

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, Patric Mascorro its Secretary/Treasurer, owner of the 11.14 acre tract described in the above and foregoing map of FULBROOK SECTION TWO "B", 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 same 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 bays, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County and 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 obtruding 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 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 15th day of August, 2018.

Fulbrook Partners, Ltd., a Texas Limited Partnership

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

Patric Mascorro Secretary/Treasurer

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Patric Mascorro, 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 15th day of August, 2018.

Richard L. Martin 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, 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 Texas Registration No. 4925

THIS PLAT OF FULBROOK SECTION TWO "B" IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS, THIS 13th DAY OF April, 2018.

Amy Pearce CHAIRMAN

AUSTIN WEANT CO-CHAIRMAN

THIS PLAT OF FULBROOK SECTION TWO "B" IS APPROVED BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS 8th DAY OF March, 2018; 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

METES AND BOUNDS AS SHOWN 11.1387 ACRES OUT OF THE JOHN RANDON SURVEY, A-76 FORT BEND COUNTY, TEXAS

ALL THAT CERTAIN 11.1387 ACRES OF LAND OUT OF THE JOHN RANDON SURVEY, A-76 AND BEING OUT OF A CALLED 908.469 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED 05-21-1988 FROM TITUS H. HARRIS, JR., CO-TRUSTEE, ET AL. TO FT. BEND/FULBROOK BEING IN THE DEED RECORDS OF FORT BEND COUNTY, TEXAS IN CLERK'S FILE NO. 9838181 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 5/8" IRON ROD WITH CAP MARKING THE NORTHWEST CORNER OF FULBROOK SECTION TWO "A" ACCORDING TO THE PLAT THEREOF FILED IN THE FORT BEND COUNTY PLAT RECORDS IN SLIDE 18234 TO A FOUND 5/8" IRON ROD WITH CAP FOR CORNER; THENCE IN A SOUTHERLY DIRECTION WITH THE WEST RIGHT-OF-WAY LINE OF FULBROOK ROAD (WIDTH VARIES) THE FOLLOWING COURSES AND DISTANCES:

THENCE S 6° 58' 19" E - 153.74' TO A FOUND 5/8" IRON ROD WITH CAP MARKING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 9° 44' 11", A RADIUS OF 110.00', A CHORD WHICH BEARS S 2° 07' 11" E - 18.67';

THENCE WITH SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 18.69' TO A FOUND 5/8" IRON ROD WITH CAP MARKING THE POINT OF TANGENCY;

THENCE S 2° 44' 58" W - 34.78' TO A FOUND 5/8" IRON ROD WITH CAP MARKING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12° 45' 40", A RADIUS OF 190.00', A CHORD WHICH BEARS S 3° 37' 53" E - 42.23';

THENCE WITH SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 42.32' TO A FOUND 5/8" IRON ROD WITH CAP MARKING THE POINT OF COMPOUND CURVATURE A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 20° 49' 37", A RADIUS OF 400.00', A CHORD WHICH BEARS S 20° 25' 28" E - 144.60';

THENCE WITH SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 145.40' TO A FOUND 5/8" IRON ROD WITH CAP MARKING THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10° 08' 51", A RADIUS OF 400.00', A CHORD WHICH BEARS S 25° 45' 52" E - 70.75'

THENCE WITH SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 70.84' TO A FOUND 5/8" IRON ROD WITH CAP MARKING THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00° 12' 32", A RADIUS OF 1090.00', A CHORD WHICH BEARS S 20° 35' 09" E - 3.97';

THENCE WITH SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 3.97' TO A SET 5/8" IRON ROD WITH CAP AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; AND BEING A POINT ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13° 27' 30", A RADIUS OF 1090.00', A CHORD BEARING OF S 13° 45' 10" E - 255.44';

THENCE WITH SAID CURVE TO THE RIGHT AND CONTINUING WITH SAID WEST RIGHT-OF-WAY LINE AN ARC DISTANCE 256.03' TO A FOUND 5/8" IRON ROD WITH CAP MARKING THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17° 57' 19", A RADIUS OF 300.00', A CHORD WHICH BEARS S 1° 57' 16" W - 93.63'; THENCE CONTINUING WITH SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:

THENCE WITH SAID CURVE FOR AN ARC DISTANCE OF 94.01' TO A FOUND 5/8" IRON ROD WITH CAP MARKING THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19° 39' 49", A RADIUS OF 330.00', A CHORD WHICH BEARS S 00° 56' 05" W - 114.59';

THENCE WITH SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 115.17' TO A FOUND 5/8" IRON ROD WITH CAP MARKING THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17° 57' 20", A RADIUS OF 300.00', A CHORD WHICH BEARS S 00° 05' 07" E - 93.63';

THENCE WITH SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 94.01' TO A FOUND 5/8" IRON ROD WITH CAP FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11° 56' 40", A RADIUS OF 1090.00', A CHORD WHICH BEARS S 14° 55' 52" W - 227.45';

THENCE WITH SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 227.86' TO A FOUND 5/8" IRON ROD WITH CAP FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10° 16' 06", A RADIUS OF 1035.00', A CHORD WHICH BEARS S 15° 43' 55" W - 185.23';

THENCE WITH SAID CURVE FOR AN ARC DISTANCE OF 185.46' TO A FOUND 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE N 82° 35' 59" W - 251.40', WITH THE NORTH LINE OF FULBROOK SECTION TWO "C" ACCORDING TO THE PLAT THEREOF FILED IN THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS IN SLIDE NO. 18244 TO A FOUND 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE N 66° 05' 28" W - 487.91', CONTINUING WITH SAID NORTH LINE TO A FOUND 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE WITH THE EAST LINE OF SAID FULBROOK SECTION 4A THE FOLLOWING COURSES AND DISTANCES:

THENCE N 58° 12' 40" E - 43.11' TO A FOUND 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE N 45° 43' 01" E - 131.35' TO A FOUND 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE N 39° 23' 33" E - 158.52' TO A FOUND 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE N 25° 41' 27" E - 72.68' TO A FOUND 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE N 18° 57' 19" E - 112.47' TO A FOUND 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE N 10° 41' 00" E - 182.46' TO A FOUND 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE N 8° 25' 38" W - 66.53' TO A FOUND 5/8" IRON ROD WITH CAP FOR CORNER;

THENCE N 81° 25' 38" E - 429.58' TO THE POINT OF BEGINNING CONTAINING 11.1387 ACRES OF LAND MORE OR LESS.

COMPILED FROM SURVEY BY: PREJEAN & CO. INC. SURVEYING/MAPPING JOB NO. 173-38-28 DATE: 04-14-2015

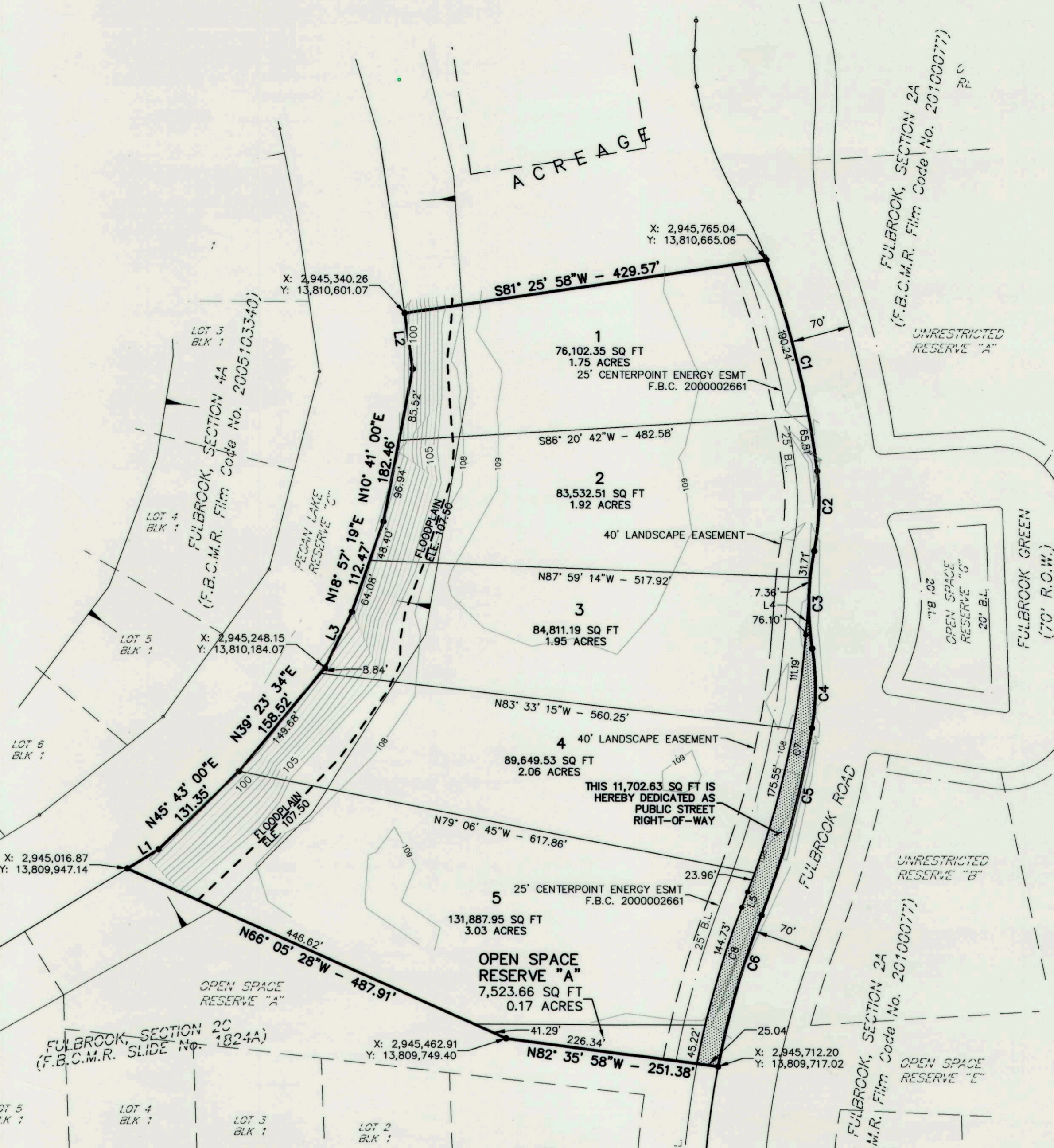
Table with 5 columns: Curve #, Radius, Length, Delta, Chord Bearing - Distance. Rows C1 through C8.

Table with 3 columns: Line #, Bearing, Distance. Rows L1 through L5.

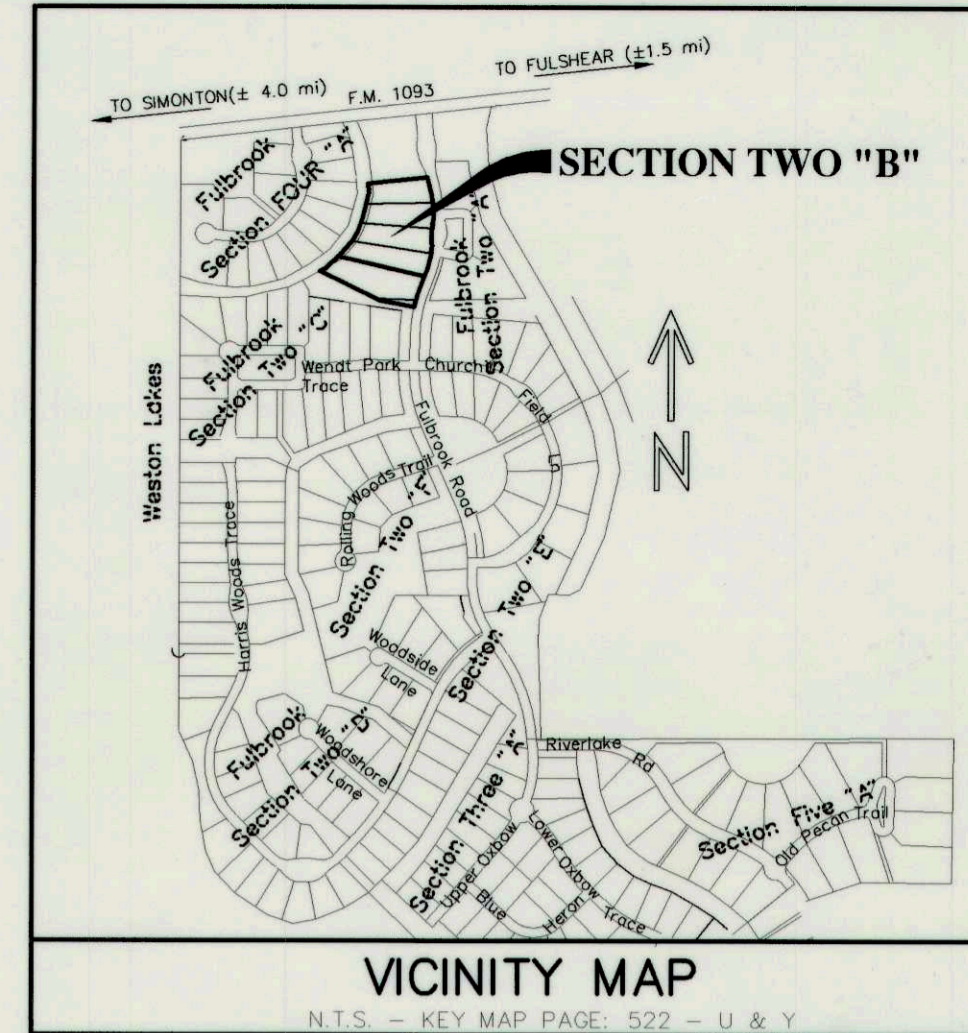
Table with 2 columns: DISTRICT NAMES, CAD 7. Rows include COUNTY ASSISTANCE, WCID, MUD, LD, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY OR CITY ETJ, UTILITIES CO.

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 111.00 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' shall be maintained between residential dwellings. 18. These lots are located in the ETJ of the City of Fulshear. 19. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and other applicable permits shall be obtained from Fort Bend County prior to beginning construction.



SCALE: 1" = 100' DATE: MAY, 2018

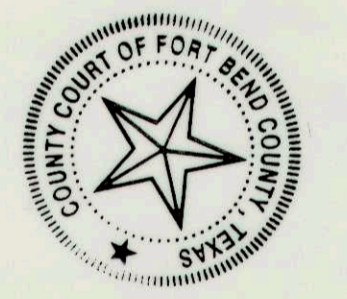


J. Stacy Slawinski, P.E. Interim FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF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

Signatures and names of County Commissioners: Vincent Morales Jr., Grady Prestige, K.P. George, W.A. Andy Meyer, Ken DeMerchant.

I, Laura Richard, County Clerk in and for Fort Bend County, Texas, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on April 9th, 2018, at 4:04 o'clock P.M. in Plat Number(s) 2019014 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, County Clerk, Fort Bend County, Texas.



Filed and Recorded Official Public Records stamp with date April 09, 2019 04:02:27 PM and fee \$782.00.

FULBROOK SECTION TWO "B" title block containing owner information (Fulbrook Partners Ltd. c/o Trend Development, Inc.), surveyor information (Prejean & Company), and engineer information (Deden Services, LLC).