

STATE OF TEXAS §
 COUNTY OF FORT BEND §

We, PAUL AVENANT and CHRISNA AVENANT, trustees of the AVENANT FAMILY LIVING TRUST, owner of the 3.83 acres described in the above and foregoing map of FULBROOK SECTION FIVE "B", Replat of Lots 15, 16 and 17, Block 1, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public the easements 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 and so dedicated.

FURTHER, We do hereby dedicate for public utility purposes and 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 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 purpose 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, 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 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 the Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

WITNESS Our hand in the County of Fort Bend, Texas, this 11 day of August, 2011.

Paul Avenant
 Paul Avenant, Trustee

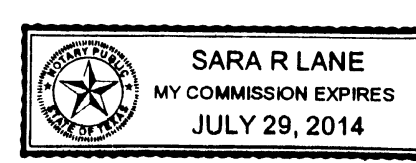
Chrisna Avenant
 Chrisna Avenant, Trustee

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BEFORE ME, the undersigned authority, on this day personally appeared Paul Avenant and Chrisna Avenant known to me 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 considerations expressed.

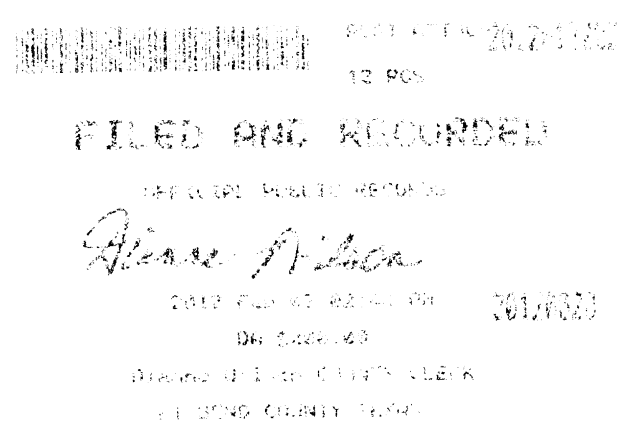
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11th day of August, 2011.

Sara R Lane
 Notary Public in and for
 Fort Bend County, Texas

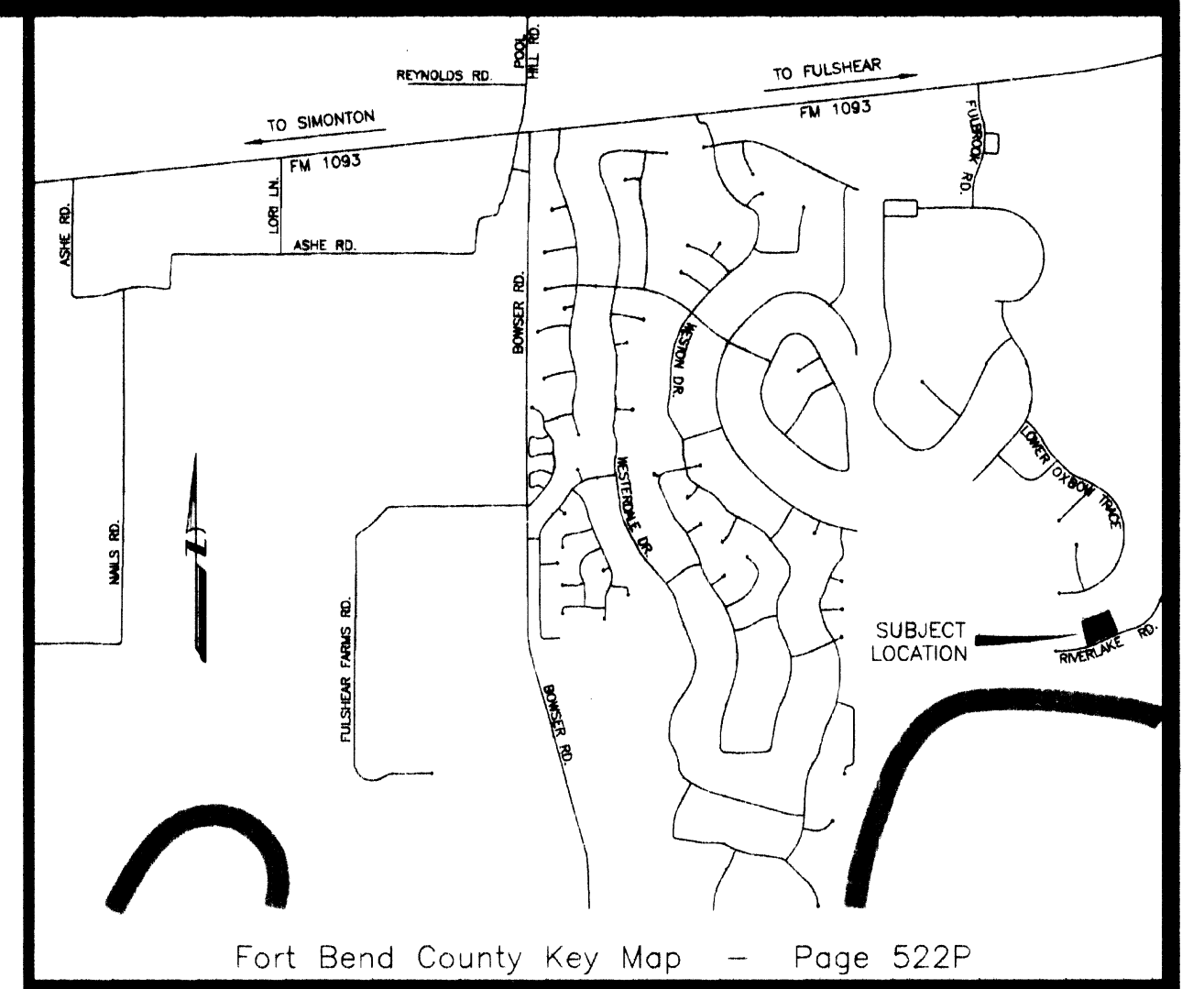


I, D. Jesse Hegemier, Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners Court. However, no certification is hereby given as to the effect of drainage from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

D. Jesse Hegemier
 D. Jesse Hegemier, P.E.
 Fort Bend County Engineer



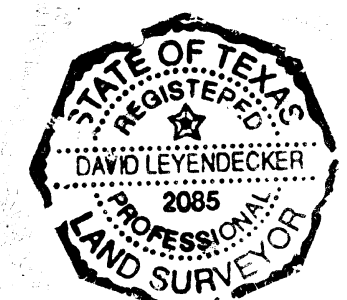
REASON FOR REPLAT: To combine Lots 15, Lot 16 and Lot 17, Block 1 into one lot and to designate said lot as Lot 16, Block 1



VICINITY MAP
 SCALE: 1"=1/2 MILE

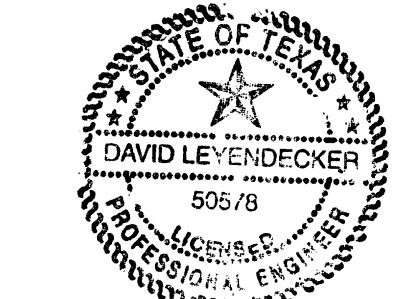
I, David Leyendecker, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct. Was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles, points of curvature, and other points of reference have been marked with 5/8 inch iron rods and a length of not less than three (3) feet, or as otherwise shown hereon.

David Leyendecker
 David Leyendecker
 Texas Registration No. RPLS 2085



I, David Leyendecker, 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.

David Leyendecker
 David Leyendecker
 Texas Registration No. P.E. 50578



Approved by the Commissioners' Court of Fort Bend County, Texas this 7 day of February 2012

Richard Morrison
 Richard Morrison
 Precinct 1, County Commissioner

Grady Prestage
 Grady Prestage
 Precinct 2, County Commissioner

Robert E. Hebert
 Robert E. Hebert
 County Judge

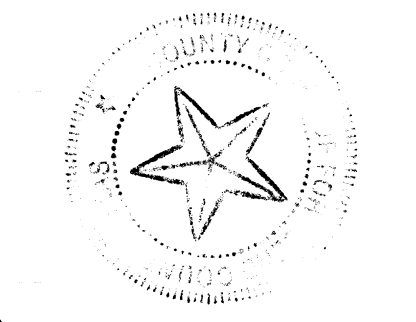
W.A. Andy Meyers
 W.A. Andy Meyers
 Precinct 3, County Commissioner

James Patterson
 James Patterson
 Precinct 4, County Commissioner

I, Dianne Wilson, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certification of authentication was filed for recordation in my office on February 7, 2012 at 2:44 o'clock P.M. in Plat Number 2012-0020 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.

Dianne Wilson
 Dianne Wilson
 County Clerk of Fort Bend County Texas



Debra Almaraz
 Debra Almaraz
 Deputy

- RURAL SUBDIVISION NOTES:
- LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 20 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 108.0 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.
 - 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.
 - NOTE: THIS TRACT IS CONTAINED IN LIGHTING ZONE L23.
 - THERE ARE NO PIPELINES THAT EFFECT THIS TRACT.

- LEGEND:
- IR IRON ROD
 - IRC IRON ROD W/ CAP
 - FND FOUND
 - CALC CALCULATED
 - ESMT EASEMENT
 - U.E. UTILITY EASEMENT
 - W/ADJ. WITH ADJACENT
 - A.E. AERIAL EASEMENT
 - M MEASURED
 - B.L. BUILDING LINE
 - FBCPR FORT BEND COUNTY PLAT RECORDS
 - FBCDR FORT BEND COUNTY DEED RECORDS
 - FBCFC No. FORT BEND COUNTY CLERK'S FILE NUMBER
 - H.L.&P. HOUSTON LIGHTING AND POWER
 - MONUMENT AS NOTED

OWNER
 AVENANT FAMILY TRUST
 2401 S. GESSNER RD., APT. #205
 HOUSTON, TEXAS 77063
 713-485-6921

ENGINEER & SURVEYOR
 CLAY & LEYENDECKER, INC.
 1350 AVENUE D
 KATY, TEXAS 77493
 281-391-0173

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, FORT BEND COUNTY FLOOD PLAIN MAP No. 481570075 J, DATED JANUARY 3, 1997, THE SUBJECT TRACT LIES PARTIALLY WITHIN THE 100 YEAR FLOOD PLAIN

COORDINATES ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83).

Clay & Leyendecker, Inc.
 Consulting Engineers & Surveyors
 Katy, Texas
 Texas Registered Engineering Firm F-2309

FULBROOK SECTION FIVE "B"
REPLAT OF LOTS 15, 16 AND 17 OF BLOCK 1
BEING LOTS 15, 16 AND LOT 17, BLOCK 1, A 3.833 ACRE TRACT IN FULBROOK SECTION FIVE "B" SUBDIVISION (SLIDE No. 20100077 OF THE PLAT RECORDS OF FORT BEND COUNTY) AND IN THE CHURCHILL FULSHEAR SURVEY, ABSTRACT No. 29, FORT BEND COUNTY, TEXAS.

1 LOT 1 BLOCK 0 RESERVES

Scale :	1" = 60'
File Name:	11-039_Replat
Dwn. By :	TWA
Date :	08-10-11
(COORD. FILE: 10-080)	
Sheet Number	1 of 1