

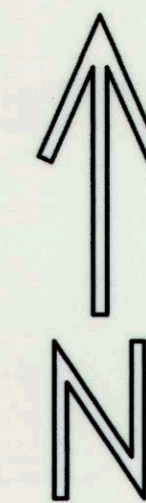
BENCH MARK ELEV = 109.51' RM 113 1987 ADJ.

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 9-INCH LOGO CAP, THE MARK IS 0.3 METER EAST FROM A WITNESS POST, THE MARK IS 0.7 METERS ABOVE FM ROAD 1093.

MINIMUM SLAB ELEVATION ANALYSIS:

- A. 100 YR WSEL + 1(FT) = 103.50 + 1.50(FT) = 105.00
- B. EXTREME PONDING + 1(FT) = 104.00 + 1(FT) = 105.00
- C. NATURAL GROUND + 2(FT) = VARIES + 2(FT) = 108.00 MIN.

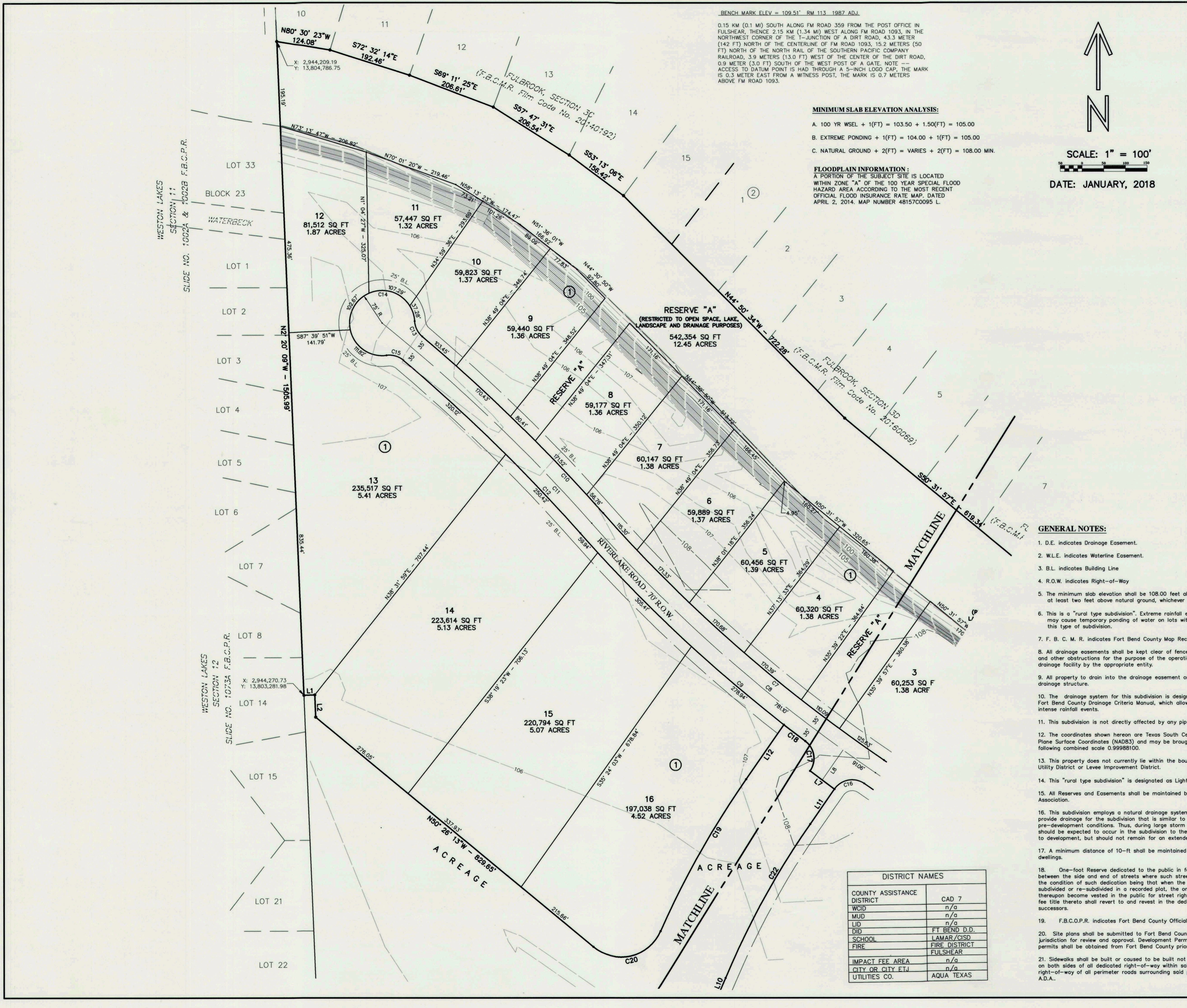
FLOODPLAIN INFORMATION:
A PORTION OF THE SUBJECT SITE IS LOCATED WITHIN ZONE "A" OF THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL FLOOD INSURANCE RATE MAP, DATED APRIL 2, 2014, MAP NUMBER 48157C0095 L.



SCALE: 1" = 100'

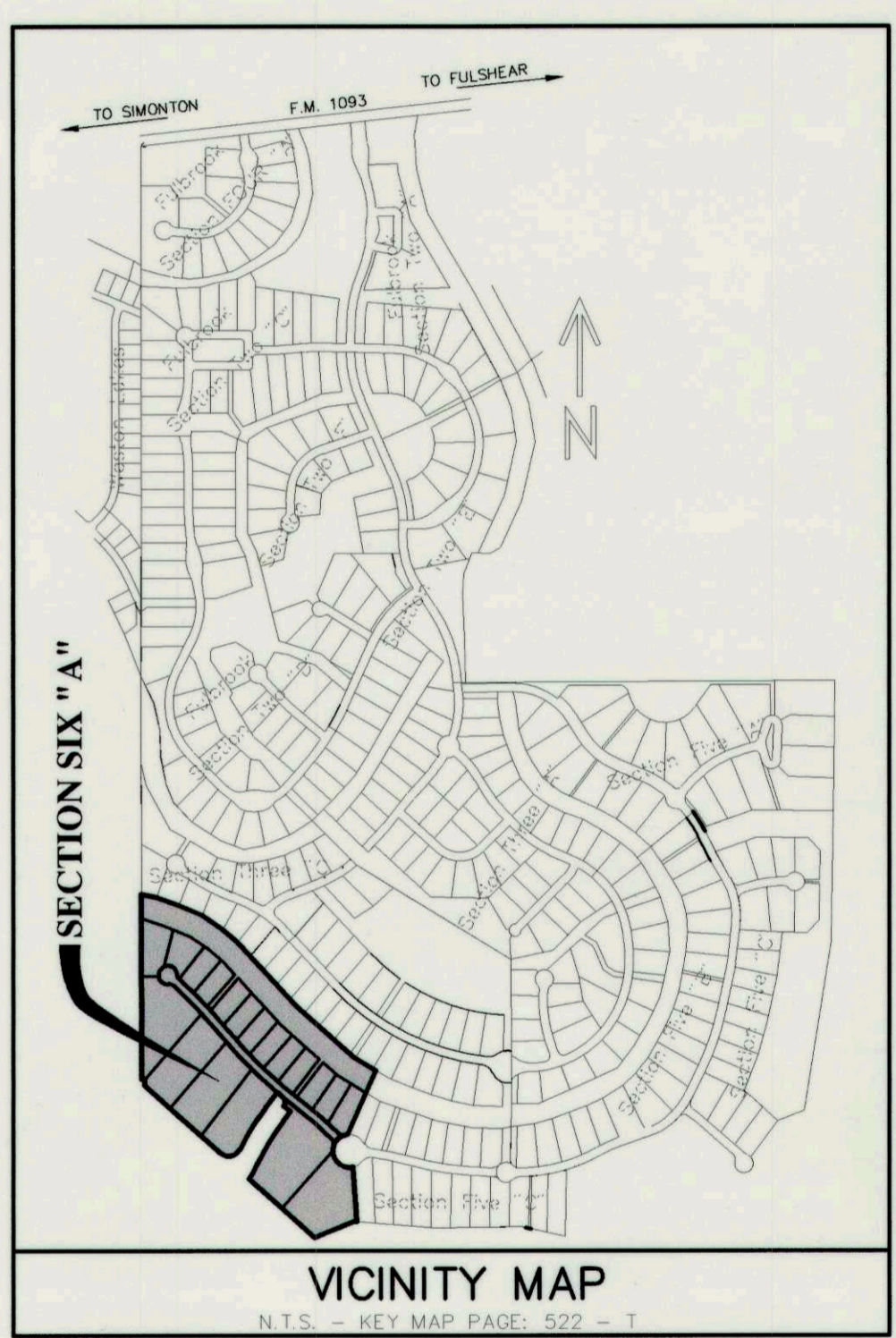
DATE: JANUARY, 2018

Line Table		Curve Table					
Line #	Bearing	Distance	Curve #	Radius	Length	Delta	Chord Bearing - Distance
L1	S87° 39' 51"W	25.15'	C1	135.00	441.20	187° 15' 10"	S11° 35' 28"E - 269.46
L2	N2° 20' 09"W	51.32'	C2	70.00	72.31	59° 11' 23"	S76° 23' 14"E - 69.14
L3	N46° 47' 32"W	74.28'	C3	70.00	72.31	59° 11' 23"	N17° 11' 50"W - 69.14
L4	N46° 47' 32"W	33.21'	C4	2035.00	321.15	9° 02' 32"	N51° 18' 48"W - 320.82
L5	N46° 47' 32"W	33.21'	C5	2000.00	315.63	9° 02' 32"	N51° 18' 48"W - 315.30
L7	N53° 15' 14"W	70.04'	C6	1965.00	317.40	9° 15' 17"	N51° 25' 10"W - 317.05
L8	S34° 52' 24"W	84.01'	C7	3465.00	863.43	14° 16' 39"	S48° 41' 44"E - 861.20
L10	N23° 05' 13"E	34.21'	C8	3500.00	872.16	14° 16' 39"	S48° 41' 44"E - 869.90
L11	S34° 52' 24"W	97.67'	C9	3535.00	644.29	10° 26' 34"	S46° 46' 42"E - 643.40
L12	S34° 52' 24"W	152.76'	C10	4035.00	582.57	8° 16' 21"	N45° 41' 35"W - 582.07
L13	N87° 47' 42"W	20.96'	C11	4000.00	668.22	9° 34' 17"	N46° 20' 34"W - 667.44
			C12	3965.00	570.54	8° 14' 40"	N45° 40' 45"W - 570.04
			C13	50.00	40.59	46° 30' 37"	S26° 34' 27"E - 39.48
			C14	75.00	359.07	274° 18' 21"	S39° 31' 41"W - 102.01
			C15	50.00	41.73	47° 49' 24"	N73° 42' 47"W - 40.53
			C16	50.00	77.74	89° 04' 47"	S79° 24' 48"W - 70.14
			C17	50.00	76.69	87° 52' 36"	N9° 03' 54"W - 69.39
			C18	3535.00	61.92	1° 00' 13"	S52° 30' 06"E - 61.92
			C19	2145.00	401.57	10° 43' 36"	S29° 30' 37"W - 400.99
			C20	100.00	183.99	105° 24' 59"	N76° 51' 18"E - 159.11
			C21	1035.00	109.72	6° 04' 26"	N26° 07' 26"E - 109.67
			C22	1965.00	404.23	11° 47' 12"	S28° 58' 49"W - 403.52



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 108.00 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 hereon 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 revest in the dedicator, his heirs, assigns or successors.
19. F.B.C.O.P.R. indicates Fort Bend County Official Public Records.
20. 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.
21. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated right-of-way within sold plot and on contiguous right-of-way of all perimeter roads surrounding sold plot, in accordance with the A.D.A.



15 pgs 2019035457

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
April 09, 2019 03:30:24 PM
FEE \$2366.00 DP2 20190111

FULBROOK
SECTION SIX "A"

A SUBDIVISION PLAT OF 65.70 ACRES OUT OF JOHN RANDON SURVEY, A-76 FORT BEND COUNTY, TEXAS

CONTAINING
2 BLOCKS - 18 LOTS - 1 RESERVE

- * OWNER *
- Fulbrook Partners LTD.
c/o Trend Development, Inc.
- * SURVEYOR *
- PREJEAN & COMPANY
LAND SURVEYING/MAPPING
- * ENGINEER *
- DEDEN SERVICES, LLC
CIVIL ENGINEERING

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

9324 WESTVIEW DRIVE
HOUSTON, TX 77055
713-467-5455

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

DISTRICT NAMES	
COUNTY ASSISTANCE	CAD 7
DISTRICT	n/a
WCID	n/a
MUD	n/a
DD	n/a
DD	FT BEND D.D.
SCHOOL	LAMAR/CISD
FIRE	FIRE DISTRICT
FIRE	FULSHEAR
IMPACT FEE AREA	n/a
CITY OR CITY ETJ	n/a
UTILITIES CO.	AQUA TEXAS