

## **STAFF REPORT**

Request for a Rezoning from Interim Standard Single Family Residential (R-1-I) to permanent Standard Single Family Residential (R-1) for the residential plats located in the Greatwood Development; West of the Brazos River, South of US 59/Southwest Freeway, East of Crabb River Road, and North of the Tara Development and/or Rabbs Bayou.

## **GENERAL SITE INFORMATION AND ANALYSIS:**

NEW TERRITORY COMMUNITY		
LOCATION DESCRIPTION		West of the Brazos River, South of US 59/Southwest Fwy, East of Crabb River Rd, and North of the Tara Development and/or Rabbs Bayou
EXISTING PROPERTY ZONING		Interim Standard Single-Family Residential (R-1-I)
SURROUNDING PROPERTY ZONING	North	US 59/Southwest Fwy/Riverpark Commercial Development
	South	City Limits—no zoning
	East	Brazos River Parks and Conservation (BR)
	West	City Limits—no zoning/Neighborhood Business (B-1)
SURROUNDING LAND USES	North	Highway and Commercial Development
	South	Tara Development & Rabbs Bayou
	East	Brazos River
	West	Neighborhood Commercial at intersection of Sansbury Blvd & Crabb River Rd. Across Crabb River Rd is Canyon Gate at the Brazos development (Richmond ETJ)

## **CASE ANALYSIS**

This rezoning is part of the standard process after the annexation of Greatwood & New Territory that occurred in December 2017. Staff began by permanently zoning the commercial and non-standard residential areas, and is now moving forward with the remaining large-scale residential permanent zoning. The Greatwood area included in this permanent zoning contains 60 residential subdivision plats, 12 Right-of-Way dedications, and 17 other parcels identified by deed. Each subdivision plat was examined for compliance with the standard residential zoning districts per the Development Code Chapter 2. All plats aligned most closely with the Standard Single-Family (R-1) Zoning District.

Because of the scope of this rezoning—over 4,000 property owners were included—staff set up a dedicated webpage that includes a map of all plats to be rezoned, FAQs, and basic information about rezoning/permanent zoning in general. The primary exhibit for this rezoning is the Legal Description Chart and Plat Map that include all of the Fort Bend County Clerk recordation information and a vicinity map identifying where each plat/parcel is located.

The City of Sugar Land's Future Land Use Map (FLUM) designates these plats of Greatwood as Suburban Neighborhood, which is in line with the permanent zoning and the existing built

environment. The rezoning does not alter any existing development or require existing buildings to come into compliance with R-1 standards. Only future changes to structures in this area will need to comply with all the regulations as outlined in Chapter 2 of the Development if approved.

### **PLANNING & ZONING RECAP**

The Planning & Zoning Commission held a Public Hearing on September 14, 2021 at which no speakers were present. Commission held discussion followed by Consideration & Action at the same meeting. Based on the straightforward nature, lack of citizen concern, and extensive documentation, the Commission unanimously voted to approve the Recommendation of Approval to Mayor and City Council for the Rezoning of the Greatwood Community.

### **PUBLIC HEARING**

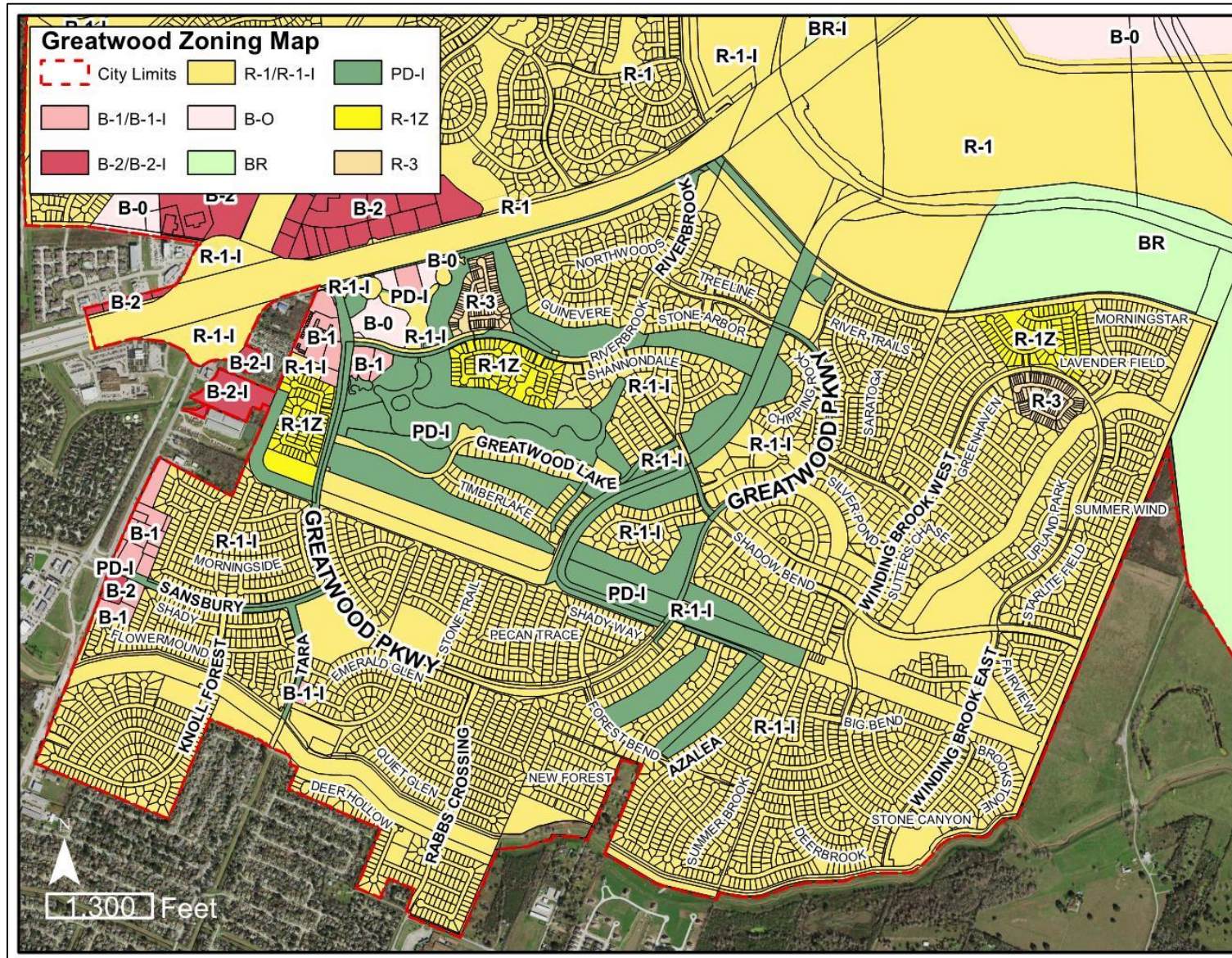
Due to the large number of property owners in the Greatwood community area included in this rezoning, the City has sent out Public Hearing notifications via postcard advertising the City Council public hearing date. The postcard also includes a link to a dedicated webpage ([www.SugarLandTX.gov/GWRezoning](http://www.SugarLandTX.gov/GWRezoning)) with further information about the rezoning including a map and public comment form. Staff has also clarified that no actions are required from the property owners, but if the owners wish to contact staff for more information, or participate in public hearings, they will have the information to do so. As of the time of writing this report, staff has received two general inquiries about the website and is not aware of any opposition.

### **POINTS FOR CONSIDERATION**

- The proposed zoning districts accurately reflect the plats, recorded restrictions, and built environment of the Greatwood Community.
- Permanent zoning is appropriate after annexation and supported per state statute.
- The proposed zoning districts are in alignment with the Comprehensive Plan and Future Land Use Map
- Staff recommends moving forward with the item due to the straightforward nature of permanent zoning and minimal public concerns.

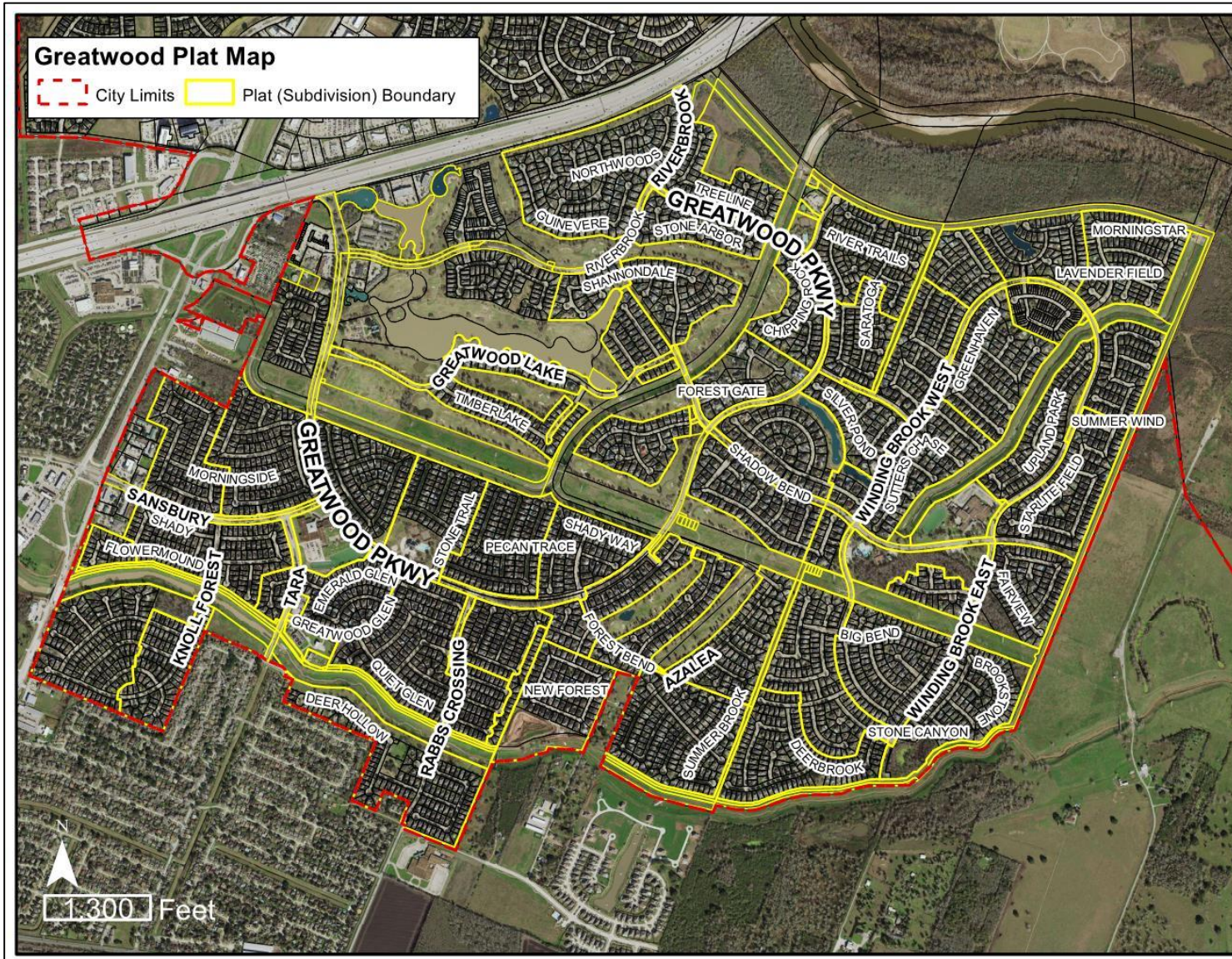


## Current Zoning Map



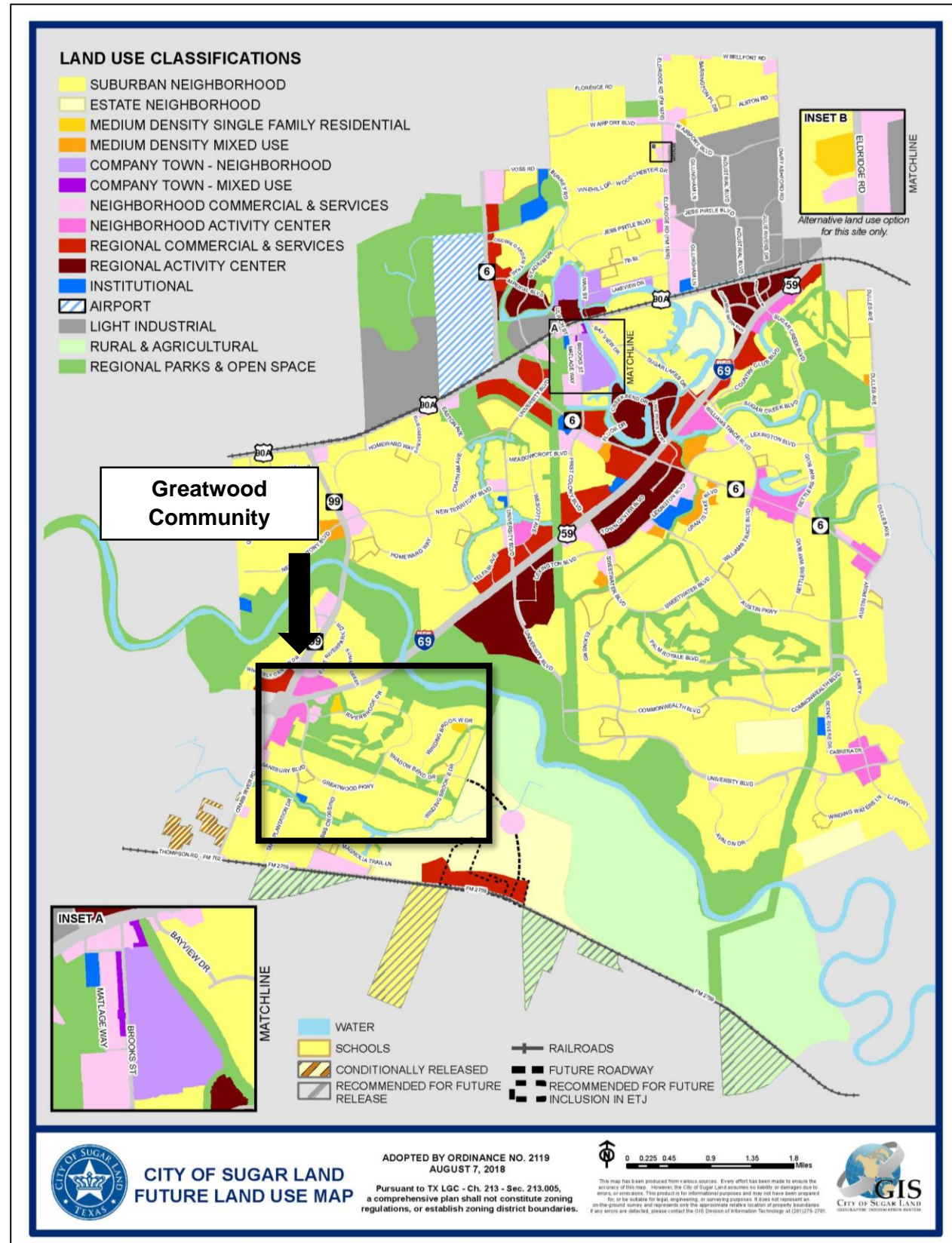


## Aerial Map





# Future Land Use Map



**Public Hearing Notice (in Paper)**



**NOTICE OF PUBLIC HEARING**

**CHANGE IN ZONING FROM INTERIM STANDARD SINGLE FAMILY RESIDENTIAL (R-1-I) TO STANDARD SINGLE FAMILY RESIDENTIAL (R-1) FOR THE GREATWOOD COMMUNITY**

**City Council Public Hearing 5:30 p.m., November 16, 2021**, City of Sugar Land, Council Chambers, 2700 Town Center Boulevard North, hosted via live stream at <http://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/sugarlandtxgov/live>, and Sugar Land Comcast Subscribers can also tune-in on Channel 16 to hear all persons interested in the proposed change in zoning for the Greatwood Community located West of the Brazos River, South of US 59 the Southwest Freeway, East of Crabb River Road, and North of the Tara Development and/or Rabbs Bayou.

The agenda item for this meeting will be placed on the City of Sugar Land website at [www.sugarlandtx.gov](http://www.sugarlandtx.gov) under “Meeting Agendas” City Council no later than Friday, November 12, 2021. More details and Frequently Asked Questions can be found online at [www.SugarLandTX.gov/GWRezoning](http://www.SugarLandTX.gov/GWRezoning). Request additional details or provide feedback on the proposed change in Zoning online at [www.sugarlandtx.gov/PublicHearingComment](http://www.sugarlandtx.gov/PublicHearingComment) or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.

## Public Hearing Notice (Postcards to Residents)



# Greatwood Single-Family Residential Permanent Zoning

You are receiving this notice regarding an upcoming public hearing because you own property in or near the Greatwood community which will be permanently zoned as a result of annexation into the City.



### **I am a Residential Property Owner; What do I need to do?**

No action from you is required; notice is required to all property owners whose zoning is changing. This does not change regulations for your home—it only changes the zoning from Interim to Permanent.

### **I am a Commercial Property Owner; Why did I receive this?**

No action is required; notice is required to property owners within 200 feet. The Commercial zoning is not changing.

### **I already received this, why am I getting another?**

The meeting date has changed, so you are being notified of the change in date for the City Council Meeting.

### **Do I need to attend the meetings?**

You are not required to attend, but if you would like to learn more information about the change in zoning, you can visit the website for a map and FAQs.

### **How do I make a comment?**

Please go online to [www.sugarlandtx.gov/PublicHearingComment](http://www.sugarlandtx.gov/PublicHearingComment) for a Public Comment Form, or contact the City Secretary to submit a comment or register to speak during the public hearing.

## Upcoming Public Hearing

**November 16th, 5:30 p.m. • City Council**

Watch meetings online at  
[www.sugarlandtx.gov/SLTV](http://www.sugarlandtx.gov/SLTV),  
or on cable TV channel SLTV 16.

Scan the QR code for  
more information or visit  
[www.SugarLandTX.gov/GWRezoning](http://www.SugarLandTX.gov/GWRezoning)



SCAN HERE

Dear Greatwood Property Owner,

You are receiving this notice because you own property in or near one of the subdivisions annexed into the City of Sugar Land. When this area was annexed, it was temporarily zoned R-1-I, Interim Standard Single-Family Residential. The City will now be moving forward with permanent zoning as provided for in state statute.

This permanent zoning does not affect any deed restrictions or platted setbacks. City Zoning Regulations will remain the same for setback and building requirements. The Planning & Zoning Commission Public Hearing has already been held. However, the date of the City Council Public Hearing changed, so you are receiving notification of the updated date.

State law requires the City to hold public hearings and notify property owners when rezoning property. It is your right as a property owner to attend and/or speak at the public hearing, however it is not required. More details, including a map of the areas being permanently zoned, and a public comment form can be found on the City of Sugar Land Website below.

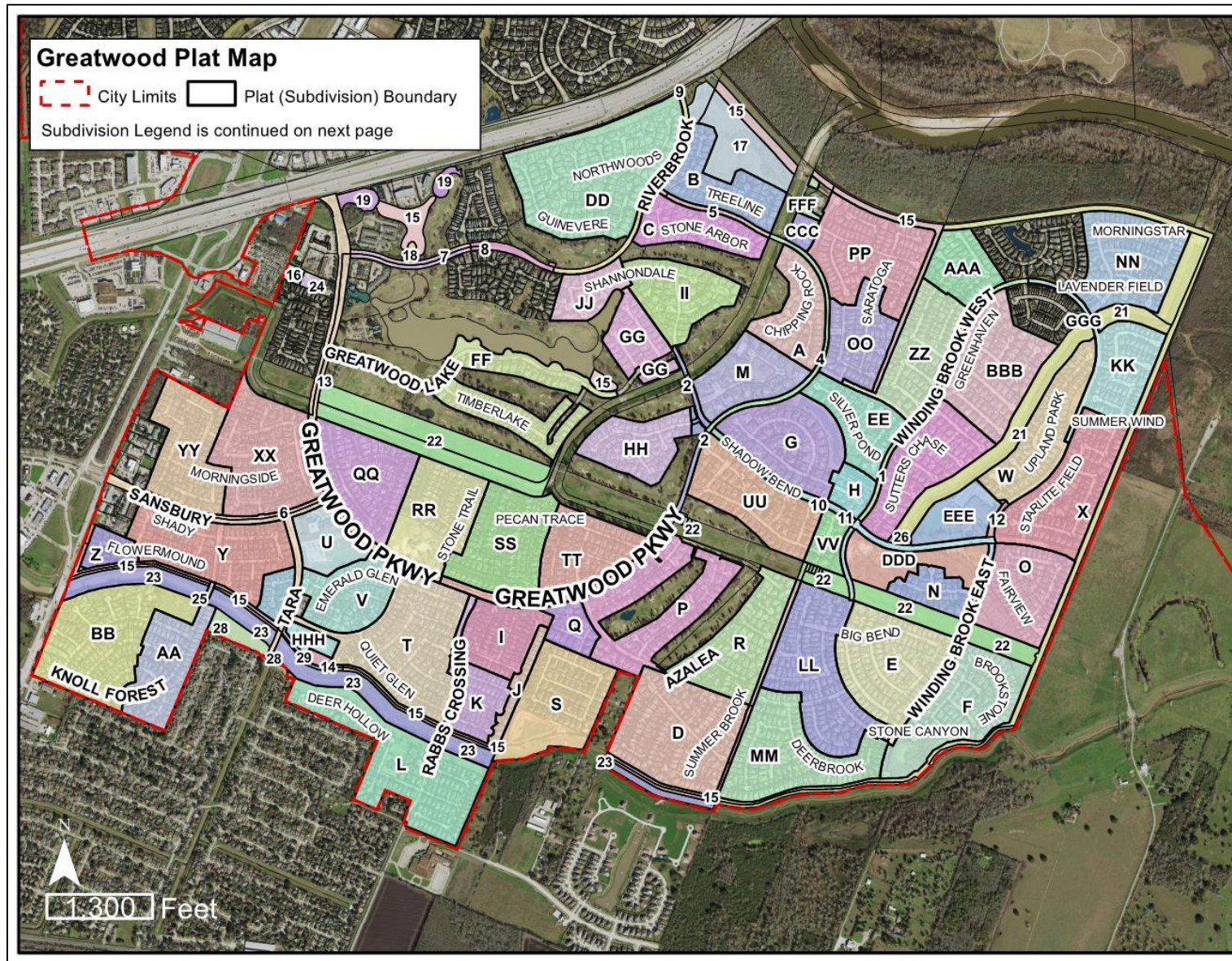
For more information, visit [www.SugarLandTX.gov/GWRezoning](http://www.SugarLandTX.gov/GWRezoning) or contact the case planner, Laura Waller at 281-275-2708 or [lwaller@SugarLandTX.gov](mailto:lwaller@SugarLandTX.gov). To register an opinion, comment, or request more information, please visit [www.sugarlandtx.gov/PublicHearingComment](http://www.sugarlandtx.gov/PublicHearingComment).

### **CITY OF SUGAR LAND**

P.O. Box 110  
Sugar Land, TX 77487-0110  
281-275-2745



## Plat Map





## **Recordation Information Charts**

<b>Residential Plats</b>	
<b>Plat Name:</b>	Enclave at Greatwood Replat
<b>Symbol on the Map</b>	A
<b>Fort Bend Instrument No.</b>	1176482
<b>Fort Bend County Slide No.</b>	1706 A&B
<b>Acreage:</b>	21.282
<b>No. Lots &amp; Reserves:</b>	52 Lots in 1 Block and 4 Reserves
<b>Plat Name:</b>	Greatwood Arbor
<b>Symbol on the Map</b>	B
<b>Fort Bend Instrument No.</b>	1176229
<b>Fort Bend County Slide No.</b>	1521 A&B
<b>Acreage:</b>	19.195
<b>No. Lots &amp; Reserves:</b>	57 Lots in 1 Block and 3 Reserves
<b>Plat Name:</b>	Greatwood Arbor Section 2
<b>Symbol on the Map</b>	C
<b>Fort Bend Instrument No.</b>	1175269
<b>Fort Bend County Slide No.</b>	1547 B & 1548 A
<b>Acreage:</b>	16.249
<b>No. Lots &amp; Reserves:</b>	44 Lots in 1 Block and 3 Reserves
<b>Plat Name:</b>	Greatwood Bend
<b>Symbol on the Map</b>	D
<b>Fort Bend Instrument No.</b>	1173166
<b>Fort Bend County Slide No.</b>	1311 B & 1312 A
<b>Acreage:</b>	39.216
<b>No. Lots &amp; Reserves:</b>	145 Lots in 3 Blocks and 8 Reserves
<b>Plat Name:</b>	Greatwood Brooks Mill
<b>Symbol on the Map</b>	E
<b>Fort Bend Instrument No.</b>	1176778
<b>Fort Bend County Slide No.</b>	1920 A&B
<b>Acreage:</b>	35.047
<b>No. Lots &amp; Reserves:</b>	113 Lots in 5 Blocks and 5 Reserves
<b>Plat Name:</b>	Greatwood Brooks Mill Section 2
<b>Symbol on the Map</b>	F
<b>Fort Bend Instrument No.</b>	1176984
<b>Fort Bend County Slide No.</b>	2067 A&B
<b>Acreage:</b>	32.309
<b>No. Lots &amp; Reserves:</b>	83 Lots in 3 Blocks and 7 Reserves

<b>Plat Name:</b>	Greatwood Charleston Estates
<b>Symbol on the Map</b>	G
<b>Fort Bend Instrument No.</b>	1176627
<b>Fort Bend County Slide No.</b>	1811 B & 1812 A
<b>Acreage:</b>	28.443
<b>No. Lots &amp; Reserves:</b>	46 Lots in 3 Blocks and 4 Reserves
<b>Plat Name:</b>	Greatwood Charleston Estates Section 2
<b>Symbol on the Map</b>	H
<b>Fort Bend Instrument No.</b>	1176857
<b>Fort Bend County Slide No.</b>	1974 A
<b>Acreage:</b>	3.014
<b>No. Lots &amp; Reserves:</b>	9 Lots in 1 Block and 1 Reserve
<b>Plat Name:</b>	Greatwood Crossing Section 1
<b>Symbol on the Map</b>	I
<b>Fort Bend Instrument No.</b>	1173172
<b>Fort Bend County Slide No.</b>	1273 B & 1274 A
<b>Acreage:</b>	16.301
<b>No. Lots &amp; Reserves:</b>	74 Lots in 2 Blocks and 1 Reserve
<b>Plat Name:</b>	Greatwood Crossing Section 1A
<b>Symbol on the Map</b>	J
<b>Fort Bend Instrument No.</b>	1173170
<b>Fort Bend County Slide No.</b>	1326A
<b>Acreage:</b>	4.998
<b>No. Lots &amp; Reserves:</b>	25 Lots in 1 Block
<b>Plat Name:</b>	Greatwood Crossing Section 2
<b>Symbol on the Map</b>	K
<b>Fort Bend Instrument No.</b>	1173171
<b>Fort Bend County Slide No.</b>	1274 B & 1275 A
<b>Acreage:</b>	14.291
<b>No. Lots &amp; Reserves:</b>	51 Lots in 4 Blocks and 1 Reserve
<b>Plat Name:</b>	Greatwood Crossing Section 3
<b>Symbol on the Map</b>	L
<b>Fort Bend Instrument No.</b>	1176429
<b>Fort Bend County Slide No.</b>	1668 A&B
<b>Acreage:</b>	41.894
<b>No. Lots &amp; Reserves:</b>	110 Lots in 3 Blocks and 11 Reserves



<b>Plat Name:</b>	Greatwood Estates
<b>Symbol on the Map</b>	M
<b>Fort Bend Instrument No.</b>	1171644
<b>Fort Bend County Slide No.</b>	1386 B & 1387 A
<b>Acreage:</b>	19.186
<b>No. Lots &amp; Reserves:</b>	23 Lots in 1 Block and 3 Reserves
<b>Plat Name:</b>	Greatwood Fairview
<b>Symbol on the Map</b>	N
<b>Fort Bend Instrument No.</b>	1176779
<b>Fort Bend County Slide No.</b>	1921 A&B
<b>Acreage:</b>	9.092
<b>No. Lots &amp; Reserves:</b>	28 Lots in 1 Block and 1 Reserve
<b>Plat Name:</b>	Greatwood Fairview Section 2
<b>Symbol on the Map</b>	O
<b>Fort Bend Instrument No.</b>	1176854
<b>Fort Bend County Slide No.</b>	1927 B
<b>Acreage:</b>	24.636
<b>No. Lots &amp; Reserves:</b>	67 Lots in 2 Blocks and 5 Reserves
<b>Plat Name:</b>	Greatwood Forest Section 1
<b>Symbol on the Map</b>	P
<b>Fort Bend Instrument No.</b>	1173173
<b>Fort Bend County Slide No.</b>	1309 B & 1310 A
<b>Acreage:</b>	49.078
<b>No. Lots &amp; Reserves:</b>	81 Acres in 5 Blocks and 6 Reserves
<b>Plat Name:</b>	Greatwood Forest Section 2
<b>Symbol on the Map</b>	Q
<b>Fort Bend Instrument No.</b>	1173174
<b>Fort Bend County Slide No.</b>	1310 B & 1311 A
<b>Acreage:</b>	7.137
<b>No. Lots &amp; Reserves:</b>	18 Lots in 3 Blocks and 4 Reserves
<b>Plat Name:</b>	Greatwood Forest Section 3
<b>Symbol on the Map</b>	R
<b>Fort Bend Instrument No.</b>	1173175
<b>Fort Bend County Slide No.</b>	1308 B & 1309 A
<b>Acreage:</b>	31.808
<b>No. Lots &amp; Reserves:</b>	79 Lots in 3 Blocks and 5 Reserves

<b>Plat Name:</b>	Greatwood Forest Section 4
<b>Symbol on the Map</b>	S
<b>Fort Bend Instrument No.</b>	20060076
<b>Fort Bend County Slide No.</b>	n/a
<b>Acreage:</b>	29.46
<b>No. Lots &amp; Reserves:</b>	69 Lots in 3 Blocks and 3 Reserves
<b>Plat Name:</b>	Greatwood Glen Section 1
<b>Symbol on the Map</b>	T
<b>Fort Bend Instrument No.</b>	1173177
<b>Fort Bend County Slide No.</b>	1127 B & 1128 A
<b>Acreage:</b>	40.332
<b>No. Lots &amp; Reserves:</b>	143 Lots in 6 Blocks and 3 Reserves
<b>Plat Name:</b>	Greatwood Glen Section 2
<b>Symbol on the Map</b>	U
<b>Fort Bend Instrument No.</b>	1173179
<b>Fort Bend County Slide No.</b>	1163 B
<b>Acreage:</b>	11.774
<b>No. Lots &amp; Reserves:</b>	1 Block and 1 Reserve
<b>Plat Name:</b>	Greatwood Glen Section 3
<b>Symbol on the Map</b>	V
<b>Fort Bend Instrument No.</b>	1173180
<b>Fort Bend County Slide No.</b>	1245 B & 1246 A
<b>Acreage:</b>	19.889
<b>No. Lots &amp; Reserves:</b>	74 Lots in 2 Blocks and 3 Reserves
<b>Plat Name:</b>	Greatwood Highland Park
<b>Symbol on the Map</b>	W
<b>Fort Bend Instrument No.</b>	1177126
<b>Fort Bend County Slide No.</b>	2168 A&B
<b>Acreage:</b>	23.716
<b>No. Lots &amp; Reserves:</b>	61 Lots in 3 Blocks and 5 Reserves
<b>Plat Name:</b>	Greatwood Highland Park Section 2
<b>Symbol on the Map</b>	X
<b>Fort Bend Instrument No.</b>	20010328
<b>Fort Bend County Slide No.</b>	2340 A&B
<b>Acreage:</b>	32.153
<b>No. Lots &amp; Reserves:</b>	93 Lots in 5 Blocks and 4 Reserves



<b>Plat Name:</b>	Greatwood Knoll Section 1
<b>Symbol on the Map</b>	Y
<b>Fort Bend Instrument No.</b>	1173185
<b>Fort Bend County Slide No.</b>	980 B & 981 A
<b>Acreage:</b>	32.849
<b>No. Lots &amp; Reserves:</b>	124 Lots in 6 Blocks and 9 Reserves
<b>Plat Name:</b>	Greatwood Knoll Section 2 Replat & Extension
<b>Symbol on the Map</b>	Z
<b>Fort Bend Instrument No.</b>	1173187
<b>Fort Bend County Slide No.</b>	1081 B
<b>Acreage:</b>	5.532
<b>No. Lots &amp; Reserves:</b>	20 Lots in 1 Block and 3 Reserves
<b>Plat Name:</b>	Greatwood Knoll Section 3
<b>Symbol on the Map</b>	AA
<b>Fort Bend Instrument No.</b>	1173188
<b>Fort Bend County Slide No.</b>	1118 B & 1119 A
<b>Acreage:</b>	21.651
<b>No. Lots &amp; Reserves:</b>	80 Lots in 5 Blocks and 5 Reserves
<b>Plat Name:</b>	Greatwood Knoll Section 4
<b>Symbol on the Map</b>	BB
<b>Fort Bend Instrument No.</b>	1173190
<b>Fort Bend County Slide No.</b>	1162 A&B
<b>Acreage:</b>	38.946
<b>No. Lots &amp; Reserves:</b>	133 Lots in 5 Blocks and 3 Reserves
<b>Plat Name:</b>	Greatwood Knoll Section 5
<b>Symbol on the Map</b>	CC
<b>Fort Bend Instrument No.</b>	1173191
<b>Fort Bend County Slide No.</b>	1246 B & 1247 A
<b>Acreage:</b>	4.766
<b>No. Lots &amp; Reserves:</b>	18 Lots in 1 Block and 2 Reserves
<b>Plat Name:</b>	Greatwood Manor
<b>Symbol on the Map</b>	DD
<b>Fort Bend Instrument No.</b>	1176370
<b>Fort Bend County Slide No.</b>	1620 A&B
<b>Acreage:</b>	56.212
<b>No. Lots &amp; Reserves:</b>	148 Lots in 2 Blocks and 4 Reserves

<b>Plat Name:</b>	Greatwood Section T-270
<b>Symbol on the Map</b>	EE
<b>Fort Bend Instrument No.</b>	20010427
<b>Fort Bend County Slide No.</b>	2412 A&B
<b>Acreage:</b>	17.164
<b>No. Lots &amp; Reserves:</b>	38 Lots in 1 Block and 3 Reserves
<b>Plat Name:</b>	Greatwood Shores Section 1
<b>Symbol on the Map</b>	FF
<b>Fort Bend Instrument No.</b>	1173198
<b>Fort Bend County Slide No.</b>	952 A&B
<b>Acreage:</b>	30.282
<b>No. Lots &amp; Reserves:</b>	70 Lots in 3 Blocks and 2 Reserves
<b>Plat Name:</b>	Greatwood Shores Section 2
<b>Symbol on the Map</b>	GG
<b>Fort Bend Instrument No.</b>	1173199
<b>Fort Bend County Slide No.</b>	1203 A& 1204 A&B
<b>Acreage:</b>	48.184
<b>No. Lots &amp; Reserves:</b>	43 Lots in 4 Blocks and 8 Reserves
<b>Plat Name:</b>	Greatwood Shores Section 3
<b>Symbol on the Map</b>	HH
<b>Fort Bend Instrument No.</b>	1173201
<b>Fort Bend County Slide No.</b>	1331 B & 1332 A
<b>Acreage:</b>	17.861
<b>No. Lots &amp; Reserves:</b>	53 Lots in 1 Block
<b>Plat Name:</b>	Greatwood Shores Section 4
<b>Symbol on the Map</b>	II
<b>Fort Bend Instrument No.</b>	1176305
<b>Fort Bend County Slide No.</b>	1573 A&B
<b>Acreage:</b>	26.519
<b>No. Lots &amp; Reserves:</b>	57 Lots in 2 Blocks and 3 Reserves
<b>Plat Name:</b>	Greatwood Shores Section 5
<b>Symbol on the Map</b>	JJ
<b>Fort Bend Instrument No.</b>	1176326
<b>Fort Bend County Slide No.</b>	1588 B
<b>Acreage:</b>	10.097
<b>No. Lots &amp; Reserves:</b>	19 Lots in 2 Blocks and 5 Reserves



<b>Plat Name:</b>	Greatwood Springfield
<b>Symbol on the Map</b>	KK
<b>Fort Bend Instrument No.</b>	1177127
<b>Fort Bend County Slide No.</b>	2169 A&B
<b>Acreage:</b>	21.426
<b>No. Lots &amp; Reserves:</b>	69 Lots in 2 Blocks and 3 Reserves
<b>Plat Name:</b>	Greatwood Stonebridge
<b>Symbol on the Map</b>	LL
<b>Fort Bend Instrument No.</b>	1176783
<b>Fort Bend County Slide No.</b>	1924 A&B
<b>Acreage:</b>	36.258
<b>No. Lots &amp; Reserves:</b>	132 Lots in 6 Blocks and 5 Reserves
<b>Plat Name:</b>	Greatwood Stonebridge Section 2
<b>Symbol on the Map</b>	MM
<b>Fort Bend Instrument No.</b>	1176982
<b>Fort Bend County Slide No.</b>	2065 A&B
<b>Acreage:</b>	33.691
<b>No. Lots &amp; Reserves:</b>	126 Lots in 3 Blocks and 4 Reserves
<b>Plat Name:</b>	Greatwood Stonebridge Section 3
<b>Symbol on the Map</b>	NN
<b>Fort Bend Instrument No.</b>	20010272
<b>Fort Bend County Slide No.</b>	2298 A&B
<b>Acreage:</b>	29.403
<b>No. Lots &amp; Reserves:</b>	103 Lots in 3 Blocks and 5 Reserves
<b>Plat Name:</b>	Greatwood Terrace Section 1
<b>Symbol on the Map</b>	OO
<b>Fort Bend Instrument No.</b>	1171645
<b>Fort Bend County Slide No.</b>	1387 B & 1388 A
<b>Acreage:</b>	18.248
<b>No. Lots &amp; Reserves:</b>	69 Lots in 5 Blocks and 5 Reserves
<b>Plat Name:</b>	Greatwood Terrace Section 2
<b>Symbol on the Map</b>	PP
<b>Fort Bend Instrument No.</b>	1171714
<b>Fort Bend County Slide No.</b>	1402 A&B
<b>Acreage:</b>	31.619
<b>No. Lots &amp; Reserves:</b>	120 Lots in 2 Blocks and 5 Reserves

<b>Plat Name:</b>	Greatwood Trails Section 1 Replat
<b>Symbol on the Map</b>	QQ
<b>Fort Bend Instrument No.</b>	1173203
<b>Fort Bend County Slide No.</b>	976 B & 977 A
<b>Acreage:</b>	26.295
<b>No. Lots &amp; Reserves:</b>	79 Lots in 2 Blocks and 2 Reserves
<b>Plat Name:</b>	Greatwood Trails Section 2 Amending Plat
<b>Symbol on the Map</b>	RR
<b>Fort Bend Instrument No.</b>	1173205
<b>Fort Bend County Slide No.</b>	1063 A&B
<b>Acreage:</b>	27.974
<b>No. Lots &amp; Reserves:</b>	63 Lots in 2 Blocks and 5 Reserves
<b>Plat Name:</b>	Greatwood Trails Section 3 Replat
<b>Symbol on the Map</b>	SS
<b>Fort Bend Instrument No.</b>	1173207
<b>Fort Bend County Slide No.</b>	1161 A&B
<b>Acreage:</b>	28.981
<b>No. Lots &amp; Reserves:</b>	103 Lots in 5 Blocks and 2 Reserves
<b>Plat Name:</b>	Greatwood Trails Section 4
<b>Symbol on the Map</b>	TT
<b>Fort Bend Instrument No.</b>	1173208
<b>Fort Bend County Slide No.</b>	1258 A&B
<b>Acreage:</b>	27.147
<b>No. Lots &amp; Reserves:</b>	73 Lots in 2 Blocks and 2 Reserves
<b>Plat Name:</b>	Greatwood Tuscany Place
<b>Symbol on the Map</b>	UU
<b>Fort Bend Instrument No.</b>	1176626
<b>Fort Bend County Slide No.</b>	1810 B & 1811 A
<b>Acreage:</b>	26.483
<b>No. Lots &amp; Reserves:</b>	71 Lots in 2 Blocks and 2 Reserves
<b>Plat Name:</b>	Greatwood Tuscany Place Section 2
<b>Symbol on the Map</b>	VV
<b>Fort Bend Instrument No.</b>	1176856
<b>Fort Bend County Slide No.</b>	1973 B
<b>Acreage:</b>	6.133
<b>No. Lots &amp; Reserves:</b>	14 Lots in 2 Blocks and 2 Reserves

<b>Plat Name:</b>	Greatwood Tuscan Place Section 3
<b>Symbol on the Map</b>	WW
<b>Fort Bend Instrument No.</b>	1176983
<b>Fort Bend County Slide No.</b>	2066 A&B
<b>Acreage:</b>	26.233
<b>No. Lots &amp; Reserves:</b>	67 Lots in 1 Block and 6 Reserves
<b>Plat Name:</b>	Greatwood Village Section 1 Amending Replat
<b>Symbol on the Map</b>	XX
<b>Fort Bend Instrument No.</b>	1173211
<b>Fort Bend County Slide No.</b>	1033 A&B
<b>Acreage:</b>	35.999
<b>No. Lots &amp; Reserves:</b>	135 Lots in 6 Blocks and 4 Reserves
<b>Plat Name:</b>	Greatwood Village Section 2
<b>Symbol on the Map</b>	YY
<b>Fort Bend Instrument No.</b>	1173213
<b>Fort Bend County Slide No.</b>	1065 A&B
<b>Acreage:</b>	26.429
<b>No. Lots &amp; Reserves:</b>	101 Lots in 5 Blocks and 2 Reserves
<b>Plat Name:</b>	Greatwood Wood Creek
<b>Symbol on the Map</b>	ZZ
<b>Fort Bend Instrument No.</b>	1176780
<b>Fort Bend County Slide No.</b>	1922 A&B
<b>Acreage:</b>	24.177
<b>No. Lots &amp; Reserves:</b>	71 Lots in 4 Blocks and 4 Reserves
<b>Plat Name:</b>	Greatwood Woodcreek Section 2
<b>Symbol on the Map</b>	AAA
<b>Fort Bend Instrument No.</b>	1176858
<b>Fort Bend County Slide No.</b>	1974 B
<b>Acreage:</b>	13.418
<b>No. Lots &amp; Reserves:</b>	43 Lots in 2 Blocks and 3 Reserves
<b>Plat Name:</b>	Greatwood Woodhaven Section 2
<b>Symbol on the Map</b>	BBB
<b>Fort Bend Instrument No.</b>	20010426
<b>Fort Bend County Slide No.</b>	2411 A&B
<b>Acreage:</b>	32.264
<b>No. Lots &amp; Reserves:</b>	89 Lots in 2 Blocks and 6 Reserves



<b>Infrastructure, HOA &amp; FBISD Plats</b>	
<b>Plat Name:</b>	Greatwood Recreation Center
<b>Symbol on the Map</b>	CCC
<b>Fort Bend Instrument No.</b>	1176123
<b>Fort Bend County Slide No.</b>	1484 B
<b>Acreage:</b>	2.771
<b>Plat Name:</b>	Greatwood East Recreation Site Replat No. 1
<b>Symbol on the Map</b>	DDD
<b>Fort Bend Instrument No.</b>	20160250
<b>Fort Bend County Slide No.</b>	n/a
<b>Acreage:</b>	15.80
<b>Plat Name:</b>	Greatwood East School Site
<b>Symbol on the Map</b>	EEE
<b>Fort Bend Instrument No.</b>	1176830
<b>Fort Bend County Slide No.</b>	1958 A
<b>Acreage:</b>	11.996
<b>Plat Name:</b>	Greatwood Facilities Site
<b>Symbol on the Map</b>	FFF
<b>Fort Bend Instrument No.</b>	1176503
<b>Fort Bend County Slide No.</b>	1719 A&B
<b>Acreage:</b>	3.028
<b>Plat Name:</b>	Greatwood Lift Station No. 4
<b>Symbol on the Map</b>	GGG
<b>Fort Bend Instrument No.</b>	1177128
<b>Fort Bend County Slide No.</b>	2170 A
<b>Acreage:</b>	0.210
<b>Plat Name:</b>	Greatwood Sewage Treatment Plant Site
<b>Symbol on the Map</b>	HHH
<b>Fort Bend Instrument No.</b>	1173197
<b>Fort Bend County Slide No.</b>	1064 B
<b>Acreage:</b>	3.624

<b>Right-of-Way Dedications</b>	
<b>Plat Name:</b>	Greatwood Parcel B-170 (Winding Brook West)
<b>Symbol on the Map</b>	1
<b>Fort Bend Instrument No.</b>	2000026610
<b>Fort Bend County Slide No.</b>	1975 A&B
<b>Acreage:</b>	26.577
<b>Plat Name:</b>	Greatwood Parkway East Phase 1
<b>Symbol on the Map</b>	2
<b>Fort Bend Instrument No.</b>	1173193
<b>Fort Bend County Slide No.</b>	1334 B & 1335 A
<b>Acreage:</b>	21.900
<b>Plat Name:</b>	Greatwood Parkway East Phase 1 Replat
<b>Symbol on the Map</b>	3
<b>Fort Bend Instrument No.</b>	1176602
<b>Fort Bend County Slide No.</b>	1788 B & 1789 A
<b>Acreage:</b>	17.687
<b>Plat Name:</b>	Greatwood Parkway East Phase 2
<b>Symbol on the Map</b>	4
<b>Fort Bend Instrument No.</b>	1171653
<b>Fort Bend County Slide No.</b>	1390 A&B
<b>Acreage:</b>	4.795
<b>Plat Name:</b>	Greatwood Parkway East Phase 3
<b>Symbol on the Map</b>	5
<b>Fort Bend Instrument No.</b>	1176115
<b>Fort Bend County Slide No.</b>	1480 B
<b>Acreage:</b>	2.096
<b>Plat Name:</b>	Greatwood Parkway, Sansbury Boulevard & Tara Drive
<b>Symbol on the Map</b>	6
<b>Fort Bend Instrument No.</b>	1173194
<b>Fort Bend County Slide No.</b>	948 B & 949 A&B
<b>Acreage:</b>	22.176
<b>Plat Name:</b>	Riverbrook Drive Phase 1
<b>Symbol on the Map</b>	7
<b>Fort Bend Instrument No.</b>	1173196
<b>Fort Bend County Slide No.</b>	1332 B & 1333 A
<b>Acreage:</b>	3.517
<b>Plat Name:</b>	Riverbrook Drive Phase 2
<b>Symbol on the Map</b>	8
<b>Fort Bend Instrument No.</b>	1171719

<b>Fort Bend County Slide No.</b>	1404 B & 1405 A
<b>Acreage:</b>	2.244
<b>Plat Name:</b>	Riverbrook Drive Phase 3
<b>Symbol on the Map</b>	9
<b>Fort Bend Instrument No.</b>	1176114
<b>Fort Bend County Slide No.</b>	1480 A
<b>Acreage:</b>	4.730
<b>Plat Name:</b>	Shadow Bend Drive
<b>Symbol on the Map</b>	10
<b>Fort Bend Instrument No.</b>	1176601
<b>Fort Bend County Slide No.</b>	1788 A
<b>Acreage:</b>	3.193
<b>Plat Name:</b>	Shadow Bend Drive, Winding Brook Drives East & West
<b>Symbol on the Map</b>	11
<b>Fort Bend Instrument No.</b>	1176782
<b>Fort Bend County Slide No.</b>	1923 B
<b>Acreage:</b>	7.323
<b>Plat Name:</b>	Winding Brook Drive East & Lift Station
<b>Symbol on the Map</b>	12
<b>Fort Bend Instrument No.</b>	1176934
<b>Fort Bend County Slide No.</b>	2029 A
<b>Acreage:</b>	0.689



<b>Parcels by Deed</b>	
<b>Instrument No:</b>	8936633
<b>Symbol on the Map</b>	13
<b>Volume &amp; Page</b>	2141/907
<b>Acreage:</b>	0.038
<b>Instrument No:</b>	8960266
<b>Symbol on the Map</b>	14
<b>Volume &amp; Page</b>	2172/1057
<b>Acreage:</b>	0.0532
<b>Instrument No:</b>	9001330
<b>Symbol on the Map</b>	15
<b>Volume &amp; Page</b>	2180/2408
<b>Acreage:</b>	30.0087
<b>Instrument No:</b>	9061779
<b>Symbol on the Map</b>	16
<b>Volume &amp; Page</b>	2260/2547
<b>Acreage:</b>	4.641
<b>Instrument No:</b>	9455210
<b>Symbol on the Map</b>	17
<b>Volume &amp; Page</b>	2687/733
<b>Acreage:</b>	17.227
<b>Instrument No:</b>	9752772
<b>Symbol on the Map</b>	18
<b>Volume &amp; Page</b>	3038/1114
<b>Acreage:</b>	2.1224
<b>Instrument No:</b>	9880652
<b>Symbol on the Map</b>	19
<b>Volume &amp; Page</b>	3227/530
<b>Acreage:</b>	3.656
<b>Instrument No:</b>	79085471
<b>Symbol on the Map</b>	20
<b>Volume &amp; Page</b>	829/718
<b>Acreage:</b>	2.607
<b>Instrument No:</b>	98105411
<b>Symbol on the Map</b>	21
<b>Volume &amp; Page</b>	3269/994
<b>Acreage:</b>	53.9523
<b>Instrument No:</b>	2002082488
<b>Symbol on the Map</b>	22

<b>Volume &amp; Page</b>	4114/1060
<b>Acreage:</b>	58.462
<b>Instrument No:</b>	2003145769
<b>Symbol on the Map</b>	23
<b>Volume &amp; Page</b>	n/a
<b>Acreage:</b>	26.35
<b>Instrument No:</b>	2004133065
<b>Symbol on the Map</b>	24
<b>Volume &amp; Page</b>	n/a
<b>Acreage:</b>	0.9814
<b>Instrument No:</b>	2007035347
<b>Symbol on the Map</b>	25
<b>Volume &amp; Page</b>	n/a
<b>Acreage:</b>	0.1148
<b>Instrument No:</b>	2008099458
<b>Symbol on the Map</b>	26
<b>Volume &amp; Page</b>	n/a
<b>Acreage:</b>	0.7412
<b>Instrument No:</b>	2009068423
<b>Symbol on the Map</b>	27
<b>Volume &amp; Page</b>	n/a
<b>Acreage:</b>	0.0794
<b>Instrument No:</b>	2009068424
<b>Symbol on the Map</b>	28
<b>Volume &amp; Page</b>	n/a
<b>Acreage:</b>	4.3657
<b>Instrument No:</b>	2009122924
<b>Symbol on the Map</b>	29
<b>Volume &amp; Page</b>	n/a
<b>Acreage:</b>	4.567