

SCALE: 1" = 100'

DATE: FEBRUARY, 2016

MINIMUM SLAB ELEVATION ANALYSIS:

A. 100 YR WSEL + 1(FT) = 103.0 + 1.50(FT) = 104.5

B. EXTREME PONDING + 1(FT) = 105.00 + 1(FT) = 106.00

C. NATURAL GROUND + 2(FT) = 104.00 + 2(FT) = 106.0 MIN.

FLOODPLAIN INFORMATION:

A PORTION OF THE SUBJECT SITE IS LOCATED WITHIN ZONE "A" OF THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL FLOOD INSURANCE RATE MAP, DATED APRIL 2, 2014. MAP NUMBER 48157C0095 L.

19 PGS 2016028336
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas
March 22, 2016 03:43:52 PM
FEE: \$1,650.00 ER 20160069
PLAT

FULBROOK
SECTION THREE "D"

A SUBDIVISION PLAT OF 60.1504 ACRES OUT OF JOHN RANDON SURVEY, A-76

FORT BEND COUNTY, TEXAS

CONTAINING
2 BLOCKS - 24 LOTS - 3 RESERVES

* OWNER *

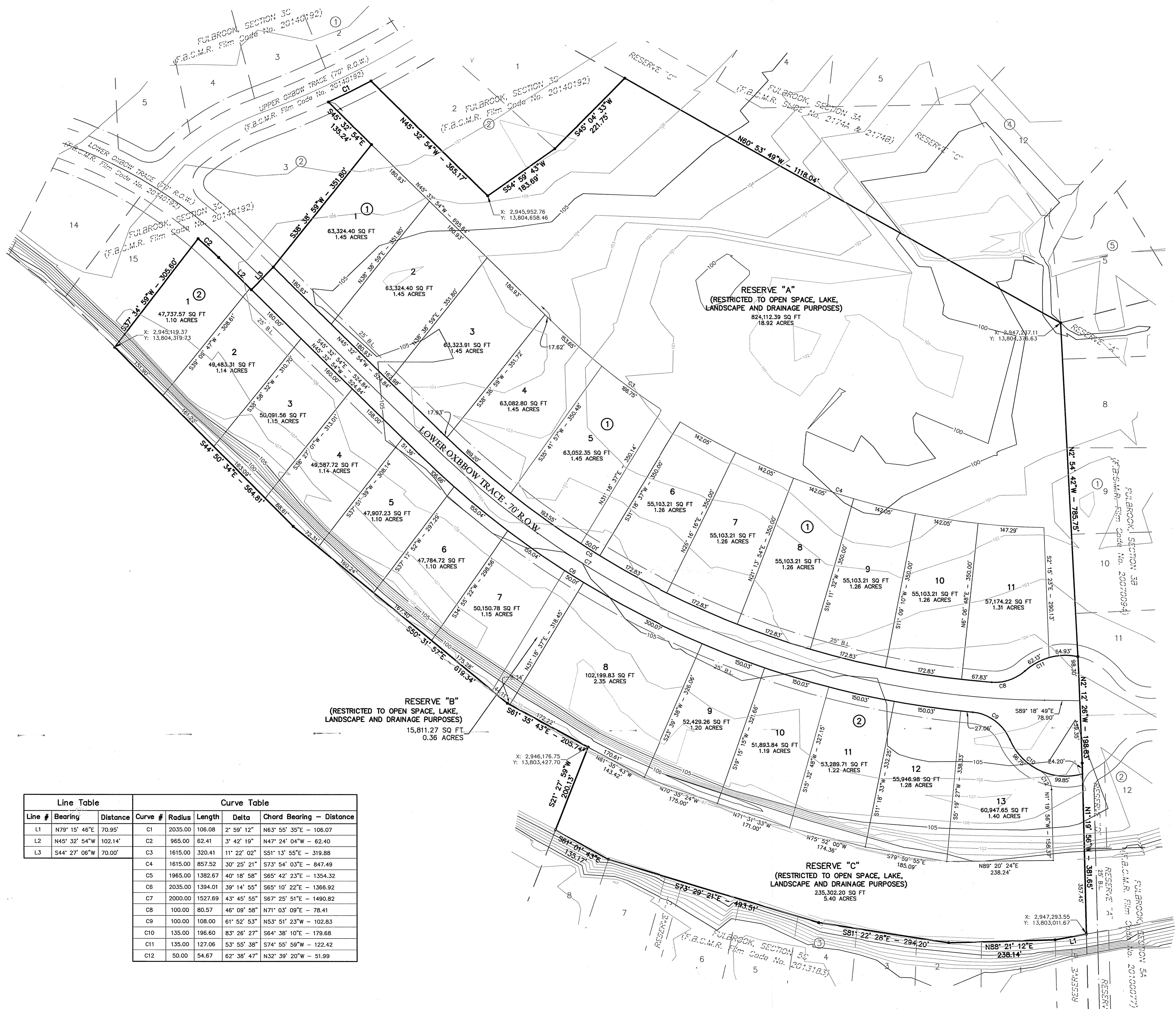
Fulbrook Partners LTD.
c/o Trend Development, Inc. 3 Riverway, Ste. 120
HOUSTON, TX 77056
(713) 623-2465

* SURVEYOR *

PREJEAN & COMPANY
LAND SURVEYING/MAPPING 9324 WESTVIEW DRIVE
HOUSTON, TX 77055
713-461-8822

* ENGINEER *

DEDEN SERVICES, LLC
CIVIL ENGINEERING 9328 WESTVIEW DRIVE
HOUSTON, TX 77055
TEXAS REGISTERED ENGINEERING FIRM F-10971 713-461-8822



Line Table			Curve Table				
Line #	Bearing	Distance	Curve #	Radius	Length	Delta	Chord Bearing - Distance
L1	N79° 15' 46"E	70.95'	C1	2035.00	106.08	2° 59' 12"	N63° 55' 35"E - 106.07
L2	N45° 32' 54"W	102.14'	C2	965.00	62.41	3° 42' 19"	N47° 24' 04"W - 62.40
L3	S44° 27' 06"W	70.00'	C3	1615.00	320.41	11° 22' 02"	S51° 13' 55"E - 319.88
			C4	1615.00	857.52	30° 25' 21"	S73° 54' 03"E - 847.49
			C5	1965.00	1382.67	40° 18' 58"	S65° 42' 23"E - 1354.32
			C6	2035.00	1394.01	39° 14' 55"	S65° 10' 22"E - 1366.92
			C7	2000.00	1527.69	43° 45' 55"	S67° 25' 51"E - 1490.82
			C8	100.00	80.57	46° 09' 58"	N71° 03' 09"E - 78.41
			C9	100.00	108.00	61° 52' 53"	N53° 51' 23"W - 102.83
			C10	196.60	83° 26' 27"	S64° 38' 10"E - 179.68	
			C11	135.00	127.06	53° 55' 38"	S74° 55' 59"W - 122.42
			C12	50.00	54.67	62° 38' 47"	N32° 39' 20"W - 51.99

GENERAL NOTES:

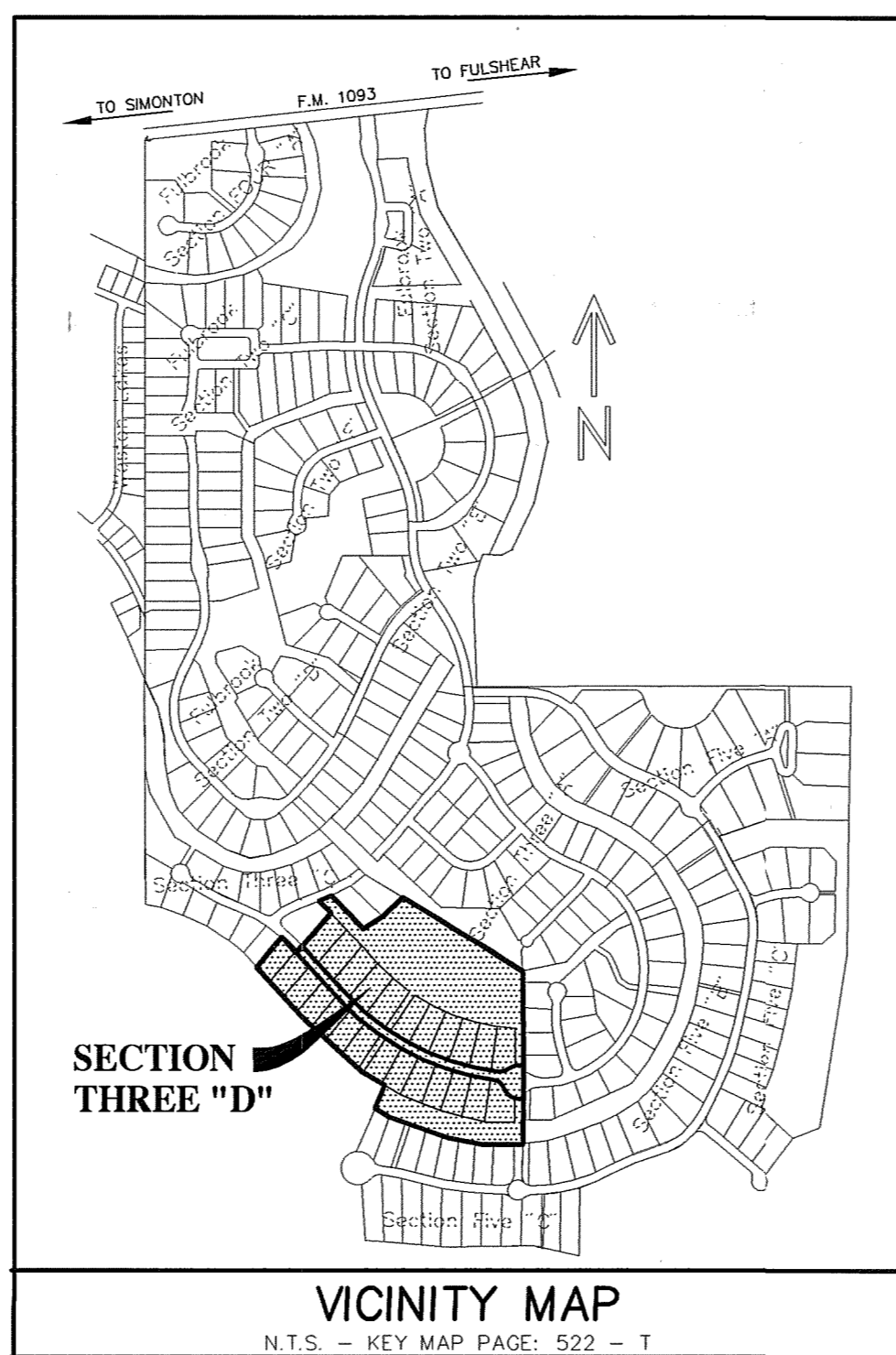
1. D.E. indicates Drainage Easement.
2. W.L.E. indicates Waterline Easement.
3. B.L. indicates Building Line
4. R.O.W. indicates Right-of-Way
5. The minimum slab elevation shall be 106.00 feet above Mean Sea Level, or at least two feet above natural ground, whichever is higher.
6. This is a "rural type subdivision". Extreme rainfall events may cause temporary ponding of water on lots within this type of subdivision.
7. F. B. C. M. R. indicates Fort Bend County Map Record
8. All drainage easements shall 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.
9. All property to drain into the drainage easement only through an approved drainage structure.
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 subdivision is not directly affected by any pipeline crossing.
12. The coordinates shown herein are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the following combined scale 0.99988100.
13. This property does not currently lie within the boundaries of any Municipal Utility District or Levee Improvement District.
14. This "rural type subdivision" is designated as Lighting Zone LZ3.
15. All Reserves and Easements shall be maintained by the Home Owners Association.
16. This subdivision employs a natural drainage system which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but should not remain for an extended period of time.
17. A minimum distance of 10-ft shall be maintained between residential dwellings.
18. One-foot Reserve dedicated to the public in fee as a buffer separation between the side and 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 vest in the dedicator, his heirs, assigns or successors.

PROJECT BENCHMARK:

BENCH MARK ELEV = 109.51' RM 113 1987 ADJ.

0.15 KM (0.1 MI) SOUTH ALONG FM ROAD 359 FROM THE POST OFFICE IN FULSHEAR, THENCE 2.15 KM (1.34 MI) WEST ALONG FM ROAD 1093, IN THE NORTHWEST CORNER OF THE T-JUNCTION OF A DIRT ROAD, 43.3 METER (142 FT) NORTH OF THE CENTERLINE OF FM ROAD 1093, 15.2 METERS (50 FT) NORTH OF THE NORTH RAIL OF THE SOUTHERN PACIFIC COMPANY RAILROAD, 3.9 METERS (13.0 FT) WEST OF THE CENTER OF THE DIRT ROAD, 0.9 METER (3.0 FT) SOUTH OF THE WEST POST OF A GATE. NOTE -- ACCESS TO DATUM POINT IS HAD THROUGH A 5-INCH LOGO CAP, THE MARK IS 0.3 METER EAST FROM A WITNESS POST, THE MARK IS 0.7 METERS ABOVE FM ROAD 1093.

FLOODPLAIN INFORMATION:
A PORTION OF THE SUBJECT SITE IS LOCATED WITHIN ZONE "A" OF THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL FLOOD INSURANCE RATE MAP, DATED APRIL 2, 2014. MAP NUMBER 48157C0095 L.



**STATE OF TEXAS
COUNTY OF FORT BEND**

We, FULBROOK PARTNERS, LTD. a Texas Limited Partnership, acting by and through, New FP Management, LLC a Texas Limited Liability Company, its sole General Partner, Edward E. Stacey its Secretary/Treasurer, owner of the 60.15 acre tract described in the above and foregoing map of FULBROOK SECTION THREE "D", do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, We do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, We 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 and shall be restricted for some under the terms and conditions of such restrictions filed separately.

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

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1 3/4) square feet (18" diameter).

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as 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, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, building, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

WITNESS my hand in the City of Houston, Texas, this 22nd day of February, 2016.

Fulbrook Partners, Ltd., a Texas Limited Partnership

By: New FP Management, LLC, a Texas Limited Liability Company and its sole general partner

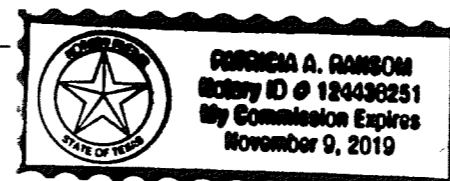
Edward E. Stacey
Edward E. Stacey
Secretary/Treasurer

**STATE OF TEXAS
COUNTY OF HARRIS**

BEFORE ME, the undersigned authority, on this day personally appeared Edward E. Stacey, Secretary/Treasurer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed.

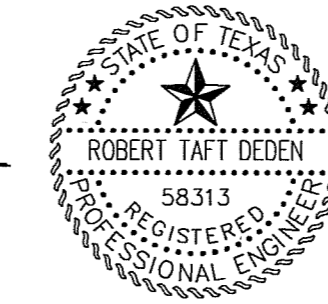
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22 day of February, 2016

Phyllis A. Benson
Phyllis A. Benson
Notary Public in and for Harris County, Texas
(affix Notary Seal)



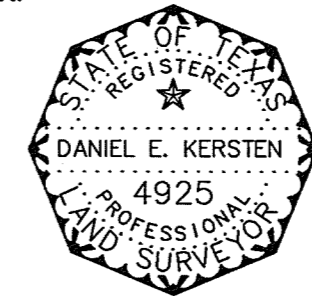
I, Robert Taft Deden, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Robert Taft Deden
Robert Taft Deden, P.E.



I, Daniel E. Kersten 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, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) 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.

Daniel E. Kersten
Daniel E. Kersten
Texas Registration No. 4925



I, RICHARD W. STOLLEIS, 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.

Richard W. Stolleis
RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS, THIS 22nd DAY OF March, 2016.

Richard Morrison
RICHARD MORRISON
PRECINCT 1, COUNTY COMMISSIONER

Grady Prestage
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

Robert E. Heber
ROBERT E. HEBER
COUNTY JUDGE

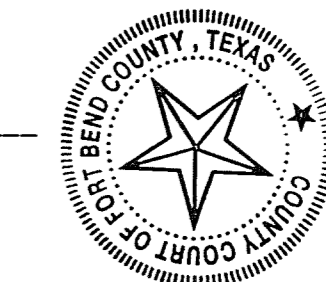
W.A. Andy Meyers
W.A. "ANDY" MEYERS
PRECINCT 3, COUNTY COMMISSIONER

James Patterson
JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

I, LAJARA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON March 22, 2016, AT 9:43 O'CLOCK P.M. IN PLAT NUMBER(S) 201602836 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
LAJARA RICHARD
COUNTY CLERK
FORT BEND COUNTY, TEXAS



Elizabeth Rivera
BY: ELIZABETH RIVERA
DEPUTY

19 PGS 201602836
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
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* ENGINEER *
DEDEN SERVICES, LLC
CIVIL ENGINEERING
TEXAS REGISTERED ENGINEERING FIRM F-10971

3 Riverway, Ste. 120
Houston, Texas 77056
(713) 623-2466

9324 WESTVIEW DRIVE
HOUSTON, TX 77055
713-461-MAPS

9328 WESTVIEW DRIVE
HOUSTON, TX 77055
713-461-8822

SCALE: 1" = 100'

DATE: FEBRUARY, 2016

MINIMUM SLAB ELEVATION ANALYSIS:

- A. 100 YR WSEL + 1(FT) = 103.0 + 1.50(FT) = 104.50
- B. EXTREME PONDING + 1(FT) = 105.00 + 1(FT) = 106.00
- C. NATURAL GROUND + 2(FT) = 104.00 + 2(FT) = 106.00 MIN.