; L.E. - LANDSCAPE EASEMENT; N.L.P. - NORTON LIGHTING AND POWER; C.F. NO. - CLERK'S FILE NUMBER.
- ALL UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE FEATURES AND NO EFFORT WAS MADE TO LOCATE BELOW GROUND UTILITY LINES.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON PLAT NUMBER 20070108, 20070210 AND 20070301 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS; C.F. NO. 5 9728010, 200005824, 200105856, 200105857, 200105858, 200105859, 200105860, 200105861, 200105862, 200105863, 200105864, 200105865, 200105866, 200105867, 200105868, 200105869, 200105870, 200105871, 200105872, 200105873, 200105874, 200105875, 200105876, 200105877, 200105878, 200105879, 200105880, 200105881, 200105882, 200105883, 200105884, 200105885, 200105886, 200105887, 200105888, 200105889, 200105890, 200105891, 200105892, 200105893, 200105894, 200105895, 200105896, 200105897, 200105898, 200105899, 200105900, 200105901, 200105902, 200105903, 200105904, 200105905, 200105906, 200105907, 200105908, 200105909, 200105910, 200105911, 200105912, 200105913, 200105914, 200105915, 200105916, 200105917, 200105918, 200105919, 200105920, 200105921, 200105922, 200105923, 200105924, 200105925, 200105926, 200105927, 200105928, 200105929, 200105930, 200105931, 200105932, 200105933, 200105934, 200105935, 200105936, 200105937, 200105938, 200105939, 200105940, 200105941, 200105942, 200105943, 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STATE OF TEXAS
COUNTY OF FORT BEND

THE UNDERSIGNED, LAKE POINTE TOWN CENTER, LTD., A TEXAS LIMITED PARTNERSHIP (HEREIN CALLED "OWNER") OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF LAKE POINTE TRACT "C" REPLAT, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS LAKE POINTE TRACT "C" REPLAT, LOCATED IN THE S.W. WILLIAMS LEAGUE, A-97 FORT BEND COUNTY, TEXAS, AND HEREBY DEDICATES TO PUBLIC USE AS SUCH, THE STREETS AND EASEMENTS SHOWN THEREON FOREVER AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND FOREVER THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNER DOES 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.

IN TESTIMONY WHEREOF, LAKE POINTE TOWN CENTER, LTD., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY LES A. NEWTON, MANAGER AND ITS COMMON SEAL

HEREUNTO AFFIXED THIS 15th DAY OF August, 2007.

LAKE POINTE TOWN CENTER, LTD., A TEXAS LIMITED PARTNERSHIP

BY: LPTC LAKE POINTE, LTD., A TEXAS LIMITED PARTNERSHIP,
ITS SOLE GENERAL PARTNER

BY: LPTC PROJECTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY,
ITS SOLE GENERAL PARTNER

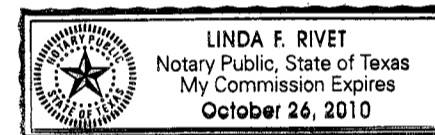
BY: Les A. Newton
LES A. NEWTON
MANAGER

THE STATE OF TEXAS
COUNTY OF FORT BEND

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15th DAY OF August, 2007, BY LES A. NEWTON, MANAGER OF LPTC PROJECTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY IN ITS CAPACITY AS THE SOLE GENERAL PARTNER ON BEHALF OF LPTC LAKE POINTE, LTD., A TEXAS LIMITED PARTNERSHIP, IN ITS CAPACITY AS SOLE GENERAL PARTNER ON BEHALF OF LAKE POINTE TOWN CENTER, LTD., A TEXAS LIMITED PARTNERSHIP

Linda F. Rivet
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 10-26-2010



STATE OF TEXAS
COUNTY OF HARRIS

THE JPMORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION (FORMERLY KNOWN AS JPMORGAN CHASE BANK AND HEREIN CALLED "LENDER"), THE OWNER AND HOLDER OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT OF LAKE POINTE TRACT "C" REPLAT, SAID LIENS BEING EVIDENCED BY INSTRUMENTS OF RECORD IN CLERKS FILE NUMBERS 2006114608 AND 2006116728 ALL OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE THEIR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECT OF SAID PLAT, AND HEREBY CONFIRM THAT THEY ARE THE PRESENT OWNER OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF. IN TESTIMONY WHEREOF, THE JP MORGAN CHASE BANK, N.A. HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR UNDERSIGNED DULY AUTHORIZED OFFICER

ON THE 21 DAY OF August, 2007.

JPMORGAN CHASE BANK, N.A.

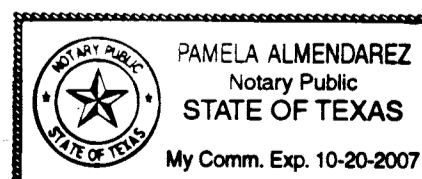
BY: Tim Waikem
TIM WAIKEM, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21 DAY OF August, 2007, BY TIM WAIKEM, VICE PRESIDENT, THE JP MORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION ON BEHALF OF SAID ASSOCIATION.

Pamela Almindarez
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES 10-20-07



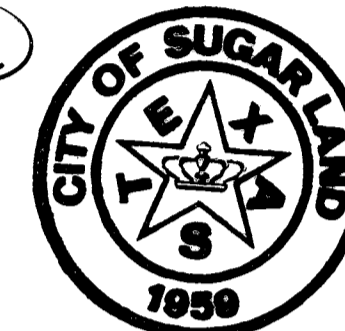
THIS IS TO CERTIFY THAT THIS IS AN AMENDING PLAT UNDER THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODES SECTION 212.0065 AND MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS SECTION 5-16, CHAPTER 5 OF THE CODE OF ORDINANCES OF THE CITY OF SUGAR LAND. THE CITY OF SUGAR LAND HAS APPROVED AND AUTHORIZES

THE RECORDING OF THIS PLAT THIS 30 DAY OF August, 2007.

David G. Wallace
DAVID G. WALLACE
MAYOR

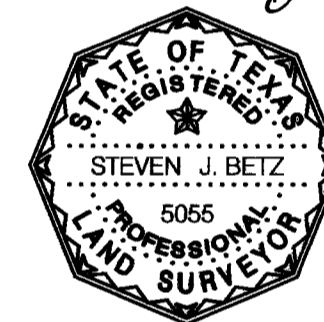
Glenda Gundermann
GLENDA GUNDERMANN
CITY SECRETARY

Allen Bogard
ALLEN BOGARD
CITY MANAGER



THIS IS TO CERTIFY THAT I, STEVEN J. BETZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL BOUNDARY CORNERS, BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED WITH 5/8" DIAMETER IRON RODS, THREE FEET LONG AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION.

Steven J. Betz
STEVEN J. BETZ
TEXAS REGISTRATION NO. 5065



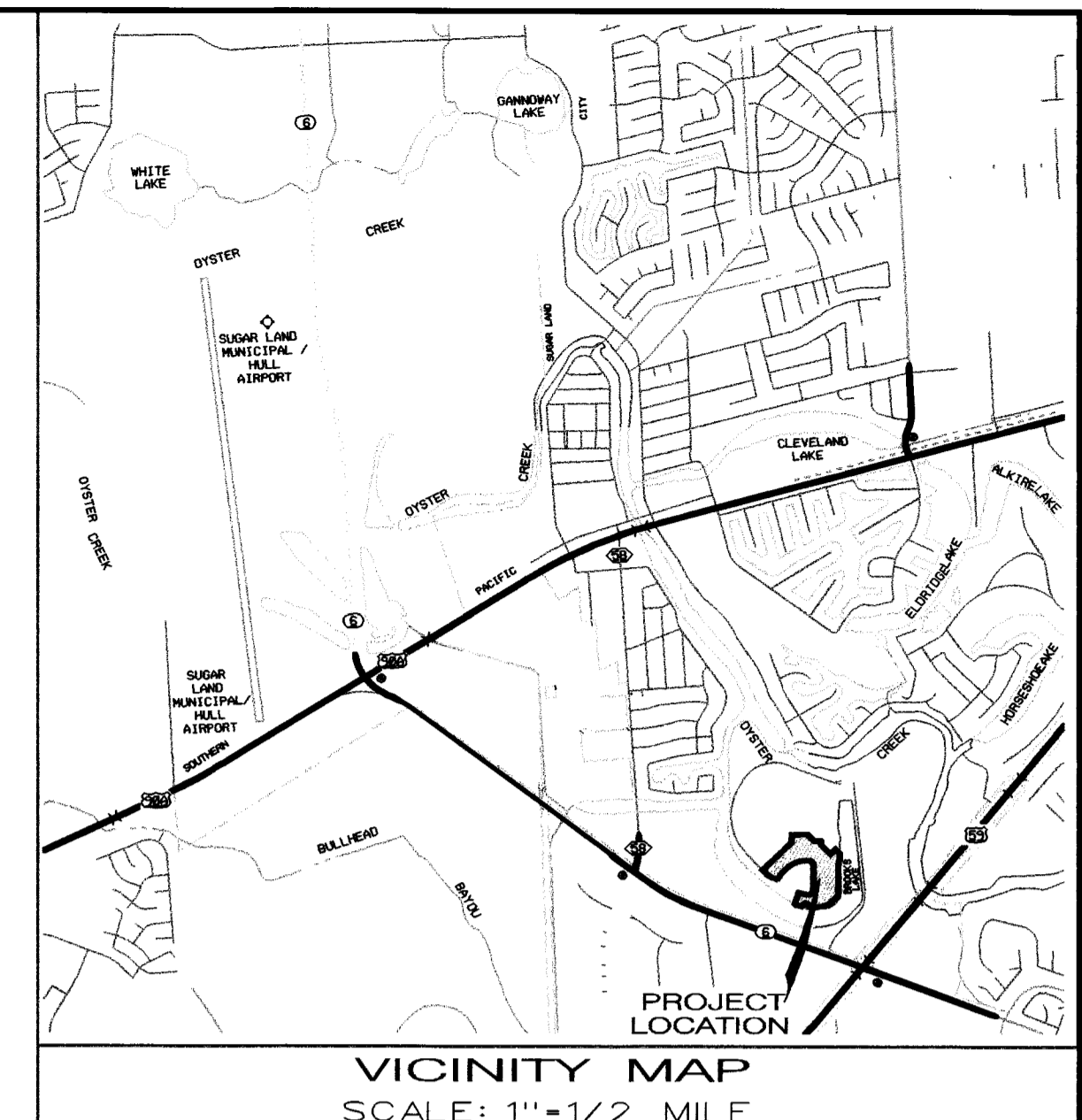
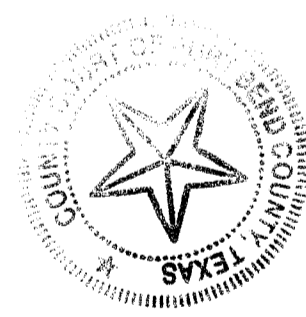
STATE OF TEXAS
COUNTY OF FORT BEND

I, DR. DIANNE WILSON, PH.D., 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 31 August, 2007 AT 2:24 O'CLOCK P.M., FILED IN PLAT NO. 20070210 OF THE PLAT RECORDS OF SAID COUNTY.

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

Dianne Wilson
DR. DIANNE WILSON, PH.D., COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: Kim Woodard-Schellberg
DEPUTY
KIM WOODARD-SCHELLBERG



LAKE POINTE TRACT "C" REPLAT

CONTAINING
18.1092 ACRES
1 BLOCK 5 RESERVES

BEING A PARTIAL REPLAT OF LAKE POINT
TRACT "C" AS RECORDED IN
PLAT NO. 20070108 OF
THE FORT BEND COUNTY PLAT RECORDS

LOCATED IN THE
S.M. WILLIAMS LEAGUE, A-97,
FORT BEND COUNTY, TEXAS

REASON FOR REPLAT IS TO RELOCATE
RESERVE LINES AND EASEMENTS

AUGUST 06, 2007

OWNER
LAKE POINTE TOWN CENTER, LTD.

15956 CITY WALK, SUITE 250
SUGAR LAND, TEXAS 77479
TELEPHONE (281) 242-2000

ENGINEER/SURVEYOR:

Costello, Inc.
ENGINEERING AND SURVEYING
9900 RICHMOND AVENUE SUITE 400
HOUSTON, TEXAS 77042
(713) 785-7788 FAX: 785-8580

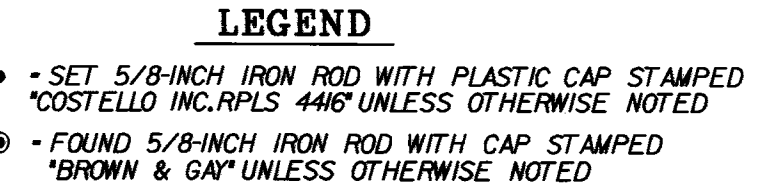
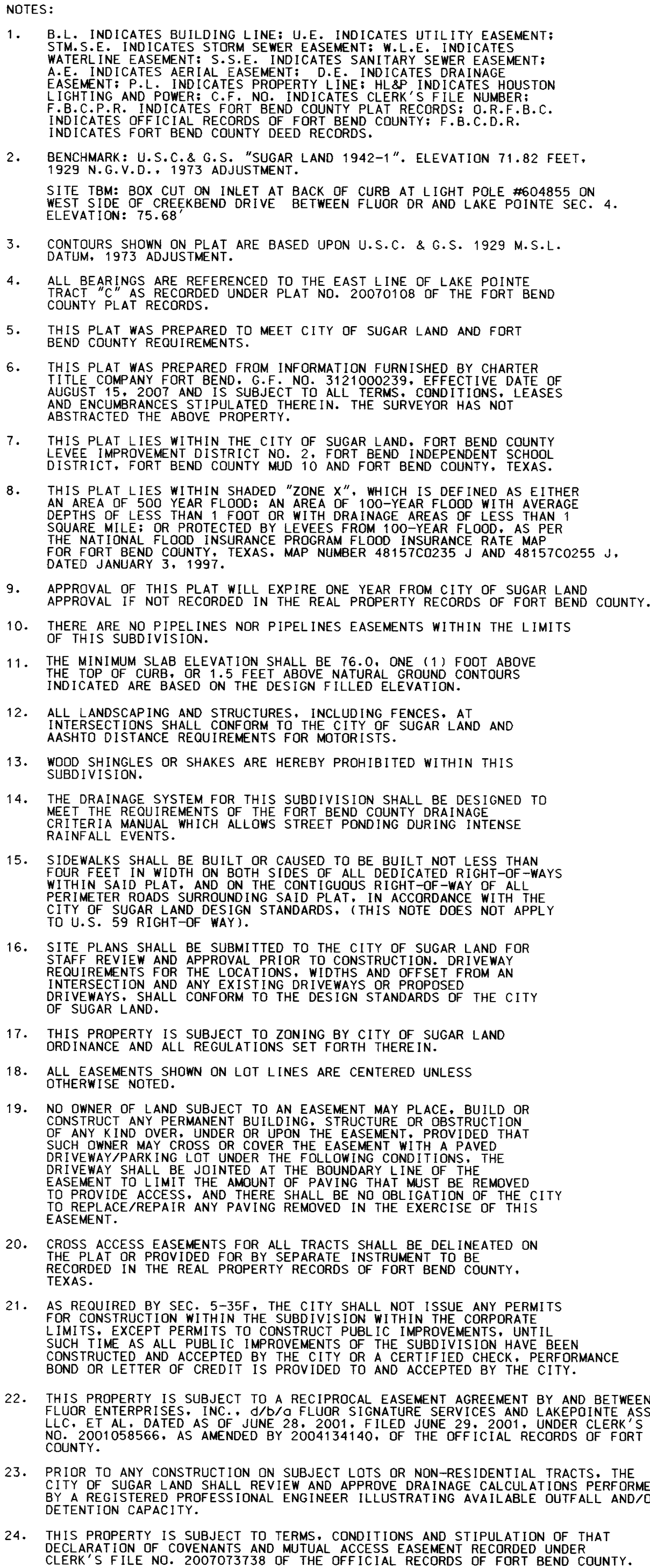


FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dr. Dianne Wilson
2007 Aug 31 02:24 PM 20070210
KU \$200.00

Dianne Wilson, Ph.D. COUNTY CLERK
FT BEND COUNTY TEXAS



NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	122.18	23°20'02"	300.00	N 56°38'35" W	121.33	62.95
C2	83.56	14°43'52"	325.00	S 39°03'20" W	83.33	41.01
C3	147.23	43°34'41"	496.00	S 68°12'38" W	368.23	98.00
C4	144.37	30°07'00"	496.00	N 60°00'00" W	312.78	90.00
C5	148.48	43°34'25"	496.00	N 67°15'42" E	332.20	83.40
C6	73.36	08°06'32"	490.00	S 83°23'00" E	73.29	36.75
C7	60.79	07°36'41"	490.00	S 75°32'24" E	60.76	30.44

RESERVES / ACREAGE TABULATION		
DESCRIPTION	ACRES	TYPE
RESERVE "A"	4.4970	UNRESTRICTED
RESERVE "B"	1.7792	UNRESTRICTED
RESERVE "D"	2.4493	UNRESTRICTED
RESERVE "E"	4.0073	UNRESTRICTED
RESERVE "F"	5.3764	UNRESTRICTED
TOTAL	18.1092	

STATE OF TEXAS
COUNTY OF FORT BEND

THE UNDERSIGNED, LAKE POINTE TOWN CENTER, LTD., A TEXAS LIMITED PARTNERSHIP (HEREIN CALLED "OWNER"), OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF LAKE POINTE TRACT "C" UNRESTRICTED RESERVE "D" REPLAT, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS LAKE POINTE TRACT "C" UNRESTRICTED RESERVE "D" REPLAT, LOCATED IN THE S.M. WILLIAMS LEAGUE, A-97 FORT BEND COUNTY, TEXAS, AND HEREBY DEDICATES TO PUBLIC USE AS SUCH, THE STREETS AND EASEMENTS SHOWN THEREON FOREVER AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND FOREVER THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNER DOES 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.

IN TESTIMONY WHEREOF, LAKE POINTE TOWN CENTER, LTD., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY LES A. NEWTON, MANAGER AND ITS COMMON SEAL

HEREUNTO AFFIXED THIS 29th DAY OF November, 2007.

LAKE POINTE TOWN CENTER, LTD., A TEXAS LIMITED PARTNERSHIP

BY: LPTC LAKE POINTE, LTD., A TEXAS LIMITED PARTNERSHIP,
ITS SOLE GENERAL PARTNER

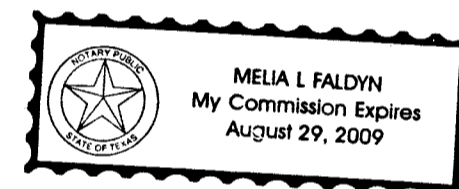
BY: LPTC PROJECTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY,
ITS SOLE GENERAL PARTNER

BY: Les A. Newton
LES A. NEWTON
MANAGER

THE STATE OF TEXAS
COUNTY OF FORT BEND

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 29th DAY OF November, 2007, BY LES A. NEWTON, MANAGER OF LPTC PROJECTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY IN ITS CAPACITY AS THE SOLE GENERAL PARTNER ON BEHALF OF LPTC LAKE POINTE, LTD., A TEXAS LIMITED PARTNERSHIP, IN ITS CAPACITY AS SOLE GENERAL PARTNER ON BEHALF OF LAKE POINTE TOWN CENTER, LTD., A TEXAS LIMITED PARTNERSHIP

Melinda Faldyn
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 8/29/09



STATE OF TEXAS
COUNTY OF HARRIS

THE JPMORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION (FORMERLY KNOWN AS JPMORGAN CHASE BANK AND HEREIN CALLED "LENDER"), THE OWNER AND HOLDER OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT OF LAKE POINTE TRACT "C" UNRESTRICTED RESERVE "D" REPLAT, SAID LIENS BEING EVIDENCED BY INSTRUMENTS OF RECORD IN CLERKS' FILE NUMBERS 2006114608 AND 2006116728 ALL OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DOES HEREBY IN ALL THINGS SUBORDINATE ITS INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECT OF SAID PLAT, AND HEREBY CONFIRMS THAT IT IS THE PRESENT OWNER OF SAID LIENS AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF. IN TESTIMONY WHEREOF, THE JP MORGAN CHASE BANK, N.A. HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS UNDERSIGNED DULY AUTHORIZED OFFICER

ON THE 3 DAY OF December, 2007.

JPMORGAN CHASE BANK, N.A.

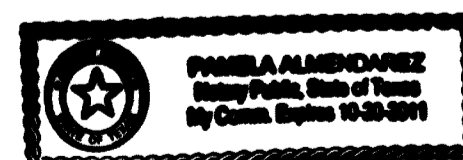
BY: Tim Waikem
TIM WAIKEM, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 3 DAY OF December, 2007, BY TIM WAIKEM, VICE PRESIDENT, THE JP MORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION ON BEHALF OF SAID ASSOCIATION.

Patricia Almaraz
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES 10/20/11



THIS IS TO CERTIFY THAT THIS PLAT IS A MINOR PLAT UNDER THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODES SECTION 212.0065 AND MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS SECTION 5-15 CHAPTER 5 SUBDIVISION REGULATIONS OF THE CITY OF SUGAR LAND. THE CITY OF SUGAR LAND HAS APPROVED AND AUTHORIZES

THE RECORDING OF THIS PLAT THIS 19 DAY OF December, 2007.

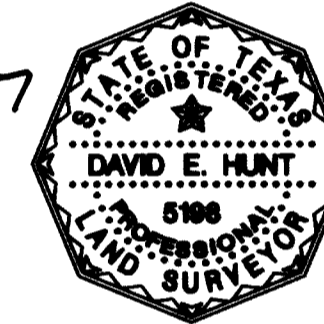
David G. Wallace
DAVID G. WALLACE
MAYOR
Glenda Gundermann
GLENDA GUNDERMANN
CITY SECRETARY
Allen Bogard
ALLEN BOGARD
CITY MANAGER



THIS IS TO CERTIFY THAT I, DAVID E. HUNT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL BOUNDARY CORNERS, BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED WITH 5/8" DIAMETER IRON RODS, THREE FEET LONG AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION.

David E. Hunt
DAVID E. HUNT
TEXAS REGISTRATION NO. 5198

11-29-07



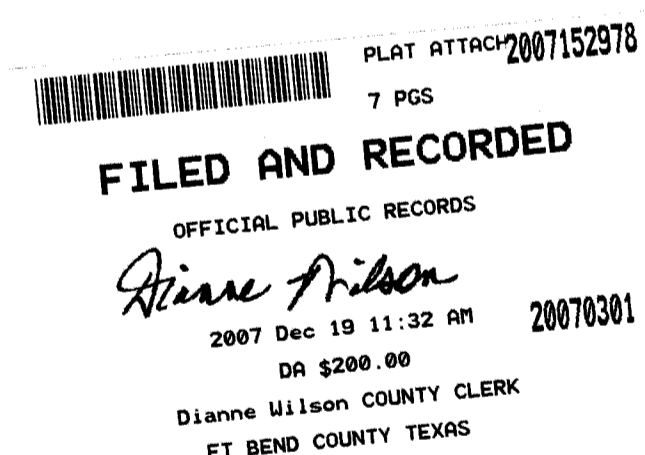
STATE OF TEXAS
COUNTY OF FORT BEND

I, DIANNE WILSON, 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 December 19th, 2007 AT 11:32 O'CLOCK A.M., FILED IN PLAT NO. 20070301 OF THE PLAT RECORDS OF SAID COUNTY.

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

Dianne Wilson
DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: D'Lila Almaraz
DEPUTY
D'LILA ALMARAZ



LAKE POINTE TRACT "C" UNRESTRICTED RESERVE "D" REPLAT

CONTAINING
2.4493 ACRES
0 LOTS 2 RESERVES 1 BLOCK

BEING A REPLAT OF LAKE POINTE TRACT "C"
REPLAT RECORDED IN PLAT NO. 20070210 OF
THE FORT BEND COUNTY PLAT RECORDS

LOCATED IN THE
S.M. WILLIAMS LEAGUE, A-97
FORT BEND COUNTY, TEXAS

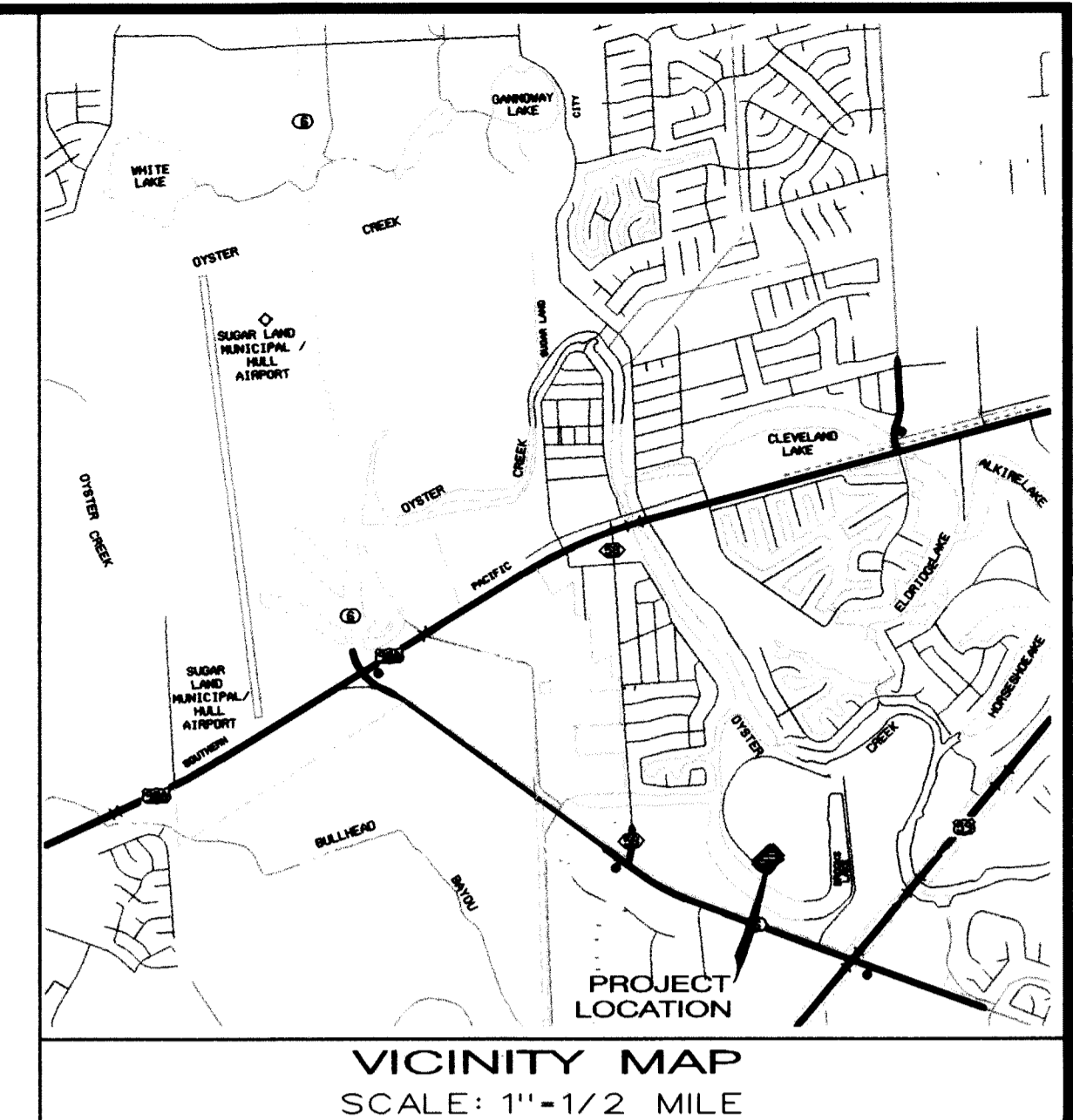
REASON FOR REPLAT IS TO
ADD AN ACCESS RESERVE

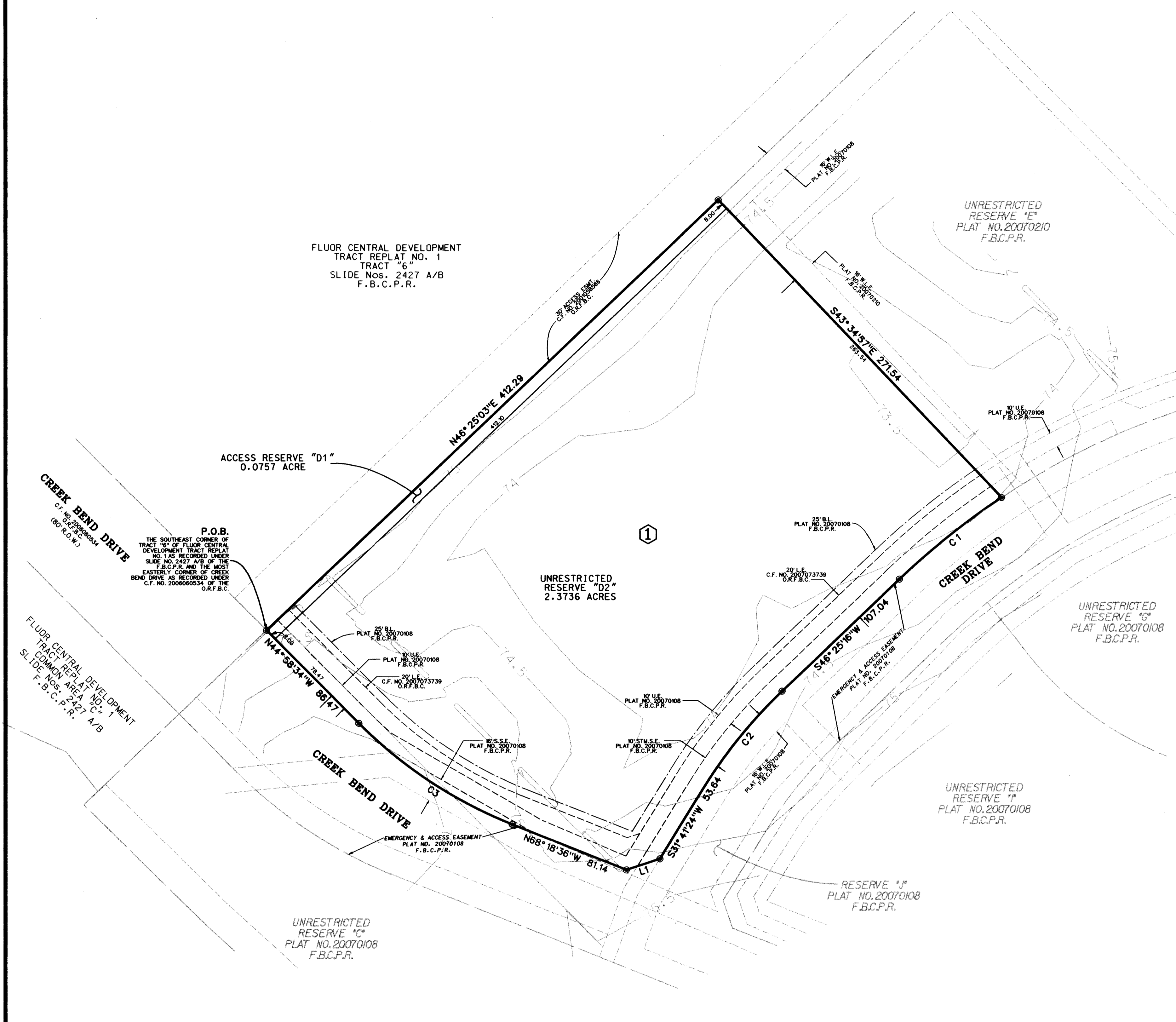
NOVEMBER 29, 2007

OWNER
LAKE POINTE TOWN CENTER, LTD.
15055 CITY WALK, SUITE 250
SUGARLAND, TEXAS 77479
TELEPHONE (281) 242-2000

ENGINEER/SURVEYOR:

Ci
Costello, Inc.
ENGINEERING AND SURVEYING
9080 RICHMOND AVENUE, SUITE 450
HOUSTON, TEXAS 77042
(713) 785-7700 FAX: 785-5680





FLUOR CENTRAL DEVELOPMENT
TRACT REPLAT NO. 1
TRACT "6"
SLIDE NOS. 2427 A/B
F.B.C.P.R.

ACCESS RESERVE "D1"
0.0757 ACRE

P.O.B.
THE SOUTHEAST CORNER OF
TRACT NO. 1 OF FLUOR CENTRAL
DEVELOPMENT TRACT REPLAT
NO. 1 AS RECORDED UNDER
SLIDE NO. 2427 A/B OF THE
F.B.C.P.R. AND THE MOST
EASTERN CORNER OF CREEK
BEND DRIVE AS RECORDED UNDER
C.F. NO. 200606534 OF THE
F.B.C.P.R.

UNRESTRICTED
RESERVE "D2"
2.3736 ACRES

UNRESTRICTED
RESERVE "C"
PLAT NO. 20070108
F.B.C.P.R.

UNRESTRICTED
RESERVE "I"
PLAT NO. 20070108
F.B.C.P.R.

RESERVE "J"
PLAT NO. 20070108
F.B.C.P.R.

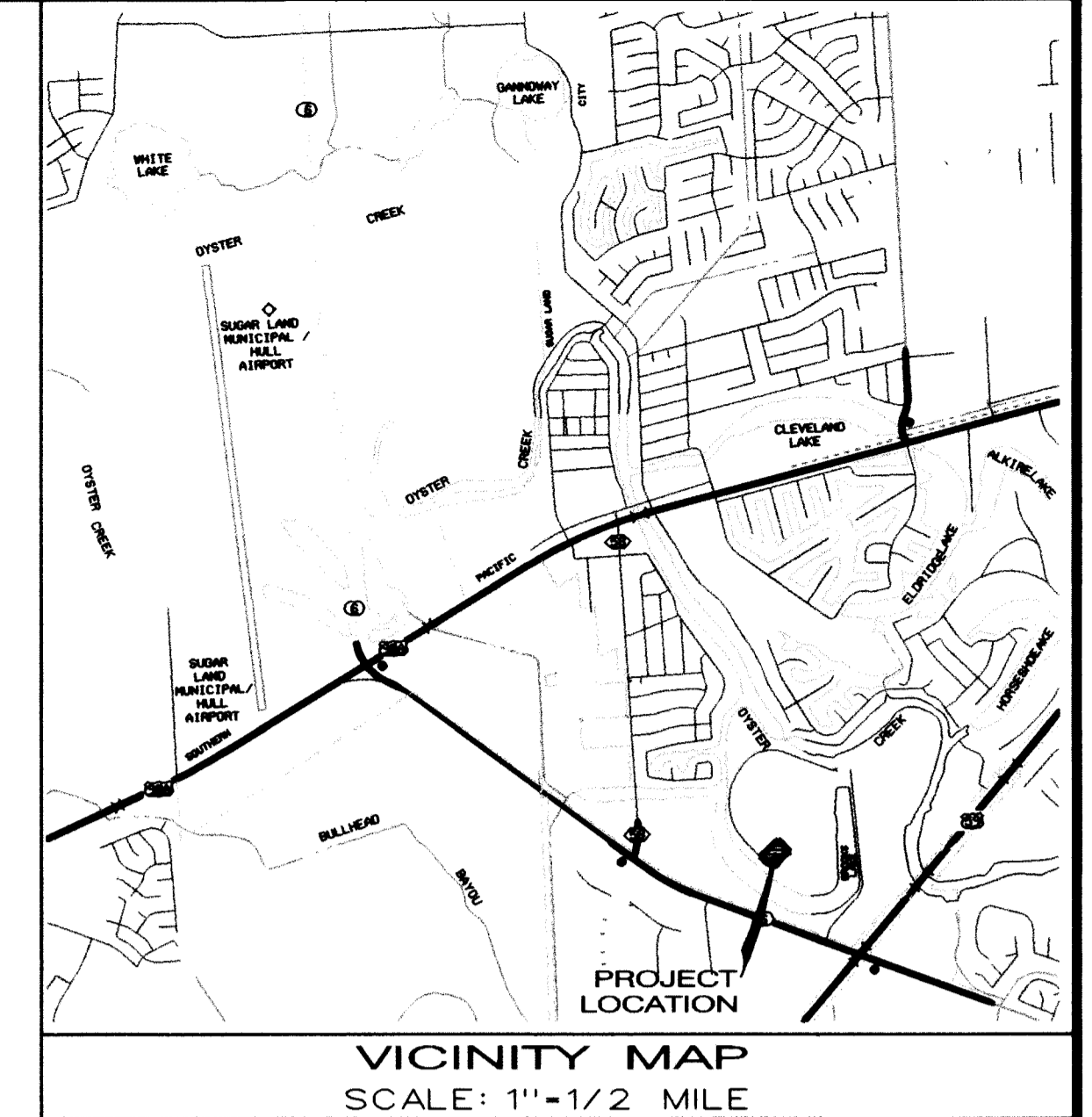
UNRESTRICTED
RESERVE "C"
PLAT NO. 20070108
F.B.C.P.R.

DESCRIPTION	ACRES	TYPE
RESERVE D1	0.0757	ACCESS RESERVE
RESERVE D2	2.3736	UNRESTRICTED RESERVE
TOTAL	2.4493	

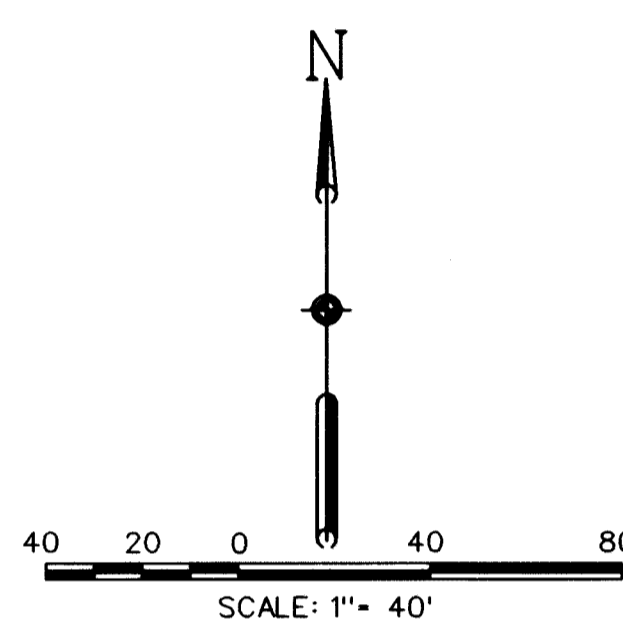
NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	86.60	10°00'13"	496.00	S 51°25'23" W	86.49
C2	83.56	14°43'52"	325.00	S 39°03'20" W	83.33
C3	122.18	23°20'02"	300.00	N 56°38'35" W	121.33

NUMBER	DIRECTION	DISTANCE
L1	S 71°41'24" W	23.34 FT

- NOTES:
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATERLINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE; C.F. NO. INDICATES CLERK'S FILE NUMBER; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; O.R.F.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS.
 - BENCHMARK: U.S.C. & G.S. "SUGAR LAND 1942-1". ELEVATION 71.82 FEET, 1929 N.G.V.D., 1973 ADJUSTMENT.
 - SITE TBM: BOX CUT ON INLET AT BACK OF CURB AT LIGHT POLE #604855 ON WEST SIDE OF CREEK BEND DRIVE BETWEEN FLUOR DRIVE AND LAKE POINTE SEC. 4. ELEVATION: 75.68'
 - CONTOURS SHOWN ON PLAT ARE BASED UPON U.S.C. & G.S. 1929 M.S.L. DATUM, 1973 ADJUSTMENT.
 - ALL BEARINGS ARE REFERENCED TO THE NORTHWEST LINE OF LAKE POINTE TRACT "C" REPLAT AS RECORDED UNDER PLAT NO. 20070210 OF THE FORT BEND COUNTY PLAT RECORDS.
 - THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY FORT BEND, C.F. NO. 3121000258, EFFECTIVE DATE OF NOVEMBER 07, 2007 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WITHIN THE CITY OF SUGAR LAND, FORT BEND COUNTY IMPROVEMENT DISTRICT NO. 2, FORT BEND INDEPENDENT SCHOOL DISTRICT, FIRST COLONY MUD 10 AND FORT BEND COUNTY, TEXAS.
 - THIS PLAT LIES WITHIN SHADED "ZONE X", WHICH IS DEFINED AS EITHER AN AREA OF 500 YEAR FLOOD; AN AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; OR PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, MAP NUMBER 48157C0235 J DATED JANUARY 3, 1997.
 - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY OF SUGAR LAND APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF FORT BEND COUNTY.
 - THERE ARE NO PIPELINES NOR PIPELINES EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
 - FOR THOSE AREAS NORTH OF THE FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 2 LEVEE EASEMENT, THE MINIMUM SLAB ELEVATION SHALL BE 76.0, ONE (1) FOOT ABOVE THE TOP OF CURB, OR 1.5 FEET ABOVE NATURAL GROUND CONTOURS INDICATED ARE BASED ON THE DESIGN FILLED ELEVATION.
 - ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO DISTANCE REQUIREMENTS FOR MOTORISTS.
 - WOOD SHINGLES OR SHAKES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FOUR FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAYS WITHIN SAID PLAT, AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE CITY OF SUGAR LAND DESIGN STANDARDS.
 - SITE PLANS SHALL BE SUBMITTED TO THE CITY OF SUGAR LAND FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND.
 - THIS PROPERTY IS SUBJECT TO ZONING BY CITY OF SUGAR LAND ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN.
 - ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
 - NO OWNER OF LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS: THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
 - CROSS ACCESS EASEMENTS FOR ALL TRACTS SHALL BE DELINEATED ON THE PLAT OR PROVIDED FOR BY SEPARATE INSTRUMENT TO BE RECORDED IN THE REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS.
 - AS REQUIRED BY SEC. 5-35F, THE CITY SHALL NOT ISSUE ANY PERMITS FOR CONSTRUCTION WITHIN THE SUBDIVISION WITHIN THE CORPORATE LIMITS, EXCEPT PERMITS TO CONSTRUCT PUBLIC IMPROVEMENTS, UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OR A CERTIFIED CHECK, PERFORMANCE BOND OR LETTER OF CREDIT IS PROVIDED TO AND ACCEPTED BY THE CITY.
 - THIS PROPERTY IS SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN FLUOR ENTERPRISES, INC., d/b/a FLUOR SIGNATURE SERVICES AND LAKEPOINTE ASSETS LLC, ET AL., DATED AS OF JUNE 28, 2001, FILED JUNE 28, 2001, UNDER CLERK'S FILE NO. 2001058566, AS AMENDED BY 2004134140, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY.
 - PRIOR TO ANY CONSTRUCTION ON SUBJECT LOTS OR NON-RESIDENTIAL TRACTS, THE CITY OF SUGAR LAND SHALL REVIEW AND APPROVE DRAINAGE CALCULATIONS PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER ILLUSTRATING AVAILABLE OUTFALL AND/OR DETENTION CAPACITY.
 - THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND STIPULATION OF THAT DECLARATION OF COVENANTS AND MUTUAL ACCESS EASEMENT RECORDED UNDER CLERK'S FILE NO. 2007073738 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY.



VICINITY MAP
SCALE: 1"=1/2 MILE



LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC." UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC." UNLESS OTHERWISE NOTED

LAKE POINTE TRACT "C" UNRESTRICTED RESERVE "D" REPLAT

CONTAINING
2.4493 ACRES
0 LOTS 2 RESERVES 1 BLOCK

BEING A REPLAT OF LAKE POINTE TRACT "C"
REPLAT RECORDED IN PLAT NO. 20070210 OF
THE FORT BEND COUNTY PLAT RECORDS

LOCATED IN THE
S.M. WILLIAMS LEAGUE, A-97
FORT BEND COUNTY, TEXAS

REASON FOR REPLAT IS TO
ADD AN ACCESS RESERVE

NOVEMBER 29, 2007

OWNER
LAKEPOINTE TOWN CENTER, LTD.

18000 CITY WALK SUITE 200
SUGARLAND, TEXAS 77479
TELEPHONE (281) 242-2000

ENGINEER/SURVEYOR:

Ci
Costello, Inc.
ENGINEERING AND SURVEYING
9900 RICHMOND AVENUE, SUITE 450
HOUSTON, TEXAS 77048
(713) 765-7766 FAX: 765-3660

PLAT ATTACHED 2007152976
7 PGS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2007 Dec 19 11:32 AM 20070301

DR \$200.00

Dianne Wilson COUNTY CLERK
FT BEND COUNTY TEXAS

EXHIBIT B
Final Development Plan
Pearl Lake Pointe

A. Contents - This Final Development Plan includes the following sections:

- General Provisions
- Land Uses
- Development Regulations for Multi-Family (Urban)/Live-Work Units
- Landscape and Pedestrian Circulation Regulations
- Building Regulations

B. General Provisions

1. The PD approved herein for this development must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City of Sugar Land (the “City”). If any provision or regulation of any City ordinance applicable in a B-O (Business-Office) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the B-O zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation conflicts with a provision of this ordinance.
2. Except as otherwise provided herein, the words used in this Final Development Plan have the meaning established by the Development Code. “PD” means the planned development district created by the ordinance.
3. The PD shall be developed in accordance with the following exhibits that are attached to and made part of this Final Development Plan:

Exhibit A:	Survey with Metes and Bounds
Exhibit B:	Final Development Plan
Exhibit B-1.0:	Lake Pointe Regional Activity Center w/walking distances
Exhibit B-1.1:	Site Plan – Level 1 w/site calculations
Exhibit B-1.2:	Amenities and Office Space – Level 1
Exhibit B-1.3:	Amenities – Level 5
Exhibit B-1.4:	Vehicle, Pedestrian, and Bicycle Access Plan
Exhibit B-2:	Concept Rendering-Southwest Corner Elevation
Exhibit B-2.1:	Concept Rendering-South Elevation
Exhibit B-2.2:	Concept Rendering-Northwest Corner Elevation
Exhibit B-2.3:	Concept Rendering-North Elevation
Exhibit B-2.4:	Concept Rendering-Southeast Elevation
Exhibit B-3:	Exterior Finishes
Exhibit B-3.1:	Exterior Elevations
Exhibit B-4:	Parking Plan and Tabulations
Exhibit B-5:	Landscaping Plan
Exhibit B-5.1:	Plaza/Activity Areas
Exhibit B-5.2:	Enlarged Corner Plaza
Exhibit B-5.3:	Inspirational Images for Streetscape

4. As shown on Exhibit A-1 (Survey with Metes and Bounds), the PD encompasses three (3) tracts which will be replatted into a single reserve of 6.4566 acres.
 - a) Tract 1: 4.0073 acres being the entirety of Unrestricted Reserve “E” out of the LAKE POINTE TRACT “C” REPLAT recorded under Clerk’s File Number 20070210 of the Plat Records of Fort Bend County, Texas;
 - b) Tract 2, Parcel 1: 2.3736 acres being the entirety of Unrestricted Reserve “D2” out of LAKE POINTE TRACT “C” UNRESTRICTED RESERVE “D” REPLAT recorded under Clerk’s File Number 20070301 of the Plat Records of Fort Bend County, Texas; and
 - c) Tract 2, Parcel 2: 0.0757 acre being the entirety of Unrestricted Reserve “D1” out of LAKE POINTE TRACT “C” UNRESTRICTED RESERVE “D” REPLAT recorded under Clerk’s File Number 20070301 of the Plat Records of Fort Bend County, Texas.

C. Land Uses

1. Permitted land uses are identified as follows:
 - a) Multi-Family Dwellings
 - b) Recreational Facilities
 - c) Professional Office and Co-working Space
 - d) Real Estate and Insurance/Brokerage
 - e) Business Services
 - f) Financial Services/Brokerage
 - g) Legal Services
 - h) Accounting/Tax Services
 - i) Educational Services
 - j) Counseling/Therapy
 - k) Management Consulting
 - l) Restaurant/café/food service (open to the public)
 - m) Coffee shop (open to the public)
 - n) Wine bar (open to the public)
 - o) Retail ancillary to multifamily residential (residents only)
 - p) Regional detention
2. Maximum number of dwelling units shall not exceed 380.
3. Non-multifamily uses include approximately 9,600 sf of first-floor flex office co-working space with an adjacent 4,425 sf meeting room, five (5) Live/Work units (approximately 4,000 sf) exclusively on the ground floor of these units, and the support areas for the multi-family tenants and their visitors. This support area includes the Lobby/Amenities area of approximately 10,000 square feet and approximately 2000 square feet of coffee shop/cafe/business lounge on the ground floor. Additionally, the fifth floor will feature a “Sky Lounge” entertainment area comprising approximately 2,125 square feet for residents and their guests. The premise of the live/work must be used as the primary residence of the tenant, which will also be the same as the non-residential use owner/operator.

4. Any time three years after issuance of the original certificate of occupancy for the ~ 9,600sf of ground floor office space, should the occupancy of such space fall below 65%, then owner shall have the right to convert all of such office space to a maximum of 5 residential live/work units.

D. Development Regulations for Multi-Family/Live-Work Units – Multi-Family use within District A of the PD shall be developed in accordance with the following development limitations:

1. Maximum Height of Structures:
 - a) Five (5) stories of multi-family structure. No more than 70 feet, plus an additional 10 feet for edge parapets and screen walls.
 - b) Six (6) levels of parking structure to a top level of 70 feet.
2. Minimum Building Setbacks:
 - a) Minimum building setback for Creek Bend Drive on the west side of the project is 35 feet.
 - b) The minimum building setback for Creek Bend Drive on the south side of the project is 20 feet.
 - b) Minimum building setback for north and east sides is 21.5 feet to accommodate the overhead electrical easement.
3. Bicycle Parking, as shown on Exhibit B-1.6 (Vehicle, Pedestrian, and Bicycle Access Plan) and Exhibit B-4 (Parking Plan Layout):
 - a) Open space plazas shall incorporate bicycle parking spaces.
 - b) A minimum of 10 public bicycle parking spaces shall be provided in racks with no more than 4 spaces in any single parking area.
 - c) Racks shall be designed to support the bicycle upright in two places on the bicycle frame.
 - d) The parking garage shall include secured bicycle storage for residents.
4. Signage to comply with Chapter 4 of the Development Code:
 - a) Project logo signage will have metal letters applied to the building face with a height of no more than 3 feet.
 - b) Specific to live/work units: signage to be wall-mounted, maximum height of 12 inches, to be constructed of acrylic or metal.
5. Vehicular access gates, as shown on Exhibit B-1.6 (Vehicle, Pedestrian, and Bicycle Access Plan):
 - a) Vehicular entrance gate to parking garage shall be set back at least 50 feet from the street right of way line.
 - b) Creek Bend Drive shall include two pedestrian entrance gates. The access drive to the north shall include two pedestrian entrance gates, and a fifth resident entrance gate shall be located on the east side.

E. Landscape and Pedestrian Circulation Regulations – The PD shall be developed in accordance with the following landscape and pedestrian circulation regulations:

1. Landscape requirements (See Exhibits B-1, B-5.1, B-5.2 and B-5.3):
 - a) 6-inch caliper shade trees spaced approximately 40 feet apart on average on Creek Bend Drive on west and south sides.
 - b) Continuous hedge on rear and side yards.
 - c) Due to 16-foot aerial power easement on the north and east sides, no shade trees may be used. Landscaping shall include Ornamental Trees (see Section E.6. below), along with shrubs and groundcover plantings.
2. The parking garage shall be 100% screened on all sides by the residential building.
3. Minimum 15% of open space of lot area, inclusive of landscape buffers. Reference Exhibit B-1.1 (Site Plan – Level 1), plaza/public spaces to be developed in accordance with Exhibit B-5 (Landscape Plan), Exhibit B-5.1 (Plaza/Activity Areas), and Exhibit B-5.2 (Enlarged Corner Plaza).
4. Enhanced pedestrian areas shall be provided in accordance with Exhibit B-1.6 (Vehicle, Pedestrian, and Bicycle Access Plan) and Exhibits B-5, B-5.1 and B-5.2:
 - a) Minimum 10' enhanced pedestrian walkway along Creek Bend Drive directly adjacent to Creek Bend Drive directly adjacent to Live/Work units and multi-family administration and amenity functions. Minimum 8' sidewalks are required abutting the 30' Access Drive to the north.
 - b) Sidewalks and plazas shall have amenities such as sitting areas, bicycle racks, enhanced concrete finishes, and tree grates. Tree and low-level pedestrian lighting will be incorporated. (See Exhibit B-5, B-5.1 and B-5.2)
5. The following landscape materials and minimum sizes are approved for use in the development:

Shade Trees:

<i>Common Name</i>	<i>Caliper</i>	<i>Size</i>	<i>Height</i>	<i>Spread</i>
Live Oak	4" *	65 gal.	12'-14' ht.	4'-5' spread
NuttallOak	4" *	65 gal.	10'-12' ht.	3'-4' spread
Drake Elm	4" *	65 gal.	9'-10' ht.	2'-3' spread
Pecan	4" *	65 gal.	10'-12' ht.	3'-4' spread

*Minimum 6" on Creek Bend Drive.

Ornamental Trees:

<i>Common Name</i>	<i>Caliper</i>	<i>Size</i>	<i>Height</i>	<i>Spread</i>
Italian Cypress	2"-3" cal.	24" box	8'-10' ht.	18"-24" spread
Southern Magnolia	2 ½" cal.	30 gal.	10'-12' ht.	3'-4' spread
Riverbirch	2 ½" cal.	30 gal.	9'-10' ht.	4'-5' spread
Redbud	2 ½" cal.	30 gal.	9'-10' ht.	3'-4' spread
Savannah Holly	2 ½" cal.	30 gal.	10'-12' ht.	3'-4' spread
Crepemyrtle	2 ½" cal.	30 gal.	8'-10' ht.	3'-4' spread

Shrubs for Screening and Buffering:

<i>Common Name</i>	<i>Size</i>	<i>Spacing</i>	<i>Height</i>	<i>Spread</i>
Waxleaf Ligustrum	5 gal.	36" o.c. double row	30" ht.	24" spread
Oleander	5 gal.	48" o.c. single row	36" ht.	36" spread
Waxmyrtles	5 gal.	36" o.c. double row	30" ht.	24" spread

Shrubs for Mass Planting:

<i>Common Name</i>	<i>Size</i>	<i>Spacing</i>	<i>Height</i>	<i>Spread</i>
Indian Hawthorn	5 gal.	30" o.c.	24" ht.	18" spread
Dwarf Yaupon Holly	5 gal.	30" o.c.	24" ht.	18" spread
Dwarf Chinese Holly	5 gal.	30" o.c.	24" ht.	18" spread
Azaleas	5 gal.	30" o.c.	24" ht.	18" spread
Dwarf Burford Holly	5 gal.	30" o.c.	24" ht.	18" spread
Green Pittosporum	5 gal.	30" o.c.	24" ht.	18" spread
Variegated Pittosporum	5 gal.	30" o.c.	24" ht.	18" spread
Dwarf Pittosporum	5 gal.	30" o.c.	24" ht.	18" spread
Dwarf Crepemyrtle	5 gal.	30" o.c.	24" ht.	18" spread
Compact Nandina	5 gal.	30" o.c.	24" ht.	18" spread
Parson Juniper	5 gal.	30" o.c.	12" ht.	18" spread
Tam Juniper	5 gal.	30" o.c.	12" ht.	18" spread
Pfitzer Juniper	5 gal.	30" o.c.	12" ht.	18" spread

Groundcover Plantings:

<i>Common Name</i>	<i>Size</i>	<i>Spacing</i>	<i>Height</i>	<i>Spread</i>
Asian Jasmine	1 gal.	15" o.c.	8" ht.	12" spread
Big Blue Liriope	1 gal.	12" o.c.	10" ht.	10" spread
Monkey Grass	1 gal.	12" o.c.	8" ht.	8" spread
Boxwood	1 gal.	18" o.c.	12" ht.	10" spread
Carolina Jessamine	1 gal.	18" o.c.	10" ht.	10" spread

Grass:

Common
Bermuda

Hydroseed or solid sod

F. Building Regulations – As shown on Building Elevations (see [Exhibit B-4.1](#) and [Exhibit B-4.2](#)), buildings within District A of the PD shall be developed in accordance with the following building regulations:

1. Buildings shall be designed in accordance with the following criteria:
 - a) A diversification of the horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods; and
 - b) Incorporate architectural details that create shade and cast shadows to provide visual relief.
 - c) Facades greater than 100 feet in length that face Creek Bend Drive shall incorporate offsets having a minimum depth of 1.5 to 2 feet and extending at least 20% of the length of the façade.
 - d) At least 65% of the units shall have full balconies extending approximately 30 inches from the face of the building.
2. Building façade finishes:
 - a) Primary Finish means an exterior finish consisting of brick, cast stone, stucco and glass.
 - b) Secondary Finish means an exterior finish consisting of aluminum storefronts/windows, steel canopies, prefabricated decorative metal balcony railings, fiber cement siding and wood.
 - c) Primary Finishes shall comprise at least 85% of each façade. The remaining portion of an exterior wall that is not constructed of a Primary Finish must be constructed of a Secondary Finish.
 - d) No single building finish material shall cover more than 80% of the front of any building.
 - e) Building elevations facing Creek Bend Drive shall comprise at least 50% glass.

- f) Use of architectural metals is limited to canopies, parapet walls, roof systems, balcony railings, and miscellaneous trim work, and such use shall meet the durability standards of the Development code.
- g) The Director may approve alternative Primary or Secondary Finishes not specified in this article if the Director determines that the alternative finish is substantially equal to or better than a specified Primary or Secondary Finish in quality, durability, and appearance and the use thereof will not violate any provision of this article.
- h) The following building materials shall not be used for a Primary or Secondary Finish:
 - i) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic or fiberglass panels.
 - ii) Unfired or underfired clay, sand, or shale brick.
 - iii) Smooth or untextured concrete surface
 - iv) EIFS



--- EXISTING LAKE POINTE SIDEWALK/TRAIL SYSTEM
--- FUTURE LAKE POINTE SIDEWALK/TRAIL SYSTEM

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permitting, or construction.



0' 10' 200' 600'
1" = 200'-0"
400' 800'

EXHIBIT B-1.0

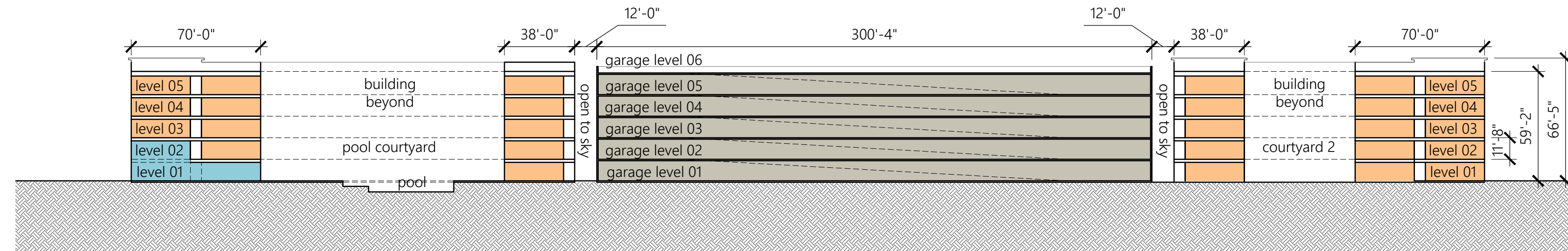
LAKE POINTE REGIONAL ACTIVITY CENTER (RAC)
03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)
a development by MORGAN

Robinson & Company
LANDSCAPE ARCHITECTURE
1416 Stonehollow Dr., Suite D
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Ph. 713.524.2200
www.robinsolandarch.com

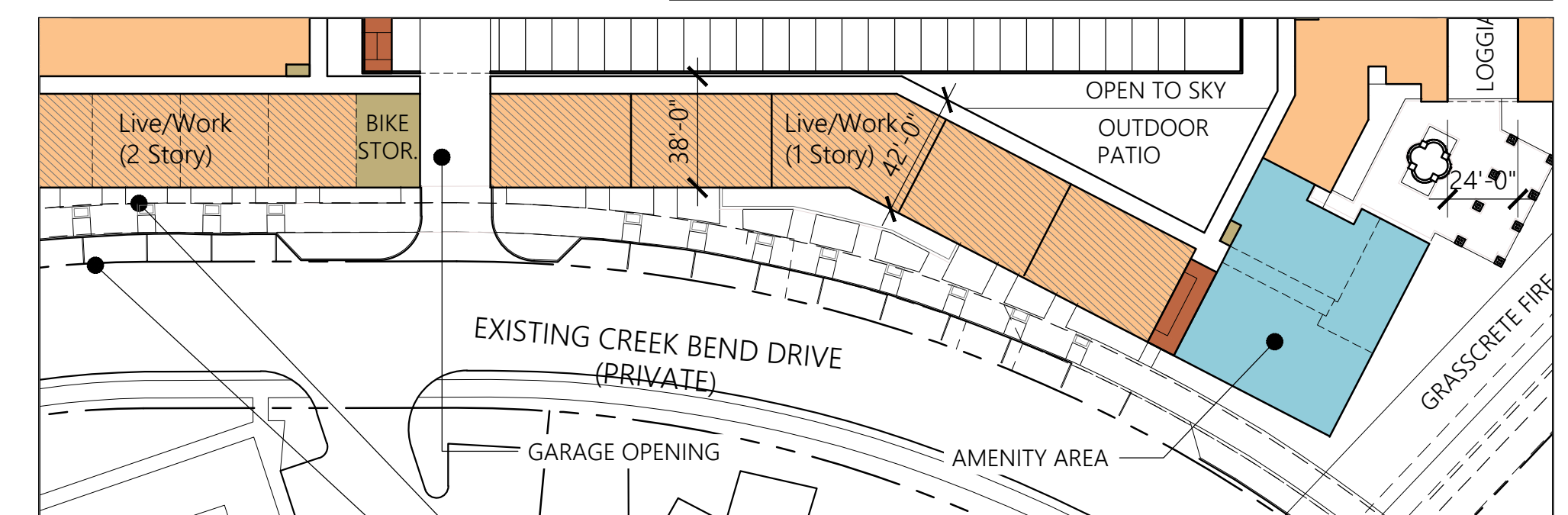
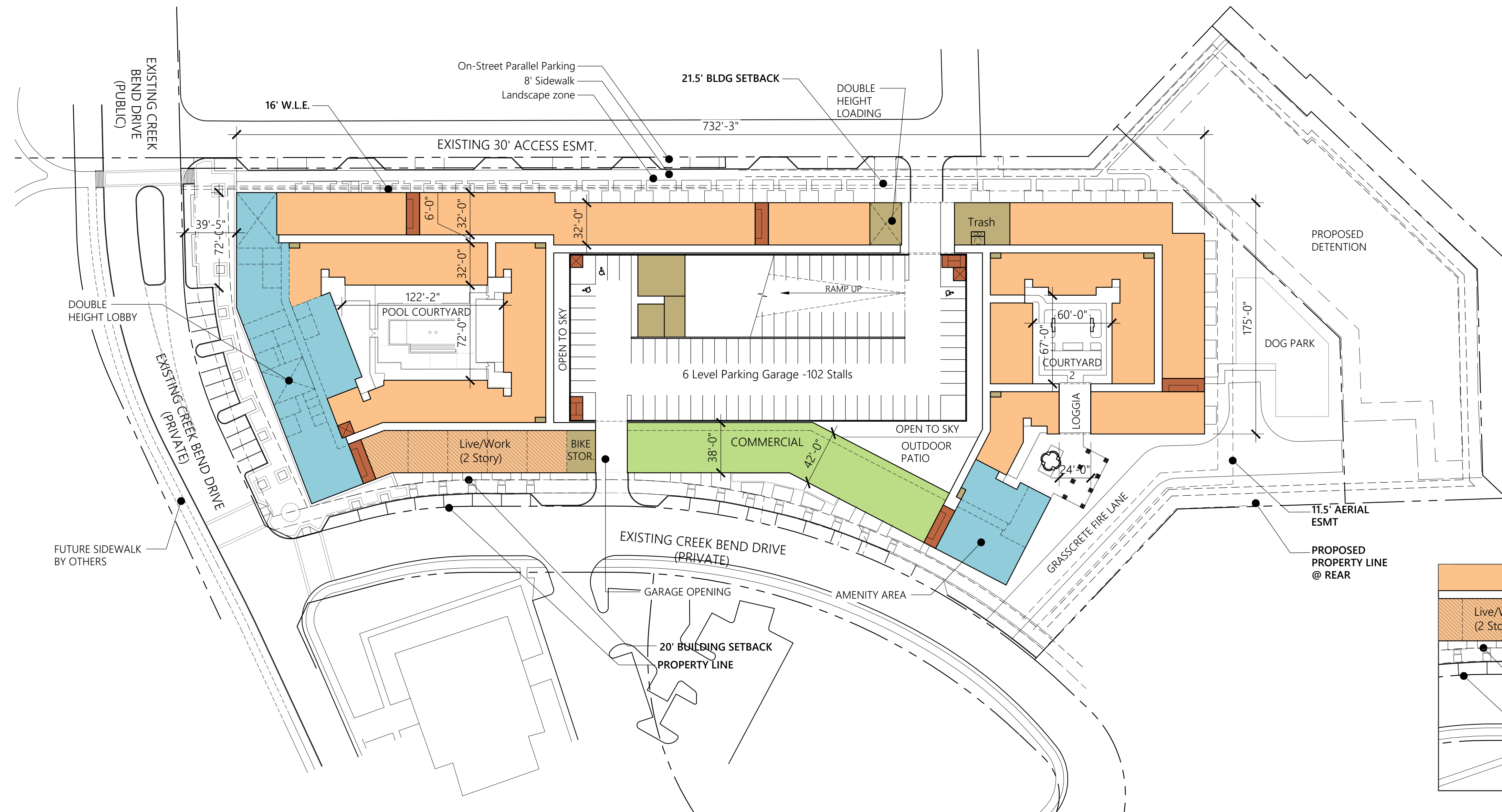
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SUGAR LAND, TEXAS

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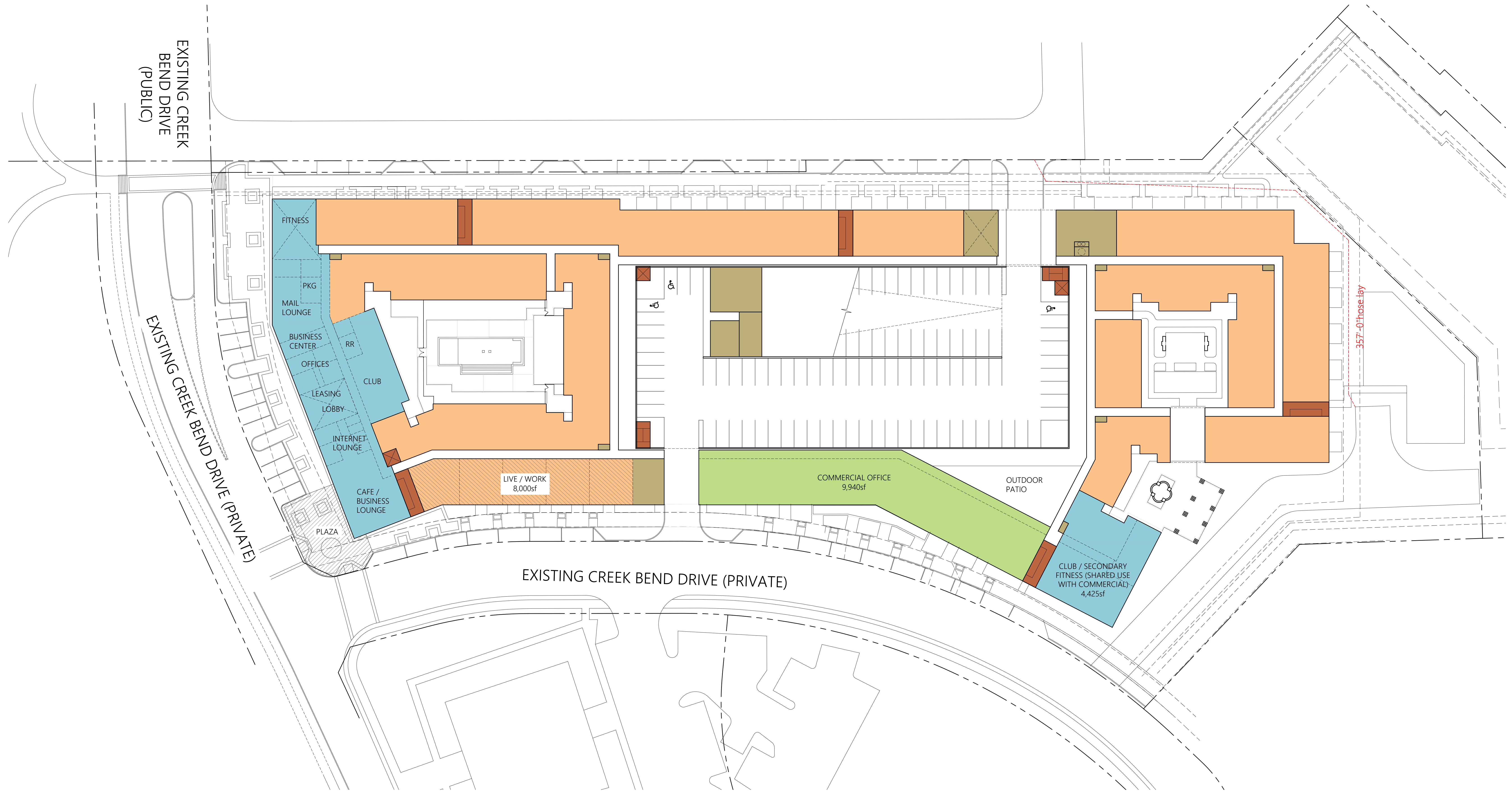
CONCEPT SECTION



Any time three years after issuance of the original certificate of occupancy for the ~ 9,600sf of ground floor office space, should the occupancy of such space fall below 65%, then owner shall have the right to convert all of the office space to a maximum of 5 residential units. (See figure below)



EXHIBIT B-1.1



1 Amenity Plan - Level 1

SCALE: 1" = 30'-0"

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AMENITY AND OFFICE SPACE PLAN
03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)
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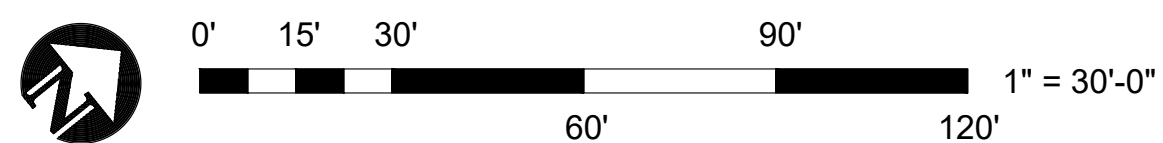
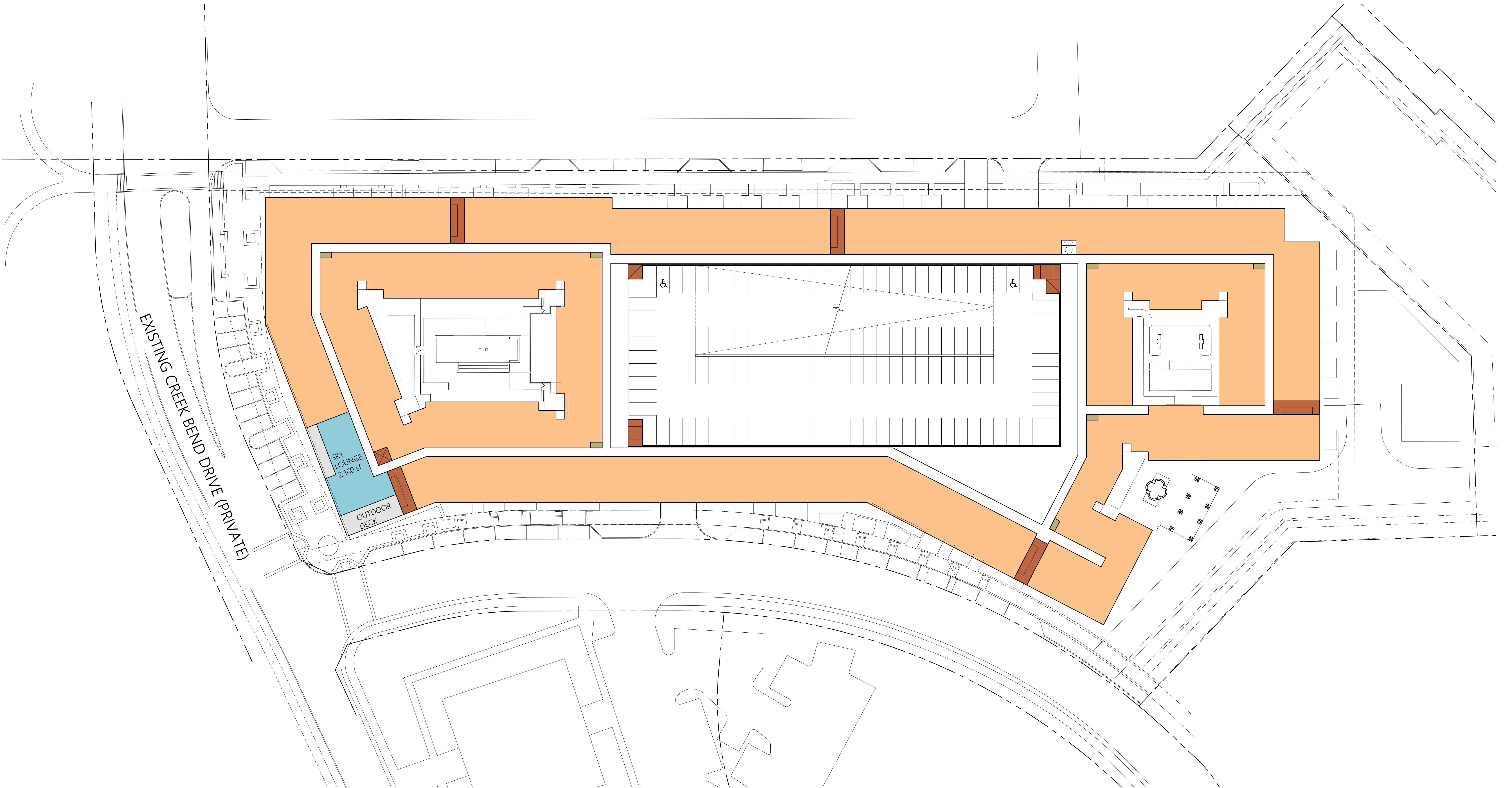


EXHIBIT B-1.2

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1 Amenity Plan - Level 5

SCALE: 1" = 30'-0"

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AMENITY AND OFFICE SPACE PLAN
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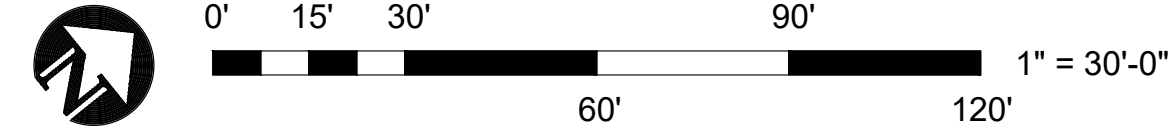


EXHIBIT B-1.3

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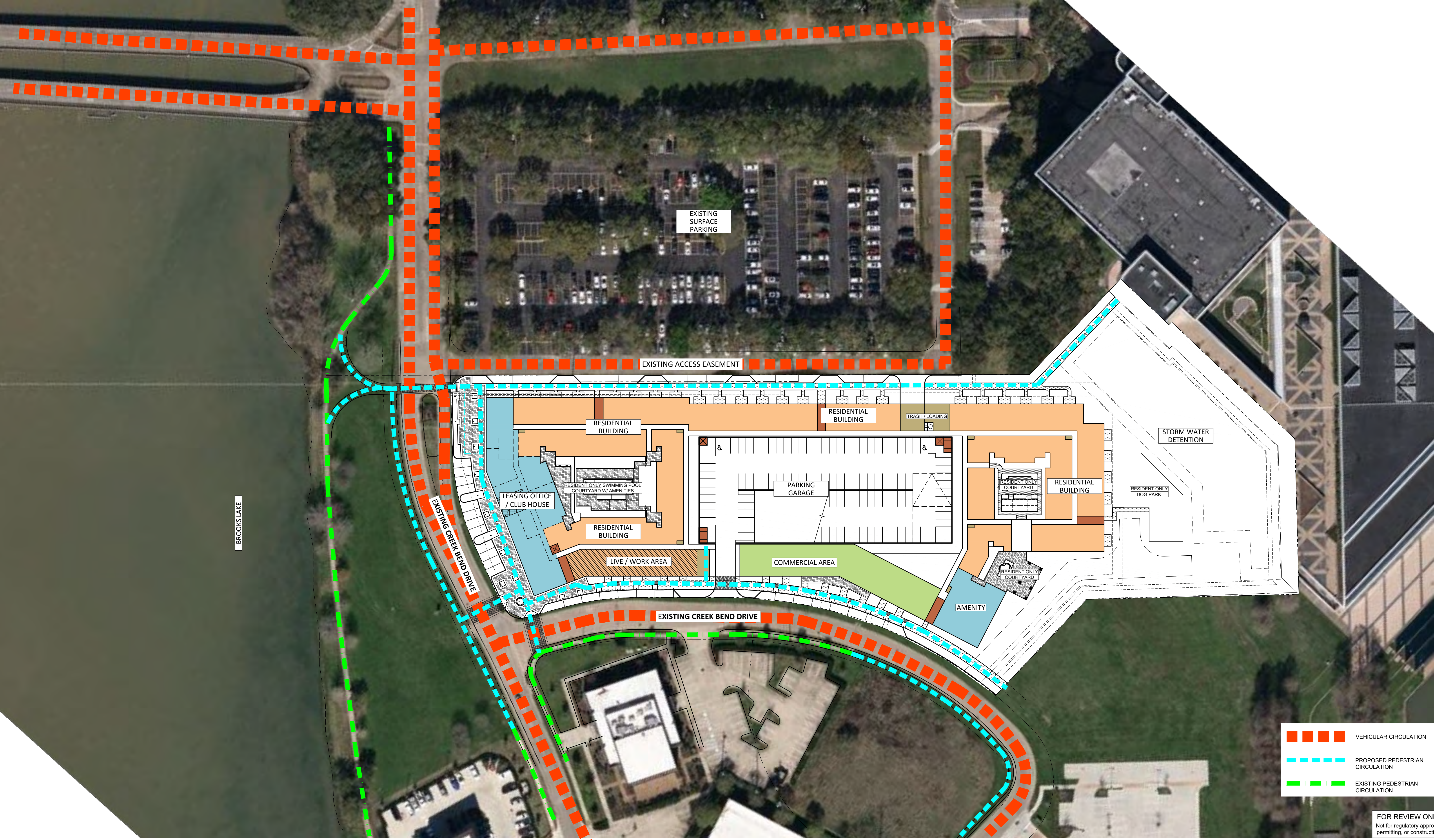


EXHIBIT B-1.4

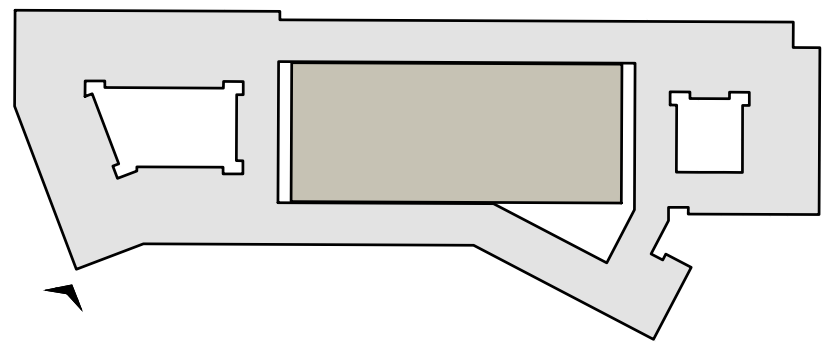
TRAFFIC / PEDESTRIAN PLAN

January 9, 2023
a development by MORGAN

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EXHIBIT B-2

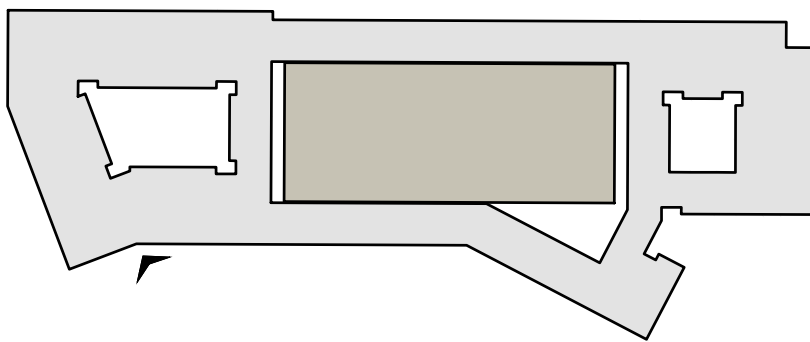


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CONCEPT RENDERING
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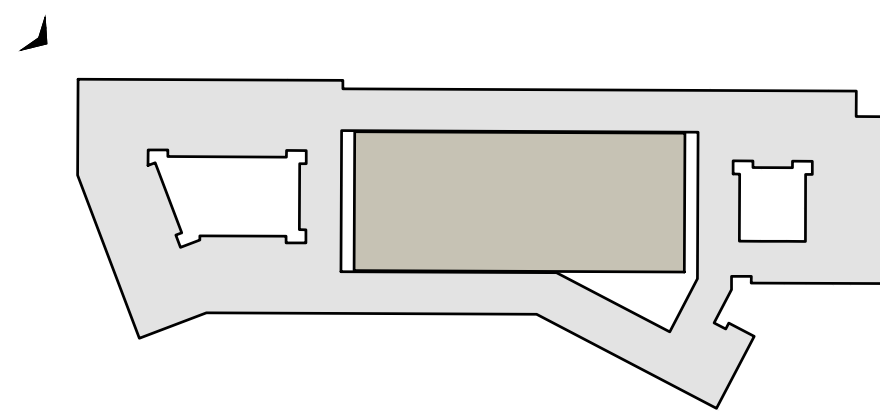
EXHIBIT B-2.1



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SUGAR LAND, TEXAS

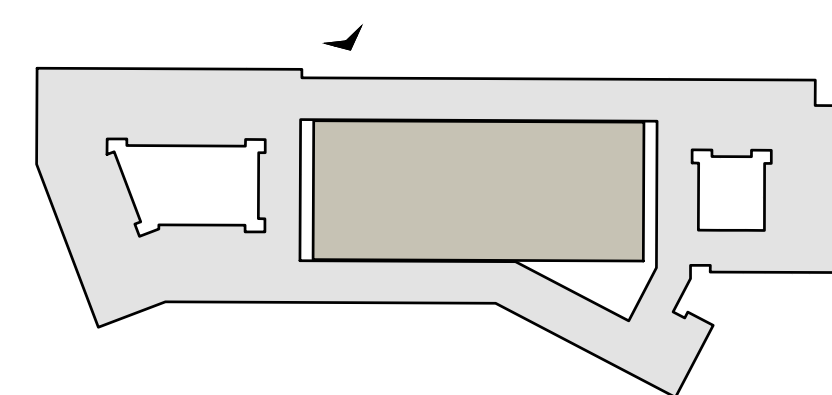


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EXHIBIT B-2.2

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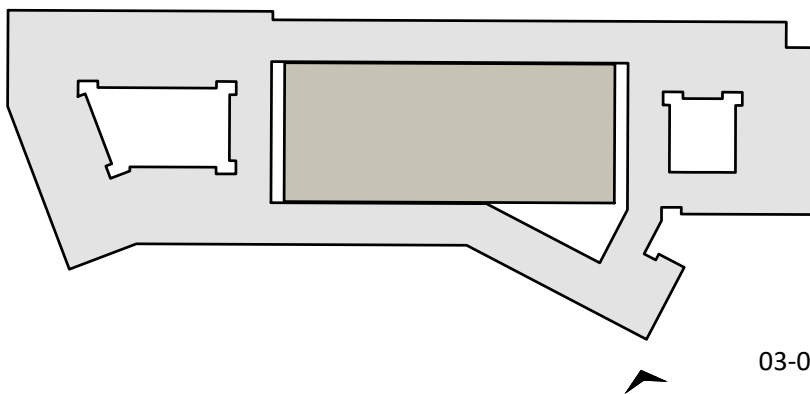
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EXHIBIT B-2.3

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EXHIBIT B-2.4



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SUGAR LAND, TEXAS

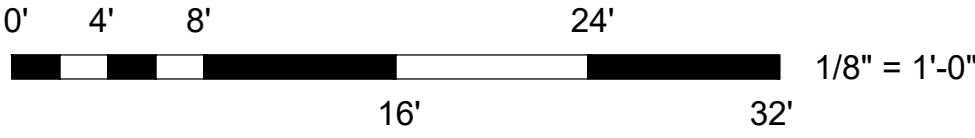
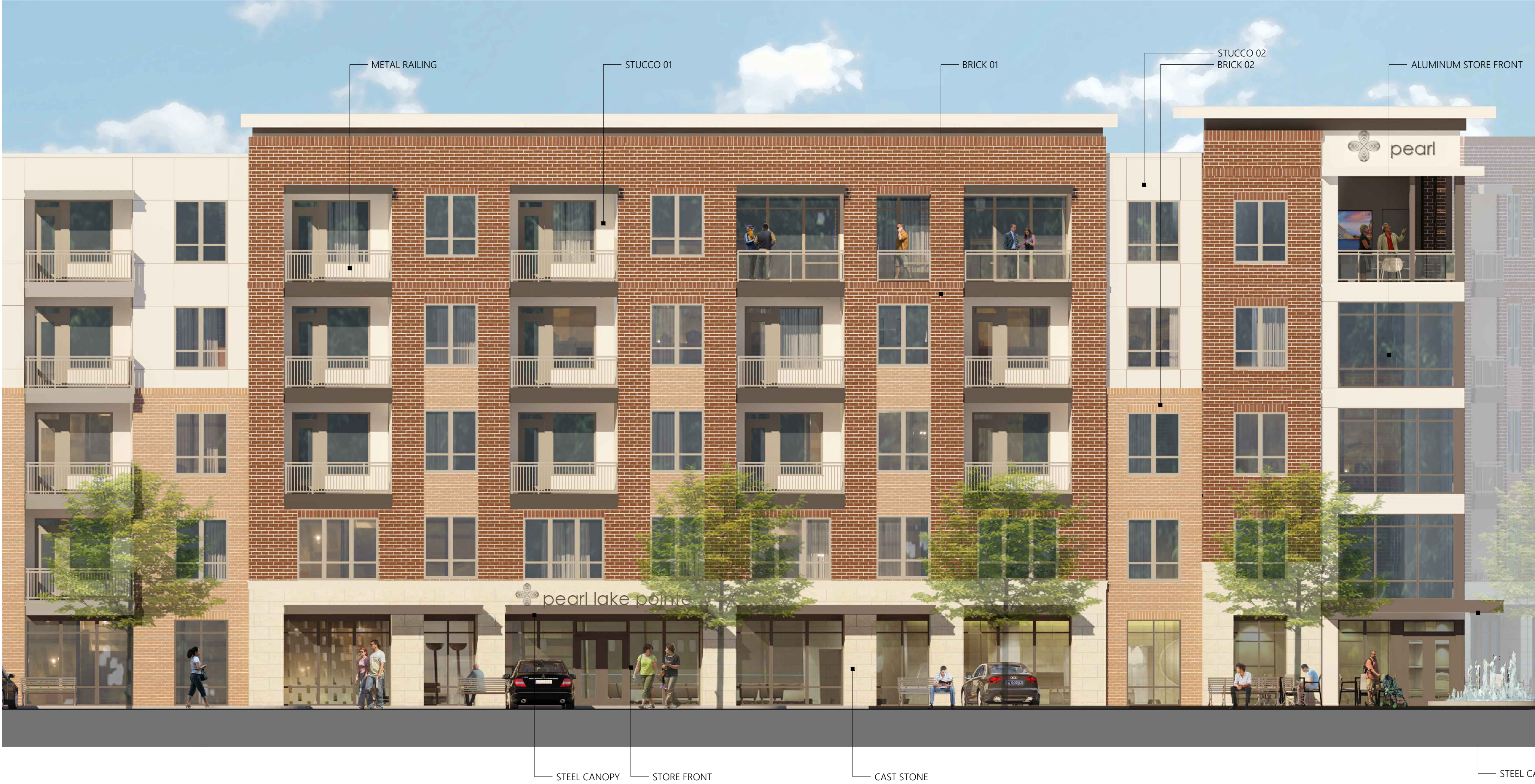
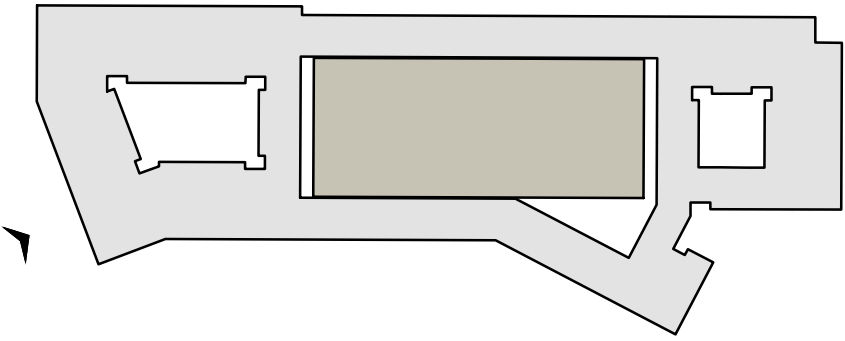


EXHIBIT B-3



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EXTERIOR FINISHES

03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)
a development by MORGAN



4 ACCESS EASEMENT (NW) ELEVATION

SCALE: 1" = 30'-0"



3 CREEK BEND DR (SE) ELEVATION

SCALE: 1" = 30'-0"



2 NORTHEAST ELEVATION

SCALE: 1" = 30'-0"



1 CREEK BEND DR (SW) ELEVATION

SCALE: 1" = 30'-0"

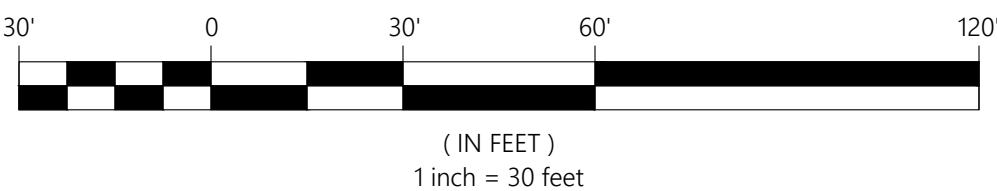
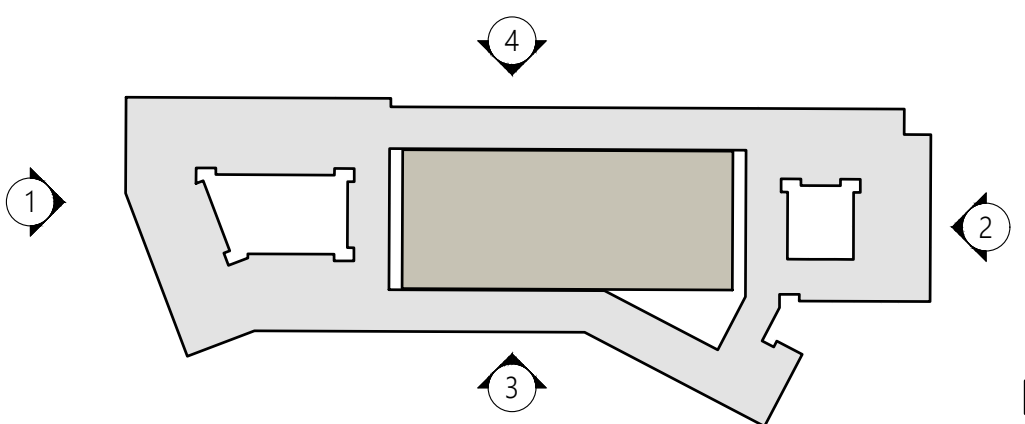
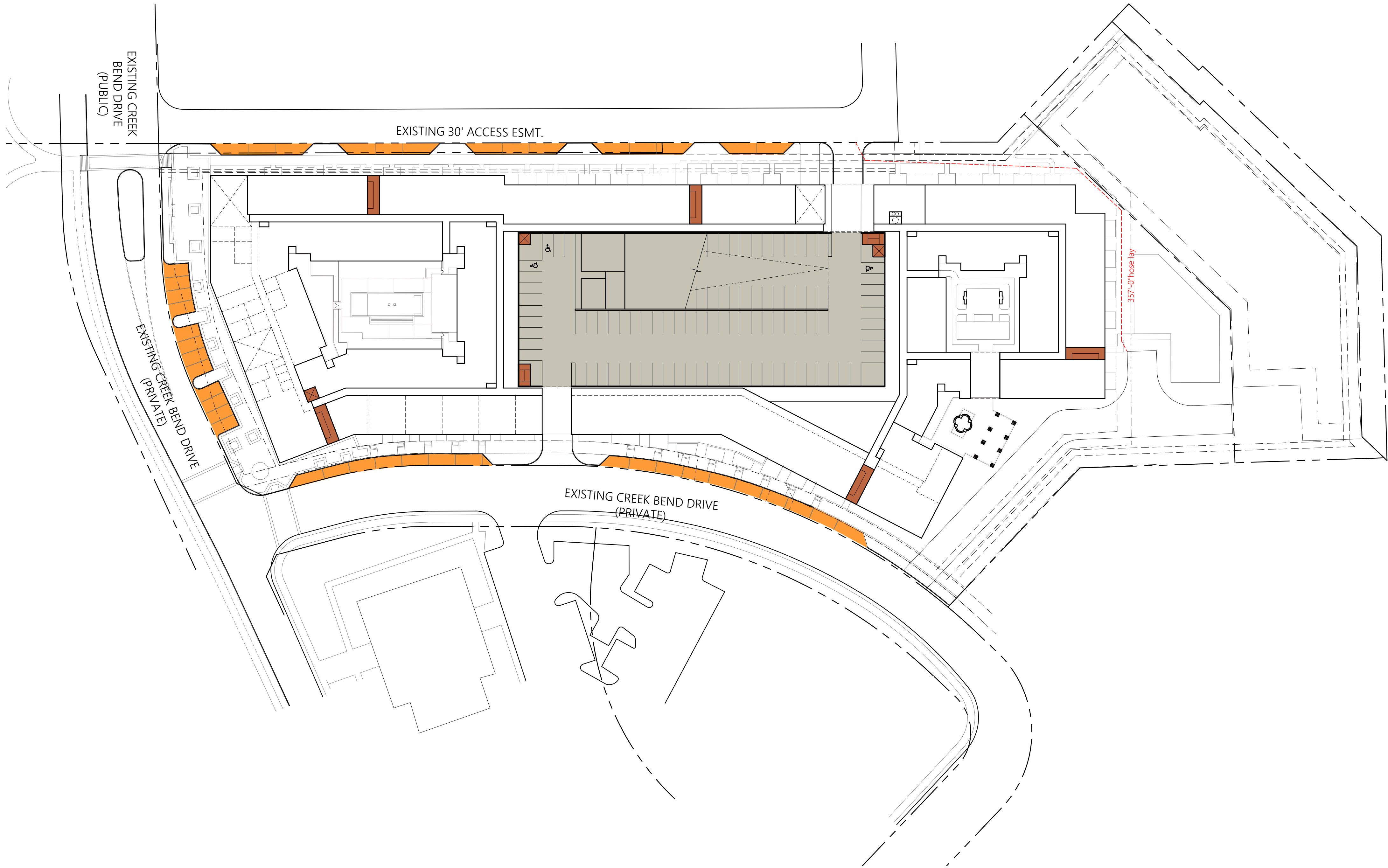


EXHIBIT B-3.1



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EXTERIOR ELEVATIONS
03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)
a development by MORGAN



- On-Street Parking
- Garage Parking

Parking Tabulations			
Multi-Family Residential			
	# Units	Ratio	Required
1BR	219	1.5	329
2BR	151	2	302
Visitor	370	0.2	74
	Total:		705
Live/Work			
1BR	5	1.5	8
Visitor	5	0.2	1
	Total:		9
Total Required Parking:			714
Total Parking Provided			722
Garage Parking:			679
Street Parking:			43

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PARKING PLAN

03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)
a development by MORGAN

PEARL LAKE POINTE
SUGAR LAND, TEXAS

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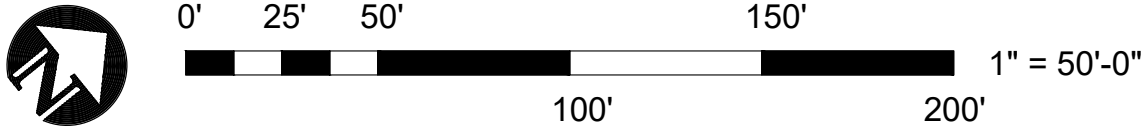
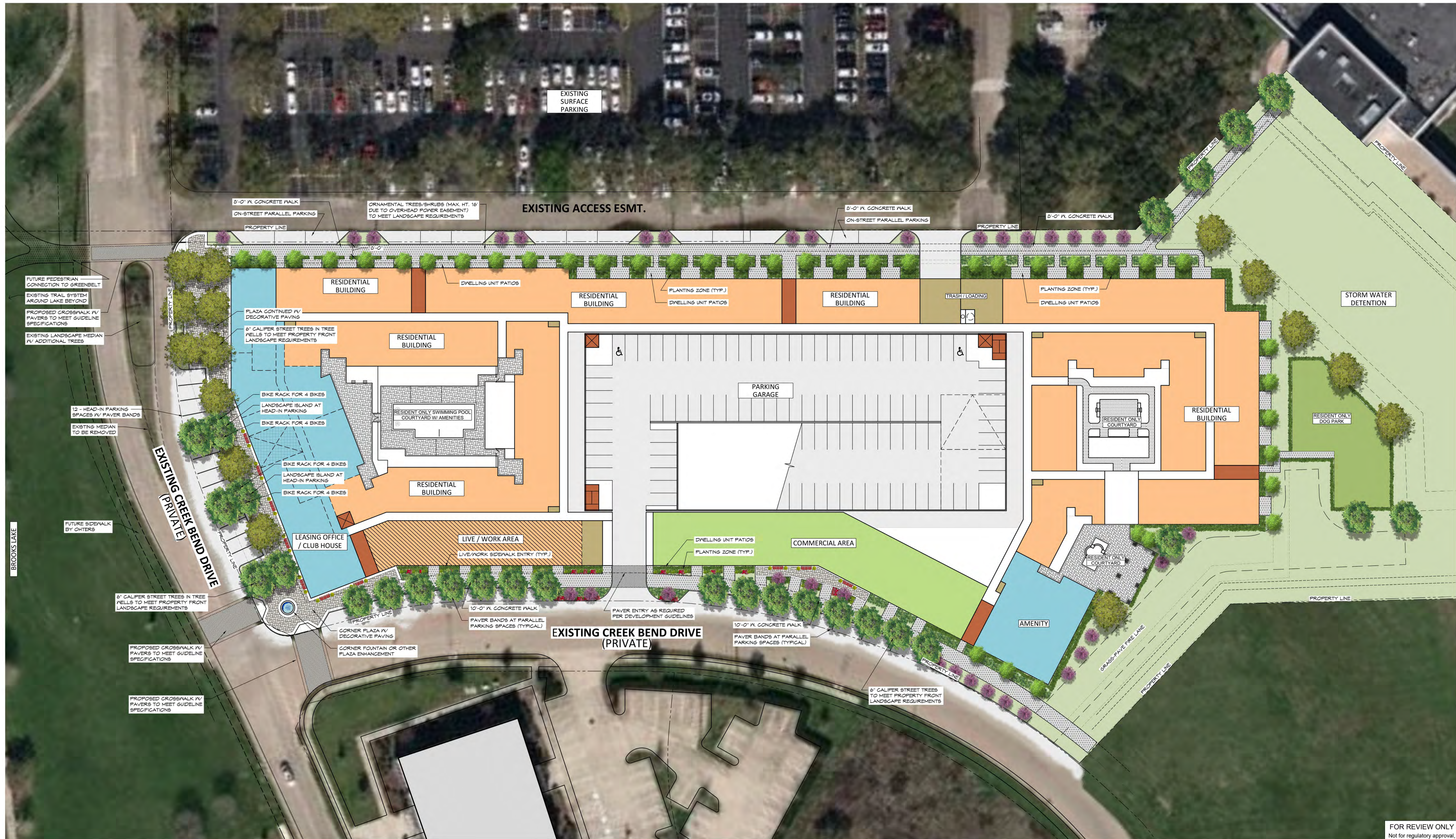


EXHIBIT B-4



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0' 15' 30' 90' 120'
1" = 30'-0"

EXHIBIT B-5

LANDSCAPE SITE PLAN

January 9, 2023

a development by MORGAN

Robinson & Company
LANDSCAPE ARCHITECTURE

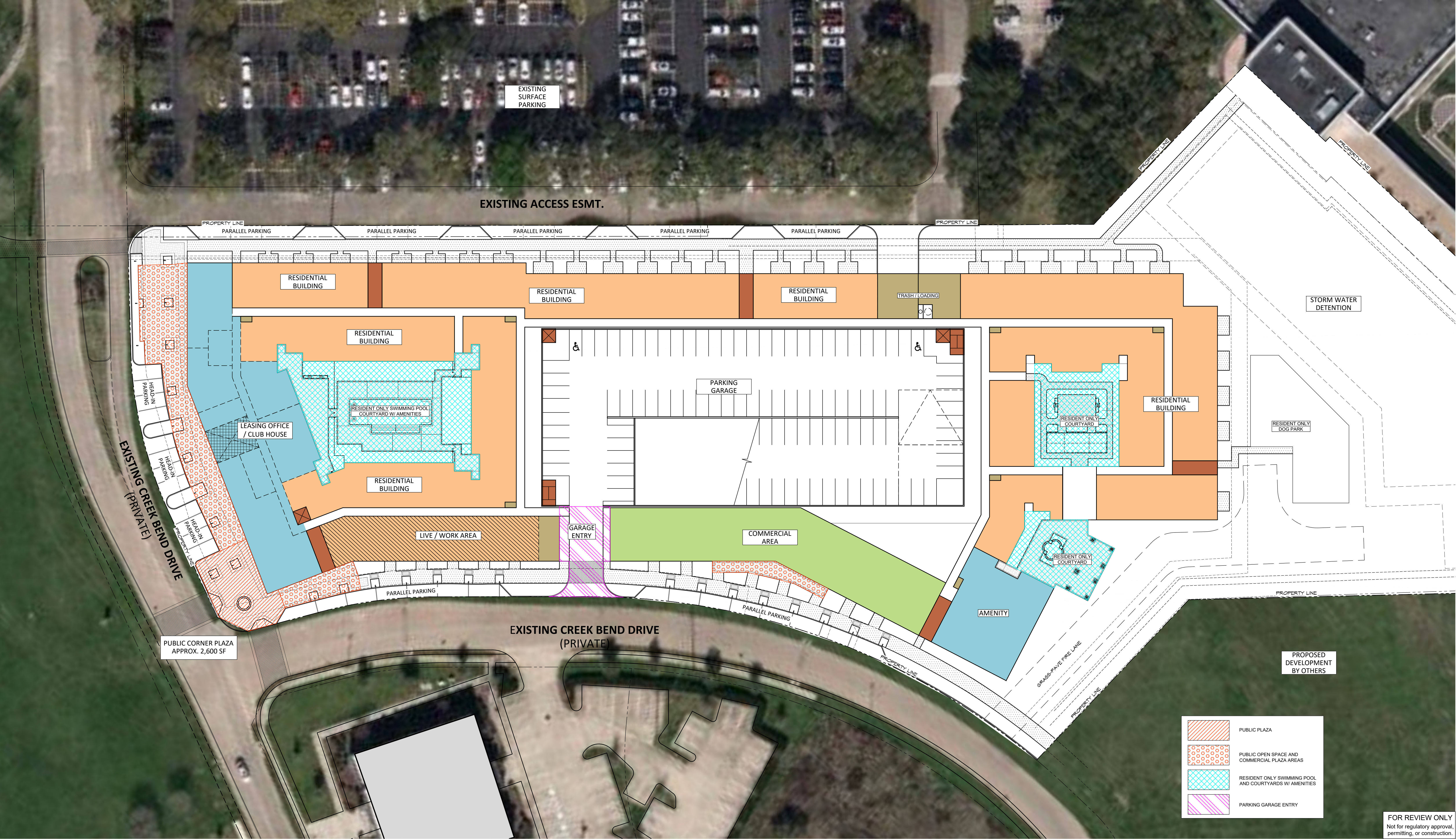
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PEARL LAKE POINTE
SUGAR LAND, TEXAS

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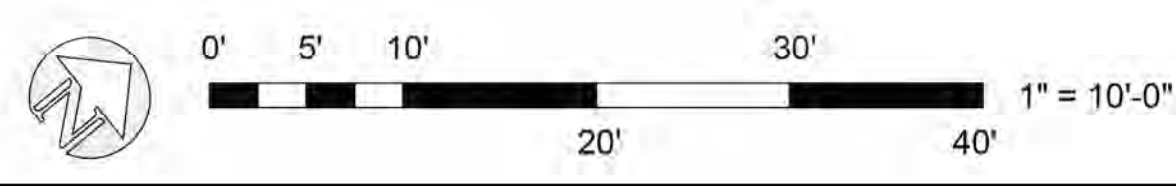
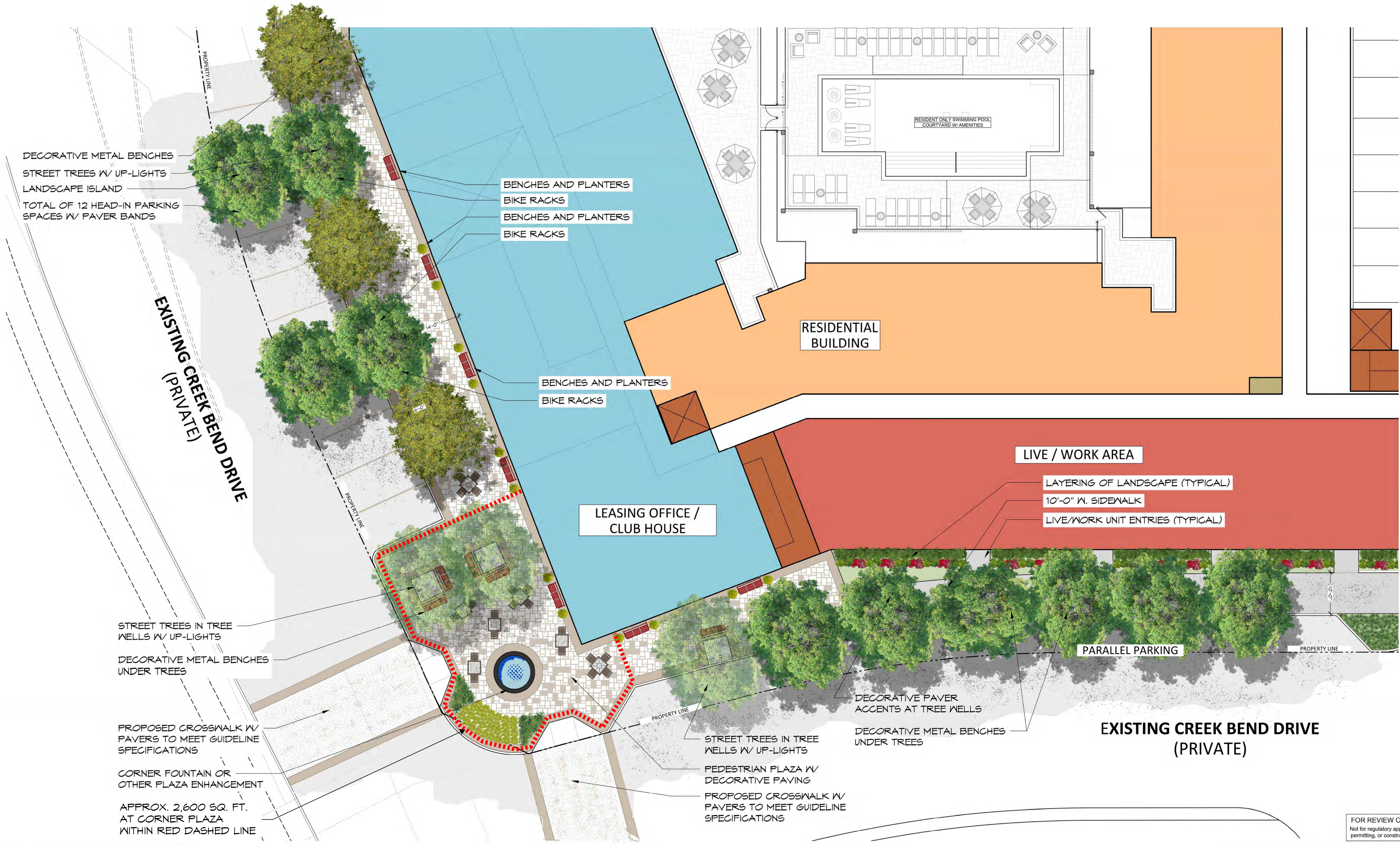


EXHIBIT B-5.2

FOR REVIEW ONLY
Not for regulatory approval,
permitting, or construction.

ENLARGED CORNER PLAZA
Sept. 12, 2022
a development by MORGAN



FOR REVIEW ONLY
Not for regulatory approval,
permitting, or construction.

INSPIRATION IMAGES

JULY 18, 2022

a development by MORGAN

EXHIBIT B-5.3

Robinson & Company
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SUGAR LAND, TEXAS

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MEMORANDUM

TO: Nick Laettner, Morgan PRL Development

FROM: Stacey Tepera, Population and Survey Analysts

DATE: January 3, 2023

RE: Future “Pearl Lake Pointe” Impact on Fort Bend ISD Enrollment

Population and Survey Analysts (PASA) is a demographic consulting firm that specializes in long-range planning for Texas Independent School Districts. For more than a decade, Fort Bend ISD has contracted PASA to conduct demographic studies, most recently in the 2021-22 school year. Each demographic study is a highly detailed report consisting of housing and enrollment projections by development, planning unit, and attendance zone. These projections estimate residential development growth, student population density, enrollment growth, and campus utilization by year for each campus in the district over a ten-year period. Each annual study assists district staff and citizen-led committees to create long-range facility and campus utilization plans that account for housing growth and shifts in student population.

Student-to-housing unit ratios are affected by several factors such as: number of bedrooms per unit, year built and year renovated, class rating of each property, building style, campus attendance boundary, rental rate, and income-limiting policies. Recently built market-rate properties typically have fewer students since rental rates are usually higher.

For the 2021-22 school year in FBISD, the ratios of students per unit ranged from 0.02 to 1.13 in specific complexes with an occupancy of 85% or more, and the weighted average throughout FBISD was 0.35 students per occupied multi-family housing unit, excluding age restricted (55+) communities. Within FBISD, approximately 12,944 units are occupied with 4,501 students residing in those apartments. For more details, a table of all multi-family properties in FBISD is attached (Appendix A).

The Pearl Lake Pointe proposal will be a mid-rise building with 5 levels, consisting of 375 residential units (5 Live/Work units, 222 1-bedroom units and 148 2-bedroom units). It is located in the Highlands Elementary, Dulles Middle School, and Dulles High School attendance zones.

To estimate the impact of the Pearl Lake Point project on FBISD schools, PASA has studied 45 comparable apartment complexes in Fort Bend ISD, Cy-Fair ISD, Katy ISD, and the southwest region of Houston ISD. Comparable apartment complexes were selected based on the following criteria:

- 1-bedroom and 2-bedroom composition
- Share of studio and 1-bedroom units is greater than or equal to 60%
- Built during or after 2000

For a detailed list of these comparable complexes, refer to Appendix B. The average student ratio for comparable apartments was 0.09 and the median ratio was 0.07 students per unit. Ratios ranged between 0.01-0.31 with 50% of the sample ranging between 0.04-0.13.

Based on these comparable complexes, PASA estimates that Pearl Lake Pointe could yield approximately 0.06 FBISD students per unit, or 23 students at full occupancy. Approximately one-half of these students are projected to be of elementary age, which is a typical share in new multi-family properties. **As a result of the proposed Pearl Lake Pointe project, PASA estimates approximately 12 additional students could enroll in Highlands Elementary, 6 students in Dulles Middle School, and 5 students in Dulles High School.**

The latest Demographic Study prepared for FBISD in February 2022 did not include projected new housing at this location. Adjusted student enrollment and facility utilization projections for the three campuses serving this site can be found in Appendix C.

Sincerely,

Stacey Tepera, Ph.D.
President
Population and Survey Analysts

APPENDIX A

<div> <div>Fort Bend ISD</div> <div>Ratios of Students per Apartment Unit</div> </div>										
Planning Unit	Name	Street	Class	Phase	Notes	Students	Total Units	Units Occupied	Occupancy Rate	Student Ratio
19	7970 Grand Parkway	7970 West Grand Pkwy	Apartment	Existing		38	210	204	97%	0.19
88	Advenir at Milan	13100 W. Bellfort Ave	Apartment	Existing		99	360	353	98%	0.28
89	Advenir at Woodbridge Reserve	15000 W. Airport Blvd	Apartment	Existing		148	288	277	96%	0.53
71	Arcadian Sugarland	12100 S Hwy 6	Apartment	Existing		83	240	237	99%	0.35
228B	Arista Riverstone		Senior	Developing			142	142	100%	
7B	Ascend Lakeview Retreat		Apartment	Developing		5	298	284	95%	0.02
70	Avana Sugar Land	15270 Voss Rd	Apartment	Existing		126	240	236	98%	0.53
29A	Bellevue at Pecan Grove	2400 Old S Dr	Apartment	Existing		181	580	557	96%	0.32
34	Broadstone New Territory	5555 & 5556 New Territory Blvd	Apartment	Existing		293	504	473	94%	0.62
242B	Royal Sienna	5222 Avalon Pt	Apartment	Existing		35	330	261	79%	0.13
46	Camellia		Apartment	Developing			790			
3	Deseo at Grand Mission	19002 Mission Park Dr	Apartment	Existing	Zoned to Lamar CISD	40	328	314	96%	0.13
18	Echelon on 99	19400 W Belfort Bld	Apartment	Existing		107	256	252	98%	0.42
20C	Elan Harvest Green		Apartment	Developing			348			
89	Enclave at Woodbridge	15015 Airport Blvd	Apartment	Existing		202	348	340	98%	0.59
130	Establishment at 1800	1800 FM 1092 Rd	Apartment	Existing		37	176	164	93%	0.23
116	Fairmont First Colony	2323 Long Reach Dr	Apartment	Existing		40	273	271	99%	0.15
135B	Foundations at Austin Colony	1800 Austin Pkwy	Apartment	Existing		169	237	224	95%	0.75
119	Foundations at Edgewater	2222 Settlers Way Blvd	Apartment	Existing		107	292	284	97%	0.38
116	Foundations at River Crest & Lions Head	1700 & 1800 River Crest	Apartment	Existing		76	557	535	96%	0.14
60	Gala at Four Corners		Senior	Existing			90	87	97%	
184	Gala at Texas Parkway		Senior	Existing		1	120	120		0.01
20B	Granary Flats		Apartment	Developing			324			
156	Grand Living at Riverstone		Senior	Developing			180			
20A	Grand Mason at Waterside Estates	9900 South Mason Rd	Apartment	Existing		63	229	221	97%	0.29
49	Greens at Brentford	16300 Beechnut St, Houston	Apartment	Existing		41	150	150	100%	0.27
245C	Gristmill at Tuscan Park	21821 S Post Oak Blvd	Apartment	Existing		9	96	95	99%	0.09
1	Haven at Bellaire		Apartment	Existing		45	297	288	97%	0.16
239	Heritage Grand at Sienna Plantation	6303 Sienna Ranch Rd	Apartment	Existing		81	240	234	98%	0.35
88	Hometowne on Bellfort	10888 Huntington Estates Dr	Senior	Existing		3	210	201	96%	0.01
243A	Huntington	4522 Trammel Fresno Rd	Senior	Existing		1	132	132	100%	0.01
239	Huntington at Sienna Ranch		Senior	Existing			149	148	99%	
202	Huntington Chimney Rock		Senior	Developing			100	96	96%	
130	Huntington, The	2424 FM 1092	Senior	Existing			120	120	100%	
101B	Imperial Ballpark Lofts	2 Staduim Drive	Apartment	Existing		10	254	249	98%	0.04
231A	Inspired Living		Senior	Existing						
184	Jubilee		Senior	Existing		2	120	110	92%	0.02
125	Lakeland Estates	630 Colony Lake Estates Dr	Apartment	Existing		111	264	248	94%	0.45
78	Landmark at Sugar Land	14231 FM 1464 Rd	Apartment	Existing		235	432	428	99%	0.55
19	Legacy at Long Meadow		Senior	Existing						
85	Marquis at Sugar Land	14402 W. Bellfort St	Apartment	Existing		70	312	295	95%	0.24
96	Meadows Place Village	12221 S Kirkwood Rd	Senior	Existing			182	178	98%	
160	Miramonte Village		Apartment	Existing		10	124	120	97%	0.08
101B	Overture Sugar Land	850 Imperial Blvd	Senior	Existing		1	200	153	77%	0.01
163	Oyster Creek	3505 FM 1092 Rd	Senior	Existing						
158	Park at Fort Bend	3001 Dove Country Dr	Apartment	Existing		151	250	242	97%	0.62
162	Plantation at Quail Valley	2815 Cypress Point Dr	Senior	Existing		1	124	120	97%	0.01

APPENDIX A

<div> <div>Fort Bend ISD</div> <div>Ratios of Students per Apartment Unit</div> </div>										
Planning Unit	Name	Street	Class	Phase	Notes	Students	Total Units	Units Occupied	Occupancy Rate	Student Ratio
124	Pramukh Sadan		Apartment	Developing			75			
125	Preserve at Colony Lakes	1000 Farrah Ln	Apartment	Existing		172	420	410	98%	0.42
60	Provision at Four Corners	15014 Old Richmond Rd	Apartment	Existing		78	132	128	97%	0.61
91	Provision at West Belfort	13701 W Belfort Blvd	Apartment	Existing		59	144	143	99%	0.41
243B	Ranch at Sienna Plantation	8811 Sienna Springs Blvd	Apartment	Existing		84	312	300	96%	0.28
244	Ravella at Sienna Plantation	5330 Sienna Pkwy	Apartment	Existing		39	292	278	95%	0.14
108B	Regency First Colony	225 Flour Daniel Dr	Apartment	Existing		195	324	308	95%	0.63
228B	Retreat at Riverstone	18545 University Blvd	Apartment	Existing		60	249	242	97%	0.25
6	Retreat, The	19221 Beechnut Rd	Apartment	Existing		63	240	231	96%	0.27
165	Rose Garden	210 Texas Pky	Apartment	Existing		0	10	10	100%	
124	Shadowbrooke	1025 Dulles Ave	Apartment	Existing		79	240	235	98%	0.34
124	Silverbrooke	1020 Brand Ln	Apartment	Existing		90	312	305	98%	0.30
166	Springfield	1511 5th St	Apartment	Existing		58	100	100	100%	0.58
126	Stafford Oaks	3719-3759 Country Place Dr	Apartment	Existing		87	175	167	95%	0.52
158	Stafford Run	550 Stafford Run Rd	Apartment	Existing		52	228	217	95%	0.24
228B	Stella at Riverstone	4711 LJ Pkwy	Apartment	Existing		52	351	338	96%	0.15
243B	SYNC at Sienna Plantation	8787 Sienna Springs Blvd	Apartment	Existing		94	270	266	99%	0.35
110	Telfair Lofts	7500 Branford Place	Apartment	Existing		55	317	307	97%	0.18
134	Terrace at First Colony	16900 Lexington Boulevard	Senior	Existing						
62B	Terraces at Arboretum	15928 Old Richmond Rd	Apartment	Existing	TDHCA	36	112	112	100%	0.32
82	Towns of Kingsbridge	14235 Bissonnet St	Apartment	Existing		8	21	21	100%	0.38
202	Tramonti, The		Apartment	Developing			104			
124	Trestles	1201 Dulles Ave	Apartment	Existing		48	188	183	97%	0.26
239	Villas at Sienna Plantation	8585 Sienna Springs Blvd	Apartment	Existing		60	190	183	96%	0.33
124	Vinings of Stafford	735 Dulles Ave	Apartment	Existing		72	240	230	96%	0.31
106	Watercrest at Sugar Land	744 Brooks St	Senior	Existing			192	175	91%	
17	Waterside Village	1901 Waterside Village Dr	Apartment	Existing		49	246	241	98%	0.20
126	Waterstone Place	516 Stafford Springs Ave	Apartment	Existing		187	168	165	98%	1.13
18	Waterview, The	19525 W Belfort St	Apartment	Developing			295			
88	West Belfort		Senior	Developing			152			
167	Willow Park	14001 Fondren Rd	Apartment	Existing		147	260	249	96%	0.59
163	Windsor Quail Valley	3640 Hampton Dr	Senior	Existing	Nursing Home					
Total						4,545	17,855	14,987	84%	
General population complexes with occupancy greater than 85%						4,501	13,376	12,944	97%	0.35

APPENDIX B

Apartments Similar to Pearl Lake Pointe										
Property	Address	Occupied Units	Total Units	Studio	One Bed	Two Bed	Student Ratio	Market Segment	Year Built	District
1900 Yorktown	1900 Yorktown St	249	262	0	169	93	0.02	Market	2014	Houston
2626 Fountain View	2626 Fountain View Dr	269	283	1	175	107	0.02	Market	2014	Houston
3000 Sage	3000 Sage Rd	293	324	0	257	67	0.09	Market	2004	Houston
7970 Grand Parkway	7970 West Grand Pkwy	204	210	0	160	50	0.19	Market	2015	Ft. Bend
88twenty	8820 Westheimer Rd	318	336	79	183	74	0.04	Market	2014	Houston
91Fifty	9150 Hwy 6 N	196	210	0	150	60	0.17	Market	2015	Cy-Fair
Alexan 5151	5151 Hidalgo St	377	397	0	317	80	0.03	Market	2016	Houston
Alexan Southside Place	4139 Bellaire Blvd	256	270	83	135	52	0.11	Market	2016	Houston
Alta City West	9233 Westheimer Rd	132	133	12	88	33	0.08	Market	2013	Houston
Alta Med Main	9330 Main St	324	338	1	281	56	0.01	Market	2020	Houston
Apire at 610	8900 Lakes at 610 Dr	266	282	0	181	101	0.03	Market	2016	Houston
Arium CityLake	8877 Lakes at 610 Dr	278	319	7	216	96	0.07	Market	2013	Houston
Arium Uptown West	7600 Highmeadow Dr	295	321	0	226	95	0.07	Market	2011	Houston
Augusta, The	2660 Augusta Dr	296	312	0	199	113	0.06	Market	2004	Houston
Avenue R	5455 Richmond Ave	365	392	0	292	100	0.05	Market	2012	Houston
Bellagio	15000 Philippine St	228	235	0	142	93	0.07	Market	2003	Cy-Fair
Briar Forest Lofts	13202 Briar Forest Dr	327	352	36	210	106	0.09	Market	2009	Houston
Broadstone Energy Park	880 Hwy 6 S	354	416	0	331	85	0.03	Market	2015	Katy
Broadstone Post Oak	3100 Post Oak Blvd	254	272	26	191	55	0.05	Market	2013	Houston
Cypress Village	25222 Northwest Fwy	265	273	0	187	86	0.22	Market	2008	Cy-Fair
Dawson, The	13411 Briar Forest Dr	327	354	22	264	68	0.06	Market	2013	Houston
Elation at Grandway West	23010 Franz Rd	312	324	0	204	120	0.15	Market	2020	Katy
Everly	2827 Dunvale Rd	376	387	0	269	118	0.06	Market	2016	Houston
Fairfield Ranch	20525 Cypresswood Dr	282	294	0	174	120	0.15	Market	2016	Cy-Fair
Fairmont on San Felipe	6363 San Felipe St	339	361	0	226	135	0.05	Market	2008	Houston
Fields Woodlake Square	2630 Tanglewilde St	210	256	33	134	89	0.05	Market	2013	Houston
Halstead, The	4620 N Braeswood Blvd	283	301	0	213	88	0.08	Market	2004	Houston
Haven at Bellaire	20220 Bellaire Blvd	288	297	0	189	108	0.16	Market	2020	Ft. Bend
Haven at Westgreen	510 Westgreen Blvd	221	225	0	134	91	0.28	Market	2010	Katy
Highpoint at Cypresswood	13920 Mandolin Dr	322	336	0	268	68	0.02	Market	2014	Cy-Fair
Lakes at Cypresswood	9889 Cypresswood Dr	322	324	0	220	104	0.08	Market	2007	Cy-Fair
Luxe at Katy	22631 Colonial Pkwy	343	352	0	216	136	0.21	Market/Affordable	2013	Katy
M5250	5250 Brownway St	280	298	48	150	100	0.06	Market	2011	Houston
Milo on Westheimer	13250 Westheimer Rd	221	230	0	150	80	0.1	Market	2015	Houston
Post at Afton Oaks	3131 West Loop S	374	388	66	219	103	0.04	Market	2015	Houston
Queenston Manor	6700 Queenston Blvd	214	216	0	144	72	0.31	Market	2012	Cy-Fair
Remington Park	5510 S Rice Ave	411	428	0	256	172	0.13	Market	2001	Houston
San Remo	1502 Partnership Way	326	333	0	204	129	0.12	Market	2017	Katy
SkyHouse River Oaks	2031 Westcreek Ln	338	352	84	172	96	0.04	Market	2014	Houston
Tuscany Court	1901 Augusta Dr	172	178	0	137	41	0.07	Market	2001	Houston
Tuscany Walk	2001 S Voss Rd	128	139	0	104	35	0.08	Market	2014	Houston
Valencia Place	3131 W Bellfort St	236	246	0	154	92	0.02	Market	2013	Houston
Waterside Village	1901 Waterside Village Dr	241	246	0	162	84	0.2	Market	2017	Ft. Bend
Waterwall Place	2801 WaterWall Dr	306	322	0	242	80	0.01	Market	2012	Houston
Yorktown Crossing	15903 Yorktown Crossing Pkwy	312	313	0	204	108	0.15	Market	2009	Cy-Fair

APPENDIX C

Original Enrollment Projections

	Permanent Capacity	Projected Resident EE-5th Grade Students											Net Transfers
		Current	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Highlands ES	815	563	618	658	673	700	709	716	719	724	722	722	5
		69%	76%	81%	83%	86%	87%	88%	88%	89%	89%	89%	
Dulles MS	1,878	1,404	1,360	1,298	1,264	1,255	1,258	1,242	1,258	1,264	1,271	1,264	-31
		75%	72%	69%	67%	67%	67%	66%	67%	67%	68%	67%	
Dulles HS	2,841	2,104	2,066	2,076	2,051	1,961	1,881	1,823	1,763	1,767	1,778	1,783	299
		74%	73%	73%	72%	69%	66%	64%	62%	62%	63%	63%	

Enrollment Projections including Pearl Lake Pointe

	Permanent Capacity	Projected Resident EE-5th Grade Students											Net Transfers
		Current	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Highlands ES	815	563	618	658	673	710	721	728	731	736	734	734	5
		69%	76%	81%	83%	87%	88%	89%	90%	90%	90%	90%	
Dulles MS	1,878	1,404	1,360	1,298	1,264	1,260	1,264	1,248	1,264	1,270	1,277	1,270	-31
		75%	72%	69%	67%	67%	67%	66%	67%	68%	68%	68%	
Dulles HS	2,841	2,104	2,066	2,076	2,051	1,965	1,886	1,828	1,768	1,772	1,783	1,788	299
		74%	73%	73%	72%	69%	66%	64%	62%	62%	63%	63%	