

"FIND YOUR FUTURE IN FULSHEAR" 29255 FM 1093 ROAD #12B/ PO BOX 279  $^{\sim}$  Fulshear, Texas 77441

PHONE: 281-346-1796 ~ FAX: 281-346-2556

www.FulshearTexas.gov

CHAIRMAN- AMY PEARCE MEMBER- JOAN BERGER MEMBER- JOE WARDELL PLANNING & ZONING: MEMBER- KEVIN WHITE MEMBER- GREGORY EHMAN

CO-CHAIR- DAR HAKIMZADEH MEMBER- JOHN DOWDALL

### STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

### PLANNING AND ZONING COMMISSION MEETING AGENDA DECEMBER 3, 2021

NOTICE IS HEREBY GIVEN OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR TO BE HELD ON FRIDAY, DECEMBER 3, 2021 AT 8:30 A.M. IN THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING ITEMS.

Incidental Meeting Notice: A quorum of the City of Fulshear City Council, Planning & Zoning Commission, City of Fulshear Development Corporation (Type A), Fulshear Development Corporation (Type B), Parks & Recreation Commission, Historic Preservation & Museum Commission, Zoning Board of Adjustment, Charter Review Commission, or any or all of these, may be in attendance at the meeting specified in the foregoing notice, which attendance may constitute a meeting of such governmental body or bodies as defined by the Texas Open Meetings Act, Chapter 551, Texas Government Code. Therefore, in addition to the foregoing notice, notice is hereby given of a meeting of each of the above-named governmental bodies, the date, hour, place, and subject of which is the same as specified in the foregoing notice."

Notice Pertaining to Social Distancing Requirements: In accordance with the Texas Open Meetings Act, Chapter 551, Government Code, this meeting shall be open to the public, except as provided by said Act. However, any members of the public who attend the meeting are individually responsible for complying with any applicable proclamation or order issued by the governor or any local official which may be in effect at the time of the meeting, including but not limited to any restrictions which may require such members of the public to implement social distancing, to minimize social gatherings, or to minimize inperson contact with people who are not in the same household.

- 1. Call to Order
- 2. Quorum
- 3. Citizen's Comments

Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.

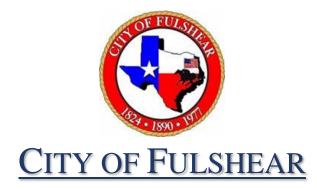
- 4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on November 5, 2021
- 5. Consideration and possible action to approve the Fulbrook on Fulshear Creek Section 7 Preliminary Plat
- 6. Consideration and possible action to approve the Fulbrook on Fulshear Creek Section 18 Preliminary Plat
- 7. Consideration and possible action to recommend approval of the Del Webb Fulshear Section 3 Final Plat
- 8. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Village Section 2 Final Plat
- 9. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Village Section 3 Final Plat
- 10. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Village Section 4 Final Plat
- 11. Consideration and possible action to recommend approval of the Fulshear Lakes Creekside Village Section 5 Final Plat
- 12. Consideration and possible action to recommend approval of The Vic at Jordan Ranch Final Plat
- 13. Consideration and possible action to recommend approval of the Tamarron Point Street Dedication Section 5 Final Plat
- 14. Consideration and possible action to recommend approval of the Summerview Section 3 Final Plat
- 15. Adjournment

The Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting regarding the matters listed above, as authorized by Texas Government Code Section 551.071 (if necessary consultation with attorney).

Note: In compliance with the American Disabilities Act, and to the extent applicable, this facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made at least 48 business hours prior to this meeting. Please contact the City Secretary's office at 281-346-1796 for further information.

I, Kimberly Kopecky, City Secretary of the City, do hereby certify that the above Notice of Meeting and Agenda for the Planning and Zoning Commission of the City of Fulshear, Texas was posted on Wednesday, November 24, 2021 by 5:00 p.m., in a place convenient and readily accessible at all times to the general public, in compliance with Chapter 551, TEXAS GOVERNMENT CODE.

Kimberly Kopecky - City Secretary



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PHONE: 281-346-1796 ~ FAX: 281-346-2556

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PLANNING & ZONING:

CHAIRMAN-AMY PEARCE MEMBER- KEVIN WHITE
MEMBER- JOAN BERGER MEMBER- GREGORY EHMAN
MEMBER- JOE WARDELL

CO-CHAIR- DAR HAKIMZADEH MEMBER- JOHN DOWDALL

STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

### PLANNING AND ZONING COMMISSION MEETING AGENDA NOVEMBER 5, 2021

### 1. Call to Order

A MEETING OF THE FULSHEAR PLANNING AND ZONING COMMISSION WAS CALLED TO ORDER BY CHAIRMAN PEARCE AT 8:30 A.M. ON FRIDAY, NOVEMBER 05, 2021, AT THE IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR TEXAS 77441.

### 2. Quorum

A QUORUM WAS PRESENT.

### **MEMBERS PRESENT**

AMY PEARCE GREGORY EHMAN KEVIN WHITE JOHN DOWDALL DAR HAKIMZADEH JOE WARDELL

### **MEMBERS ABSENT**

JOAN BERGER

### **CITY STAFF PRESENT**

KIMBERLY KOPECKY MARIELA RODRIGUEZ ZACH GOODLANDER BYRON BROWN JESUS ESCOBAR

### **OTHERS PRESENT**

KAYE KAHLICH
DAN VALDEZ
NAOMI MCANINCH
CHRIS LEBLANC
TREY DEVILLIER
AND 1 OTHER THAT DID NOT SIGN IN.

### 3. Citizen's Comments

Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.

THERE WERE NO CITIZEN COMMENTS.

### 4. Consideration and possible action to approve Minutes from Planning and Zoning Commission meeting held on October 8, 2021

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER DAR TO APPROVE MINUTES FROM THE PLANNING AND ZONING COMMISSION MEETING HELD ON OCTOBER 08, 2021. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE ABSTAIN:

ABSENT: BERGER

### 5. Consideration and possible action to recommend approval of the Gateway 359 Final Plat

ZACH GOODLANDER EXPLAINED ALL COMMENTS WERE ADDRESSED AND THIS PLAT IS RECOMMENDED FOR APPROVAL.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE GATEWAY 359 FINAL PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE ABSTAIN:

ABSENT: BERGER

### 6. Consideration and possible action to approve the Del Webb Fulshear Section 3 Preliminary Plat

PER ZACH THIS PLAT IS RECOMMENDED FOR APPROVAL.

NAOMI MCANINCH WITH LJA ANSWERED QUESTIONS FROM THE MEMBERS

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE DEL WEBB FULSHEAR SECTION 3 PRELIMINARY PLAT. IT WAS SECONDED BY PLANNING AND ZONING MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE ABSTAIN:

ABSENT: BERGER

\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 7 THORUGH 10 TOGETHER, THERE WERE NO OBJECTIONS. \*\*

- 7. Consideration and possible action to approve the Tamarron West Section Five Preliminary Plat
- 8. Consideration and possible action to approve the Tamarron West Section Eight Preliminary Plat
- 9. Consideration and possible action to approve the Tamarron West Section Nine Preliminary Plat
- 10. Consideration and possible action to approve the Tamarron West Section Eleven Preliminary Plat

PER ZACH ALL MINOR CHANGES HAVE BEEN MADE AND THESE PLATS ARE ALL RECOMMENDED FOR APPROVAL.

DAN VALDEZ ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO RECOMMEND APPROVAL OF THE TAMARRON WEST SECTIONS 5, 8, 9, AND 11 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE ABSTAIN:

ABSENT: BERGER

\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 11 THORUGH 13 TOGETHER, THERE WERE NO OBJECTIONS. \*\*

- 11. Consideration and possible action to approve the Tamarron Point Street Dedication Section Five Preliminary Plat
- 12. Consideration and possible action to approve the Tamarron Point Street Dedication Section Six Preliminary Plat
- 13. Consideration and possible action to approve the Tamarron Point Street Dedication Section Seven Preliminary Plat

ZACH EXPLAINED THESE PLATS ARE RECOMMENDED FOR APPROVAL WITH OUT ANY REVISIONS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHMAN TO RECOMMEND APPROVAL OF THE TAMARRON POINT STREET DEDICATION SECTIONS 5, 6, AND 7 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WARDELL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE ABSTAIN:

ABSENT: BERGER

\*\*CHAIRMAN PEARCE ASKED TO TAKE ITEMS 14 THORUGH 17 TOGETHER, THERE WERE NO OBJECTIONS. \*\*

- 14. Consideration and possible action to approve the Fulshear Lakes Creekside Village Section 2 Preliminary Plat
- 15. Consideration and possible action to approve the Fulshear Lakes Creekside Village Section 3 Preliminary Plat
- 16. Consideration and possible action to approve the Fulshear Lakes Creekside Village Section 4 Preliminary Plat

### 17. Consideration and possible action to approve the Fulshear Lakes Creekside Village Section 5 Preliminary Plat

PER ZACH THESE PLATS ARE RECOMMENDED FOR APPROVAL WITH OUT ANY FURTHER REVISIONS.

CHRISTIAN LEBLANC WITH LJA ENGINEERING ANSWERED QUESTIONS FROM THE MEMBERS.

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER EHAMAN TO RECOMMEND APPROVAL OF THE FULSHEAR LAKES CREEKSIDE VILLAGE SECTIONS 2, 3, 4, AND 5 PRELIMINARY PLATS. IT WAS SECONDED BY PLANNING AND ZONING MEMBER WHITE. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE ABSTAIN:

ABSENT: BERGER

### 18. Adjournment

A MOTION WAS MADE BY PLANNING AND ZONING MEMBER HAKIMZADEH TO ADJOURN. IT WAS SECONDED BY PLANNING AND ZONING MEMBER EHMAN. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:

AYES: PEARCE, EHMAN, WHITE, DOWDALL, HAKIMZADEH, WARDELL

NAYS: NONE ABSTAIN:

ABSENT: BERGER

CHAIRMAN PEARCE ADJOURNED THE MEETING AT 8:54 A.M.

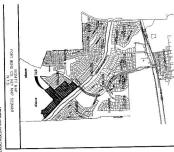


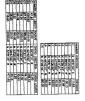
### **BUILDING SERVICES**

PO Box 279 / 29378 McKinnon Rd. Suite C Fulshear, Texas 77441

Phone: 281-346-8860 ~ Fax: 281-346-8237 www.fulsheartexas.gov

Date:	Date Received by the City of	Fulshear:	
Subdivision: Fulbrook On Fulshear Creek	Development:	Section 7	
SUBMITTAL OF PLAT: (Check Appropriat  X Preliminary	e Selection) Final		Short Form Final
Replat	Vacation Plat		Admin. (Minor) Plat
Amending Plat			
TYPE OF PLAT: (Check Appropriate Select	ction)		
X Single-Family Residential	Zero Lot Line/	Patio Home	Multi-Family Residential
Planned Development	Commercial		Industrial
Plat Location: X City Legal Description: Churchill Fulshear I	ETJ (Extraterritorial Jurisd League A-29	liction)	
Variance: Yes (Attach a Copy o	f Approval Letter) X No		
Total Acreage:			
Number of Streets: 7			
Number of Lots: 93			<b>Platting Fees</b>
Number and Types of Reserves:3 Lane	dscape	n i	00.00
Total Acres in Reserve: 2.9098		per acre	00.00 plus 3.50 per lot, plus \$12.50
Owner: Fulshear Land Partner LTD		Final Plat - \$500.00 p	olus \$5.00 per lot plus \$25.00 per acre
Address: 1600 W Loop South #2600		Replat - \$500.00 plu	s 5.00 per lot plus \$25.00 per acre
City/State: Houston, TX 77027		Amending or Mino	or Plat - \$200 00
Telephone:281-623-2466			
Email Address:rfondren@trenddevelopment.com		Plat Vacation - \$50	00.00
Engineer/Planner:sweitzer + associates		2 <sup>nd</sup> Review of plats	s - \$100.00 (each additional review)
Contact Person: Bill Sweitzer		TOTAL PLATTING F	*1,209.93
Telephone:713-849-5469		Park Fees (due at F	Final Plat Application)
Fax Number:		Turk rees (ade at r	That Flat Application)
Email Address: sweitzer.assoc@gmail.com			
This is to certify that the information on	this form is complete, true and co	orrect and the unde	rsigned is authorized to make this
application. I understand that if all neces	ssary information, required docur	ments, and plat fees	are required at time of submittal o
the City of Fulshear will not complete the	e review needed in order to subm Bill Sweitzer	nit to the P&Z board	II /Ia/ami
SIGNATURE	TYPED OR PRINTED N	AME/TITLE	DATE





HIBO BY HE TO

3 RESERVES 5 BLOCKS

(93 LOTS - 70' X 125' TYPICAL)

### METER AND HOUNDS DESCRIPTION SEVEN PULBROOK ON FULSHEAR CREEK SECTION SEVEN MURE ACRES

s) are used for the located at the Chronical Hospital League, Abacut Res. 70, For Book Chrony, Texas and 150, He earthwise page of a colding ESE wire best of the design of the State Chronical Est and the Chronical Est an

- an a fighreal learnod with cap simped "COSTFLLO INC" found at an inaction corner of sald 45,7 age uses and an exterior corner of sald or tag as the seathersteaty and of the anothersteal securious line of Southerland Way (40 feet wide) as established by the plas of said Section Sict

50'R

- Times, which all evently like of the 1457 and med and detailed plant on given of Schaud Trace. IIIAN for along the set of a part to the thigh all converting a second and or of the pages 2.7 minus for seconds, and one of 2,250,00 are not a total detailed by the 1-50 minus of the modes of the 150 minus of 131.14 feet to 3.5 feeth tree and one of pages (2.50) LIMBO DEC (base). Transe, condusting with said restainly the and said extenting spling down than the degrees I manuary Streetshi Base, additional of 111.05 deet to 3.05 shall been and with company; COSPILLIO INC. These does to combinating like of Solders Cond. or hearthest in deet to finite for Manuary AU Ulling District No. 1 of Your Soul County to CE. No SHALLION FOR THE DISTRICT OF THE SOURCE SHALLION FOR THE SOURCE SHALLION

- dang da art of a curva so the Md, said curve Taving a corted nagis of OI degrees 31 minutes ON seconds, a relata of 36000 fe s seconds West, a distance of 3.25 feet to a 5.56 ach into red with up straped "COSTELLO IN" formal.
- "COSTELLO INC" Seeds.
- along the set of a curve to the right, said curve having a control stelle of 39 days is 05 corons West, a distance of 35.13 that to a 5%-inch tree nod with cap skeepod

### GENERAL NOTE: 1. U.E. indicates Utility Easement

### 2. B.L. indicates Building Line

### 3. R.O.W. indicates Right-of-Way

4. All known existing easements, rights of way, fee strips, and significant topographical features are noted and accurately

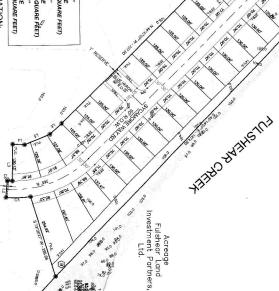
- 5. The preliminary plat is part of a planned community that the subdivider has a legal or beneficial interest in adjacent property.
- General Plan for Fulbrook on Fulshear Creek. 6. The extent of the property of such ownership is indicated on the
- parallel to each lot line. 7. All lots to have a five foot (5') side building line measured
- 8. All street rights of way are to be dedicated to the city of fulshear.
- 9. This Tract is entirely in the City Limits of of the City of Fulshear

### SECTION FULBROOK ON FULSHEAR CREEK

ABSTRACT NO. 29 FORT BEND COUNTY, CHURCHILL FULSHEAR LEAGUE, 17.04 ACRES OF LAND LOCATED IN THE PRELIMINARY SUBDIVISION PLAT CITY OF FULSHEAR DATE: NOV 18 2021 TEXAS

Acreage Fulshear Land Investment Partners, Ltd.

2107 CityWest Blvd. | 3rd Floor | Houston, Texas 77042 1600 WEST LOOP SOUTH SUITE 2600 HOUSTON, TEXAS 77027 1600 WEST LOOP SOUTH SUITE 2600 HOUSTON, TEXAS 77027 5651 Grand Fioral, Houston, texas 77041 DEVELOPER: FULSHEAR LAND PARTNERS LTD. OWNER: FULSHEAR LAND PARTNERS LTD. LAND PLANNER: SWEITZER + ASSOCIATES, LANDSCAPE ARCHITECTS, INC. ENGINEER: COSTELLO INC.



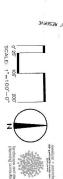
(B) RESTRICTED RESERVE "B"

LANDSCAPE / OPEN SPACE
2.530 ACRES (110231.20 SQUARE FÉET) (A) RESTRICTED RESERVE "A"

LANDSCAPE / OPEN SPACE

0.2869 ACRES (12488.85 SQUARE FEET)

- 0 RESTRICTED RESERVE "C"
  LANDSCAPE / OPEN SPACE
  0.1109 ACRES ( 4830.04 SQUARE FEET)
- FLOODPLAIN INFORMATION:
  THE ENTIRE SUBJECT SITE IS LOCATED OUTSIDE OF THE
  100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO
  THE MOST RECENT OFFICIAL INSURANCE RATE MAP
  NUMBER 48157C0095L, DATED, 04-02-2014 ZONES "X"





### **BUILDING SERVICES**

PO Box 279 / 29378 McKinnon Rd. Suite C Fulshear, Texas 77441

Phone: 281-346-8860 ~ Fax: 281-346-8237 www.fulsheartexas.gov

Date:	Date Received by the City of Fu	ılshear:
Subdivision: Fulbrook On Fulshear Creek	Development:	
SUBMITTAL OF PLAT: (Check Appropria	te Selection)	
X Preliminary	Final	Short Form Final
Replat	Vacation Plat	Admin. (Minor) Plat
Amending Plat		
TYPE OF PLAT: (Check Appropriate Selection	ction)	
X Single-Family Residential	Zero Lot Line/ Pa	tio Home Multi-Family Residential
Planned Development	Commercial	Industrial
	ETJ (Extraterritorial Jurisdict	ion)
Legal Description: Churchill Fulshear	League A-29	
Variance: Yes (Attach a Copy of	of Approval Letter)X No	
Total Acreage: 24.537		
Number of Streets: 4		
Number of Lots: 71		Platting Fees
Number and Types of Reserves: 5 Lan	dscape	
Total Acres in Reserve: 1.3902	Pi	reliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 er acre
Owner: Fulshear Land Partner LTD	Fi	nal Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
Address: 1600 W Loop South #2600	Ro	eplat - \$500.00 plus 5.00 per lot plus \$25.00 per acre
City/State: Houston, TX 77027		
Telephone:281-623-2466		mending or Minor Plat - \$200.00
Email Address:rfondren@trenddevelopment.com	Pl	lat Vacation - \$500.00
Engineer/Planner:sweitzer + associates	2 <sup>r</sup>	nd Review of plats - \$100.00 (each additional review)
Contact Person: Bill Sweitzer	TO	OTAL PLATTING FEE\$1,055.21
Telephone: 713-849-5469		ark Fees (due at Final Plat Application)
Fax Number:	F	ark rees (due at rinal Plat Application)
Email Address: sweitzer.assoc@gmail.com		
This is to certify that the information on	this form is complete, true and corre	ect and the undersigned is authorized to make this
		nts, and plat fees are required at time of submittal o
the City of Fulshear will not complete the	e review needed in order to submit t	to the P&Z board.
WASA	Bill Sweitzer	11/16/2021
SIGNATURE	TYPED OR PRINTED NAM	IE/TITLE DATE

# | Columbia | Columbia

## METES AND BOUNDS DESCRIPTION OX ONFOR SHEAR CREEK SECTION EIGHTHEN 24/53 ACRES

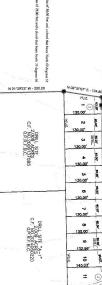


27.00

800

24

Acrecge Fulshear Land trient Partners, Ltd.



or test state. The aird of a curve to the left, said curve having a ce uses 23 septends West, a distance of 18.26 feet;







- E RESTRICTED RESERVE "E" (D) RESTRICTED RESERVE "D"
  LANDSCAPE / OPEN SPACE
  0.0818 ACRES (3665.11 SQUARE FEET)
- .ANDSCAPE / OPEN SPACE 1.5715 ACRES ( 24894.03 SQUARE FEET)

20

- 7. All lots to have a five foot (5') side building line measured parallel to each lot line.
- 8. All street rights of way are to be dedicated to the city of fulshear

9. This Tract is entirely in the City Limits of of the City of Fulshear

ELOODPLAIN INFORMATION:
THE ENTIRE SUBJECT SITE IS LOCATED OUTSIDE OF THE
100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO
THE MOST RECENT OFFICIAL INSURANCE RATE MAP
NUMBER 48157C0095L, DATED, 04-02-2014 ZONES "X"



SECTION 18 FULBROOK

ON FULSHEAR CREEK

ABSTRACT NO. 29 CHURCHILL FULSHEAR LEAGUE, CITY OF FULSHEAR FORT BEND COUNTY, DATE: NOV 18 2021 TEXAS

4 BLOCKS 5 RESERVES

(17 LOTS - 60' X 125' TYPICAL) (54 LOTS - 60' X 130' TYPICAL)

2107 CityWest Blvd. | 3rd Floor | Houston, Texas 77042 1600 WEST LOOP SOUTH SUITE 2600 HOUSTON, TEXAS 77027 ENGINEER: COSTELLO INC. 5651 Grand Floral, Houston, texas 77041 1600 WEST LOOP SOUTH SUITE 2600 HOUSTON, TEXAS 77027 LAND PLANNER: SWEITZER + ASSOCIATES, LANDSCAPE ARCHITECTS, INC. DEVELOPER: FULSHEAR LAND PARTNERS LTD. OWNER: FULSHEAR LAND PARTNERS LTD.

GENERAL NOTE:

U.E. indicates Utility Easement

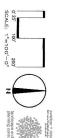
2. B.L. indicates Building Line

3. R.O.W. indicates Right-of-Way

All known existing easements, rights of way, fee strips, and significant topographical features are noted and accurately

The preliminary plat is part of a planned community that the subdivider has a legal or beneficial interest in adjacent property.

6. The extent of the property of such ownership is indicated on the General Plan for Fulbrook on Fulshear Creek.





PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556 www.fulsheartexas.gov

Date: November 18, 2021	Date Received by the City of Fulshear:	
Subdivision: Del Webb Fulshear Section	Development: Del Webb Fulshear	
CHRANTTAL OF DUAL (C)		
SUBMITTAL OF PLAT: (Check Appropria	te Selection)	
Preliminary	<u></u> ✓ Final	
Replat	Vacation Plat	Short Form Final
Amending Plat	vacation right	Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selec	ction)	
✓ Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residentia
Planned Development	Commercial	Industrial
Plat Location:   ✓ City	ETJ (Extraterritorial Jurisdiction)	
A SUBDIVISION OF 13.35	30 AODEO OE 1 1115	ADOTO
Legal Description: LEAGUE, ABSTRACT 29,	22 ACHES OF LAND SITUATED IN THE JOHN RANDONLEAGUE, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.	ABSTRACT 76, CHURCHILL FULSHEAR
Variance: Yes (Attach a Copy o	f Approval Letter)	
	No Indiana de la Companya de la Comp	
Total Acreage: 13.352		
Number of Lots: 21		Platting Fees
Number and Types of Reserves: 3 (lands	cape/open space)	
Total Acres in Reserve: 7.256	Preliminary Plat - \$5	00.00 plus 3.50 per lot, plus \$12.50
Owner: Pulte Homes of Texas, LP		
Address: 1311 Broadfield Boulevard, Suit	le 100	olus \$5.00 per lot plus \$25.00 per acre
City/State: Houston, Texas 77084	Replat - \$500.00 plus	s 5.00 per lot plus \$25.00 per acre
Telephone: (281) 749-8000	Amending or Mino	r Plat - \$200.00
Email Address: edeao@lja.com	Plat Vacation - \$50	0.00
Engineer/Planner: LJA Engineering, Inc	2 <sup>nd</sup> Review of plats	- \$100.00 (each additional review)
Contact Person: Zach Zarse		EE \$938.80
elephone: (713) 580-4100		
ax Number:	raix rees (due at F	inal Plat Application)
mail Address: zzarse@lja.com		
his is to certify that the information on t	this form is complete, true and correct and the under	reigned is such asia at the state of
pplication. I understand that if all necess	sary information, required documents, and plat fees	are required at the second to make this
City of Fulshear will not complete the rev	iew needed in order to submit to the P&Z board.	are required at time of submittal o
$O_{\alpha}$ / $O_{\alpha}$		
Jochen Jan	Zoob Zaroo / CAD Diation	
CICAIATURE	Zach Zarse / CAD - Platting	November 18, 2021
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "GBI PARTNERS" UNLESS OTHERWISE NOTED.

THIS PLAT OF DEL WEBB FULSHEAR SECTION 3 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS THIS \_\_\_\_\_ DAY OF

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIRMAN

AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND

KIMBERLY KOPECKY, CITY SECRETARY

THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_\_\_, 2021 AT \_\_\_\_ O'CLOCK \_\_\_\_\_\_M. IN PLAT NUMBER \_\_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

LAURA RICHARD, COUNTY CLERK

LEGAL DESCRIPTION:

BEING A TRACT CONTAINING 13.352 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE ABSTRACT NUMBER 76 AND THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NUMBER 29 IN FORT BEND COUNTY, TEXAS; SAID 13.352 ACRE TRACT BEING A PORTION OF A CALL 82.509 ACRE TRACT OF LAND RECORDED IN THE NAME OF PULTE HOMES OF TEXAS, L.P. IN FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NUMBER 2021038400; SAID 13.352 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD '83, SOUTH CENTRAL ZONE, AS DERIVED FROM G.P.S.

BEGINNING AT A 5/8-INCH CAPPED IRON ROD FOUND AT THE MOST WESTERLY CORNER OF SAID 82.509 ACRE TRACT;

THENCE, WITH A NORTHWESTERLY LINE OF SAID 82.509 ACRE TRACT, NORTH 52 DEGREES 36 MINUTES 23 SECONDS EAST, A DISTANCE OF 1709.03 FEET TO A 5/8-INCH CAPPED IRON ROD SFT. FROM WHICH A 5/8-INCH CAPPED IRON ROD FOUND FOR A NORTHWESTERLY CORNER OF SAID 82.509 ACRE TRACT BEARS NORTH 52 DEGREES 36 MINUTES 23 SECONDS EAST, A DISTANCE OF 180.88 FEET;

THENCE, THROUGH AND ACROSS SAID 82.509 ACRE TRACT, THE FOLLOWING FOUR (4)

1) SOUTH 37 DEGREES 23 MINUTES 37 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

2) SOUTH 52 DEGREES 36 MINUTES 23 SECONDS WEST, A DISTANCE OF 199.30 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND:

3) 458.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 35 DEGREES 59 MINUTES 32 SECONDS, A RADIUS OF 730.00 FEET AND A CHORD WHICH BEARS SOUTH 34 DEGREES 36 MINUTES 37 SECONDS WEST, A DISTANCE OF 451.07 FEET TO A 5/8-INCH CAPPED IRON ROD SET;

4) SOUTH 16 DEGREES 36 MINUTES 51 SECONDS WEST, A DISTANCE OF 1514.29 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND ON THE WESTERLY LINE OF SAID 82.509 ACRE TRACT;

THENCE, WITH SAID NORTHWESTERLY LINE, THE FOLLOWING FOUR (4) COURSES:

1) 39.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS NORTH 28 DEGREES 23 MINUTES 09 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

2) NORTH 73 DEGREES 23 MINUTES 09 SECONDS WEST, A DISTANCE OF 282.64 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND:

3) 207.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CÉNTRAL ANGLE OF 35 DEGREES 59 MINUTES 32 SECONDS, A RADIUS OF 330.00 FEET AND A CHORD WHICH BEARS NORTH 55 DEGREES 23 MINUTES 23 SECONDS WEST, A DISTANCE OF 203.91 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND;

4) NORTH 37 DEGREES 23 MINUTES 39 SECONDS WEST, A DISTANCE OF 334.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.352 ACRES OF LAND.

### FINAL PLAT OF DEL WEBB FULSHEAR SECTION 3

A SUBDIVISION OF 13.352 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76 AND THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NUMBER 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

21 LOTS 3 RESERVES (7.256 ACRES)

2 BLOCKS

N. FULSHEAR DR. ₽

LOU WATERS

POLO RANCH'/

VICINITY MAP SCALE: 1" = 3,000'

KEY MAP NO. 522L

ROGERS ROAD

PROJECT LOCATION

NOVEMBER 18, 2021 JOB NO. 1680-8005.310

OWNERS:

PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS GENERAL PARTNER PATRICK DUGGAN, VICE PRESIDENT-LAND DEVELOPMENT 1311 BROADFIELD BOULEVARD, SUITE 100, HOUSTON, TEXAS 77084

PH: (281) 749-8000

**ENGINEER:** 



LJA Engineering, Inc. 3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042

Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

SHEET 1 OF 2

ABOVE WRITTEN.

\_\_\_\_\_, 2021.

WE, PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH PATRICK DUGGAN, VICE PRESIDENT-LAND DEVELOPMENT, BEING AN OFFICER OF PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY GENERAL PARTNER, PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 13.352 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF DEL WEBB FULSHEAR SECTION 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THÉREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE

TITLE TO THE LAND SO DEDICATED. FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID

PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' O") BACK-TO-BACK GROUND EASEMENTS. FROM A PLANE SIXTÈEN FÉET (16' O") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'

O") IN WIDTH. FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF DEL WEBB FULSHEAR SECTION 3 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT-LAND DEVELOPMENT, PATRICK DUGGAN, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP

BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

PATRICK DUGGAN, VICE PRESIDENT-LAND DEVELOPMENT

STATE OF TEXAS COUNTY OF HARRIS

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK DUGGAN, VICE PRESIDENT-LAND DEVELOPMENT, OF PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER, OF PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JON P. BORDOVSKY, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6405

. 2021.

THIS PLAT OF DEL WEBB FULSHEAR SECTION 3 WAS APPROVED ON \_\_\_\_\_, 2021 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS \_\_\_\_\_ DAY OF \_, 2021, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID

COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

I. LAURA RICHARD. COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT

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

FORT BEND COUNTY, TEXAS

	CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	
C1	25.00'	90°00'00"	39.27'	N 28°23'09" W	35.36'	
C2	330.00'	35°59'30"	207.30'	N 55°23'24" W	203.91	
C3	730.00'	35°59'32"	458.57	S 34°36'37" W	451.07	
C4	300.00'	35°59'30"	188.45	N 55°23'24" W	185.37	
C5	25.00'	86°31'55"	37.76'	N 05°52'21" E	34.27	
C6	25.00'	90°00'00"	39.27'	S 82°23'37" E	35.36	
C7	25.00'	89°59'58"	39.27	S 82°23'38" E	35.36	
C8	50.00'	242°10'55"	211.34	S 06°18'09" E	85.63	
C9	25.00'	62°10'55"	27.13	S 83°41'51" W	25.82	
C10	25.00'	90°00'02"	39.27'	S 07°36'22" W	35.36	
C11	270.00'	35°59'30"	169.61	S 55°23'24" E	166.83	
C12	25.00'	89°59'59"	39.27'	N 61°36'52" E	35.36'	

	LINE TAB	LE
LINE	BEARING	DISTANCE
L1	S 37°23'37" E	30.00'
L2	N 37°23'37" W	30.00'
L3	S 37°23'37" E	20.00'
L4	N 37°23'37" W	6.38'
L5	S 37°23'37" E	5.00'
L6	S 37°23'39" E	105.00'
L7	N 41°44'10" E	68.22'
L8	S 52°36'23" W	785.01'
L9	N 08°13'05" E	21.50'

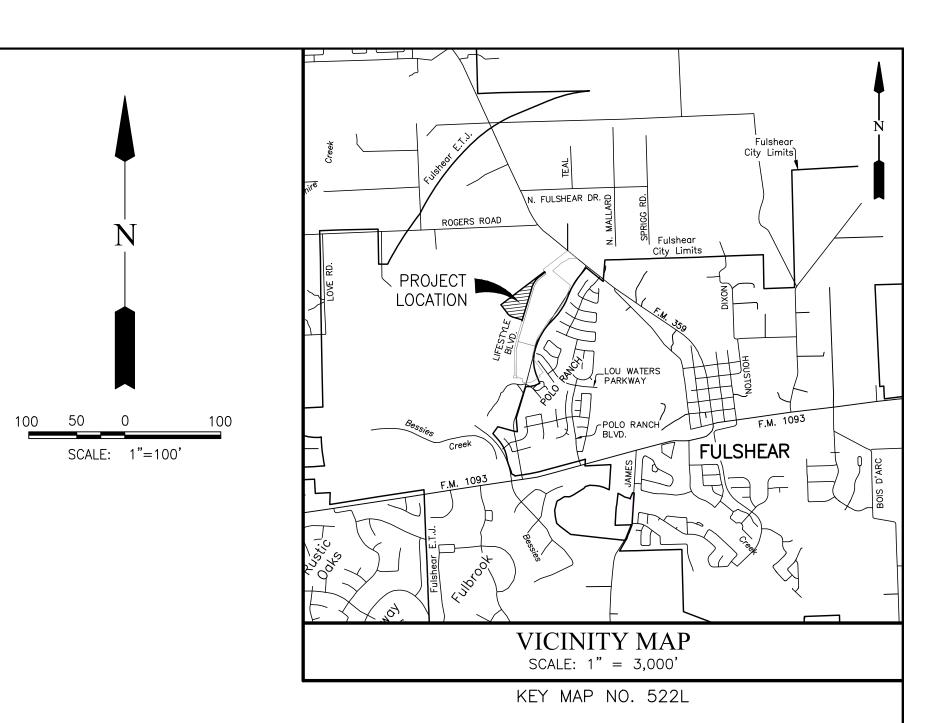
LC	LOT SUMMARY TABLE						
SECTION	40' LOTS	50' LOTS	65' LOTS				
1	49	57	23				
2	55	23					
3			21				
TOTAL	104	80	44				

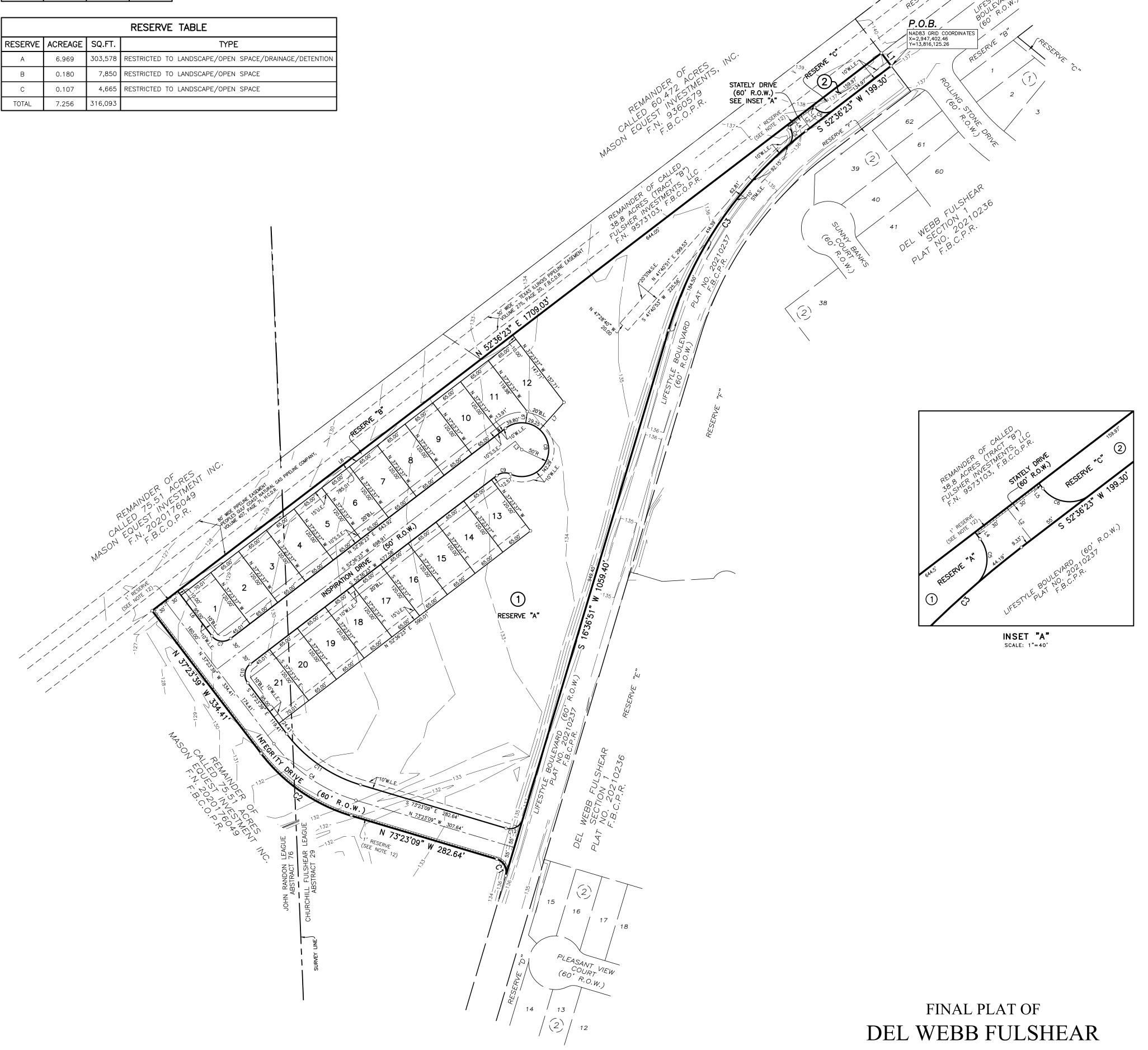
### NOTES: BENCHMARK: NGS MONUMENT DESIGNATION HGCSD 66 (P.I.D. AW5411) - STAINLESS STEEL ROD IN SLEEVE LOCATED ON THE EAST SIDE OF F.M. 1463, ±625 FEET SOUTH OF THE INTERSECTION OF CORBITT ROAD.

- ELEVATION = 136.30 NAVD 1988, GEOID 09 2. TEMPORARY BENCHMARK: GBI #104 - X CUT ON CONCRETE CURB LOCATED AT THE WESTERLY TERMINUS OF LOU WATERS PARKWAY.
- ELEVATION = 135.01 NAVD 1988, GEOID 09.
- 3. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88, GEOID 09. 4. THE FOLLOWING COORDINATE SHOWN HEREON IS GRID VALUE AND BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983, AND MAY BE BROUGHT TO SURFACE VALUE BY APPLYING A COMBINED SCALE FACTOR OF 0.999877178.
- 5. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS. 6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0554, DATED NOVEMBER 7, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE
- 7. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 245, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- 8. THIS SUBDIVISION LIES WITHIN "ZONE X" (UNSHADED) AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0085M, REVISED JANUARY 29, 2021, DEFINED AS AN "AREA OF MINIMAL FLOOD HAZARD". LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 9. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- 10. THE PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.

11. ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.

- 12. ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
- 13. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) 2.0 FEET ABOVE THE 500-YEAR WATER SURFACE ELEVATION FOR THE RECEIVING STREAM OR IN THE ABSENCE OF A 500-YEAR WATER SURFACE ELEVATION, 4.0 FEET ABOVE THE EXISTING BASE FLOOD ELEVATION (2) 2.5 FEET ABOVE THE 100-YEAR WATER SURFACE ELEVATION (3) 2.0 FEET ABOVE TOP OF CURB OR EXISTING GROUND.
- 14. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 15. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 16. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.





- LEGEND INDICATES BUILDING LINE
- INDICATES UTILITY EASEMENT
- INDICATES DRAINAGE EASEMENT
- INDICATES WATER LINE EASEMENT
- INDICATES WATER AND SEWER EASEMENT W.S.E.
- INDICATES SANITARY SEWER EASEMENT STM.S.E. INDICATES STORM SEWER EASEMENT
- INDICATES FORT BEND COUNTY PLAT RECORDS INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS F.B.C.O.P.R. INDICATES FORT BEND COUNTY DEED RECORDS F.B.C.D.R.
  - INDICATES RIGHT-OF-WAY INDICATES AERIAL EASEMENT
  - INDICATES POINT OF BEGINNING INDICATES FILE NUMBER

### SECTION 3

A SUBDIVISION OF 13.352 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76 AND THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NUMBER 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

3 RESERVES (7.256 ACRES) 21 LOTS

2 BLOCKS

NOVEMBER 18, 2021

OWNERS:

JOB NO. 1680-8005.310

PULTE HOMES OF TEXAS, L.P. A TEXAS LIMITED PARTNERSHIP BY: PULTE NEVADA I LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS GENERAL PARTNER PATRICK DUGGAN, VICE PRESIDENT-LAND DEVELOPMENT 1311 BROADFIELD BOULEVARD, SUITE 100, HOUSTON, TEXAS 77084

PH: (281) 749-8000

SURVEYOR:

GBI PARTNERS

TBPELS FIRM # 10130300 • www.GBIsurvey.com

4724 VISTA ROAD • PASADENA, TX 77505 PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com

LAND SURVEYING CONSULTANTS

**ENGINEER:** LJA Engineering, Inc. 3600 W Sam Houston Parkway S Suite 600

Phone 713.953.5200 Fax 713.953.5026 Houston, Texas 77042 FRN - F-1386

SHEET 2 OF 2

RES. INDICATES RESERVE



### PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441 Phone: 281-346-1796 ~ Fax: 281-346-2556

www.fulsheartexas.gov

Date: 11/18/2021	Date Received by the City of Fulshear:	
Subdivision: Fulshear Lakes Creekside	Village Sec 2 Development: Fulshear Lakes	Creekside Village
SUBMITTAL OF PLAT: (Check Appropri	ate Selection)	
Preliminary	<u></u> Final	Short Form Final
Replat Amending Plat	Vacation Plat	Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Sele	ection)	
✓ Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residential
Planned Development	Commercial	Industrial
Plat Location: City	<b>✓</b> ETJ (Extraterritorial Jurisdiction)	
Legal Description:		
Variance: Yes (Attach a Copy	of Approval Letter)No	_
Total Acreage:33.91	7	
Number of Streets:5		
Number of Lots: 78		Platting Fees
Number and Types of Reserves: 13		
Total Acres in Reserve: 13.79	Preliminary per acre	Plat - \$500.00 plus 3.50 per lot, plus \$12.50
Owner: Fulshear Lakes, LTD	Final Plat - \$	500.00 plus \$5.00 per lot plus \$25.00 per acre
Address: 1500 Citywest Blvd, Suite 400	)	
City/State: Houston, Texas 77042		0.00 plus 5.00 per lot plus \$25.00 per acre
Telephone: (713) 783-0308	Amending	or Minor Plat - \$200.00
Email Address: zzarse@lja.com	Plat Vacati	on - \$500.00
Engineer/Planner: LJA Engineering	2 <sup>nd</sup> Review	of plats - \$100.00 (each additional review)
Contact Person: Zach Zarse	TOTAL PLA	TTING FEE 1,737.93
Telephone: <u>(713)</u> 580-4100	Park Fees (	due at Final Plat Application)
Fax Number:		
Email Address: zzarse@lja.com		
This is to certify that the information o	n this form is complete, true and correct and t	he undersigned is authorized to make this
	essary information, required documents, and p	
City of Fulshear will not complete the r	review needed in order to submit to the P&Z bo	pard.
Jochen Barn		
0 0	Zach Zarse	11/18/2021
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

THENCE, NORTH 76° 01' 24" EAST, 97.73 FEET TO A 5/8-INCH IRON ROD WITH CAP

BEING 33.917 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT

NUMBER 76, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 70.1425

ACRE TRACT DESCRIBED AS "TRACT I" IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007853 IN THE OFFICIAL PUBLIC RECORDS

OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND A PORTION OF THAT CERTAIN CALLED

411.052 ACRE TRACT DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT

OF RECORD UNDER FILE NUMBER 2014007854, F.B.C.O.P.R. SAID 33.917 ACRES BEING MORE

PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS REFERENCED

DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER

2014007852, F.B.C.O.P.R., SAME BEING A SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.151 ACRE TRACT DESCRIBED IN THE DEED TO ANNE R. HARRIS, ET AL BY AN INSTRUMENT OF

RECORD IN FILE NUMBER 2017022982, F.B.C.O.P.R., AND WEST CORNER OF SAID 70.1425

ACRE TRACT, FROM WHICH A 1-INCH IRON PIPE WITH CAP STAMPED "COTTON" BEARS SOUTH

BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 24.245 ACRE TRACT DESCRIBED IN

THENCE, NORTH 01° 17' 54" WEST, ALONG THE EAST LINE OF SAID 24.245 ACRE TRACT,

SAME BEING THE WEST LINE OF SAID 70.1425 ACRE TRACT, 565.92 FEET TO A 1-INCH IRON

PIPE FOUND FOR THE NORTHEAST CORNER OF SAID 24.245 ACRE TRACT, SAME BEING THE

SOUTHEAST CORNER OF THAT CERTAIN CALLED 10.0 ACRE TRACT DESCRIBED IN THE DEED TO

HARRY BERKMAN BY AN INSTRUMENT OF RECORD IN VOLUME 362, PAGE 538 IN THE DEED

RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.D.R.), AND A WEST CORNER OF SAID 70.1425

THENCE, NORTH 00° 49' 19" WEST, ALONG THE EAST LINE OF SAID 10.0 ACRE TRACT,

THENCE, NORTH 81° 56' 54" EAST, DEPARTING SAID COMMON LINE, 678.67 FEET TO A

SAME BEING THE WEST LINE OF THAT CERTAIN CALLED 70.1425 ACRE TRACT, 90.83 FEET TO A

5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THE DEED TO ALVIN SORRELS AND SPOUSE, SONDRA KAY SORRELS BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2016139946, F.B.C.O.P.R., AND A WEST CORNER OF SAID 70.1425

THENCE, NORTH 03° 16' 16" EAST, ALONG THE EAST LINE OF SAID 1.151 ACRE TRACT, SAME BEING A WEST LINE OF SAID 70.1425 ACRE TRACT, 197.17 FEET TO A 1-INCH IRON PIPE IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF SAID 1.151 ACRE TRACT, SAME

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF THAT CERTAIN CALLED 4.000 ACRE TRACT DESCRIBED IN THE

TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

THENCE, NORTH 61° 50' 48" EAST, 21.43 FEET TO A 5/8-INCH IRON ROD WITH CAP

STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE; THENCE, 967.28 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,270.00 FEET, A CENTRAL ANGLE OF 43° 38' 18", AND A CHORD WHICH BEARS

SURVEY" SET FOR CORNER. THE BEGINNING OF A COMPOUND CURVE: THENCE, 232.52 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 13° 44' 05", AND A CHORD WHICH BEARS SOUTH 23° 09' 10" WEST, 231.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA

SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE; THENCE, 27.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 64° 01' 56", AND A CHORD WHICH BEARS SOUTH 62° 02' 10" WEST. 26.51 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA

SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE; THENCE, 78.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 50° 07' 13", AND A CHORD WHICH BEARS

SOUTH 68° 59' 32" WEST, 76.24 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE; THENCE, 26.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A

RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61° 25' 41", AND A CHORD WHICH BEARS SOUTH 74° 38' 45" WEST. 25.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER:

THENCE, NORTH 74° 38' 24" WEST, 171.94 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE:

THENCE, 235.19 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 355.00 FEET. A CENTRAL ANGLE OF 37° 57' 30", AND A CHORD WHICH BEARS SOUTH 86° 22' 51" WEST, 230.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 67° 24' 06" WEST, 115.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 204.52 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 13° 18' 58", AND A CHORD WHICH BEARS SOUTH 60° 44' 37" WEST, 204.06 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER:

THENCE, NORTH 32° 20' 44" WEST, 38.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 107.61 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 24° 10' 41", AND A CHORD WHICH BEARS NORTH 41° 20' 58" WEST, 106.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER:

THENCE, NORTH 62° 12' 15" WEST, 101.17 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 59° 06' 12" WEST, 47.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 58° 23' 06" WEST, 101.09 FEET TO A 5/8-INCH IRON ROD WITH CAP

STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 74° 40' 14" WEST, 79.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER:

THENCE, SOUTH 39° 50' 39" WEST, 42.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 10° 29' 06" EAST, 118.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, SOUTH 59° 10' 54" EAST, 20.00 FEET TO A 5/8-INCH IRON ROD WITH CAP

STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE; THENCE, 17.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 19° 37' 09", AND A CHORD WHICH BEARS SOUTH 21° 00' 31" WEST, 17.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER:

THENCE, SOUTH 83° 28' 13" WEST, 121.69 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, SOUTH 18° 34' 56" EAST, 87.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 64° 38' 01" WEST, 71.31 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 81° 11' 11" WEST, 56.60 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 57° 19' 53" WEST, 17.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 87° 25' 18" WEST, 33.33 FEET TO A 5/8-INCH IRON ROD WITH CAP

THENCE, SOUTH 87° 25' 18" WEST, 34.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.917 ACRES OF LAND.

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E. FORT BEND COUNTY ENGINEER APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_\_, 2021. VINCENT M. MORALES, JR. GRADY PRESTAGE PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER KP GEORGE

I. LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_\_\_, 2021 AT \_\_\_\_\_\_\_O'CLOCK \_\_\_\_\_.M. IN PLAT NUMBER \_\_\_\_\_\_OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

KEN R. DEMERCHANT

PRECINCT 4, COUNTY COMMISSIONER

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

LAURA RICHARD, COUNTY CLERK FORT BEND COUNTY, TEXAS

W. A. (ANDY) MEYERS

PRECINCT 3, COUNTY COMMISSIONER

### FINAL PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 2

A SUBDIVISION OF 33.917 ACRES OF LAND SITUATED IN THE JOHN RANDON SURVEY, ABSTRACT 76, FORT BEND COUNTY, TEXAS.

78 LOTS 13 RESERVE (13.788 ACRES) 2 BLOCKS

NOVEMBER 18, 2021

JOB NO. 2493-0121.310

OWNER:

Houston, Texas 77042

FULSHEAR LAKES, LTD.

BY: FULSHEAR LAKES GP, LLC ITS GENERAL PARTNER SAMUEL H. YAGER III, VICE PRESIDENT 1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042 PH. (713) 783-0308

SURVEYOR:

T.B.P.E.L.S. Firm No. 10194382 Houston, Texas 77042

**ENGINEER:** 

LJA Engineering, Inc. 3600 W Sam Houston Parkway S Phone 713.953.5200 Suite 600 Fax 713.953.5026

5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 57° 02' 09" EAST, 302.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 75° 32' 02" EAST, 36.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, SOUTH 83° 29' 20" EAST, 97.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, SOUTH 82° 03' 02" EAST, 56.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, SOUTH 87° 34' 12" EAST, 56.46 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 50° 36' 29" EAST, 219.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 72° 59' 39" EAST, 23.24 FEET TO A 5/8-INCH IRON ROD WITH CAP SOUTH 05° 32' 01" EAST, 944.07 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA

18° 04' 42" EAST, 3.68 FEET;

AARON G. FERGUSON, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6601

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT

IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 2, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND ANDREW CASEY, P.F. FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT

WE, FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH SAMUEL

H. YAGER III, VICE PRESIDENT, BEING AN OFFICER OF FULSHEAR LAKES GP, LLC, A TEXAS

PARTNERSHIP. OWNER OF THE 33.917 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 2, DO HEREBY MAKE AND ESTABLISH

SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS,

RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE

PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF

APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES

SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO

HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE

AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES

(5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN

FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID

(7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES

PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS

INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET,

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF

THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE

AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET

(14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0")

BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND

LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY

EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON

THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL

DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE

TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES,

RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR

DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE

THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY

CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

LIMITED LIABILITY COMPANY. GENERAL PARTNER OF FULSHEAR LAKES LTD., A TEXAS LIMITED

IN TESTIMONY WHEREOF, THE FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FULSHEAR LAKES GP. LLC. A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT SAMUEL H. YAGER III, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

FULSHEAR LAKES, LTD. A TEXAS LIMITED PARTNERSHIP

STATE OF TEXAS

COUNTY OF FORT BEND

TITLE TO THE LAND SO DEDICATED.

SIX INCHES (21'6") IN WIDTH.

DIRECTLY OR INDIRECTLY.

CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

BY: FULSHEAR LAKES GP, LLC A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

SAMUEL H. YAGER III, VICE PRESIDENT

STATE OF TEXAS COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL H. YAGER III. VICE PRESIDENT OF FULSHEAR LAKES GP. LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF FULSHEAR LAKES, LTD. A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, AARON G. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT: WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA SURVEY" UNLESS

I, ANDREW CASEY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY

LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 136079

THIS PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 2 IS APPROVED BY THE CITY

PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS THIS \_\_\_\_\_\_, 2021.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 2 WAS APPROVED ON BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS DAY OF 2021, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

LJA Surveying, Inc. Phone 713.953.5200 3600 W Sam Houston Parkway S Suite 175 Fax 713.953.5026

FRN - F-1386

SHEET 1 OF 2

ELEV. = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM

2. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88. 3. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.

4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY OF TEXAS, ORDER NO. 2021-0555, DATED NOVEMBER 11, 2021. THE SURVEYOR HAS NOT

5. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND ESD 4, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.

6. BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NOS. 48157C0095M, 48157C0090M, 48157C0085M, AND 48157C0080M, WITH REVISED DATES OF JANUARY 29, 2021, THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DESCRIBED AS 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE AE (SHADED BLUE), DESCRIBED AS SPECIAL FLOOD HAZARD AREAS, WITH BFE OR DEPTH. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS

7. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.

8. THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS

9. 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.

10. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN

11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

14. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999877178

15. FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.

16. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

17. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING

18. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 111.0 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM, 2001 ADJUSTMENT). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

RESIDUE OF

CALLED 70.1425 ACRES (TRACT 1)

FULSHÈAR LAKÉS, LTD.

F.N. 2014007853 F.B.C.O.P.R.R.P.

19. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

150'FORT BEND COUNTY

HARRY BERKMAN CALLED 10.00 ACRES

VOL. 362, PG. 538

F.B.C.D.R.

FLETCHER MORGAN JR. ELEMENTARY SCHOOL

PLAT NO. 20210119

F.B.C.P.R.

F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS INDICATES STREET NAME CHANGE R.O.W. INDICATES RIGHT-OF-WAY A.E. INDICATES AERIAL EASEMENT P.O.B. INDICATES POINT OF BEGINNING F.N. INDICATES FILE NUMBER

SCALE: 1"=100'

VOL. INDICATES VOLUME PG. INDICATES PAGE RES. INDICATES RESERVE EXIST. INDICATES EXISTING

(S) INDICATES SET 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET

(PS) INDICATES FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET

CALLED 411.052 ACRES

FULSHEAR LAKES, LTD.

F.N. 2014007854

F.B.C.O.P.R.R.P.

PARTIAI<sup>'</sup> 150'FORT BEND COUNTY DRAINAGE EASEMENT VOL. 332, PG. 354, VOL. 332, PG. 355 VICINITY MAP SCALE: 1" = 2,000'

KEY MAP NO. 522J/522K

CURVE TABLE 43°38'18" | 967.28' S 05°32'01" E 13°44'05" | 232.52' S 23°09'10" W 27.94 S 62°02'10" W 26.51 50°07'13" 78.73' S 68°59'32" W 61°25'41" | 26.80' S 74°38'45" W S 86°22'51" W 230.91 13°18'58" | 204.52' | S 60°44'37" W 204.06 880.00 24°10'41" | 107.61' N 41°20'58" W 19°37'09" S 21°00'31" W N 66°45'27" W 19°22'28" | 101.44' | N 52°28'40" W 72°17'27" | 189.26' | N 84°01'49" W 176.95 12°05'53" | 168.92' S 53°46'31" W 168.61 14°01'08" | 140.69' | N 46°01'15" E 37°41'25" | 263 13' N 45°09'46" W 258.41 21°44'02" | 227.60' | N 53°08'27" W 226.24 RESERVE "J" 28°56'21" | 138.90' | N 27°48'15" W 137.43' 100.00' 27°50'20" 48.59' N 55°14'22" E 48.11 83°36'45" 36.48' 15°49'29" | 89.76' N 52°28'40" W S 53°46'31" W 12°05'53" | 163.64' 90°00'00" S 02°43'34" W 9°34'57" S 59°12'59" E

69°29'28"

57°45'36" | 25.20' |

274°38'33" | 239.67'

109°51'05" | 47.93' |

13°08'32" | 97.48'

S 23°09'10" W	231.97	C35	25.00'	88°24'26"	38.57	N 16°18'12" E	34.86'
S 62°02'10" W	26.51	C36	375.00'	36°06'27"	236.32	N 45°57'15" W	232.43'
S 68°59'32" W	76.24	C37	625.00'	21°44'02"	237.08'	N 53°08'27" W	235.66
S 74°38'45" W	25.54	C38	25.00'	90°00'00"	39.27	N 87°16'26" W	35.36'
S 86°22'51" W	230.91	C39	25.00'	55°56'39"	24.41'	S 19°45'15" W	23.45
S 60°44'37" W	204.06	C40	50.00'	275°17'24"	240.24	N 50°34'23" W	67.37
N 41°20'58" W	106.81	C41	25.00'	39°20'45"	17.17	N 67°23'57" E	16.83'
S 21°00'31" W	17.04	C42	25.00'	90°00'00"	39.27	N 02°43'34" E	35.36'
N 66°45'27" W	100.96	C43	300.00'	28°56'21"	151.53	N 27°48′15" W	149.92
N 52°28'40" W	96.08	C44	25.00'	39°46'33"	17.36'	N 33°13'21" W	17.01'
N 84°01'49" W	176.95	C45	50.00'	275°23'20"	240.32	N 84°35'02" E	67.31
S 53°46'31" W	168.61	C46	25.00'	55°36'46"	24.27	S 14°28′18″ W	23.32'
N 46°01'15" E	140.34	C47	250.00'	28°56'21"	126.27	S 27°48'15" E	124.93
N 45°09'46" W	258.41	C48	25.00'	90°00'00"	39.27	S 87°16'26" E	35.36
N 53°08'27" W	226.24	C49	825.00	12°05'53"	174.20'	N 53°46'31" E	173.88
N 27°48'15" W	137.43	C50	175.00'	72°17'27"	220.80	S 84°01'49" E	206.44
N 55°14'22" E	48.11	C51	25.00'	93°06'13"	40.62	N 85°33'47" E	36.30'
N 31°05'20" W	33.33'	C52	600.00'	13°23'54"	140.31	N 45°42'38" E	139.99'
N 64°58'58" W	89.48	C53	25.00'	40°56'47"	17.87'	N 31°56'12" E	17.49'
N 52°28'40" W	100.09	C54	50.00'	275°30'29"	240.43	S 30°46'57" E	67.23
N 84°01'49" W	147.46	C55	25.00'	55°52'00"	24.38'	S 79°02'18" W	23.42'
S 53°46'31" W	163.34	C56	550.00'	12°05'37"	116.09	S 45°03'29" W	115.88
S 02°43'34" W	35.36'	C57	25.00'	86°53'47"	37.92'	S 04°26'13" E	34.38'
S 53°08'27" E	216.81	C58	575.00	4°37'04"	46.34	S 50°11'38" E	46.33'
S 59°12'59" E	71.00'	C59	25.00'	88°29'09"	38.61'	N 83°15'15" E	34.89'
S 89°10'15" E	28.50'	C60	25.00'	27°13'39"	11.88'	N 25°23'51" E	11.77'
N 62°37'17" E	28.46	C61	50.00'	270°51'34"	236.37'	S 32°47'11" E	70.18'
N 40°16'45" E	24.15	C62	25.00'	63°37'55"	27.76'	S 70°49'38" W	26.36
S 31°16'47" E	67.79	C63	25.00'	96°04'54"	41.92'	S 09°01'46" E	37.18'
S 87°36'01" W	15.82	C64	275.00'	12°17'16"	58.98'	S 63°12'51" E	58.86'
S 14°14'00" W	40.92	C65	25.00'	104°36'15"	45.64'	N 58°20'24" E	39.56'

CURVE TABLE

CURVE RADIUS DELTA ARC CHORD BEARING CHORD 25.00' 85°36'25" 37.35' S 70°21'13" E

### FINAL PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 2

A SUBDIVISION OF 33.917 ACRES OF LAND SITUATED IN THE JOHN RANDON SURVEY, ABSTRACT 76, FORT BEND COUNTY, TEXAS.

78 LOTS 13 RESERVE (13.788 ACRES) 2 BLOCKS

NOVEMBER 18, 2021

S 34°07'17" E

JOB NO. 2493-0121.310

OWNER:

FULSHEAR LAKES, LTD. BY: FULSHEAR LAKES GP, LLC

ITS GENERAL PARTNER SAMUEL H. YAGER III, VICE PRESIDENT 1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042 PH. (713) 783-0308

Suite 600

SURVEYOR:

LJA Surveying, Inc. 3600 W Sam Houston Parkway S Phone 713.953.5200 Fax 713.953.5026 Suite 175 Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

RESTRICTED TO OPEN SPACE/DRAINAGE

ESTRICTED TO OPEN SPACE/DRAINAGE

RESTRICTED TO LANDSCAPE/OPEN SPACE RESTRICTED TO LANDSCAPE/OPEN SPACE

ESTRICTED TO LANDSCAPE/OPEN SPACE

ESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE

STRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE

0.349

0.053

0.071

0.887

9.572

0.075

0.045

13.788

**ENGINEER:** LJA Engineering, Inc.

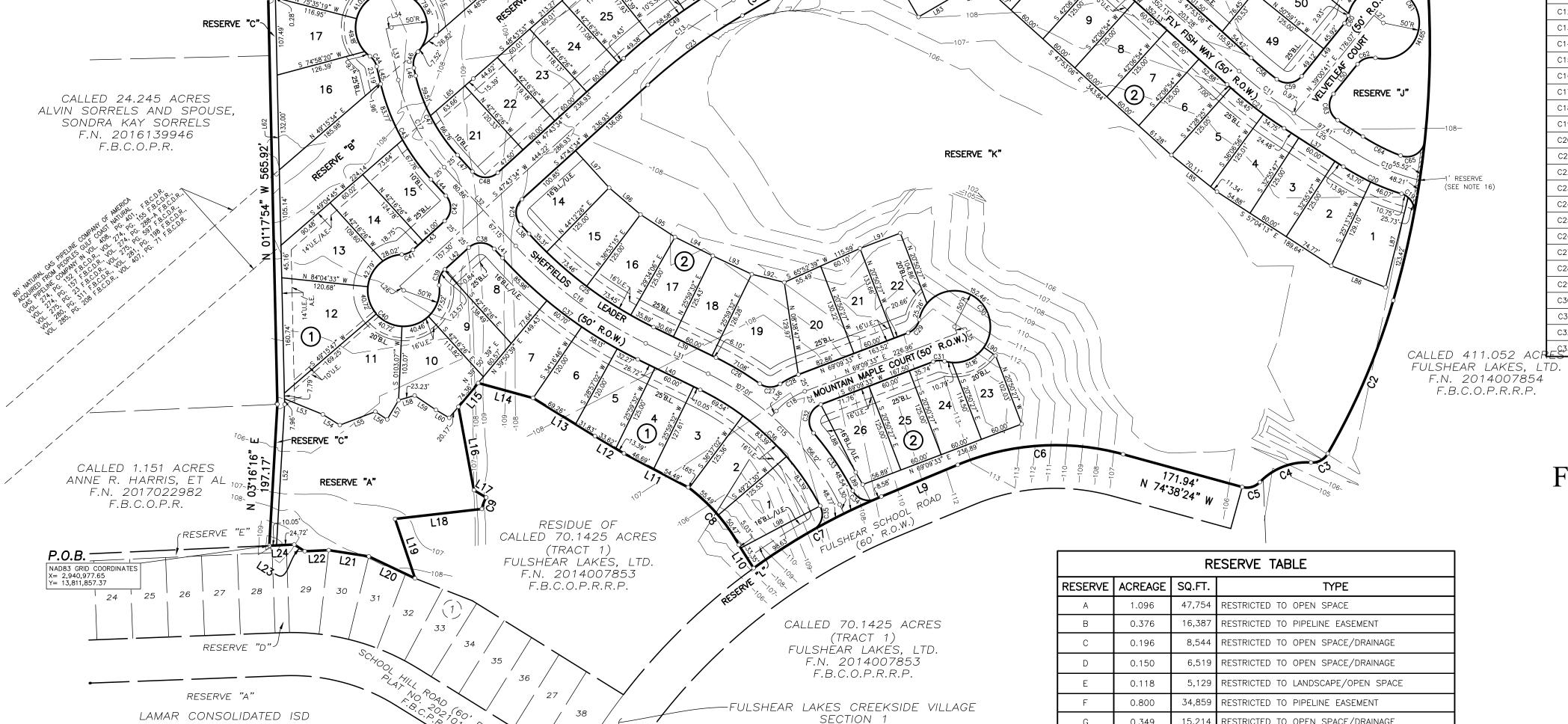
3600 W Sam Houston Parkway S

Houston, Texas 77042

Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

SHEET 2 OF 2

	LINE TAB	LE		LINE TAB	LE
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°49'19" W	90.83	L52	N 03°16'16" E	196.54
L2	N 75°32'02" E	36.93'	L53	S 67°44'17" E	57.69'
L3	S 83°29'20" E	97.91	L54	S 57°56'00" E	27.98'
L4	S 82°03'02" E	56.73	L55	N 69°18'57" E	52.87
L5	S 87°34'12" E	56.46	L56	S 56°55'13" E	19.75
L6	N 76°01'24" E	97.73'	L57	N 30°41'37" E	31.14'
L7	N 61°50'48" E	21.43'	L58	N 73°35'11" E	23.23'
L8	N 72°59'39" E	23.24'	L59	S 55°59'21" E	35.89'
L9	S 67°24'06" W	115.22'	L60	S 59°08'10" E	21.46'
L10	N 32°20'44" W	38.38'	L61	S 00°49'19" E	92.05
L11	N 62°12'15" W	101.17	L62	S 01°17'54" E	566.27
L12	N 59°06'12" W	47.01	L63	N 41°04'08" W	85.27
L13	N 58°23'06" W	101.09'	L64	S 33°08'49" W	67.40'
L14	N 74°40′14″ W	79.40'	L65	S 49°04'45" W	79.04
L15	S 39°50'39" W	42.97	L66	N 38°41'47" E	86.39
L16	S 10°29'06" E	118.21	L67	S 72°59'39" W	24.43'
L17	S 59°10'54" E	20.00'	L68	S 61°50'48" W	18.49
L18	S 83°28'13" W	121.69'	L69	S 76°01'24" W	103.28
L19	S 18°34'56" E	87.39	L70	N 87°34'12" W	59.35
L20	N 64°38'01" W	71.31'	L71	N 82°03'02" W	57.27
L21	N 81°11'11" W	56.60'	L72	N 83°29'20" W	94.95
L22	S 87°25'18" W	33.33'	L73	S 75°32'02" W	31.71
L23	N 57°19'53" W	17.33'	L74	S 81°56'54" W	108.54
L24	S 87°25'18" W	34.77	L75	S 30°10'33" E	115.39
L25	N 57°04'13" W	98.38'	L76	N 30°10'33" W	114.42
L26	S 42°16'26" E	8.00'	L77	S 39°00'41" W	75.48'
L27	S 50°59'19" E	16.69'	L78	N 68°46'56" W	107.92
L28	N 53°01'49" E	42.99	L79	N 30°19'32" E	25.25
L29	S 36°58'11" E	6.15	L80	N 48°03'43" W	20.00'
L30	N 26°19'03" W	13.94	L81	N 38°04'04" E	20.11
L31	N 64°00'28" W	96.77	L82	N 79°19'34" W	20.54
L32	N 42°16'26" W	148.01	L83	N 59°49'27" E	56.69'
L33	N 13°20'05" W	73.13	L84	N 78°39'23" E	49.23
L34	N 76°39'55" E	7.64'	L85	S 51°14'18" E	81.46
L35	N 20°50'27" W	9.99'	L86	S 68°21'49" E	81.45
L36	S 41°19'12" W	9.51	L87	N 14°09'45" E	128.87
L37	N 57°04'13" W	98.38'	L88	S 27°12'19" E	106.13
L38	S 42°16'26" E	17.15	L89	S 29°54'20" E	19.77
L39	S 64°00'28" E	96.77	L90	N 54°56'47" W	20.00'
L40	N 64°00'28" W	96.77	L91	S 69°09'33" W	60.00'
L41	N 42°16'26" W	17.15'	L92	N 75°57'22" W	46.76
L42	S 47°43'34" W	45.16'	L93	N 64°49'07" W	60.01
L43	N 47°43'34" E	59.75	L94	N 63°34'36" W	58.75
L44	N 42°16'26" W	30.86	L95	N 56°46'19" W	57.45
L45	N 13°20'05" W	25.14	L96	N 49°27'09" W	57.45
L46	S 13°20'05" E	11.23'	L97	N 42°16'26" W	69.77
L47	S 42°16'26" E	30.86	L98	N 62°05'59" E	125.12
L48	S 47°53'06" E	96.06	L99	S 28°58'34" E	96.25
L49	N 39°00'41" E	95.04	L100	N 28°58'34" W	99.57
L50	S 39°00'41" W	53.26'	L101	S 68°08'16" W	55.06
L50	S 57°04'13" E	41.80	L102	S 59°46'27" W	58.14



PLAT NO. \_\_\_\_\_ F.B.C.P.R.



### PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441 Phone: 281-346-1796 ~ Fax: 281-346-2556

Phone: 281-346-1/96 ~ Fax: 281-346 www.fulsheartexas.gov

Date: 11/18/2021	Date Received by the City	of Fulshear:	
Subdivision: Fulshear Lakes Creeksic	le Village Sec 3 Development:	Fulshear Lakes Cree	kside Village
SUBMITTAL OF PLAT: (Check Approp			
Preliminary	<u></u> Final		Short Form Final
Replat Amending Plat	Vacation Pla	at	Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Se	election)		
✓ Single-Family Residential	Zero Lot Lin	e/ Patio Home	Multi-Family Residentia
Planned Development	Commercial	l	Industrial
Plat Location: City	✓ ETJ (Extraterritorial Jur	isdiction)	***
Legal Description:		0	
Variance: Yes (Attach a Cop	y of Approval Letter)	No	
Total Acreage: 25.1			
<u> </u>			
Number of Lots: 99			Platting Fees
Number and Types of Reserves: 5			riatting rees
Total Acres in Reserve: 1.64		Preliminary Plat - \$	500.00 plus 3.50 per lot, plus \$12.50
Owner: Fulshear Lakes, LTD			plus \$5.00 per lot plus \$25.00 per acre
Address: 1500 Citywest Blvd, Suite 40	00		
City/State: Houston, Texas 77042		Kepiat - \$500.00 pi	us 5.00 per lot plus \$25.00 per acre
Telephone: (713) 783-0308		Amending or Mir	or Plat - \$200.00
Email Address: zzarse@lja.com		Plat Vacation - \$5	500.00
Engineer/Planner: LJA Engineering		2 <sup>nd</sup> Review of pla	ts - \$100.00 (each additional review)
Contact Person: Zach Zarse		TOTAL PLATTING	FEE 1,622.90
Telephone: (713) 580-4100		Park Fees (due at	Final Plat Application)
Fax Number:		,	
Email Address: zzarse@lja.com			
This is to certify that the information	on this form is complete, true and	d correct and the	James and the acceleration of the contract of
This is to certify that the information application. I understand that if all ne	cessary information, required do	u correct and the und	rersigned is authorized to make this
application. I understand that if all ne City of Fulshear will not complete the	review needed in order to submi	cuments, and plat fee it to the P&7 hoard	es are required at time of submittal (
212		would.	
Joeling Jan	Zooh Zoroo		
SIGNATURE.	Zach Zarse		11/18/2021
SIGNATURE	TYPED OR PRINTED	NAME/TITLE	DATE

H. YAGER III. VICE PRESIDENT. BEING AN OFFICER OF FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY GENERAL PARTNER OF FULSHEAR LAKES LTD. A TEXAS LIMITED PARTNERSHIP, OWNER OF THE 25.116 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED. FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH. FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") I, AARON G. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT! WAS PREPARED FROM AN EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH. BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA SURVEY" UNLESS DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY. FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER AARON G. FERGUSON, R.P.L.S. DIRECTLY OR INDIRECTLY. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6601 FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES. FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER I, ANDREW CASEY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE. FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 3, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND ANDREW CASEY, P.F. FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES LICENSED PROFESSIONAL ENGINEER AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID TEXAS LICENSE NO. 136079 ADJACENT ACREAGE. FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT IN TESTIMONY WHEREOF, THE FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FULSHEAR LAKES GP, LLC, A TEXAS LIMITED THIS PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 3 IS APPROVED BY THE CITY LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS SAMUEL H. YAGER III, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ THIS \_\_\_\_\_\_, 2021. FULSHEAR LAKES, LTD. A TEXAS LIMITED PARTNERSHIP BY: FULSHEAR LAKES GP, LLC A TEXAS LIMITED LIABILITY COMPANY, AMY PEARCE, CHAIR ITS GENERAL PARTNER DAR HAKIMZADEH, CO-CHAIR SAMUEL H. YAGER III, VICE PRESIDENT THIS PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 3 WAS APPROVED ON BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS DAY OF STATE OF TEXAS DAY OF \_\_\_\_\_\_\_, 2021, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER. BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL H. YAGER III. VICE PRESIDENT OF FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF FULSHEAR LAKES, LTD. A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. AARON GROFF, MAYOR GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

KIMBERLY KOPECKY, CITY SECRETARY

STATE OF TEXAS

COUNTY OF FORT BEND

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WE, FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH SAMUEL

BEING 25.116 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT STAMPED "LJA SURVEY" SET FOR CORNER; NUMBER 76, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 70.1425 ACRE TRACT DESCRIBED AS "TRACT I" IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007853 IN THE OFFICIAL PUBLIC RECORDS STAMPED "LJA SURVEY" SET FOR CORNER: OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND A PORTION OF THAT CERTAIN CALLED 411.052 ACRE TRACT DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007854, F.B.C.O.P.R., SAID 25.116 ACRES BEING MORE STAMPED "LJA SURVEY" SET FOR CORNER; PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT): STAMPED "LJA SURVEY" SET FOR CORNER; COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF SAID 411.052 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 58.139 ACRE TRACT DESCRIBED IN THE STAMPED "LJA SURVEY" SET FOR CORNER; DEED TO K. R. ARNOLD, ET UX BY AN INSTRUMENT OF RECORD IN FILE NUMBER 1999008859, F.B.C.O.P.R., AND ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN TH DEED TO FORT BEND COUNTY TOLL ROAD AUTHORITY BY AN INSTRUMENT OF RECORD IN FILE STAMPED "LJA SURVEY" SET FOR CORNER; NUMBER 2015058468, F.B.C.O.P.R., FROM WHICH A 1/2-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 70.1425, SAME BEING THE SOUTHWEST CORNER OF SAID 411.052 ACRE TRACT, BEARS SOUTH 81° 25' 02" WEST, 1,532.69 FEET; STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON—TANGENT CURVE; THENCE, NORTH 02° 18' 57" WEST, DEPARTING THE NORTH LINE OF SAID FORT BEND COUNTY TOLL ROAD AUTHORITY TRACT, ALONG THE EAST LINE OF SAID 411.052 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 58.139 ACRE TRACT, 957.20 FEET TO A POINT; THENCE, SOUTH 87° 41' 03" WEST, DEPARTING SAID COMMON LINE, 299.32 FEET TO THE SURVEY" SET FOR CORNER; SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE, SOUTH 82° 13' 08" WEST, 322.05 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE; STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE; THENCE, 251.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 32° 00' 42", AND A CHORD WHICH BEARS NORTH 81° 46' 31" WEST, 248.16 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 62° 46' 22" WEST, 80.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, SOUTH 31° 21' 56" WEST, 63.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, SOUTH 78° 52' 36" WEST, 35.26 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, SOUTH 74° 04' 38" WEST, 23.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, SOUTH 02° 27' 57" EAST, 30.87 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, SOUTH 35° 39' 25" WEST, 2.66 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, SOUTH 73° 58' 15" WEST, 81.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; CONTAINING 25.116 ACRES OF LAND. THENCE, SOUTH 83° 50' 51" WEST, 144.37 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 72° 29' 50" WEST, 122.66 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE; THENCE, 32.13 FEET ALONG THE ARC OF A NON—TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 01° 47' 14", AND A CHORD WHICH BEARS SOUTH 29° 24' 04" WEST, 32.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE; THENCE, 25.76 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 59° 02' 23", AND A CHORD WHICH BEARS SOUTH 00° 46' 30" WEST, 24.64 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE; THENCE, 111.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 71° 17' 12", AND A CHORD WHICH BEARS SOUTH 06° 53' 54" WEST, 104.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE; THENCE, 21.51 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49° 17' 39", AND A CHORD WHICH BEARS SOUTH 17° 53' 40" WEST. 20.85 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, SOUTH 83° 14' 51" WEST, 100.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE; THENCE, 21.51 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49° 17' 39", AND A CHORD WHICH BEARS NORTH 31° 23' 59" WEST. 20.85 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE; THENCE, 67.29 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 42° 50' 06", AND A CHORD WHICH BEARS NORTH 34° 37' 46" WEST, 65.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE: THENCE, 26.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61° 25' 41", AND A CHORD WHICH BEARS NORTH 43° 55' 33" WEST, 25.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 15° 21' 36" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE; THENCE, 26.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61° 25' 41", AND A CHORD WHICH BEARS NORTH 74° 38' 45" EAST, 25.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE; THENCE, 78.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 50° 07' 13", AND A CHORD WHICH BEARS NORTH 68° 59' 32" EAST, 76.24 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE; THENCE, 27.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 64° 01' 56", AND A CHORD WHICH BEARS NORTH 62° 02' 10" EAST, 26.51 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE; THENCE, 232.52 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 13° 44' 05", AND A CHORD WHICH BEARS NORTH 23° 09' 10" EAST, 231.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 967.28 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,270.00 FEET, A CENTRAL ANGLE OF 43° 38' 18", AND A CHORD WHICH BEARS

THENCE, NORTH 75° 24' 17" EAST, 61.45 FEET TO A 5/8-INCH IRON ROD WITH CAP

THENCE, NORTH 88° 23' 55" EAST, 242.01 FEET TO A 5/8-INCH IRON ROD WITH CAP

THENCE, SOUTH 78° 55' 47" EAST, 142.94 FEET TO A 5/8-INCH IRON ROD WITH CAP

THENCE, SOUTH 69° 00' 12" EAST, 286.10 FEET TO A 5/8-INCH IRON ROD WITH CAP

NORTH 05° 32' 01" WEST, 944.07 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA

SURVEY" SET FOR CORNER:

STAMPED "LJA SURVEY" SET FOR CORNER;

STAMPED "LJA SURVEY" SET FOR CORNER;

STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 75° 20' 05" EAST, 73.40 FEET TO A 5/8-INCH IRON ROD WITH CAP THENCE, SOUTH 86° 06' 17" EAST, 56.91 FEET TO A 5/8-INCH IRON ROD WITH CAP **PROJECT** CREEKSIDE VILLAGE LOCATION THENCE, NORTH 78° 57' 49" EAST, 50.11 FEET TO A 5/8-INCH IRON ROD WITH CAP PARTIAL REPLAT THENCE, NORTH 73° 20' 20" EAST, 72.84 FEET TO A 5/8-INCH IRON ROD WITH CAP THENCE, SOUTH 61° 05' 53" EAST, 107.39 FEET TO A 5/8-INCH IRON ROD WITH CAP THENCE, SOUTH 17° 59' 36" WEST, 128.65 FEET TO A 5/8—INCH IRON ROD WITH CAP THENCE, 30.67 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT. HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 06° 09' 54", AND A CHORD WHICH BEARS SOUTH 68° 55' 27" EAST, 30.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA THENCE, SOUTH 24° 09' 30" WEST, 50.00 FEET TO A 5/8-INCH IRON ROD WITH CAP THENCE, 83.04 FEET ALONG THE ARC OF A NON—TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 20° 14' 47", AND A CHORD WHICH BEARS VICINITY MAP SOUTH 55° 43' 06" EAST, 82.61 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SCALE: 1" = 2.000'THENCE, SOUTH 45° 35' 43" EAST, 22.34 FEET TO A 5/8-INCH IRON ROD WITH CAP KEY MAP NO. 522J/522K THENCE, SOUTH 08° 14' 57" WEST, 46.86 FEET TO A 5/8-INCH IRON ROD WITH CAP I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND THENCE, SOUTH 05° 05' 05" WEST, 53.65 FEET TO A 5/8-INCH IRON ROD WITH CAP COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED. THENCE, SOUTH 01° 42' 23" WEST, 53.65 FEET TO A 5/8-INCH IRON ROD WITH CAP THENCE, SOUTH 01° 30' 55" EAST, 53.99 FEET TO A 5/8-INCH IRON ROD WITH CAP THENCE, SOUTH 02° 18' 57" EAST, 313.80 FEET TO A 5/8-INCH IRON ROD WITH CAP J. STACY SLAWINSKI, P.E FORT BEND COUNTY ENGINEER THENCE, NORTH 82° 13' 08" EAST, 4.03 FEET TO A 5/8-INCH IRON ROD WITH CAP APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THENCE, SOUTH 07° 46' 52" EAST, 175.00 FEET TO THE POINT OF BEGINNING AND THIS \_\_\_\_\_\_, 2021. VINCENT M. MORALES, JR. GRADY PRESTAGE PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER KP GEORGE W. A. (ANDY) MEYERS KEN R. DEMERCHANT PRECINCT 3, COUNTY COMMISSIONER PRECINCT 4, COUNTY COMMISSIONER I. LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_\_\_, 2021 AT \_\_\_\_\_\_\_O'CLOCK \_\_\_\_\_.M. IN PLAT NUMBER \_\_\_\_\_\_OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN. LAURA RICHARD, COUNTY CLERK FORT BEND COUNTY, TEXAS FINAL PLAT OF SECTION 3 A SUBDIVISION OF 25.116 ACRES OF LAND SITUATED IN THE JOHN RANDON SURVEY, ABSTRACT 76, FORT BEND COUNTY, TEXAS.

### FULSHEAR LAKES CREEKSIDE VILLAGE

99 LOTS 5 RESERVE (1.643 ACRES) 5 BLOCKS

NOVEMBER 18, 2021

JOB NO. 2493-0122.310

Phone 713.953.5200

Fax 713.953.5026

OWNER:

FULSHEAR LAKES, LTD. BY: FULSHEAR LAKES GP, LLC ITS GENERAL PARTNER

SAMUEL H. YAGER III, VICE PRESIDENT 1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042 PH. (713) 783-0308

SURVEYOR: LJA Surveying, Inc.

Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

3600 W Sam Houston Parkway S

Suite 175

**ENGINEER:** 

LJA Engineering, Inc. 3600 W Sam Houston Parkway S Suite 600

Houston, Texas 77042

SHEET 1 OF 2

F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS

F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS INDICATES STREET NAME CHANGE

INDICATES AERIAL EASEMENT

R.O.W. INDICATES RIGHT-OF-WAY

ELEV. = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM 2. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.

3. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY

4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY OF TEXAS, ORDER NO. 2021-0556, DATED OCTOBER 19, 2021. THE SURVEYOR HAS NOT

5. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND ESD 4, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.

6. BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NOS. 48157C0095M, 48157C0090M, 48157C0085M, AND 48157C0080M, WITH REVISED DATES OF JANUARY 29, 2021, THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DESCRIBED AS 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE AE (SHADED BLUE), DESCRIBED AS SPECIAL FLOOD HAZARD AREAS, WITH BFE OR DEPTH. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS

7. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.

8. THERE ARE NO PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.

9. 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.

10. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE ADA.

11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED

13. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.

14. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999877178

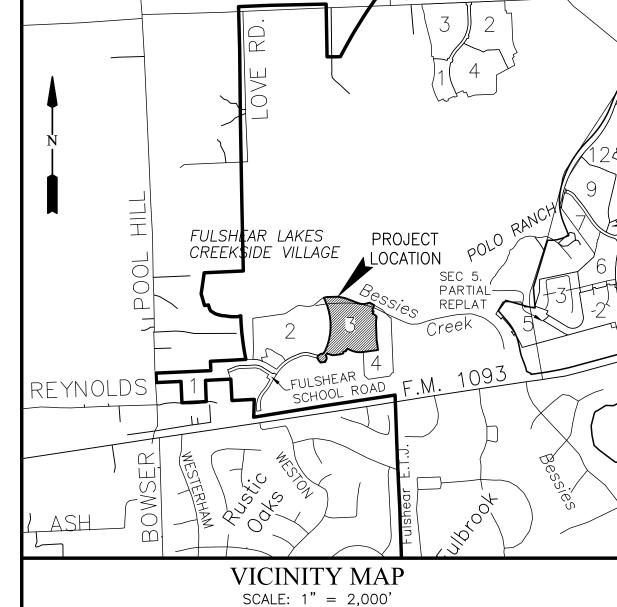
15. FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS

16. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

17. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

18. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 111.0 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM, 2001 ADJUSTMENT). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

19. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.



KEY MAP NO. 522J/522K

CALLED 411.052 ACRES	
FULSHEAR LAKES, LTD. F.N. 2014007854	
F.B.C.O.P.R.R.P.	

RESERVE	ACREAGE	SQ.FT.	TYPE
А	0.445	19,371	RESTRICTED TO LANDSCAPE/OPEN SPACE
В	0.669	29,130	RESTRICTED TO LANDSCAPE/OPEN SPACE
С	0.353	15,380	RESTRICTED TO OPEN SPACE/DRAINAGE
D	0.072	3,152	RESTRICTED TO OPEN SPACE/DRAINAGE
E	0.104	4,515	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.643	71,548	

RESERVE TABLE

### FINAL PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 3

A SUBDIVISION OF 25.116 ACRES OF LAND SITUATED IN THE JOHN RANDON SURVEY, ABSTRACT 76, FORT BEND COUNTY, TEXAS.

99 LOTS 5 RESERVE (1.643 ACRES) 5 BLOCKS

NOVEMBER 18, 2021

JOB NO. 2493-0122.310

OWNER:

FULSHEAR LAKES, LTD. BY: FULSHEAR LAKES GP, LLC

ITS GENERAL PARTNER SAMUEL H. YAGER III, VICE PRESIDENT 1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042 PH. (713) 783-0308

Suite 600

Houston, Texas 77042

SURVEYOR:

LJA Surveying, Inc. Phone 713.953.5200 **ENGINEER:** 

LJA Engineering, Inc. 3600 W Sam Houston Parkway S Phone 713.953.5200 Fax 713.953.5026

FRN - F-1386

		CURV	E TAE	BLE			LINE TAB	LE
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	LINE	BEARING	DISTANC
C1	25.00'	61°25'41"	26.80'	N 74°38'45" E	25.54'	L1	N 15°21'36" E	60.00'
C2 C3	90.00' 25.00'	50°07'13" 64°01'56"	78.73' 27.94'	N 68°59'32" E N 62°02'10" E	76.24' 26.51'	L2 L3	N 75°24'17" E S 75°20'05" E	61.45° 73.40°
C4	970.00	13°44'05"	232.52	N 23°09'10" E	231.97	L4	S 86°06'17" E	56.91
C5	1270.00'	43°38'18"	967.28'	N 05°32'01" W	944.07	L5	N 78°57'49" E	50.11
C6 C7	285.00' 235.00'	6°09'54" 20°14'47"	30.67' 83.04'	S 68°55'27" E S 55°43'06" E	30.65 <sup>°</sup> 82.61 <sup>°</sup>	L6	N 73°20'20" E S 61°05'53" E	72.84 <sup>2</sup>
C8	450.00	32°00'42"	251.42	N 81°46'31" W	248.16	L8	S 17°59'36" W	128.65
C9	1030.00	1°47'14"	32.13'	S 29°24'04" W	32.13'	L9	S 24°09'30" W	50.00'
C10	25.00° 90.00°	59°02'23" 71°17'12"	25.76' 111.98'	S 00°46'30" W S 06°53'54" W	24.64 <sup>'</sup> 104.89 <sup>'</sup>	L10 L11	S 45°35'43" E S 08°14'57" W	22.34 <sup>°</sup> 46.86 <sup>°</sup>
C12	25.00	49°17'39"	21.51	S 17°53'40" W	20.85	L12	S 05°05'05" W	53.65
C13	25.00'	49°17'39"	21.51'	N 31°23'59" W	20.85'	L13	S 01°42'23" W	53.65'
C14	90.00'	42°50'06" 61°25'41"	67.29'	N 34°37'46" W N 43°55'33" W	65.73'	L14 L15	S 01°30'55" E N 82°13'08" E	53.99'
C15 C16	25.00' 1000.00'	17°30'23"	26.80' 305.55'	N 25°02'20" E	25.54 <sup>'</sup> 304.36 <sup>'</sup>	L16	N 62°46'22" W	4.03' 80.78'
C17	1300.00'	43°20'21"	983.34'	N 05°23'03" W	960.06'	L17	S 31°21'56" W	63.52
C18	575.00'	19°52'21"	199.43'	S 71°11'07" E	198.44	L18	S 78°52'36" W	35.26
C19 C20	300.00' 50.00'	36°31'55" 57°01'12"	191.28' 49.76'	S 79°30'54" E S 57°15'39" W	188.06' 47.73'	L19 L20	S 74°04'38" W S 02°27'57" E	23.50° 30.87°
C21	300.00'	21°04'00"	110.31	N 08°13'03" E	109.68	L21	S 35°39'25" W	2.66'
C22	1400.00'	14°15'57"	348.58'	N 04°49'02" E	347.68'	L22	S 73°58'15" W	81.43
C23	600.00'	7°05'28" 4°55'33"	74.26' 51.58'	N 77°39'52" W N 76°34'54" W	74.21' 51.57'	L23	N 72°29'50" W S 83°14'51" W	122.66 <sup>3</sup>
C25	260.00'	25°58'15"	117.85	N 78°49'37" W	116.85	L25	N 06°45'09" W	87.18
C26	300.00'	22°48'33"	119.43'	S 80°24'28" E	118.64	L26	S 74°38'24" E	101.00
C27 C28	575.00' 1060.00'	22°35'53" 13°20'09"	226.79' 246.72'	N 80°18'08" W S 04°21'08" W	225.32 <sup>'</sup> 246.16 <sup>'</sup>	L27 L28	N 33°47'31" E S 81°07'17" E	37.69' 97.65'
C29	300.00	5°27'55"	28.62'	S 05°02'54" E	28.61	L29	S 85°46'15" W	97.03
C30	300.00'	5°00'31"	26.22'	S 05°16'36" E	26.22'	L30	N 04°13'45" W	13.00'
C31	1330.00' 25.00'	33°15'33" 87°36'45"	772.04 <sup>'</sup> 38.23 <sup>'</sup>	S 10°08'19" E S 37°18'55" E	761.25 <sup>'</sup> 34.61 <sup>'</sup>	L31	N 18°45'03" E N 79°02'41" W	104.28 <sup>1</sup> 77.04 <sup>2</sup>
C33	600.00	19*52'21"	208.10	S 71°11'07" E	207.06	L33	S 88°23'55" W	29.77
C34	25.00'	100°00'00"	43.63'	N 68°45'03" E	38.30'	L34	N 01°36'05" W	5.00'
C35	275.00'	21°04'00"	101.11'	N 08°13'03" E	100.54	L35 L36	S 11°01'12" W	55.49'
C37	25.00' 625.00'	75°11'10" 3°22'59"	32.81' 36.90'	N 39°54'32" W N 75°48'37" W	30.50' 36.90'	L37	S 07°46'52" E S 81°07'17" E	55.36' 43.81'
C38	575.00'	4°55'33"	49.43'	N 76°34'54" W	49.42'	L38	N 18°45'03" E	44.69'
C39	25.00'	48°11'23"	21.03'	S 76°51'37" W	20.41'	L39	N 79°02'41" W	21.14
C40	50.00' 25.00'	276°22'46" 48°11'23"	241.19'	N 10°57'19" E S 54°57'00" E	66.67' 20.41'	L40 L41	S 79°02'41" E N 82°13'08" E	21.14' 102.10'
C42	625.00'	4°55'33"	53.73'	S 76°34'54" E	53.72	L42	S 82°13'08" W	111.61
C43	575.00'	1°01'27"	10.28	S 74°37'51" E	10.28'	L43	S 07°46'52" E	55.36'
C44 C45	25.00' 1425.00'	103°01'22" 8°25'32"	44.95' 209.55'	N 53°20'44" E N 06°02'49" E	39.14 <sup>'</sup> 209.36 <sup>'</sup>	L44 L45	N 07°46'52" W S 82°13'08" W	55.36' 110.25'
C46	25.00	79°15'47"	34.58	N 29°22'18" W	31.89	L46	S 85°46'15" W	57.21
C47	550.00'	19°21'59"	185.90'	N 78°41'11" W	185.02	L47	N 85°46'15" E	32.67'
C48 C49	25.00' 50.00'	55°33'37" 275°34'51"	24.24 <sup>'</sup> 240.49 <sup>'</sup>	S 63°51'01" W N 06°08'22" W	23.30' 67.18'	L48 L49	N 81°07'17" W S 82°13'08" W	43.33' 119.50'
C50	25.00	41°16'10"	18.01	S 68°59'02" E	17.62	L50	N 18*45'03" E	60.49
C51	600.00'	20°36'55"	215.88	S 79°18'39" E	214.72	L51	S 28°45'03" W	123.84
C52 C53	275.00'	22°48′33″	109.48'	S 80°24'28" E	108.75	L52 L53	S 59°04'40" W	25.00'
C54	285.00' 25.00'	25°58'15" 103°08'18"	129.18' 45.00'	S 78°49'37" E S 62°35'21" W	128.08' 39.17'	L53	S 17°37'09" W S 44°51'29" E	107.84 <sup>1</sup> 45.30 <sup>2</sup>
C55	1035.00	13°20'09"	240.90'	S 04°21'08" W	240.36	L55	S 12°35'37" W	20.00'
C56	25.00'	95°27'55"	41.65'	S 50°02'54" E	37.00'	L56	S 35°14'46" W	20.00'
C57 C58	25.00' 275.00'	85°46'04" 4°13'56"	37.42' 20.31'	S 39°20'06" W S 05°39'54" E	34.03' 20.31'	L57 L58	N 61°05'53" W S 73°20'20" W	103.99 <sup>1</sup> 67.27 <sup>1</sup>
C59	325.00'	4°37'21"	26.22	S 05°28'11" E	26.21	L59	S 78°57'49" W	52.81
C60	275.00'	5°27'55"	26.23'	N 05°02'54" W	26.22	L60	N 86°06'17" W	60.29
C61 C62	325.00' 25.00'	3°01'18" 93°01'18"	17.14' 40.59'	N 06°16'13" W N 51°16'13" W	17.14' 36.28'	L61 L62	N 75°20'05" W N 20°59'48" E	75.64 <sup>°</sup> 125.00
C63	325.00'	36°31'55"	207.22'	N 79°30'54" W	203.73'	L63	S 20°59'48" W	127.44
C64	25.00'	90°00'00"	39.27'	S 73°45'03" W	35.36'	L64	N 75°04'20" W	48.07
C65 C66	75.00' 25.00'	57°01'12" 32°51'36"	74.64' 14.34'	S 57°15'39" W S 69°20'28" W	71.60' 14.14'	L65 L66	S 77°12'45" E S 62°46'22" E	46.05 <sup>°</sup>
C67	50.00	273°18'00"	238.50'	N 09°33'40" E	68.65	L67	N 28°45'03" E	126.05
C68	25.00'	60°26'24"	26.37'	S 64°00'33" E	25.17	L68	S 81°56'27" E	14.00'
C69	25.00'	57°01'12"	24.88'	N 57°15'39" E	23.87'	L69	N 04°40′56" E	49.25
C70	25.00' 550.00'	97°51'05" 12°01'16"	42.70' 115.39'	N 20°10'29" W N 75°06'39" W	37.69' 115.18'	L70 L71	S 82°22'25" W S 78°29'34" E	125.54 <sup>'</sup> 59.95 <sup>'</sup>
C72	25.00	88°09'29"	38.47	S 54°47'58" W	34.78	L72	S 82°22'25" W	81.10
C73	1330.00'	5°33'55"	129.18'	S 13°30'11" W	129.13'	L73	S 00°34'45" W	49.22'
C74 C75	1030.00' 25.00'	14°00'34" 91°33'43"	251.84 <sup>'</sup> 39.95 <sup>'</sup>	S 23°17'25" W N 55°27'15" E	251.22 <sup>'</sup>	L74 L75	S 01°15'46" W	49.24'
C75	325.00	13°02'51"	74.01	S 85°17'19" E	35.83' 73.85'		S 06°56'17" W S 08°39'13" W	49.25' 71.35'
C77	25.00'	102°46'45"	44.85'	S 40°25'22" E	39.07'			
C78	1085.00'	13°16'58"	251.53'	S 04°19'32" W	250.97'			
C79	25.00'	84°32'05"	36.89	S 39°57'06" W	33.63			
C80	275.00	29°38′14"	142.25	N 82°57'45" W	140.67			

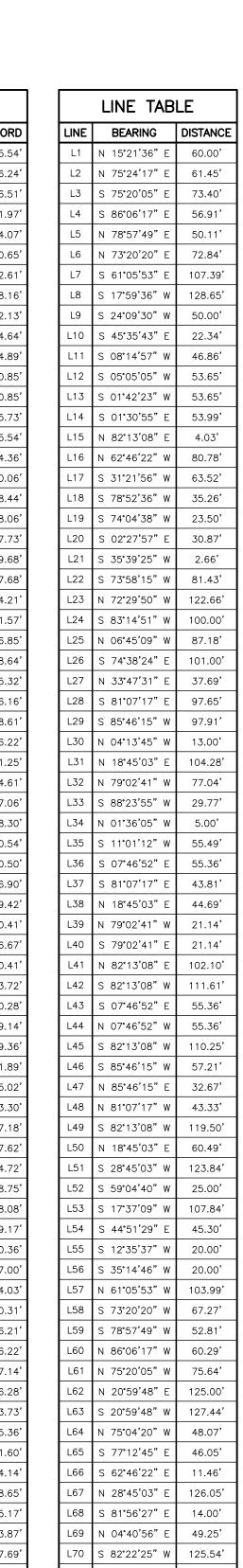
29°38'14" | 142.25' | N 82°57'45" W | 140.67'

118.83

86°53'42"

325.00' 21°04'00" 119.50' N 08°13'03" E

C83 | 1375.00' | 11°59'21" | 287.72' | N 03°40'43" E



50 0 SCALE: 1"=100'

RESERVE "K"

(100' R.O.W.)

CALLED 411.052 ACRES

FULSHEAR LAKES, LTD.

P.O.B. INDICATES POINT OF BEGINNING F.N. INDICATES FILE NUMBER INDICATES VOLUME PG. INDICATES PAGE RES. INDICATES RESERVE EXIST. INDICATES EXISTING (S) INDICATES SET 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET (PS) INDICATES FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET

F.N. 2014007854 F.B.C.O.P.R.R.P. 主(SEE NOTE 16) N 88°23'55" E 242.01' 150'FORT BEND COUNTY RESERVE "C" RED SHINER N 88\*11'16" E 127.09' 55.97' 16'B.L./U.E. N 85°34'15" E RESERVE "J"

CALLED 411.052 ACRES FULSHEAR LAKES, LTD. F.N. 2014007854 F.B.C.O.P.R.R.P.

3600 W Sam Houston Parkway S Suite 175

Fax 713.953.5026 Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

SHEET 2 OF 2



PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556 www.fulsheartexas.gov

Date: 11/18/2021	Date Received by the City of Fulshear:	
Subdivision: Fulshear Lakes Creekside Villag	ge Sec 4 Development: Fulshear Lakes C	reekside Village
SUBMITTAL OF PLAT: (Check Appropriate Se		
Preliminary	<u></u> Final	Short Form Final
Replat Amending Plat	Vacation Plat	Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection	)	
✓ Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residentia
Planned Development	Commercial	Industrial
Plat Location: City	ETJ (Extraterritorial Jurisdiction)	
egal Description:		
Variance: Yes (Attach a Copy of Ap	proval Letter)	
	proval Letter)No	
otal Acreage:13.666		
lumber of Streets:4		
lumber of Lots: 74		Platting Fees
lumber and Types of Reserves: 2		
otal Acres in Reserve: 0.68	Preliminary Plat per acre	t - \$500.00 plus 3.50 per lot, plus \$12.50
Owner: Fulshear Lakes, LTD	Final Plat - \$500	0.00 plus \$5.00 per lot plus \$25.00 per acre
ddress: 1500 Citywest Blvd, Suite 400		0 plus 5.00 per lot plus \$25.00 per acre
ity/State: Houston, Texas 77042		
elephone: (713) 783-0308	Amending or I	Minor Plat - \$200.00
mail Address: _zzarse@lja.com	Plat Vacation -	- \$500.00
ingineer/Planner: LJA Engineering	2 <sup>nd</sup> Review of	plats - \$100.00 (each additional review)
ontact Person: Zach Zarse	TOTAL PLATTII	NG FEE _1,211.65
elephone: (713) 580-4100	Park Fees (due	e at Final Plat Application)
ax Number:	333 (436	
mail Address: zzarse@lja.com		
his is to certify that the information on this	form is complete, true and correct and the u	indersigned is authorized to make this
oplication. I understand that if all necessary	information, required documents, and plat	fees are required at time of submitted
ity of Fulshear will not complete the review	needed in order to submit to the P&Z board	i.
0		
Jochen Zam	ah Zaura	
	ch Zarse	11/18/2021
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

KP GEORGE

W. A. (ANDY) MEYERS PRECINCT 3, COUNTY COMMISSIONER

I. LAURA RICHARD. COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING

INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_\_, 2021 AT \_\_\_\_\_\_\_O'CLOCK \_\_\_\_\_.M. IN PLAT NUMBER \_\_\_\_\_\_OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

KEN R. DEMERCHANT

PRECINCT 4, COUNTY COMMISSIONER

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

LAURA RICHARD, COUNTY CLERK FORT BEND COUNTY, TEXAS

### FINAL PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 4

A SUBDIVISION OF 13.666 ACRES OF LAND SITUATED IN THE JOHN RANDON SURVEY, ABSTRACT 76, FORT BEND COUNTY, TEXAS.

74 LOTS 2 RESERVE (0.677 ACRES) 3 BLOCKS

NOVEMBER 18, 2021

JOB NO. 2493-0123.310

OWNER:

FULSHEAR LAKES, LTD.

Suite 600

BY: FULSHEAR LAKES GP, LLC ITS GENERAL PARTNER SAMUEL H. YAGER III, VICE PRESIDENT 1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042 PH. (713) 783-0308

SURVEYOR:

Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

LJA Surveying, Inc. Phone 713.953.5200 3600 W Sam Houston Parkway S Suite 175 Fax 713.953.5026

**ENGINEER:** LJA Engineering, Inc.

3600 W Sam Houston Parkway S

Houston, Texas 77042

Fax 713.953.5026 FRN - F-1386

Phone 713.953.5200

SHEET 1 OF 2

STATE OF TEXAS COUNTY OF FORT BEND

TITLE TO THE LAND SO DEDICATED.

WE, FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH SAMUEL H. YAGER III. VICE PRESIDENT. BEING AN OFFICER OF FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY GENERAL PARTNER OF FULSHEAR LAKES LTD. A TEXAS LIMITED PARTNERSHIP, OWNER OF THE 13.666 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 4, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 4, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT SAMUEL H. YAGER III, THIS \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 2021

FULSHEAR LAKES, LTD. A TEXAS LIMITED PARTNERSHIP

BY: FULSHEAR LAKES GP, LLC A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

SAMUEL H. YAGER III, VICE PRESIDENT

STATE OF TEXAS COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL H. YAGER III, VICE PRESIDENT OF FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY. GENERAL PARTNER OF FULSHEAR LAKES, LTD. A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, AARON G. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT! WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LUA SURVEY" UNLESS

AARON G. FERGUSON, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6601

I, ANDREW CASEY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF

ANDREW CASEY, P.F. LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 136079

THIS PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 4 IS APPROVED BY THE CITY

PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS THIS \_\_\_\_\_\_, 2021.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 4 WAS APPROVED ON BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS DAY OF DAY OF \_\_\_\_\_\_\_, 2021, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

KIMBERLY KOPECKY, CITY SECRETARY

BEING 13.666 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 411.052 ACRE TRACT DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007854 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 13.666 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF SAID 411.052 ACRE TRACT. SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 58.139 ACRE TRACT DESCRIBED IN THE DEED TO K. R. ARNOLD, ET UX BY AN INSTRUMENT OF RECORD IN FILE NUMBER 1999008859, F.B.C.O.P.R., AND ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO FORT BEND COUNTY TOLL ROAD AUTHORITY BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2015058468, F.B.C.O.P.R., FROM WHICH A 1/2-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 70.1425 ACRE TRACT DESCRIBED AS "TRACT I" IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007853, F.B.C.O.P.R., SAME BEING THE SOUTHWEST CORNER OF SAID 411.052 ACRE TRACT, BEARS SOUTH 81° 25' 02" WEST, 1,532.69 FEET;

THENCE, NORTH 02° 18' 57" WEST, DEPARTING THE NORTH LINE OF SAID FORT BEND COUNTY TOLL ROAD AUTHORITY TRACT, ALONG THE EAST LINE OF SAID 411.052 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 58.139 ACRE TRACT, 470.70 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87° 41' 03" WEST, DEPARTING SAID COMMON LINE, 20.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 40° 21' 25" WEST, 91.46 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 81° 25' 02" WEST, 445.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 46° 37' 49" WEST, 117.85 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 02° 18' 57" WEST, 210.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 87° 41' 03" EAST, 95.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 47° 18' 57" EAST, 35.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 02° 18' 57" WEST, 100,00 FEET TO A 5/8-INCH IRON ROD WITH CAP

STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE; THENCE 39 27 FFET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 42° 41' 03" WEST, 35.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 87° 41' 03" WEST, 95.00 FEET TO A 5/8-INCH IRON ROD WITH CAP

STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 02° 18' 57" WEST, 228.17 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 82° 13' 08" EAST, 309.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

STAMPED "LJA SURVEY" SET FOR CORNER: THENCE, SOUTH 82° 13' 08" WEST, 4.03 FEET TO A 5/8-INCH IRON ROD WITH CAP

THENCE, NORTH 07° 46' 52" WEST, 175.00 FEET TO A 5/8-INCH IRON ROD WITH CAP

STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 02° 18' 57" WEST, 313.80 FEET TO A 5/8-INCH IRON ROD WITH CAP

STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 01° 30' 55" WEST, 53.99 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER:

THENCE, NORTH 01° 42' 23" EAST, 53.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER:

THENCE, NORTH 05° 05' 05" EAST, 53.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 08° 14' 57" EAST, 46.86 FEET TO A 5/8-INCH IRON ROD WITH CAP

STAMPED "LJA SURVEY" SET FOR CORNER:

THENCE, NORTH 45° 35' 43" WEST, 22.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 83.04 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 20° 14' 47", AND A CHORD WHICH BEARS NORTH 55° 43' 06" WEST, 82.61 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 24° 09' 30" EAST, 50.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 30.67 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 06° 09' 54", AND A CHORD WHICH BEARS NORTH 68° 55' 27" WEST, 30.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER:

THENCE, NORTH 17° 59' 36" EAST, 128.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 61° 05' 53" EAST, 185.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 44° 29' 48" EAST, 243.94 FEET TO A 5/8-INCH IRON ROD WITH CAP

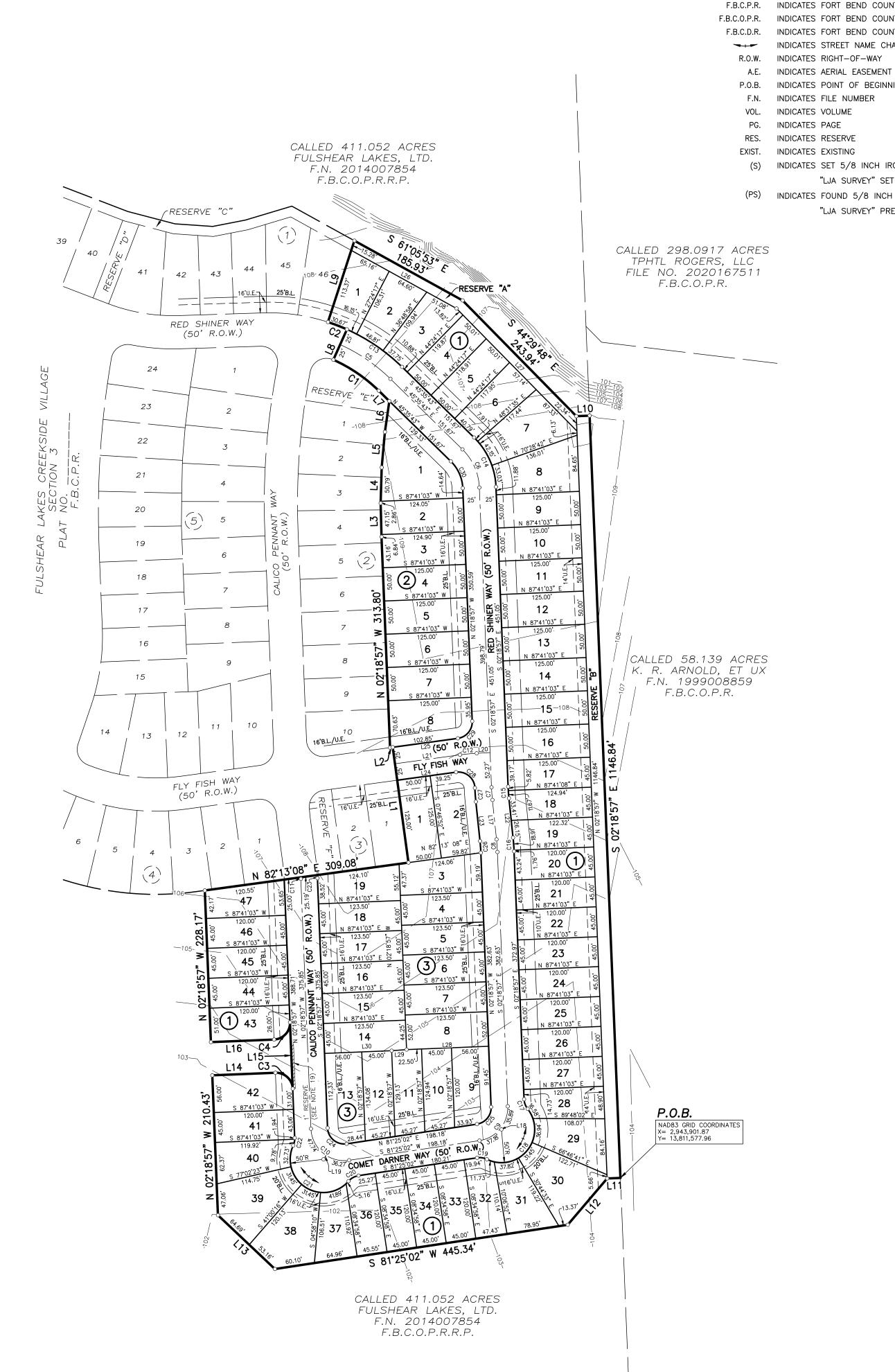
STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 87° 41' 03" EAST, 20.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER ON THE EAST LINE OF THE AFOREMENTIONED 411.052 ACRE TRACT, SAME BEING THE WEST LINE OF THE AFOREMENTIONED 58.139 ACRE

THENCE. SOUTH 02° 18' 57" EAST. ALONG SAID COMMON LINE, 1,146.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.666 ACRES OF LAND.

AARON GROFF, MAYOR

- 2. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- 3. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY
- 4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY OF TEXAS, ORDER NO. 2021-0557, DATED OCTOBER 19, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 5. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216, FORT BEND SUBSIDENCE DISTRICT. FORT BEND COUNTY DRAINAGE DISTRICT. LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND ESD 4, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- 6. BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NOS. 48157C0095M, 48157C0090M, 48157C0085M, AND 48157C0080M, WITH REVISED DATES OF JANUARY 29, 2021, THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DESCRIBED AS 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE AE (SHADED BLUE), DESCRIBED AS SPECIAL FLOOD HAZARD AREAS, WITH BFE OR DEPTH. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS
- 7. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- 8. THERE ARE NO PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- 9. 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.
- 10. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN
- 11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 13. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- 14. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999877178
- 15. FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- 16. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING
- 17. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 111.0 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM, 2001 ADJUSTMENT). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 18. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 19. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

	LINE TAB	LE			CUR\	/E TA	BLE	
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
L1	N 07°46'52" W	175.00'	C1	235.00'	20°14'47"	83.04	N 55°43'06" W	82.61
L2	S 82°13'08" W	4.03'	C2	285.00'	6°09'54"	30.67	N 68°55'27" W	30.65'
L3	N 01°30'55" W	53.99'	С3	25.00'	90°00'00"	39.27'	S 47°18'57" E	35.36'
L4	N 01°42'23" E	53.65'	C4	25.00'	90°00'00"	39.27	S 42°41'03" W	35.36
L5	N 05°05'05" E	53.65'	C5	260.00'	20°14'47"	91.88	S 55°43'06" E	91.40
L6	N 08°14'57" E	46.86'	C6	85.00'	43°16'46"	64.21	N 23°57'20" W	62.69'
L7	N 45°35'43" W	22.34'	C7	300.00'	3°38'41"	19.08'	S 04°08'17" E	19.08'
L8	N 24°09'30" E	50.00'	C8	300.00'	3°38'41"	19.08'	S 04°08'17" E	19.08'
L9	N 17°59'36" E	128.65'	С9	50.00'	83°43'59"	73.07'	S 39°33'02" W	66.74
L10	N 87°41'03" E	20.00'	C10	50.00'	96°16'01"	84.01	N 50°26'58" W	74.47
L11	S 87°41'03" W	20.00'	C11	300.00'	0°27'24"	2.39'	N 02°32'39" W	2.39'
L12	S 40°21'25" W	91.46'	C12	300.00'	4°47'21"	25.08'	S 84°36'49" W	25.07
L13	N 46°37'49" W	117.85'	C13	285.00'	20°14'47"	100.71	S 55°43'06" E	100.19
L14	N 87°41'03" E	95.00'	C14	110.00'	43°16'46"	83.09	S 23°57'20" E	81.13
L15	N 02°18'57" W	100.00'	C15	275.00'	3°38'41"	17.49	S 04°08'17" E	17.49
L16	S 87°41'03" W	95.00'	C16	325.00'	3°38'41"	20.67	S 04°08'17" E	20.67
L17	S 05°57'38" E	59.57'	C17	25.00'	35°47'40"	15.62'	S 20°12'47" E	15.37'
L18	S 51°11'00" E	2.00'	C18	50.00'	154°08'36"	134.52	S 38°57'42" W	97.47'
L19	S 32°58'58" W	7.26'	C19	25.00'	34°36'58"	15.10'	N 81°16'29" W	14.88'
L20	S 87°00'30" W	20.21'	C20	25.00'	40°21'13"	17.61'	S 61°14'25" W	17.25'
L21	S 82°13'08" W	98.82'	C21	50.00'	163°28'40"	142.66	N 57°11'51" W	98.96'
L22	S 05°57'38" E	59.57'	C22	25.00'	26°51'26"	11.72'	N 11°06'46" E	11.61'
L23	N 05°57'38" W	59.57	C23	325.00'	0°50'34"	4.78'	S 02°44'14" E	4.78'
L24	S 82°13'08" W	89.25'	C24	25.00'	96°16'01"	42.00'	S 50°26'58" E	37.24
L25	N 82°13'08" E	98.82'	C25	25.00'	83°43'59"	36.54	N 39°33'02" E	33.37
L26	N 61°05'53" W	180.85	C26	275.00'	3°38'41"	17.49'	N 04°08'17" W	17.49'
L27	N 44°29'48" W	258.31'	C27	325.00'	3°38'41"	20.67	N 04°08'17" W	20.67
L28	S 87°41'03" W	123.50'	C28	25.00'	95°27'55"	41.65	N 50°02'54" W	37.00
L29	N 85°46'30" E	22.51'	C29	25.00'	84°32'05"	36.89	N 39°57'06" E	33.63
L30	S 87°41'03" W	101.00'	C30	60.00'	43°16'46"	45.32'	N 23°57'20" W	44.25





F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS

F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS INDICATES STREET NAME CHANGE

R.O.W. INDICATES RIGHT-OF-WAY

P.O.B. INDICATES POINT OF BEGINNING

F.N. INDICATES FILE NUMBER VOL. INDICATES VOLUME

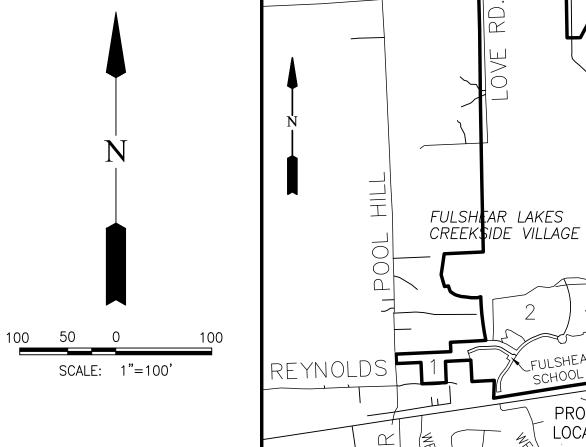
RES. INDICATES RESERVE

EXIST. INDICATES EXISTING (S) INDICATES SET 5/8 INCH IRON ROD WITH CAP STAMPED

"LJA SURVEY" SET

(PS) INDICATES FOUND 5/8 INCH IRON ROD WITH CAP STAMPED

"LJA SURVEY" PREVIOUSLY SET



SCALE: 1" = 2,000'KEY MAP NO. 522J/522K

VICINITY MAP

PARTIAL'-

REPLAT

RESERVE TABLE							
RESERVE	ACREAGE	SQ.FT.	TYPE				
Α	0.150	6,518	RESTRICTED TO OPEN SPACE/DRAINAGE				
В	0.527	22,937	RESTRICTED TO OPEN SPACE/DRAINAGE				
TOTAL	0.677	29,455					

### FINAL PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 4

A SUBDIVISION OF 13.666 ACRES OF LAND SITUATED IN THE JOHN RANDON SURVEY, ABSTRACT 76, FORT BEND COUNTY, TEXAS.

74 LOTS 2 RESERVE (0.677 ACRES) 3 BLOCKS

NOVEMBER 18, 2021

JOB NO. 2493-0123.310

OWNER:

FULSHEAR LAKES, LTD. BY: FULSHEAR LAKES GP, LLC

ITS GENERAL PARTNER SAMUEL H. YAGER III, VICE PRESIDENT 1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042 PH. (713) 783-0308

Suite 600

SURVEYOR:

LJA Surveying, Inc. Phone 713.953.5200 3600 W Sam Houston Parkway S Fax 713.953.5026 Suite 175 Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382 **ENGINEER:** 

LJA Engineering, Inc. 3600 W Sam Houston Parkway S Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386 Houston, Texas 77042

SHEET 2 OF 2



PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441

Phone: 281-346-1796 ~ Fax: 281-346-2556 www.fulsheartexas.gov

Date: 11/18/2021	Date Received by the City of Fulshear:	
Subdivision: Fulshear Lakes Creekside Villa	ge Sec 5 Development: Fulshear Lakes Cree	ekside Village
SUBMITTAL OF PLAT: (Check Appropriate So		
The second secon	election	* *
Preliminary	<u></u> ✓ Final	Short Form Final
Replat	Vacation Plat	Admin. (Minor) Plat
Amending Plat		
TYPE OF PLAT: (Check Appropriate Selection	n)	
✓ Single-Family Residential	Zero Lot Line/ Patio Home	Multi-Family Residential
Planned Development	Commercial	Industrial
Plat Location: City	ETJ (Extraterritorial Jurisdiction)	
-	and take the hard and a surface to my	
Legal Description:		
Variance: Yes (Attach a Copy of Ap	oproval Letter) / No	
	No	
Total Acreage: 2.580		
Number of Streets:1		
Number of Lots:15		Platting Fees
Number and Types of Reserves: 2		0
Fotal Acres in Reserve: 0.09	Preliminary Plat - \$	\$500.00 plus 3.50 per lot, plus \$12.50
Owner: Fulshear Lakes, LTD		a blue és do para las plus éas do para
Address: 1500 Citywest Blvd, Suite 400		plus \$5.00 per lot plus \$25.00 per acre
City/State: Houston, Texas 77042	Replat - \$500.00 pl	lus 5.00 per lot plus \$25.00 per acre
Telephone: (713) 783-0308	Amending or Mir	nor Plat - \$200.00
Email Address: zzarse@lja.com	Plat Vacation - \$5	500.00
Engineer/Planner: LJA Engineering	2 <sup>nd</sup> Review of pla	ts - \$100.00 (each additional review)
Contact Person: Zach Zarse	TOTAL PLATTING	FEE 639.50
elephone: (713) 580-4100	Park Fees (due at	t Final Plat Application)
ax Number:		
mail Address: zzarse@lja.com		
his is to certify that the information on this	form is complete, true and correct and the unc	dersigned is authorized to make this
pplication. I understand that if all necessary	information, required documents, and plat fee	servigated is authorized to make this
City of Fulshear will not complete the review	needed in order to submit to the P&Z board.	es are required at time or submittal o
0- 1	to the local designation to the local board.	
Jochen Zam		
Za Za	ich Zarse	11/18/2021
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM

J. STACY S			•						
APPROVED	BY	THE	COMMISSIONERS'	COURT	OF	FORT	BEND	COUNTY,	TEXAS,

THIS \_\_\_\_\_\_, 2021.

PRECINCT 2, COUNTY COMMISSIONER PRECINCT 1, COUNTY COMMISSIONER

VINCENT M. MORALES, JR.

PRECINCT 3, COUNTY COMMISSIONER

KP GEORGE

COUNTY JUDGE

W. A. (ANDY) MEYERS KEN R. DEMERCHANT

I. LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_\_, 2021 AT \_\_\_\_\_\_ O'CLOCK \_\_\_\_.M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

PRECINCT 4, COUNTY COMMISSIONER

GRADY PRESTAGE

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

LAURA RICHARD, COUNTY CLERK FORT BEND COUNTY, TEXAS

### FINAL PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 5

A SUBDIVISION OF 2.580 ACRES OF LAND SITUATED IN THE JOHN RANDON SURVEY, ABSTRACT 76,

FORT BEND COUNTY, TEXAS.

15 LOTS 2 RESERVE (0.086 ACRE) 2 BLOCKS

NOVEMBER 18, 2021

JOB NO. 2493-0120.310

OWNER:

FULSHEAR LAKES, LTD. BY: FULSHEAR LAKES GP, LLC ITS GENERAL PARTNER

SAMUEL H. YAGER III, VICE PRESIDENT 1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042 PH. (713) 783-0308

Suite 600

SURVEYOR:

LJA Surveying, Inc. Phone 713.953.5200 3600 W Sam Houston Parkway S Suite 175 Fax 713.953.5026 Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

**ENGINEER:** LJA Engineering, Inc.

3600 W Sam Houston Parkway S Phone 713.953.5200 Fax 713.953.5026 Houston, Texas 77042 FRN - F-1386

SHEET 1 OF 2

STATE OF TEXAS COUNTY OF FORT BEND

WE, FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH SAMUEL H. YAGER III, VICE PRESIDENT, BEING AN OFFICER OF FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE 2.580 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 5, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THÉREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES. DRAWS. AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF

CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 5. WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT SAMUEL H. YAGER III, THIS \_\_\_\_\_\_, 2021.

FULSHEAR LAKES, LTD. A TEXAS LIMITED PARTNERSHIP

BY: FULSHEAR LAKES GP, LLC A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: \_\_\_\_\_SAMUEL H. YAGER III, VICE PRESIDENT

STATE OF TEXAS COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL H. YAGER III, VICE PRESIDENT OF FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF FULSHEAR LAKES, LTD. A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

, AARON G. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT: WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LUA SURVEY" UNLESS

AARON G. FERGUSON, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6601

OTHERWISE NOTED.

I, ANDREW CASEY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF

ANDREW CASEY, P.E. LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 136079

THIS PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 5 IS APPROVED BY THE CITY

PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 5 WAS APPROVED ON BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS DAY OF DAY OF \_\_\_\_\_\_\_, 2021, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

BEING 2.580 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76. FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 70.1425 ACRE TRACT DESCRIBED AS "TRACT I" IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007853 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 2.580 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE

SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE MOST NORTHERLY NORTHEAST CORNER OF RESERVE "A" OF LAMAR CONSOLIDATED ISD FLETCHER MORGAN JR. ELEMENTARY SCHOOL, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20210119 OF THE PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.P.R.) COMMON TO THE NORTHWEST CORNER OF RESERVE "A" OF FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20210124, F.B.C.P.R., IN THE SOUTH RIGHT-OF-WAY LINE OF SCHOOL HILL ROAD (CALLED 60-FEET WIDE) AS SHOWN ON SAID FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION, FROM WHICH A PREVIOUSLY SET 5/8-INCH IRON ROD FOUND FOR A NORTHERLY CORNER OF SAID RESERVE "A" OF LAMAR CONSOLIDATED ISD FLETCHER MORGAN JR. ELEMENTARY SCHOOL, IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SCHOOL HILL ROAD BEARS,

NORTH 58° 08' 26" WEST, 175.19 FEET; THENCE, NORTH 57° 28' 53" EAST, 199.63 FEET TO THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 58° 08' 26" WEST, 247.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 68° 38' 43" WEST, 85.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 18° 34' 56" WEST, 87.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 83° 28' 13" EAST, 121.69 FEET TO A 5/8-INCH IRON ROD WITH CAP

STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE; THENCE, 17.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 19° 37' 09", AND A CHORD WHICH BEARS NORTH 21° 00' 31" EAST, 17.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA

SURVEY" SET FOR CORNER; THENCE, NORTH 59° 10' 54" WEST, 20.00 FEET TO A 5/8-INCH IRON ROD WITH CAP

STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 10° 29' 06" WEST, 118.21 FEET TO A 5/8-INCH IRON ROD WITH CAP

STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 39° 50' 39" EAST, 42.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 74° 40' 14" EAST, 79.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 58° 23' 06" EAST, 101.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, 107.61 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 24° 10' 41", AND A CHORD WHICH BEARS SOUTH 41° 20' 58" EAST, 106.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA

THENCE, SOUTH 32° 20' 44" EAST, 38.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 16° 30' 58", AND A CHORD WHICH BEARS SOUTH 45° 49' 39" WEST, 252.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.580 ACRES OF LAND.

THIS \_\_\_\_\_\_, 2021.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THENCE, SOUTH 59° 06' 12" EAST, 47.01 FEET TO A 5/8-INCH IRON ROD WITH CAP

THENCE, SOUTH 62° 12' 15" EAST, 101.17 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

SURVEY" SET FOR CORNER;

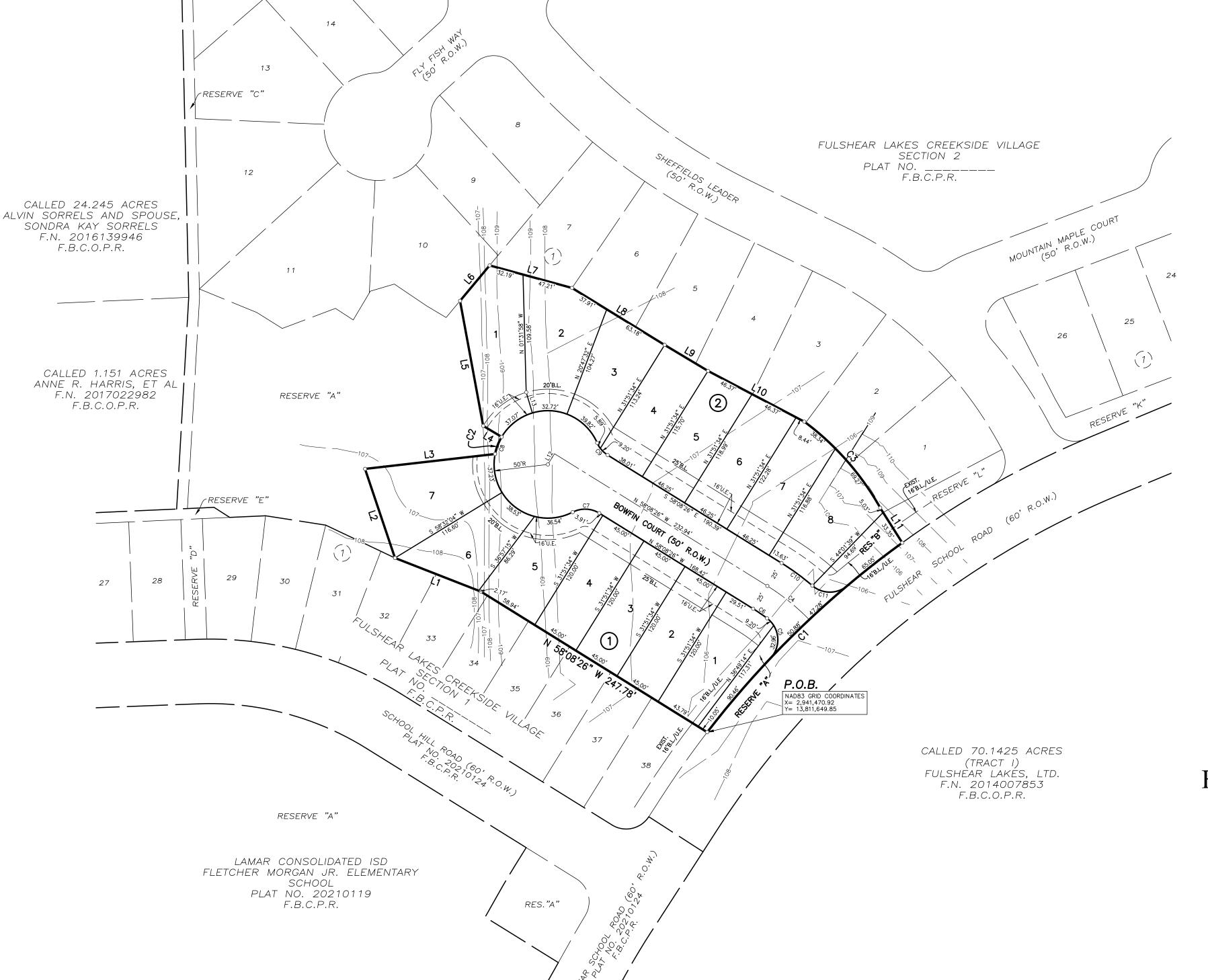
THENCE, 253.67 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING

ELEV. = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM

- 2. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- 3. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY
- 4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY OF TEXAS, ORDER NO. 2021-0562, DATED NOVEMBER 11, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 5. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216. FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND ESD 4, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- 6. THIS SUBDIVISION LIES WITHIN BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NOS. 48157C0095M, 48157C0090M, 48157C0085M, AND 48157C0080M, WITH REVISED DATES OF JANUARY 29, 2021, THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DESCRIBED AS 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE AE (SHADED BLUE), DESCRIBED AS SPECIAL FLOOD HAZARD AREAS, WITH BFE OR DEPTH. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS
- 7. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- 8. THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS
- 9. 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.
- ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE ADA.

10. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH

- 11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 13. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- 14. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999877178
- 15. FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS
- 16. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING
- 17. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 111.0 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM, 2001 ADJUSTMENT). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.



LEGEND

B.L. INDICATES BUILDING LINE

R.O.W. INDICATES RIGHT-OF-WAY A.E. INDICATES AERIAL EASEMENT P.O.B. INDICATES POINT OF BEGINNING F.N. INDICATES FILE NUMBER RES. INDICATES RESERVE

EXIST. INDICATES EXISTING

INDICATES UTILITY EASEMENT INDICATES DRAINAGE EASEMENT W.L.E. INDICATES WATER LINE EASEMENT S.S.E. INDICATES SANITARY SEWER EASEMENT STM.S.E. INDICATES STORM SEWER EASEMENT

F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS

F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS INDICATES STREET NAME CHANGE

F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS

NDICATES 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET

(PS) INDICATES 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET

30 0

SCALE: 1"=60'

LINE TABLE LINE | BEARING | DISTANCE 19°37'09" 17.12' N 21°00'31" E N 18°34'56" W N 83°28'13" E 24°10'41" | 107.61' | S 41°20'58" E 121.69' 14°00'09" N 10°29'06" W 118.21 96°37'20" 42.16' N 04°51'08" W 4°58'38" | 15.64' | N 55°39'07" W N 39°50'39" E 42.97 180.00' 74°40'14" 25.89' N 87°48'47" W 59°20'41" 50.00' | 273°54'43" | 239.03' | N 19°28'14" E S 58°23'06" S 59°06'12" E 47.01' 34°34'02" 15.08' S 40°51'25" E S 62°12'15" 8°50'45" 35.51' S 53°43'04" E 80°51'19" | 35.28' | S 89°43'21" E S 32°20'44" 38.38 31°51'34" W 11.76 L13 N 16°42'23" W 20.00'

RESERVE TABLE								
RESERVE	ACREAGE	SQ.FT.	TYPE					
А	0.033	1,417	RESTRICTED TO OPEN SPACE					
В	0.053	2,294	RESTRICTED TO OPEN SPACE					
TOTAL	0.086	3,711						

### FINAL PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 5

A SUBDIVISION OF 2.580 ACRES OF LAND SITUATED IN THE JOHN RANDON SURVEY, ABSTRACT 76, FORT BEND COUNTY, TEXAS.

15 LOTS 2 RESERVE (0.086 ACRE) 2 BLOCKS

NOVEMBER 18, 2021

JOB NO. 2493-0120.310

OWNER:

FULSHEAR LAKES, LTD. BY: FULSHEAR LAKES GP, LLC

ITS GENERAL PARTNER SAMUEL H. YAGER III, VICE PRESIDENT 1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042 PH. (713) 783-0308

SURVEYOR:

LJA Surveying, Inc. Phone 713.953.5200 3600 W Sam Houston Parkway S Fax 713.953.5026 Suite 175 Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382 **ENGINEER:** 

LJA Engineering, Inc. 3600 W Sam Houston Parkway S Phone 713.953.5200 Fax 713.953.5026 Suite 600 Houston, Texas 77042

SHEET 2 OF 2

FRN - F-1386



PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441 Phone: 281-346-1796 ~ Fax: 281-346-2556

Phone: 281-346-1796 ~ Fax: 281-346-255 www.fulsheartexas.gov

Date: November 18, 2021	Date Received by the City of Fulshear:	
Subdivision: The Vic at Jordan Ranch	Development:	
SUBMITTAL OF PLAT: (Check Appropriate Sel		
Preliminary Replat Amending Plat	✓ Final ✓ Vacation Plat	Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)	8	
Single-Family Residential	Zero Lot Line/ Patio Home	<u>✓</u> Multi-Family Residential
Planned Development	Commercial	Industrial
Plat Location: City	ETJ (Extraterritorial Jurisdiction)	
Legal Description:	All N	
Variance: Yes (Attach a Copy of App	proval Letter)No	
Total Acreage: 16.461		
Number of Streets: 0		
Number of Lots: 0		Platting Fees
Number and Types of Reserves: 1, Unrestricted	1	
Fotal Acres in Reserve: 16.461	Preliminary Plat - 9 per acre	\$500.00 plus 3.50 per lot, plus \$12.50
Owner: The Vic at Jordan Ranch LLC.	Final Plat - \$500.00	0 plus \$5.00 per lot plus \$25.00 per acre
Address: 3773 Richmond Ave, Suite 800	Replat - \$500.00 p	lus 5.00 per lot plus \$25.00 per acre
City/State: Houston, Texas 77046	Amonding or Mi	nor Plat - \$200.00
Telephone: 713-623-6944		
mail Address: N/A	Plat Vacation - \$	
Engineer/Planner: IDS Engineering Group	2 <sup>nd</sup> Review of pla	its - \$100.00 (each additional review)
Contact Person: John Herzog	TOTAL PLATTING	FEE <u>\$911.53</u>
elephone: (713) 462-3178	Park Fees (due a	t Final Plat Application) N/A
ax Number: N/A		
Email Address: JHerzog@idseg.com		
This is to certify that the information on this f	form is complete, true and correct and the unc	dersigned is authorized to make this
pplication. I understand that if all necessary	information, required documents, and plat fe	es are required at time of submittal o
City of Fulshear will not complete the review	needed in order to submit to the P&Z board.	
	John R. Herzog, P.E., Project Manager	11/18/2021
SIGNATURE	TYPED OR PRINTED NAME/TITLE	DATE

### **COUNTY OF FORT BEND**

I, SANFORD P. ARON, President of THE VIC AT JORDAN RANCH LLC, hereinafter referred to as owners of the 16.461 acre tract described in the above and foregoing map of THE VIC AT JORDAN RANCH, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title to the land so

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (UE and AE) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (UE and AE) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of THE VIC AT JORDAN RANCH where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, THE VIC AT JORDAN RANCH LLC has caused these presents to be signed by Sanford P. Aron, President, this \_\_\_\_ day of \_\_\_\_

BY: THE VIC AT JORDAN RANCH LLC

Sanford P. Aron, President

STATE OF TEXAS

### **COUNTY OF HARRIS**

BEFORE ME, the undersigned authority, on this day personally appeared Sanford P. Aron, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_\_day of \_\_\_\_\_\_, 2021.

corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Notary Public in and for the

State Of Texas

I, Michael L. Swan, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary

"PRELIMINARY, THIS **DOCUMENT SHALL NOT BE** RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A

FINAL SURVEY DOCUMENT."

Michael L. Swan, RPLS **Registered Professional Land Surveyor** Texas Registration No 5551

I, John R. Herzog, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JOHN R. HERZOG, P.E. 126468 ON 11/02/21, IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

John R. Herzog, PE

Licensed Professional Engineer, No 126468

This plat of THE VIC AT JORDAN RANCH is approved by the City Planning Commission of the City of Fulshear, Texas this \_\_\_\_\_

**Amy Pearce, Chair** 

Dar Hakimzadeh, Co-Chair

The plat of THE VIC AT JORDAN RANCH was approved by the City of Fulshear Council on the \_\_\_\_\_ day of 2021, and signed on this \_\_\_\_\_ day of \_\_\_\_\_, 2021, provided; however, this approval shall be invalid, and null and void, unless this plat if filed with the County Clerk of Fort Bend, Texas within one (1) year hereafter.

Aaron Groff, Mayor

Kimberly Kopecky, City Secretary

### NOTES

- 1. The coordinates shown hereon are Texas South Central Zone No 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 1.00013.
- 2. BL indicates a building line AE indicates an aerial easement UE indicates a utility easement WME indicates a water meter easement WSE indicates a water and sewer easement LSE indicates landscape easement VOL. PG indicates Volume, Page **FBCPR indicates Fort Bend County Public Records OPRFBC indicates Official Public Records of Fort Bend County ESMT indicates Easement** HL & P indicates Houston Lighting and Power SQ FT indicates square feet AC indicates acre ROW indicates right-of-way ORFBC indicates Original Records of Fort Bend County
- OPRFBC indicates Official Public Records of Fort Bend County FBCOPRRP indicates Fort Bend County Official Public Records of Real Property DRFBC indicates Deed Records of Fort Bend County
- indicates found 5/8" iron rod (unless otherwise noted) o indicates set 5/8" iron rod (unless otherwise noted)
- 3. All building lines along street rights-of-way are as shown on the plat.
- 4. All sidelot building lines to be 5' unless otherwise noted.
- 5. All non-perimeter easements on property lines are centered unless otherwise noted. 6. All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
- 7. One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- 8. The platted area is located within Zone X, defined as areas determined to be outside the 500 year floodplain, per FEMA Flood Insurance Rate Map Panel No 48157C0020L, effective April 02, 2014.
- 9. Sidewalks shall be built or caused to be built not less than 5 feet in width on east side of Texas Heritage Parkway right-of-way but are not required with this plat.
- 10. The drainage system for this subdivision is designed in accordance with the "Fort Bend County Drainage Criteria Manual" which allows street ponding with intense rainfall events.
- 11. All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
- 12. The Lighting Zone Is LZ3.
- 13. To the best of the engineer's knowledge, all existing pipeline easements within the subdivision are shown on the plat.
- 14. Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or obstruction by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.

15. Benchmark:

Elevations are based on Harris County Floodplain RM 190055, located on the east side of FM 1463, approximately 550' south of Corbitt Road, 15'± east of the power lines and 2'± off curb line of a driveway leading to a shopping center. Top of a stainless-steel rod inside an 8" PVC sleeve.

Note: The RM is now 3'± below ground level.

NAVD88, 2001 Adj. Elevation = 136.32

- 16. Reserve A within this plat will be owned and maintained by the property owner.
- 17. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
- 18. All property to drain into the drainage easement only through an appproved drainage structure.
- 19. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- 20. The top of all floor slabs shall be a minimum of 147.53 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.

DISTRICT I	NAMES
COUNTY ASSISTANCE DISTRICT	NO. 7
WCID	N/A
MUD	FULSHEAR M.U.D. NO. 3A
LID	N/A
DID	N/A
SCHOOL	LAMAR CONSOLOIDATED I.S.D.
FIRE	E.S.D. NO. 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	FULSHEAR ETJ
UTILITIES CO.	SIENERGY CENTERPOINT ENERGY CONSOLIDATED COMMUNICATIONS COMCAST

BEING 16.46 acres (717,025 square feet) of land in the J.D. Vermillion Survey, Abstract Number 339, Fort Bend County, Texas and being a portion of the 1352.43 acre tract described in the deed from The Massimo Fabio Silvestri Irrevocable Trust and The Rocco Paolo Silvestri Irrevocable Trust to Fort Bend Jordan Ranch LP recorded under File Number 2015027940 in the Official Public Records of Fort Bend County, Texas, and more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8-inch iron rod inside a 1-inch iron pipe with cap stamped "Cotton" found for the northeast corner of said 1352.43 acre tract, being the northwest corner of FIRETHORNE WEST SEC. 12 according to the plat thereof recorded as Plat Number 20140269 in the Official Public Records of Fort Bend County, Texas, and being on the south line of YOUNG RANCH SEC 4 according to the plat thereof recorded as Plat Number 20160017 in the Official Public Records of Fort Bend County, Texas;

THENCE South 02°10'31" East - 600.21 feet, with the line common to said 1352.43 acre tract and said FIRETHORNE WEST SEC. 12, to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner of the herein described tract and being the northeast corner of a drainage easement described in instrument to FULSHEAR COUNTY MUNICIPAL UTILITY DISTRICT NO. 3A and recorded in File Number 2020167035 of the Official Public Records of Fort Bend County, Texas;

THENCE with the line common to said drainage easement and the herein described tract the following courses and distances:

South 87°50'09" West - 769.88 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

South 38°45'21" West - 303.20 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner; South 75°29'42" West - 24.04 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner;

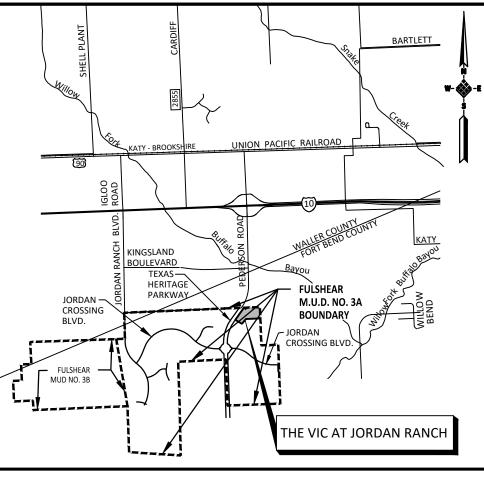
North 58°58'23" West - 394.38 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the west corner of the herein described tract and being on the southeasterly right-of-way line of TEXAS HERITAGE PARKWAY (200-feet wide) recorded in File Number 2020062689 of the Official Public Records of Fort Bend County, Texas;

THENCE with the southeasterly right-of-way line of TEXAS HERITAGE PARKWAY the following courses and distances:

North 35° 13' 51" East - 715.33 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the beginning of a curve to the left;

in a northeasterly direction, with said curve to the left, having a radius of 2100.00 feet, a central angle of 01° 42′ 04″, a chord bearing and distance of North 34° 22' 49" East - 62.35 feet, and an arc distance of 62.35 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the end of said curve and the northwest corner of the herein described tract, and being on the south line of said YOUNG RANCH SEC 4;

THENCE North 87° 49' 30" East - 850.33 feet, with the line common to the herein described tract and said YOUNG RANCH SEC 4, to the **POINT OF BEGINNING** of the herein described tract and containing 16.46 acres (717,025 square feet) of land.



FORT BEND COUNTY KEY MAP NO 483F & 483K VICINITY MAP

SCALE 1" = 5,000'

I, J. Stacy Slawinski, Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

> J. Stacy Slawinski, PE Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_

Vincent M. Morales, Jr.

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

**KP George** County Judge

**Grady Prestage Precinct 2, County Commissioner** 

Precinct 1, County Commissioner

Ken R. DeMerchant Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_

of the plat records of Fort Bend County, Texas. \_M. Filed in plat number(s) \_

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

**Fort Bend County, Texas** 

Laura Richard, County Clerk

### THE VIC AT JORDAN RANCH

**16.461** ACRES

J. D. VERMILLION SURVEY, A-339

A SUBDIVISION OF

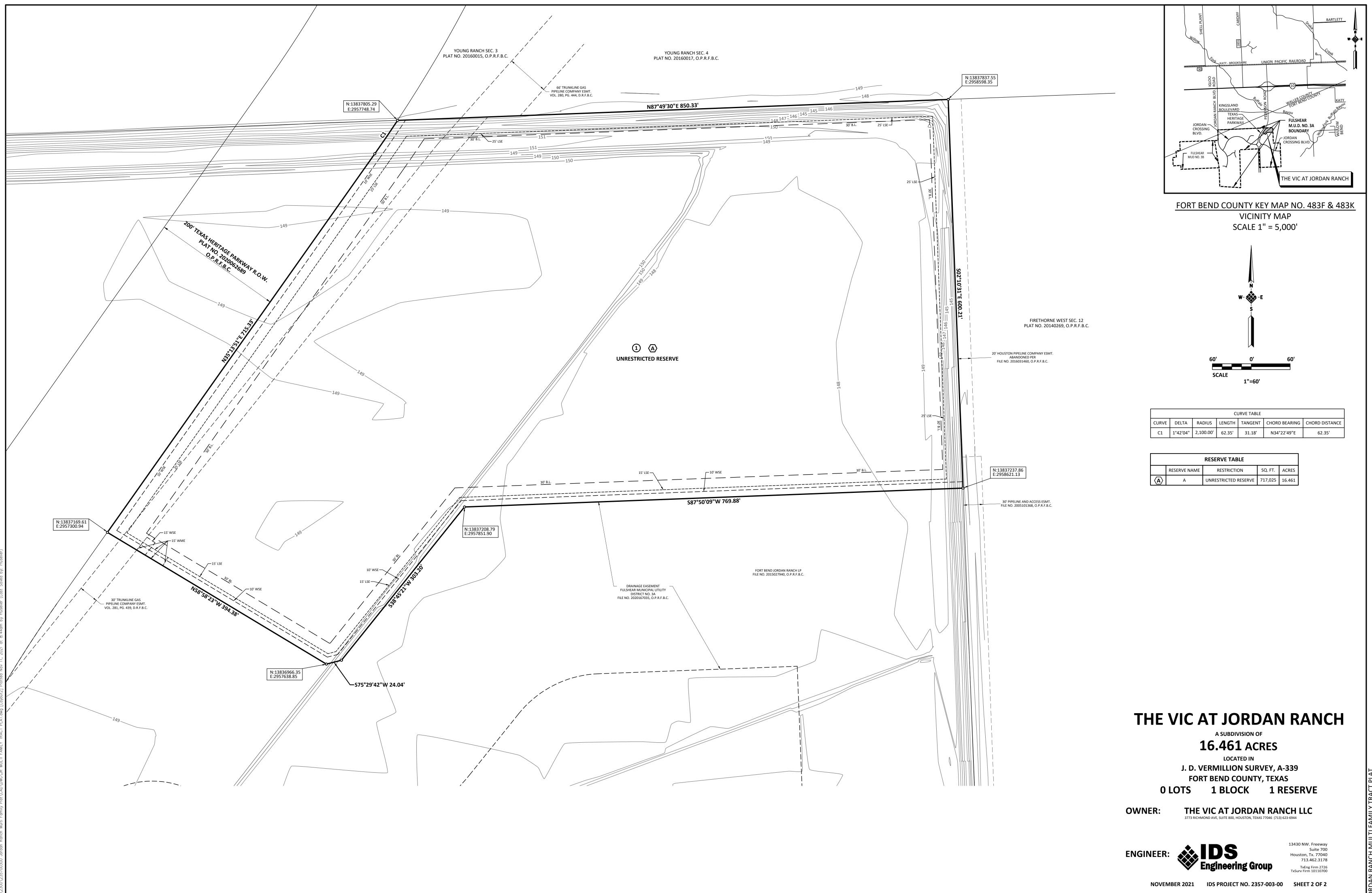
FORT BEND COUNTY, TEXAS 1 BLOCK 1 RESERVE

OWNER:

THE VIC AT JORDAN RANCH LLC

13430 NW. Freeway Houston, Tx. 77040 713.462.3178 TxEng Firm 2726

NOVEMBER 2021 IDS PROJECT NO. 2357-003-00 SHEET 1 OF 2





PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441 Phone: 281-346-1796 ~ Fax: 281-346-2556 www.fulsheartexas.gov

### **Subdivision/Development Platting Application**

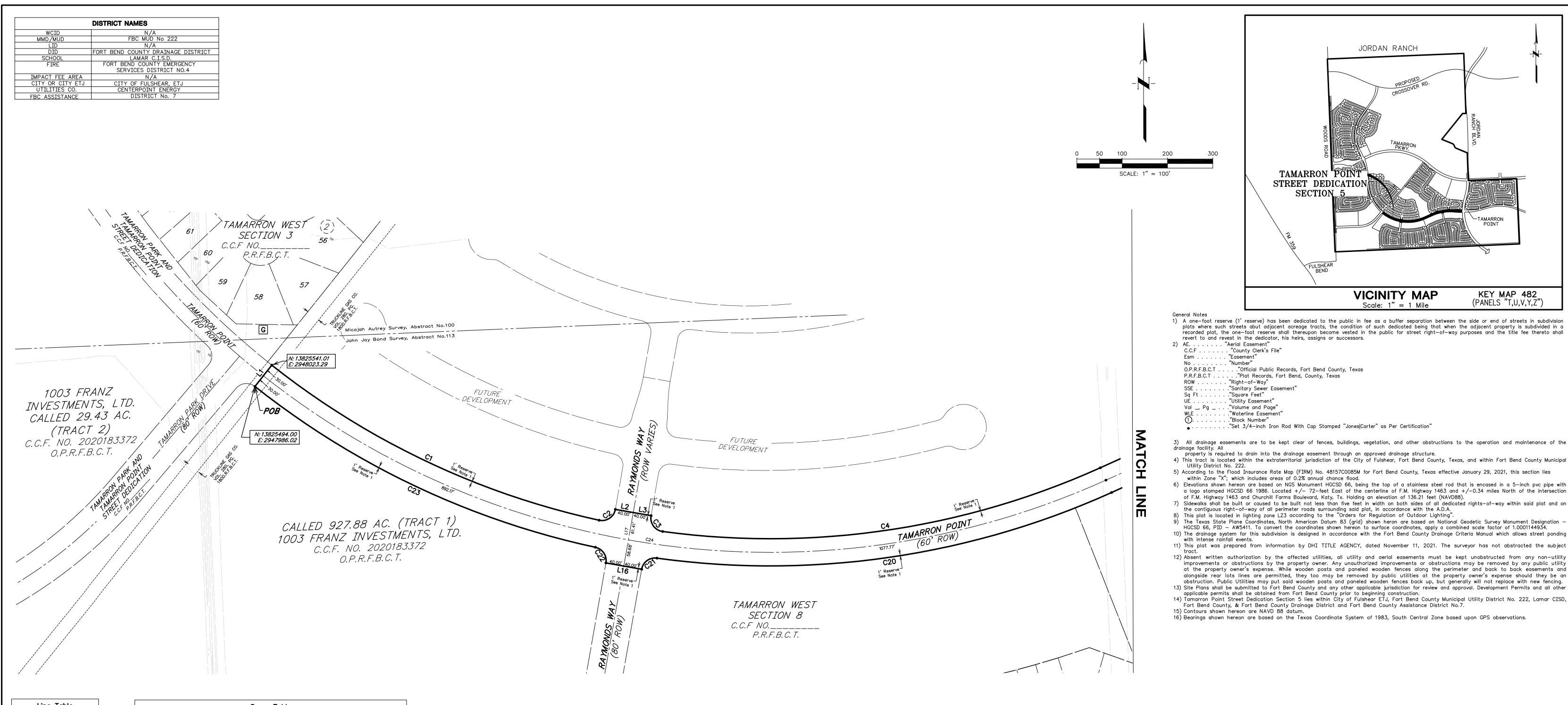
Date: 11.15.21 Date Rec Subdivision: Tamarron Point Street Dedication Section 5	Development:Tamarron West
SUBMITTAL OF PLAT: (Check Appropriate Selection)	
Preliminary Replat Amending Plat	X Final Short Form Final Admin. (Minor) Plat
TYPE OF PLAT: (Check Appropriate Selection)	
X Single-Family Residential	Zero Lot Line/ Patio Home Multi-Family Residential
Planned Development	Commercial Industrial
Plat Location: City X_ ETJ (Ex	traterritorial Jurisdiction)
Legal Description: Legal description on inclu	ded on the plat and CPL
Variance: Yes (Attach a Copy of Approval Let Total Acreage: 5.36  Number of Streets: 1	
Number of Streets: 1 Number of Lots: 0	
Number and Types of Reserves: 0 Reserves	Platting Fees
Total Acres in Reserve: 0	Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50
Owner: D.R. Horton	per acre  Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
Address: 16744 Horton Vista Drive	
City/State: Richmond, TX 77047	Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre
Telephone: <u>281-566-2100</u>	Amending or Minor Plat - \$200.00
Email Address: clindhorst@drhorton.com	Plat Vacation - \$500.00
Engineer/Planner: Jones Carter	2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)
Contact Person: Mayra Hernandez, AICP	TOTAL PLATTING FEE \$610.50
Telephone: 832.913.4000	Park Fees (due at Final Plat Application)
Fay Number	
Email Address: _mahernandez@jonescarter.c	om
application. I understand that if all necessary informat City of Fulshear will not complete the review needed i	mplete, true and correct and the undersigned is authorized to make this on, required documents, and plat fees are required at time of submittal or to order to submit to the P&Z board.

Senior Planner

TYPED OR PRINTED NAME/TITLE

11.12.21

DATE



Line Table				
Line	Bearing	Distance		
L1	N38 <b>°</b> 24'59"E	60.00'		
L2	S79 <b>*</b> 58'56"E	40.00'		
L3	S79*58'56"E	40.00'		
L4	N65'42'40"E	340.42		
L5	N73°07'54"E	60.00'		
L6	N88°07'14"E	60.00'		
L7	S89°07'51"E	217.81'		
L8	N86°34'23"E	80.12		
L9	N89°01'37"E	71.34'		
L10	S00°58'23"E	90.00'		
L11	S89°01'37"W	47.56		
L12	N77 <b>°</b> 17'59"W	18.76'		
L13	N89*07'51"W	187.96'		
L14	S80°03'55"W	60.00'		
L15	S65°42'40"W	340.42		
L16	N79 <b>°</b> 58'56"W	80.00'		
L17	N10°01'04"E	120.09'		
L18	N65'42'40"E	340.42		
L19	N16 <b>°</b> 52'06"W	59.13'		
L20	N09*56'05"W	60.93		
L21	N01°52'45"W	59.13		

L22 S89°07'51"E 428.98'

			Curve	Table		
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1770.00'	26.05'35"	806.08'	S64°37'48"E	799.13'	410.15'
C2	30.00'	92'18'20"	48.33'	N56°10'14"E	43.27'	31.23'
С3	30.00'	92'18'20"	48.33'	S36°08'07"E	43.27'	31.23'
C4	1770.00	32.00,03,	988.58'	N81°42'42"E	975.78'	507.55
C6	30.00'	8819'51"	46.25'	N27°17'49"E	41.80'	29.14'
C7	30.00'	8819'51"	46.25'	S61°02'02"E	41.80'	29.14'
C8	2030.00'	11°39'04"	412.80'	N80°37'34"E	412.09'	207.11
C9	30.00'	8819'51"	46.25'	N42°17'10"E	41.80'	29.14'
C10	30.00'	8819'51"	46.25'	S46°02'41"E	41.80'	29.14'
C11	2030.00'	1.04,46,	38.25'	S89°40'14"E	38.24'	19.12'
C12	500.00'	4.17,46"	37.49'	N88°43'16"E	37.48'	18.75'
C13	500.00'	2*27'14"	21.41'	N87°48'00"E	21.41'	10.71'
C14	400.00'	13'40'24"	95.46'	N84°08'11"W	95.23'	47.96'
C15	400.00'	11°49'52"	82.60'	N83°12'55"W	82.45'	41.45'
C16	1970.00'	9.01,53,	310.53'	S86°21'12"W	310.21'	155.59'
C17	30.00'	91°46'20"	48.05'	S35*57'06"W	43.08'	30.94'
C18	30.00'	91°46'20"	48.05'	N55°49'15"W	43.08'	30.94'
C19	1970.00'	12°34'55"	432.60'	S72°00'08"W	431.73'	217.18'
C20	1830.00'	32'08'59"	1026.85'	S81°47'10"W	1013.43'	527.33
C21	30.00'	87*50'35"	45.99'	S53*56'21"W	41.62'	28.89'
C22	30.00'	87*50'35"	45.99'	N33°54'14"W	41.62'	28.89'
C23	1830.00'	26"14'31"	838.16'	N64°42'16"W	830.85'	426.56
C24	1800.00'	62*42'19"	1969.94'	S82*56'10"E	1873.09'	1096.68
C25	2000.00'	25.09,29,	878.18'	S78 <b>*</b> 17 <b>'</b> 25"W	871.14'	446.28

### TAMARRON POINT STREET DEDICATION

### **SECTION 5**

A SUBDIVISION OF 5.36 ACRES OF LAND OUT OF THE JOHN JAY BOND SURVEY, A-113 FORT BEND COUNTY, TEXAS

**NOVEMBER 2021** 

210-344-9200

1003 FRANZ INVESTMENTS, LTD. D. R. HORTON-Texas, Ltd., 10003 N.W. MILITARY HWY SAN ANTONIO, TEXAS 78231

a Texas Limited Partnership 6744 HORTON VISTA DRIVE RICHMOND, TEXAS 77407 281-269-6832

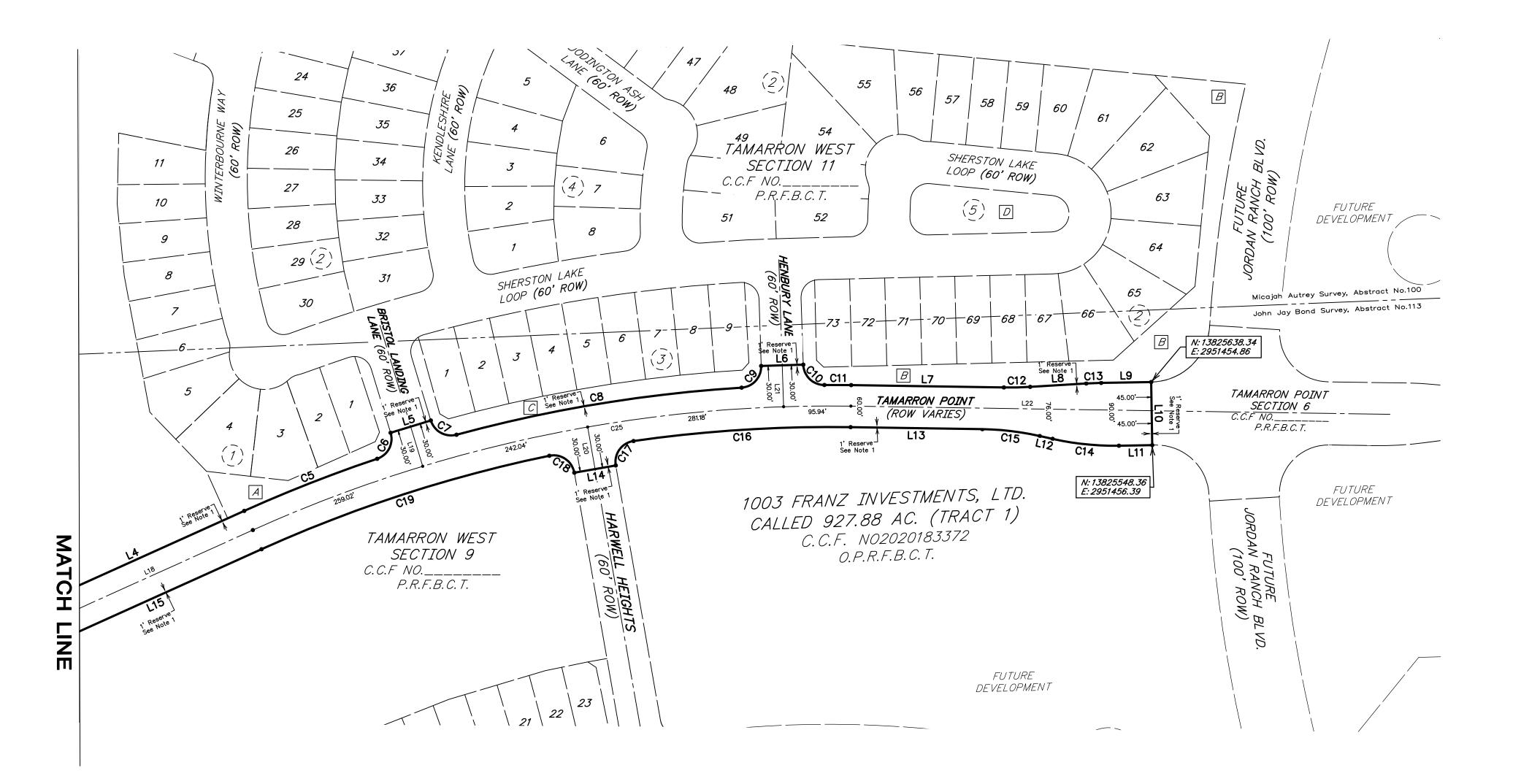
SURVEYOR:

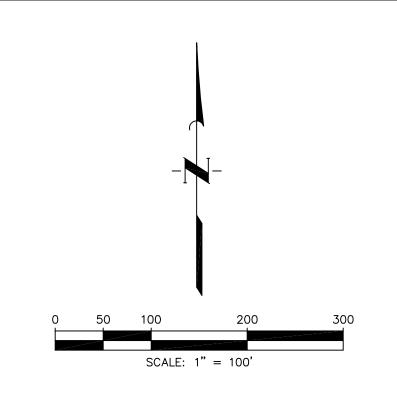


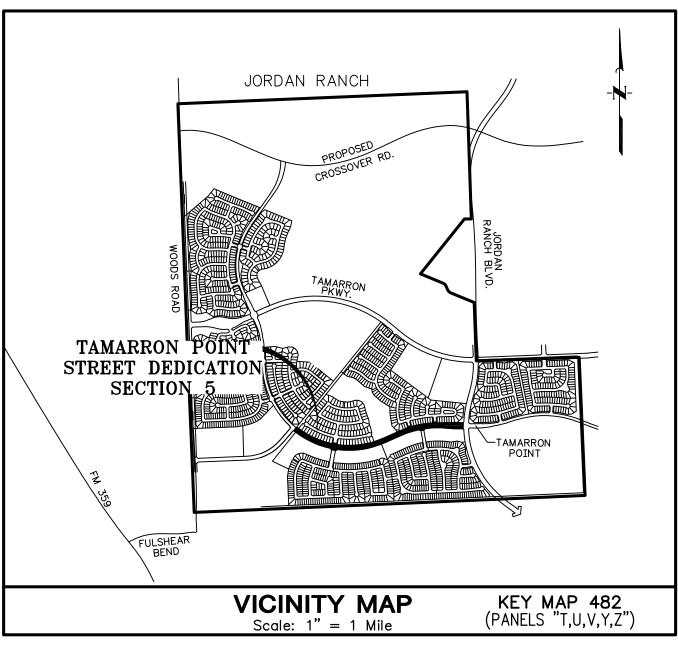
**ENGINEER:** 

SHEET 1 OF 3

	DISTRICT NAMES
WCID	N/A
MMD/MUD	FBC MUD No 222
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	FORT BEND COUNTY EMERGENCY
	SERVICES DISTRICT NO.4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No. 7
FBC ASSISTANCE	DISTRICT No. 7







Ger	neral Notes
1)	A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision
•	plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a
	recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall
	revert to and revest in the dedicator, his heirs, assigns or successors.
2)	AE "Aerial Easement"
	C.C.F "County Clerk's File"
	Esm
	No "Number"
	O.P.R.F.B.C.T
	P.R.F.B.C.T
	70.11 6.11 7

ROW . . . . . "Right-of-Way"

SSE . . . . . . "Square Feet"

UE . . . . . "Utility Easement"

Vol \_, Pg \_ . . . "Volume and Page"

WLE . . . . . "Waterline Easement"

① . . . . . "Block Number"

\_ . . . . . "Set 3/4-inch Iron Rod With Cap Stamped "Jones|Carter" as Per Certification"

3) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.

4) This tract is located within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 222.
5) According to the Flood Insurance Rate Map (FIRM) No. 48157C0085M for Fort Bend County, Texas effective January 29, 2021, this section lies within Zone "X"; which includes areas of 0.2% annual chance flood.

6) Elevations shown hereon are based on NGS Monument HGCSD 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCSD 66 1986. Located +/- 72-feet East of the centerline of F.M. Highway 1463 and +/-0.34 miles North of the intersection of F.M. Highway 1463 and Churchill Farms Boulevard, Katy, Tx. Holding an elevation of 136.21 feet (NAVD88).
7) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.

8) This plat is located in lighting zone LZ3 according to the "Orders for Regulation of Outdoor Lighting".

9) The Texas State Plane Coordinates, North American Datum 83 (grid) shown heron are based on National Geodetic Survey Monument Designation — HGCSD 66, PID — AW5411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.0001144934.

10) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
11) This plat was prepared from information by DHI TITLE AGENCY, dated November 11, 2021. The surveyor has not abstracted the subject

tract.
12) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non—utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

13) Site Plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
14) Tamarron Point Street Dedication Section 5 lies within City of Fulshear ETJ, Fort Bend County Municipal Utility District No. 222, Lamar CISD, Fort Bend County, & Fort Bend County Drainage District and Fort Bend County Assistance District No.7.
15) Contours shown hereon are NAVD 88 datum.

16) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone based upon GPS observations.

Line Table			
Line	Bearing	Distance	
L1	N38 <b>'</b> 24'59"E	60.00'	
L2	S79 <b>*</b> 58'56"E	40.00'	
L3	S79 <b>*</b> 58'56"E	40.00'	
L4	N65'42'40"E	340.42'	
L5	N73°07'54"E	60.00'	
L6	N88°07'14"E	60.00'	
L7	S89°07'51"E	217.81'	
L8	N86'34'23"E	80.12'	
L9	N89°01'37"E	71.34'	
L10	S00°58'23"E	90.00'	
L11	S89°01'37"W	47.56'	
L12	N77*17'59"W	18.76'	
L13	N89°07'51"W	187.96	
L14	S80°03'55"W	60.00'	
L15	S65*42'40"W	340.42	
L16	N79*58'56"W	80.00'	
L17	N10°01'04"E	120.09	
L18	N65'42'40"E	340.42	
L19	N16*52'06"W	59.13'	
L20	N09*56'05"W	60.93	
L21	N01°52'45"W	59.13'	
L22	S89°07'51"E	428.98'	

	Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGEN <sup>-</sup>	
C1	1770.00'	26°05'35"	806.08'	S64'37'48"E	799.13'	410.15	
C2	30.00'	92'18'20"	48.33'	N56°10'14"E	43.27'	31.23'	
С3	30.00'	92'18'20"	48.33'	S36°08'07"E	43.27'	31.23'	
C4	1770.00'	32.00,03,	988.58'	N81'42'42"E	975.78'	507.55	
C6	30.00'	88"19'51"	46.25'	N27°17'49"E	41.80'	29.14'	
C7	30.00'	8819'51"	46.25'	S61*02'02"E	41.80'	29.14'	
C8	2030.00'	11'39'04"	412.80'	N80°37'34"E	412.09'	207.11	
C9	30.00'	8819'51"	46.25'	N42°17'10"E	41.80'	29.14'	
C10	30.00'	8819'51"	46.25'	S46°02'41"E	41.80'	29.14'	
C11	2030.00'	1°04'46"	38.25'	S89°40'14"E	38.24'	19.12'	
C12	500.00'	417'46"	37.49'	N88°43'16"E	37.48'	18.75'	
C13	500.00'	2°27'14"	21.41'	N87°48'00"E	21.41'	10.71	
C14	400.00'	13°40'24"	95.46'	N84°08'11"W	95.23'	47.96	
C15	400.00'	11'49'52"	82.60'	N83°12'55"W	82.45'	41.45'	
C16	1970.00'	9'01'53"	310.53'	S86°21'12"W	310.21	155.59'	
C17	30.00'	91°46'20"	48.05'	S35*57'06"W	43.08'	30.94	
C18	30.00'	91°46'20"	48.05'	N55*49'15"W	43.08'	30.94	
C19	1970.00'	12*34'55"	432.60'	S72°00'08"W	431.73'	217.18'	
C20	1830.00'	32*08'59"	1026.85'	S81*47'10"W	1013.43'	527.33'	
C21	30.00'	87*50'35"	45.99'	S53*56'21"W	41.62'	28.89'	
C22	30.00'	87*50'35"	45.99'	N33*54'14"W	41.62'	28.89'	
C23	1830.00'	26"14'31"	838.16'	N64°42'16"W	830.85'	426.56	
C24	1800.00'	62*42'19"	1969.94'	S82°56'10"E	1873.09'	1096.68	
C25	2000.00	25*09'29"	878.18'	S78"17'25"W	871.14	446.28	

### TAMARRON POINT STREET DEDICATION

### **SECTION 5**

A SUBDIVISION OF 5.36 ACRES OF LAND OUT OF THE JOHN JAY BOND SURVEY, A-113 FORT BEND COUNTY, TEXAS

**NOVEMBER 2021** 

OWNER:

1003 FRANZ INVESTMENTS, LTD.

10003 N.W. MILITARY HWY
SUITE 2201
SAN ANTONIO, TEXAS 78231
210-344-9200

OWNER:

D. R. HORTON—Texas, Ltd.,
a Texas Limited Partnership
6744 HORTON VISTA DRIVE
RICHMOND, TEXAS 77407

281-269-6832

SURVEYOR:



ENGINEER:

(J|C) JONES CARTER

SHEET 2 OF 3

oodruff, its reet Dedicat					
cess easem	Assistant Vice Pres Ition Section 5, do l said maps or plat onents), alleys, parks,	sident, owner hereinafter r hereby make and establish and hereby dedicate to th , water courses, drains, e	referred to as Owners of h said subdivision and de he use of the public fore easements and public pla	the 5.36 acre tract described in the velopment plan of said property acco er, all streets (except those streets	d Agent acting by and through Jonathan above and foregoing map of Tamarron Point rding to all lines, dedications, restrictions, and designated as private streets, or permanent and considerations therein expressed; and do
JRTHER, Ownerial easeme ') for fourte et (16' 0")	rners have dedicated ents shall extend ho een feet (14' 0") po above the ground	d and by these presents orizontally an additional e erimeter ground easemen level upward, located adj	do dedicate to the use eleven feet, six inches (1 ts or five feet, six inche acent to and adjoining s	of the public for public utility purp '6") for ten feet (10'0") perimete (5'6") for sixteen feet (16'0") p did public utility easements that are	pose forever unobstructed aerial easements. The r ground easements or seven feet, six inches (7' erimeter ground easements, from a plane sixteen designated with aerial easements (U.E. and A.E.)
JRTHER, Ownerial easeme 4'0") back ound level u	vners have dedicated ents shall extend ho k—to—back ground e upward, located adj	d and by these presents prizontally an additional to easements or seven feet	do dedicate to the use en feet (10' 0") for ten (7' 0") for sixteen feet adjoining said public ut	feet (10'0") back—to—back ground (16'0") back—to—back ground ease ty easements that are designated v	pose forever unobstructed aerial easements. The easements or eight feet (8' 0") for fourteen feet ements, from a plane sixteen feet (16' 0") above vith aerial easements (U.E. and A.E.) as indicated
JRTHER, Owi welling units	vners do hereby dec	clare that all parcels of	land designated as lots	on this plat are originally intended	for the construction of single family residential terms and conditions of such restrictions filed
				ne boundaries of this plat is hereby or any drainage ditch, either directly	restricted to prevent the drainage of any septic y or indirectly.
natural dro e operations	ainage way shall he	reby be restricted to kee	p such drainage ways ar	l easements clear of fences, building	cent to any drainage easement, ditch, gully, creek gs, excessive vegetation and other obstructions to n directly into this easement except by means of
aws and dro	ainage ditches locat	ted in said subdivision, as	s easements for`dráinage		ne of any and all bayous, creeks, gullies, ravines, other governmental agency shall have the right to cilities and structures.
	ant and agree and				ated Areas of Fort Bend County, Texas", and do Court on March 23, 2004, and any subsequent
		lorton — Texas, Ltd., a T an Woodruff, its Assistant			poration, It's Authorized Agent has caused these
is	day of		, 2021.		
			a Te	Horton — Texas, Ltd., kas Limited Partnership Horton Inc., a Delaware Corporation,	It's Authorized Agent.
				han Woodruff tant Vice President	
STATE OF	TEXAS	§			
COUNTY OF	F FORT BEND E, the undersigned	§ authority, on this day p		an Woodruff, Assistant Vice Preside Ited the same for the purposes and	nt, known to me to be the person whose name considerations therein expressed.
GIVEN UND	DER MY HAND AND S	SEAL OF OFFICE, this	day of	, 2021.	
Notary Fub	olic in and for the S	state of Texas			
Print Name	e				
	ssion expires:				
	ssion expires:				
My commis	evin P. Espinosa, a		registered in the Stat	of Texas, do hereby certify that e.	this plat
My commis	evin P. Espinosa, a	a Professional Engineer	registered in the Stat	of Texas, do hereby certify thate.  Devin P. Espinosa P.E. Professional Engineer No. 1395	· 
I, Deveneets all responses Boa corners, a document;	evin P. Espinosa, a requirements of Fo from an actual board of Professiona angle points, point; and that all pre	Registered Professional Coundary survey of the purchase of curvature/tangences	registered in the State best of my knowledge best of my knowledge best of the property made on the the plat boundary corey and other points of	Devin P. Espinosa P.E. Professional Engineer No. 1395 State of Texas, hereby certify the ground under my supervision accordings have been tied to the neare reference were marked on the gr	· 
I, Chris prepared for Texas Boa corners, a document; 5/8—inch	is D. Kalkomey, a from an actual board of Professiona angle points, point; and that all prediameter iron rod	Registered Professional Engineer ort Bend County, to the punctory survey of the pull Land Surveyors; that is of curvature/tangenceviously existing property with surveyor's cap.	registered in the State best of my knowledge best of my knowledge best of the property made on the the plat boundary corey and other points of	Devin P. Espinosa P.E. Professional Engineer No. 1395 State of Texas, hereby certify the ground under my supervision accordings have been tied to the neare reference were marked on the gr	nat this subdivision is true and correct; was ording to the standards of practice of the st street intersection; that the boundary ound before I signed and sealed this
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I, Chris prepared for Texas Boa corners, a document; 5/8—inch  Chris D. K Registered Texas Reg  This plat conformation of Fulshear This	is D. Kalkomey, a from an actual board of Professional Land Sqistration No. 5869	Registered Professional country, to the pundary survey of the pull Land Surveyors; that is of curvature/tangence viously existing property with surveyor's cap.	registered in the State best of my knowledge best of my knowledge best of my knowledge the plat boundary corey and other points of markers are sufficient	Devin P. Espinosa P.E. Professional Engineer No. 1395  State of Texas, hereby certify the ground under my supervision accounts have been tied to the neare reference were marked on the graph of the state of the second state of the second sec	nat this subdivision is true and correct; was ording to the standards of practice of the st street intersection; that the boundary ound before I signed and sealed this s found and all set markers are a minimum
I, Chris prepared for Texas Boa corners, a document; 5/8—inch  Chris D. K Registered Texas Reg  This plat of Fulshear  This  Dar Hakimz	is D. Kalkomey, a from an actual board of Professiona angle points, point; and that all prediameter iron roduced from the diameter iron for Tamarron Point Str., Texas day of	Registered Professional Engineer ort Bend County, to the part of t	registered in the State best of my knowledge lead of the property made on the the plat boundary corey and other points of markers are sufficient sufficient to the plate of the plate of the points of the plate of the plate of the property made on the the plate of the property made on the property markers are sufficient to the plate of the property of the plate of the plate of the property of the plate of t	Devin P. Espinosa P.E. Professional Engineer No. 1395  State of Texas, hereby certify the ground under my supervision accessors have been tied to the nearesterence were marked on the gratly described on this document accessors.  City Planning Commission of the City Planning Commission Planning Commiss	nat this subdivision is true and correct; was ording to the standards of practice of the st street intersection; that the boundary ound before I signed and sealed this s found and all set markers are a minimum

STATE OF TEXAS

Kimberly Kopecky, City Secretary

A METES & BOUNDS description of a 5.36 acre tract of land in the John Jay Bond Survey, Abstract 113, Fort Bend County, Texas, being out of and a part of a portion of that certain called 927.88 acre tract of land recorded under County Clerk's File Number 2020183372, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at the southwest corner of an adjoining called 182.86 acre tract recorded under County Clerk's File Number 2020183088, Official Public Records, Fort Bend County, Texas, and the southwest corner of said John Jay Bond Survey, Abstract 113, same being the northwest corner of an adjoining called 461.36 acre tract recorded under County Clerk's File Number 2013104491, Official Public Records, Fort Bend County, Texas, and the northwest corner of the Rufus Wright Survey, Abstract 344, as located in Jordan Road, said point being in the east line of the adjoining Nathan Brookshire League, Abstract 14, from which point an angle point in the west line of said adjoining called 182.86 acre tract bears North 02 degrees 20 minutes 34 seconds West, 1,588.06 feet;

Thence North 87 degrees 31 minutes 50 seconds East along the south line of said adjoining called 182.86 acre tract, the south line of the said called 927.88 acre tract, and the south line of said John Jay Bond Survey, Abstract 113, same being the north line of the said adjoining called 461.36 acre tract, and said Rufus Wright Survey, Abstract 344, 2,145.85 feet to a point on said line, from which point the northeast corner of said adjoining called 461.36 acre tract bears North 87 degrees 31 minutes 50

Thence North 02 degrees 28 minutes 10 seconds West, departing said line, 1,568.67 feet to a point in the east line of said adjoining called 182.86 acre tract, same being in the west line of said called 927.88 acre tract, for the southwest corner and the Place of Beginning of the herein described tract; Thence North 38 degrees 24 minutes 59 seconds East, along the east line of said adjoining called 182.86 acre tract, same being the west line of said called 927.88 acre tract, 60.00 feet to the northwest corner of the herein described tract, being in a non—tangent curve to the left; Thence establishing the north line of the herein described tract to points with the following courses and distances:

Thence with said non—tangent curve to the left, having a central angle of 26 degrees 05 minutes 32 seconds, an arc length of 806.05 feet, a radius of 1,770.00 feet, and a chord bearing South 64 degrees 37 minutes 47 seconds East, 799.10 feet to the beginning of a compound curve to the left;

Thence with said compound curve to the left, having a central angle of 92 degrees 16 minutes 09 seconds, an arc length of 48.31 feet, a radius of 30.00 feet, and a chord bearing North 56 degrees 11 minutes 23 seconds East, 43.26 feet; South 80 degrees 00 minutes 31 seconds East, 80.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 92 degrees 20 minutes 31 seconds, an arc length of 48.35 feet, a radius of 30.00 feet, and a chord bearing South 36 degrees 06 minutes 58 seconds East, 43.28 feet to the beginning of a compound curve to the left; Thence with said compound curve to the left, having a central angle of 32 degrees 00 minutes 06 seconds, an arc length of 988.61 feet, a radius of 1,770.00 feet, and a chord bearing North 81 degrees 42 minutes 43 seconds East, 975.81 feet;

North 65 degrees 42 minutes 40 seconds East, 340.42 feet to the beginning of a curve to the right; Thence with said curve to the right, having a central angle of 05 degrees 45 minutes 05 seconds, an arc length of 203.77 feet, a radius of 2,030.00 feet, and a chord bearing North 68 degrees 35 minutes 13 seconds East, 203.68 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 88 degrees 19 minutes 51 seconds, an arc length of 46.25 feet, a radius of 30.00 feet, and a chord bearing North 27 degrees 17 minutes 49 seconds East, 41.80 feet; North 73 degrees 07 minutes 54 seconds East, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 88 degrees 19 minutes 51 seconds, an arc length of 46.25 feet, a radius of 30.00 feet, and a chord bearing South 61 degrees 02 minutes 02 seconds East, 41.80 feet to the beginning of a reverse curve to the right; Thence with said reverse curve to the right, having a central angle of 11 degrees 39 minutes 04 seconds, an arc length of 412.80 feet, a radius of 2,030.00 feet, and a chord bearing North 80 degrees 37 minutes 34 seconds East, 421.09 feet to the beginning of a reverse curve to the left;

Thence with said reverse curve to the left, having a central angle of 88 degrees 19 minutes 51 seconds, an arc length of 46.25 feet, a radius of 30.00 feet, and a chord bearing North 42 degrees 17 minutes 10 seconds East, 41.80 feet; North 88 degrees 07 minutes 14 seconds East, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non-tangent curve to the left, having a central angle of 88 degrees 19 minutes 51 seconds, an arc length of 46.25 feet, a radius of 30.00 feet, and a chord bearing South 46 degrees 02 minutes 41 seconds East, 41.80 feet to the beginning of a reverse curve to the right; Thence with said reverse curve to the right, having a central angle of 01 degree 04 minutes 46 seconds, an arc length of 38.25 feet, a radius of 2,030.00 feet, and a chord bearing South 89 degrees 40 minutes 14 seconds East, 38.24 feet;

Thence with said curve to the left, having a central angle of 04 degrees 17 minutes 46 seconds, an arc length of 37.49 feet, a radius of 500.00 feet, and a chord bearing North 88 degrees 43 minutes 16 seconds East, 37.48 feet;

North 86 degrees 34 minutes 23 seconds East, 80.12 feet to the beginning of a curve to the right; Thence with said curve to the right, having a central angle of 02 degrees 27 minutes 14 seconds, an arc length of 21.41 feet, a radius of 500.00 feet, and a chord bearing North 87 degrees 48 minutes 00 seconds East, 21.41 feet;

North 89 degrees 01 minute 37 seconds East, 71.34 feet to the northeast corner of the herein described tract;

Thence South 00 degrees 58 minutes 23 seconds East establishing the east line of the herein described tract, 90.00 feet to the southeast corner of the herein described

Thence establishing the south line of the herein described tract with the following courses and distances: South 89 degrees 01 minute 37 seconds West, 47.56 feet to the beginning of a curve to the right;

South 89 degrees 07 minutes 51 seconds East, 217.81 feet to the beginning of a curve to the left;

Thence with said curve to the right, having a central angle of 13 degrees 40 minutes 24 seconds, an arc length of 95.46 feet, a radius of 400.00 feet, and a chord bearing North 84 degrees 08 minutes 11 seconds West, 95.23 feet;

Thence with said curve to the left, having a central angle of 11 degrees 49 minutes 52 seconds, an arc length of 82.60 feet, a radius of 400.00 feet, and a chord bearing North 83 degrees 12 minutes 55 seconds West, 82.45 feet;

Thence with said curve to the left, having a central angle of 09 degrees 01 minute 53 seconds, an arc length of 310.53 feet, a radius of 1,970.00 feet, and a chord bearing South 86 degrees 21 minutes 12 seconds West, 310.21 feet to the beginning of a compound curve to the left; Thence with said compound curve to the left, having a central angle of 91 degrees 46 minutes 20 seconds, an arc length of 48.05 feet, a radius of 30.00 feet, and a chord bearing South 35 degrees 57 minutes 06 seconds West, 43.08 feet; South 80 degrees 03 minutes 55 seconds West, 60.00 feet to a point in a non-tangent curve to the left;

Thence with said non—tangent curve to the left, having a central angle of 91 degrees 46 minutes 20 seconds, an arc length of 48.05 feet, a radius of 30.00 feet, and a chord bearing North 55 degrees 49 minutes 15 seconds West, 43.08 feet to the beginning of a compound curve to the left; Thence with said compound curve to the left, having a central angle of 12 degrees 34 minutes 55 seconds, an arc length of 432.60 feet, a radius of 1,970.00 feet, and a chord bearing South 72 degrees 00 minutes 08 seconds West, 431.73 feet;

South 65 degrees 42 minutes 40 seconds West, 340.42 feet to the beginning of a curve to the right; Thence with said curve to the right, having a central angle of 32 degrees 08 minutes 59 seconds, an arc length of 1,026.85 feet, a radius of 1,830.00 feet, and a chord bearing South 81 degrees 47 minutes 10 seconds West, 1,013.43 feet to the beginning of a reverse curve to the left; Thence with said reverse curve to the left, having a central angle of 87 degrees 50 minute 35 seconds, an arc length of 45.99 feet, a radius of 30.00 feet, and a

North 79 degrees 58 minutes 56 second West, 80.00 feet to a point in a non-tangent curve to the left;

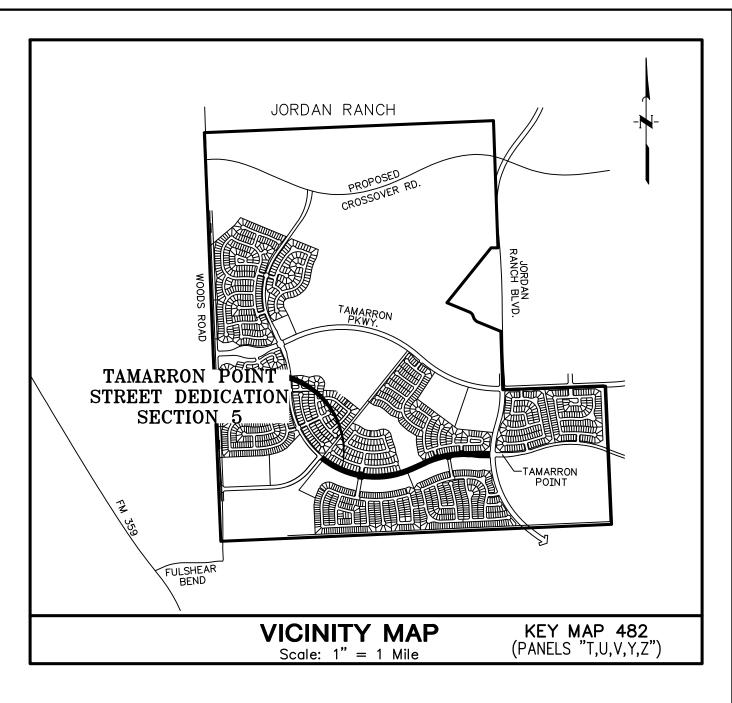
Thence with said non-tangent curve to the left, having a central angle of 87 degrees 50 minutes 35 seconds, an arc length of 45.99 feet, a radius of 30.00 feet, and a chord bearing North 33 degrees 54 minutes 14 seconds West, 41.62 feet to the beginning of a reverse curve to the right; Thence with said reverse curve to the right, having a central angle of 26 degrees 14 minutes 31 seconds, an arc length of 838.16 feet, a radius of 1,830.00 feet, and a chord bearing North 64 degrees 42 minutes 16 seconds West, 830.85 feet to the southwest corner and Place of Beginning of the herein described tract, and containing 5.36 acres of land, more or less.

THE STATE OF TEXAS	§
COUNTY OF FORT REND	s

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on \_, 2021, at \_\_\_\_\_ o'clock \_\_\_m. in Plat Number(s) \_\_\_\_\_\_of the Plat Records of said County.

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

Laura Richard
Fort Bend County, Texas
Deputy
Bv:



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within

. Stacy Slawinski, P.E. ort Bend County Engineer	Date	
PPROVED by the Commissioners' Court of Fort Bend Cour	nty, Texas, this day of	, 2021
incent M. Morales, Jr. ommissioner, Precinct 1	Grady Prestage Commissioner, Precinct 2	
P George ounty Judge		
/.A. "Andy" Meyers	Ken R. DeMerchant	

### TAMARRON POINT STREET DEDICATION

### **SECTION 5**

A SUBDIVISION OF 5.36 ACRES OF LAND OUT OF THE JOHN JAY BOND SURVEY, A-113 FORT BEND COUNTY, TEXAS

**NOVEMBER 2021** 

1003 FRANZ INVESTMENTS, LTD. 10003 N.W. MILITARY HWY SUITE 2201 SAN ANTONIO, TEXAS 78231 210-344-9200

D. R. HORTON-Texas, Ltd., a Texas Limited Partnership 6744 HORTON VISTA DRIVE RICHMOND, TEXAS 77407

281-269-6832

SURVEYOR: JONES CARTER **ENGINEER:** 

SHEET 3 OF 3



PO Box 279 / 30603 FM 1093 Fulshear, Texas 77441 Phone: 281-346-1796 ~ Fax: 281-346-2556

www.fulsheartexas.gov

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Date: $1 - 12 - 2021$ Date Received by the City of	f Fulshear:
Subdivision: <u>SUMMERVIEW SECTION</u> Development: _:	SUMMER VIEW
SUBMITTAL OF PLAT: (Check Appropriate Selection)	
Preliminary Final	Short Form Final
Replat Vacation Plat	Admin. (Minor) Plat
Amending Plat	
TYPE OF PLAT: (Check Appropriate Selection)	
Single-Family Residential Zero Lot Line/	Patio Home Multi-Family Residential
Planned Development Commercial	Industrial
Plat Location: City ETJ (Extraterritorial Jurisc	diction)
Legal Description: 10 36 AC LOCATED UY THE N	INTHAM BROOKSHINE SURVEY A-1
Legal Description: 10.36 AC. LOCATED IIY THE M	FORT BOND (6)
Variance: Yes (Attach a Copy of Approval Letter) No	THE DEAD CO
Total Acreage: 10.36 AC.	
Number of Streets: 3	
Number of Lots: > Z	Platting Fees
Number and Types of Reserves: 6 LANDSCAPE OPEN SPACE	
Total Acres in Reserve: 3.16 AC-	Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre
Owner: M/I HOMES OF HOUSTON, LLC	Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre
Address: 10910 VY. SAMHOUSTON PRKWY. N.#500	Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre
City/State: HOUSTON	
Telephone: 7/3 - 343 - 0394	Amending or Minor Plat - \$200.00
Email Address:	Plat Vacation - \$500.00
Engineer/Planner: COSTELLO, INC.	2 <sup>nd</sup> Review of plats - \$100.00 (each additional review)
Contact Person: MR. CHAD HARTMANN P.E.	TOTAL PLATTING FEE # 919.00
Telephone: 7/3-783-7788	Park Fees (due at Final Plat Application)
Fax Number: 7/3-763-3580	Tank and (and art mart far ppintation)
Email Address: CHAILTMANN @ COSTELLO, INC. CO,	M
	•
This is to certify that the information on this form is complete, true and o	correct and the undersigned is authorized to make this
application. I understand that if all necessary information, required docu	
City of Fulshear will not complete the review needed in order to submit	to the P&Z board.
(), 01	
1/4/1/1 1006E1 DELA PORA /	DIA+(020 DINATON 11-12-2021
SIGNATURE TYPED OR PRINTED N	PLAT COORDINATOR 11-12-202
/ SIGNATURE TYPED OR PRINTED IT	NAIVIE/ III LE DATE

STATE OF TEXAS COUNTY OF FORT BEND

WE, M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRANNON BOOZER, VICE PRESIDENT OF LAND, AND BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION, HEREINAFTER REFERRED TO AS OWNERS OF THE 10.36 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUMMERVIEW SECTION THREE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PÉRIMETER GROUND EASEMENTS OR FIVÉ FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PÉRIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") ÎN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EÁSEMENTS, OR SÈVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BÁCK-TO-BACK GROUND EASEMENTS FROM À PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOMES) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SUMMERVIEW SECTION THREE WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, ITS VICE PRESIDENT OF LAND, HEREUNTO AUTHORIZED, AND ATTESTED BY BRUCE SCHULER, ITS VICE PRESIDENT OF LAND ACQUISITION, AND HEREUNTO AFFIXED

THIS DAY OF

M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY

BRANNON BOOZER, VICE PRESIDENT OF LAND

BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND AND BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION, OF M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY KNOW TO BE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES:

I, JOSEPH B. MAY AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS

JOSEPH B. MAY REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5484

I, RON J. DECHERT A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

LICENSE PROFESSIONAL ENGINEER TEXAS LICENSED NO. 96544

THIS PLAT OF SUMMERVIEW SECTION THREE, IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS.

THIS DAY \_\_\_\_\_DAY OF \_\_\_\_

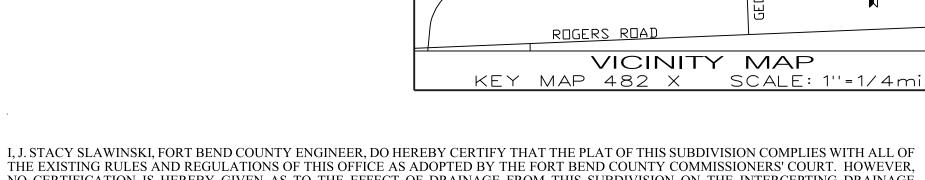
AMY PEARCE, CHAIRMAN

DAR HAKIMZADEH, CO-CHAIRMAN

THIS PLAT OF SUMMERVIEW SECTION THREE, WAS APPROVED ON \_\_\_\_\_\_, 2021, BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON 2021, PROVIDED HOWEVER THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED

WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX MONTHS THEREAFTER.

AARON GROFF, MAYOR



HUNT ROAD

**PROJECT** LOCATION

GORDON SIDE ROAD

THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER. NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E. FORT BEND COUNTY ENGINEER

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

VINCENT M. MORALES, JR. COMMISSIONER, PRECINCT 1

THIS DAY OF

GRADY PRESTAGE COMMISSIONER, PRECINCT 2

KP GEORGE

COUNTY JUDGE

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

KEN R. DeMERCHANT COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_

\_\_\_\_, O'CLOCK (A.M. OR P.M.), IN PLAT NUMBER \_\_ OF THE PLAT RECORDS OF SAID COUNTY.

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

LAURA RICHARD CLERK OF THE COUNTY

FORT BEND COUNTY, TEXAS

DEPUTY

FINAL PLAT **SUMMERVIEW** SECTION THREE

BEING A SUBDIVISION OF 10.36 ACRES LOCATED IN THE NATHAN BROOKSHIRE SURVEY ABSTRACT NO. 14

FORT BEND COUNTY, TEXAS

32 LOTS 3 BLOCKS 6 RESERVES

DATE: NOVEMBER, 2021 OWNER: M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY 10910 W. Sam Houston Pkwy. N., Ste. 500

Houston, TX 77064

Tel: (281) 223-1602 PLANNER: 7GEN PLANNING Planning and Landscape Architecture

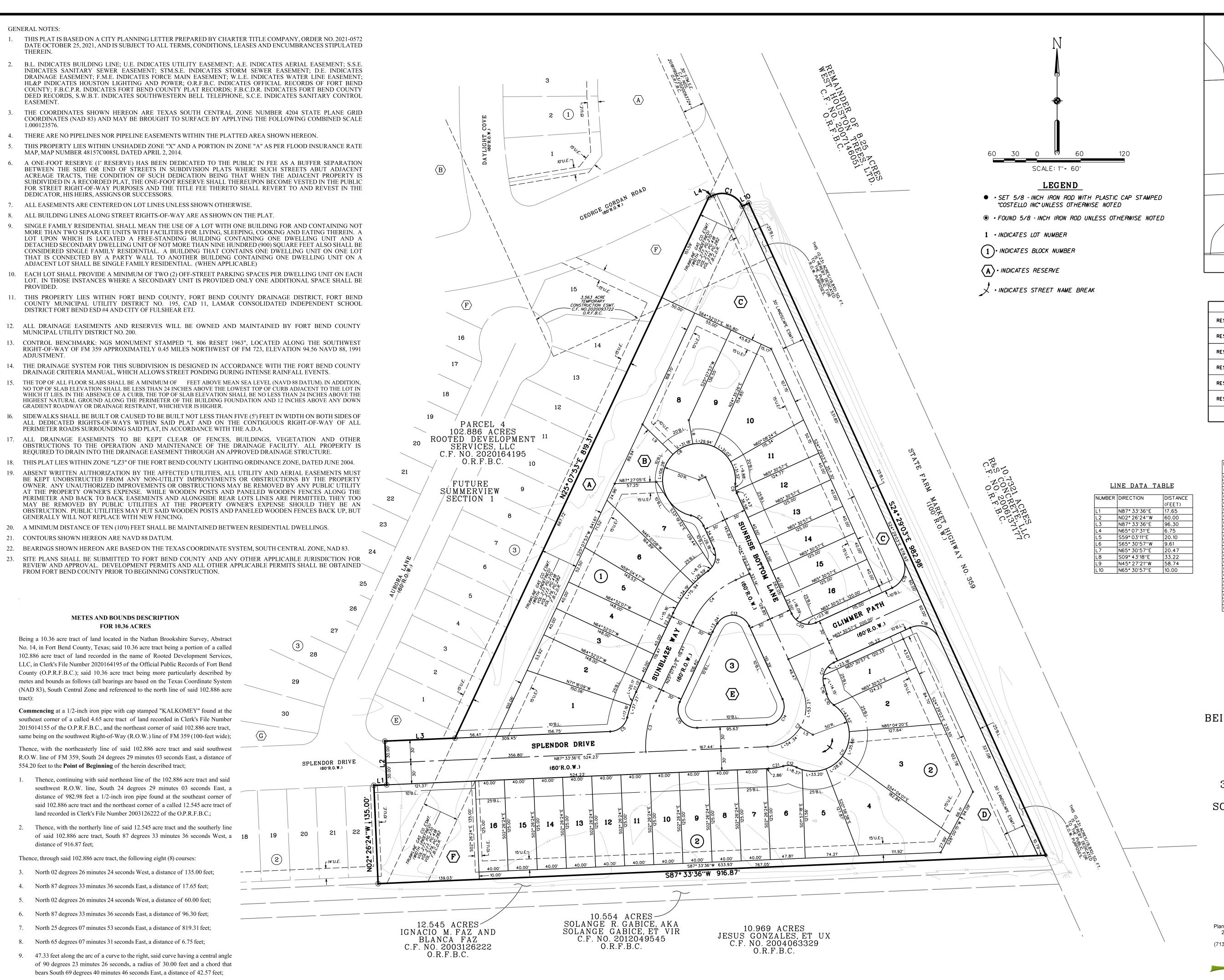
2107 CityWest Blvd., 3rd Floor Houston, Texas 77042 (713) 343-0394 (713) 783-3580, Fax Engineering and Surveying

ENGINEER/SURVEYOR:



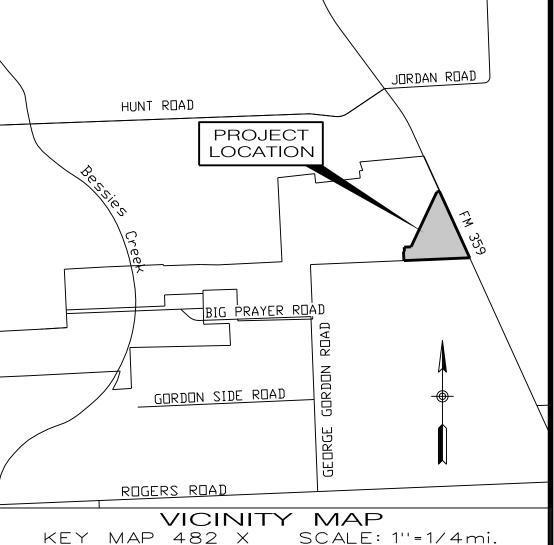


JORDAN ROAD



10. North 65 degrees 30 minutes 57 seconds East, a distance of 10.00 feet to the

**Point of Beginning** and containing 10.36 acres of land.



	RESERVE TABLE	
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.75 AC. / 32.733 SO.FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.12 AC. / 5.078 SO.FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE	0.90 AC. / 39.050 SO.FT.
RESERVE "D"	LANDSCAPE / OPEN SPACE	0.62 AC. / 27.039 SO.FT.
RESERVE "E"	LANDSCAPE / OPEN SPACE	0.34 AC. / 14.939 SO.FT.
RESERVE "F"	LANDSCAPE / OPEN SPACE	0.43 AC. / 18.769 SO.FT.
	TOTAL:	3.16 AC. / 137.608 SO.FT.

### CURVE DATA TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
	(FEET)	(FEET)			(FEET)
C1	47.33	30.00	90° 23' 26"	S69° 40'46"E	42.57
C2	107.55	55.00	112° 2' 39"	N31° 32'16"E	91.22
C3	71.68	150.00	27° 22' 44"	N11° 26'31''E	71.00
C4	84.58	120.00	40° 23' 4''	N45° 19'25''E	82.84
C5	32.42	25.00	74° 17' 28''	N50° 24'52"E	30.19
C6	34.30	25.00	78° 37' 16''	N14° 49'35"E	31.68
C7	23.02	25.00	52° 45' 31''	N50° 51'49''W	22.22
C8	229.75	50.00	263° 16' 26''	N54° 23'39"E	74.74
C9	13.31	25.00	30° 30' 55''	S09° 13'36"E	13.16
C10	18.72	25.00	42° 54' 40"	S33° 20'52''E	18.29
C11	149.66	50.00	171° 30' 3''	S30° 56'49"W	99.73
C12	18.72	25.00	42° 54' 40"	N84° 45'29''W	18.29
C13	53.27	25.00	122° 5' 8"	S85° 31'37''E	43.75
C14	48.89	25.00	112° 2' 39"	S31° 32'16''W	41.46
C15	51.30	25.00	117° 34' 17"	N33° 39'16"W	42.76
C16	12.09	85.00	8° 8' 47"	S15° 57'55"E	12.08
C17	37.33	25.00	85° 33' 15''	N22° 44'19"E	33.96
C18	47.12	30.00	90° 0'0''	S69° 29'03''E	42.43
C19	47.12	30.00	90° 0'0''	N20° 30'57''E	42.43
C20	39.27	25.00	90° 0'0''	S69° 29'03"E	35.36
C21	20.43	85.00	13° 46' 25''	S80° 40'23''W	20.38

## FINAL PLAT OF SUMMERVIEW SECTION THREE

BEING A SUBDIVISION OF 10.36 ACRES
LOCATED IN THE
NATHAN BROOKSHIRE SURVEY
ABSTRACT NO. 14
FORT BEND COUNTY, TEXAS

32 LOTS 3 BLOCKS 6 RESERVES

SCALE: 1"=60' DATE: NOVEMBER, 2021

### OWNER:

M/I HOMES OF HOUSTON. LLC

A DELAWARE LIMITED LIABILITY COMPANY

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Houston, TX 77064
Tel: (281) 223-1602

PLANNER:
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SHEET 2 OF 2