

SCALE: 1" = 100'
 DATE : FEBRUARY, 2013

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.

BRAZOS RIVER GENERAL NOTES:

- D.E. Indicates Drainage Easement.
- W.L.E. indicates Waterline Easement.
- B.L. Indicates Building Line
- R.O.W. indicates Right-of-Way
- The minimum slab elevation shall be 106.50 feet above Mean Sea Level, or at least two feet above natural ground, whichever is higher.
- This is a "rural type subdivision". Extreme rainfall events may cause temporary ponding of water on lots within this type of subdivision.
- F. B. C. M. R. indicates Fort Bend County Map Record
- 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.
- All property to drain into the drainage easement only through an approved drainage structure.
- 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.
- This subdivision is not directly affected by any pipeline crossing.
- 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.
- This property does not currently lie within the boundaries of any Municipal Utility District or Levee Improvement District.
- This "rural type subdivision" is designated as Lighting Zone LZ3.
- Reserves A, B, and C shall be owned and maintained by the Fulbrook Homeowners Association.
- 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.
- A minimum distance of 10-ft shall be maintained between residential dwellings.
- 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 dedicant, his heirs, assigns or successors.
- F.B.C.O.P.R. indicates Fort Bend County Official Public Records.

Curve Table				Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing - Distance	Curve #	Radius	Length	Delta	Chord Bearing - Distance
C1	1035.00	32.99	1' 49" 34"	N30° 16' 54"W - 32.99	C35	70.00	55.68	45' 34" 23"	N65° 52' 53"E - 54.22
C2	965.00	51.57	3' 03" 43"	S30° 53' 58"E - 51.56	C36	70.00	55.68	45' 34" 23"	N68° 32' 45"W - 54.22
C4	635.00	407.37	36° 45' 24"	N14° 03' 07"W - 400.42	C37	2465.00	639.63	14° 52' 02"	S83° 53' 55"E - 637.83
C5	1035.00	104.86	5' 48' 18"	N7° 13' 44"E - 104.82	C38	2535.00	657.79	14° 52' 02"	S83° 53' 55"E - 655.94
C6	2035.00	473.03	13° 19' 05"	N16° 47' 25"E - 471.96	C39	2035.00	314.20	8° 50' 47"	N80° 53' 17"W - 313.89
C7	670.00	282.37	24° 08' 49"	N35° 31' 22"E - 280.28	C40	1965.00	296.72	8° 39' 06"	N80° 47' 27"W - 296.44
C8	1070.00	47.60	2' 32' 56"	N48° 52' 15"E - 47.60	C41	70.00	70.15	57° 24' 59"	S56° 36' 11"E - 67.25
C9	370.00	117.50	18° 11' 42"	N59° 14' 34"E - 117.00	C42	70.00	74.67	61° 07' 20"	S64° 19' 20"W - 71.18
C10	965.00	177.94	10° 33' 53"	S63° 03' 28"W - 177.68	C43	135.00	96.65	41° 01' 18"	N54° 16' 18"E - 94.60
C11	1335.00	337.49	14° 29' 05"	N65° 01' 04"E - 336.60	C44	135.00	183.99	78° 05' 14"	N66° 56' 19"W - 170.08
C13	1335.00	364.94	15° 39' 45"	N80° 05' 28"E - 363.80	C45	50.00	14.19	16° 15' 37"	S59° 25' 04"E - 14.14
C14	70.00	54.84	44° 53' 28"	S65° 28' 37"W - 53.45	C46	2500.00	648.71	14° 52' 02"	S83° 53' 55"E - 646.89
C16	80.00	367.49	263° 11' 32"	S5° 22' 22"E - 119.65	C47	2000.00	390.68	11° 11' 32"	N82° 03' 40"W - 390.06
C17	70.00	44.65	36° 33' 00"	S19° 36' 26"E - 43.90	C48	1000.00	88.28	5° 03' 28"	N53° 49' 00"W - 88.25
C20	135.00	441.20	187° 15' 10"	S11° 35' 28"E - 269.46	C49	965.00	326.24	19° 22' 13"	S78° 29' 12"W - 324.69
C21	50.00	72.06	82° 34' 18"	S69° 54' 46"E - 65.98	C50	70.00	55.68	45° 34' 15"	N21° 27' 12"E - 54.22
C22	1000.00	338.08	19° 22' 13"	S78° 29' 12"W - 336.47	C51	50.00	29.36	33° 38' 25"	S89° 04' 49"W - 28.94
C23	50.00	41.15	47° 09' 23"	N64° 35' 37"E - 40.00					
C24	75.00	359.07	274° 18' 46"	N1° 49' 42"W - 102.00					
C25	50.00	41.15	47° 09' 23"	N68° 15' 00"W - 40.00					
C26	930.00	314.41	19° 22' 13"	S78° 29' 12"W - 312.92					
C27	50.00	72.58	83° 10' 19"	S27° 12' 56"W - 66.37					
C28	50.00	72.62	83° 13' 12"	S14° 44' 08"E - 66.41					
C29	1035.00	91.37	5° 03' 28"	N53° 49' 00"W - 91.34					
C30	75.00	30.28	23° 08' 05"	N55° 58' 50"W - 30.08					
C31	75.00	313.57	239° 32' 50"	N75° 21' 38"E - 130.20					
C32	50.00	57.96	66° 25' 16"	N18° 04' 35"W - 54.77					
C33	965.00	85.19	5° 03' 28"	N53° 49' 00"W - 85.16					
C34	50.00	72.62	83° 13' 12"	S82° 02' 40"W - 66.41					

Line Table		
Line #	Bearing	Distance
L2	N88° 40' 04"E	53.02'
L3	S88° 40' 04"W	53.01'
L4	S68° 48' 05"W	26.74'
L5	S68° 48' 05"W	25.85'
L6	N88° 10' 18"E	2.19'
L7	N88° 10' 18"E	2.19'
L8	S67° 08' 52"E	29.25'
L9	N88° 40' 04"E	80.14'
L10	S56° 20' 44"E	75.91'
L11	S35° 31' 39"W	35.05'
L12	S88° 10' 18"W	93.84'
L13	S68° 48' 05"W	71.00'
L14	N56° 20' 44"W	30.95'
L15	S87° 39' 25"E	90.95'
L16	S56° 20' 44"E	30.95'
L17	S61° 01' 43"E	135.17'
L18	N79° 15' 46"E	70.95'

MINIMUM SLAB ELEVATION ANALYSIS:
 A. 100 YR WSEL + 1(FT) = 103.0 + 1(FT) = 104.0
 B. EXTREME PONDING + 1(FT) = 101.50 + 1(FT) = 102.50
 C. NATURAL GROUND + 2(FT) = VARIES + 2(FT) = 106.5 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 01-03-97. MAP NUMBER 48157C0075 J.

28 PGS
 PLAT ATTACH
 2013100218

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Dianne Wilson
 Dianne Wilson, County Clerk
 Fort Bend County, Texas
 August 06, 2013 04:04:12 PM
 FEE: \$2,500.00 NARR
 PLAT
 20130183

REASON FOR REPLAT:
 TO REPLACE RESERVE "F" AS RECORDED IN THE SUBDIVISION PLAT OF FULBROOK SECTION 5B, FILM CODE NUMBER 20100077 OF THE FORT BEND COUNTY MAP RECORDS, WITH SINGLE FAMILY RESIDENTIAL LOTS.

FULBROOK SECTION FIVE "C"

A SUBDIVISION PLAT OF 82.15 ACRES OUT OF JOHN RANDON SURVEY, A-76 AND THE CHURCHILL FULSHEAR SURVEY, A-29 AND BEING A PARTIAL REPLAT OF FULBROOK SECTION 5B FORT BEND COUNTY, TEXAS

CONTAINING
 3 BLOCKS - 38 LOTS - 3 RESERVES

*** OWNER ***
 Fulbrook Partners LTD,
 c/o Trend Development, Inc. 3 Riverway, Ste. 120
 Houston, Texas 77055
 (713) 623-2466

*** SURVEYOR ***
 PREJEAN & COMPANY
 LAND SURVEYING/MAPPING 9328 WESTVIEW DRIVE
 HOUSTON, TX 77055
 (713) 461-8822

*** ENGINEER ***
 DEDEN SERVICES, LLC
 CIVIL ENGINEERING 9328 WESTVIEW DRIVE
 HOUSTON, TX 77055
 (713) 461-8822

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 General Manager, and the 82.15 acre tract described in the above and foregoing map of Fulbrook Section Five, Fort Bend County, Texas, do hereby certify that the plat and map hereby dedicated to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, drains, easements and public places shown thereon are to be held in trust for the use and benefit of the public forever, and we hereby 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 wide with a minimum (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 that backwater (in no instance more than 6 inches) shall be prevented from entering the drainage system. In no instance shall there be a drainage opening of less than one and three eighths (1 3/8) 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 proposed streets shown hereon, to be used for public utility purposes and for any other governmental subdivision, 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 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. 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 and shall assign to warrant and forever defend the title to the land so dedicated 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 2nd day of July, 2013.

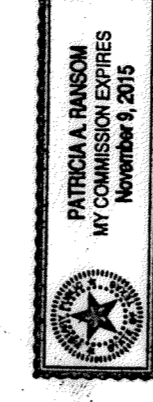
Fulbrook Partners, Ltd., a Texas Limited Partnership
By: New FP Management, LLC, a Texas Limited Liability Company
and its sole general partner

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, 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 2nd day of July, 2013.



Patricia Hanson
Notary Public in and for Harris County, Texas
(affix Notary Seal)

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS, THIS 6th DAY OF August, 2013.

Richard Morrison
RICHARD MORRISON - PRECINCT 1, COUNTY COMMISSIONER

Grady Prestage
GRADY PRESTAGE - PRECINCT 2, COUNTY COMMISSIONER

W. Andy Meyers
W. ANDY MEYERS - PRECINCT 3, COUNTY COMMISSIONER

James Patterson
JAMES PATTERSON - PRECINCT 4, COUNTY COMMISSIONER

ROBERT E. HEBERT - COUNTY JUDGE

Dianne Wilson
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 AUGUST 6th, 2013, AT 4:54 O'CLOCK P.M., IN PLAT NUMBER(S) 20130183 OF THE PLAT RECORDS OF SAID COUNTY.

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



Dianne Wilson
COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: *Meaghan McClay*
MEAGHAN MCCLAY
DEPUTY

28 PGS 2013100218
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

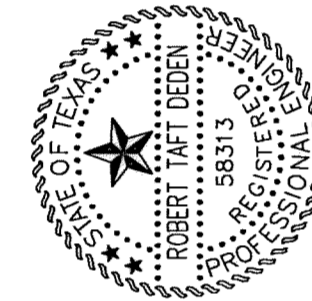
Aimee Nelson

Dianne Wilson, County Clerk
Fort Bend County, Texas
August 06, 2013 04:54:12 PM
FEE: \$2,500.00 HBT
PLAT

GENERAL NOTES:

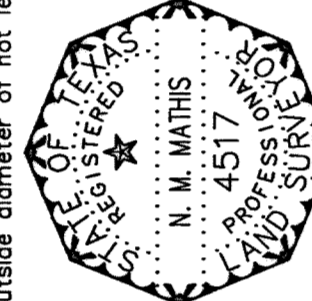
1. D.E. Indicates Drainage Easement.
2. W.L.E. Indicates Waterline Easement.
3. B.L. Indicates Building Line
4. R.O.W. Indicates Right-of-Way
5. The minimum slab elevation shall be 108.50 feet above Mean Sea Level, or at least two feet above natural ground, whichever is higher.
6. This is a "rural type 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. 4024 State Plane North (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. Reserves A, B, and C shall be owned and maintained by the Fulbrook Homeowners 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 natural conditions. The subdivision is not intended to be developed 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 openings.
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 one-foot reserve shall be maintained in the subdivision 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 revert in the dedicator, his heirs, assigns or successors.
19. F.B.C.O.P.R. indicates Fort Bend County Official Public Records.

I, Robert Tart 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 Tart Deden
Robert Tart Deden, P.E.
7/2/2013

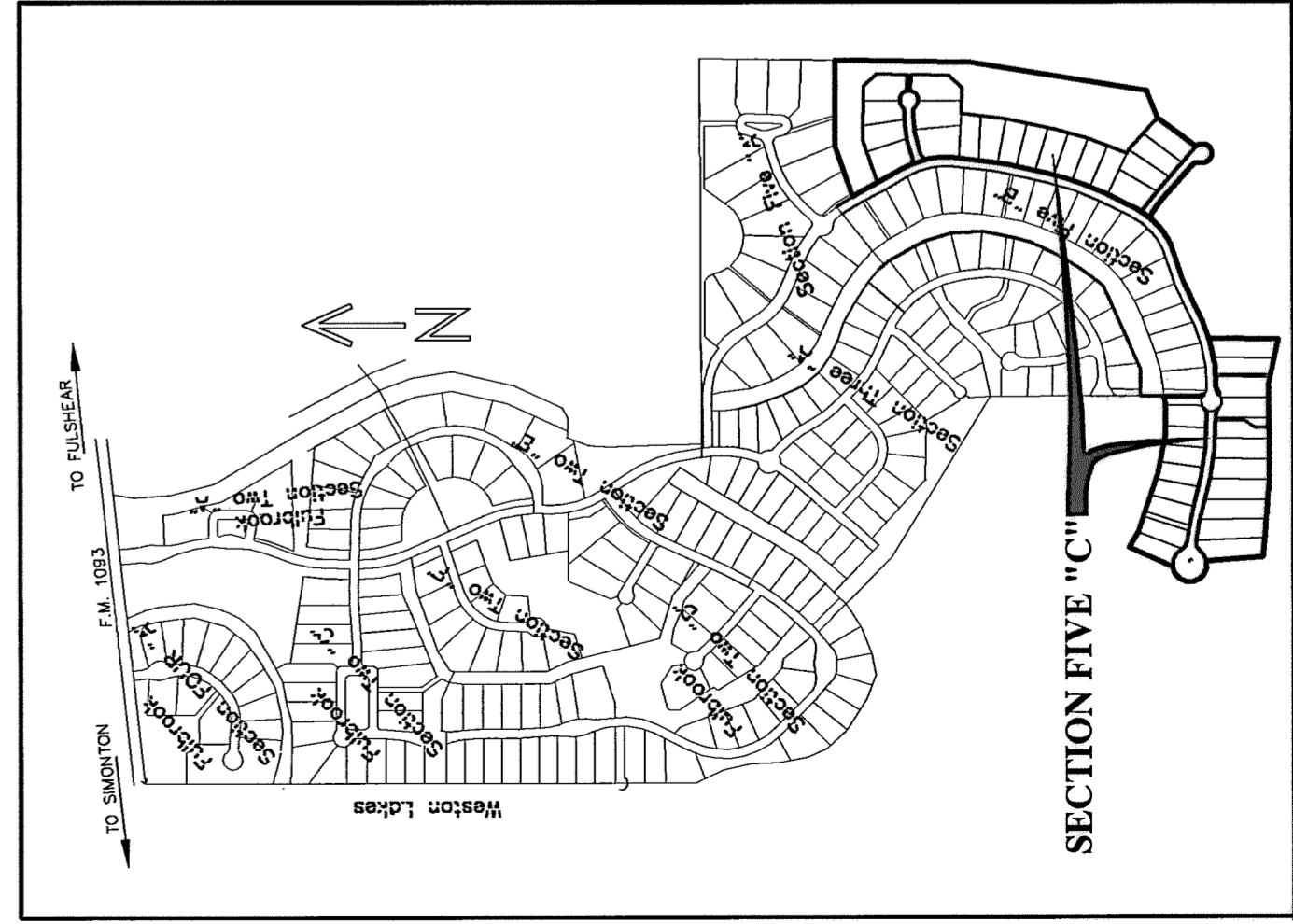
I, N. M. Mathis am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is in accordance with the laws of the State of Texas, and that all boundary corners, angle points, points of curvature and other points of reference 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.



N. M. Mathis
N. M. Mathis
Texas Registration No. 4517

I, RICHARD STOLLES, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMES WITHIN THE JURISDICTION OF THE 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 Stoll
RICHARD STOLLES, P.E., FORT BEND COUNTY ENGINEER



SECTION FIVE "C"
VICINITY MAP
N.T.S. - REF. MAP PAGE 522 - U. & V.

SCALE: 1" = 100'



DATE : APRIL, 2013

FULBROOK
SECTION FIVE "C"

A SUBDIVISION PLAT OF 82.15 ACRES OUT OF JOHN RANDON SURVEY, A-76 AND THE CHURCHILL FULSHEAR SURVEY, A-29 AND BEING A PARTIAL REPLAT OF FULBROOK SECTION 95 FORT BEND COUNTY, TEXAS

CONTAINING
3 BLOCKS - 38 LOTS - 3 RESERVES
* OWNER *
Fulbrook Partners Ltd.

c/o Trend Development, Inc.

3 Blk. Sec. 95
Houston, Texas 77058
(713) 625-2466

- MINIMUM SLAB ELEVATION ANALYSIS:
- A. 100 YR WSEL + 1(FT) = 103.0 + 1(FT) = 104.0
 - B. EXTREME PONDING + 1(FT) = 101.50 + 1(FT) = 102.50
 - C. NATURAL GROUND + 2(FT) = VARIES + 2(FT) = 106.5 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 HAZARD MAP. THE MAP: DATED 01-03-97, MAP NUMBER 4815700075-1.

* SURVEYOR *
PRE-LEAN & COMPANY
LAND SURVEYING/MAPPING

* ENGINEER *
DEDEN SERVICES, LLC
CIVIL ENGINEERING

9328 WESTVIEW DRIVE
HOUSTON, TX 77058
713-461-8823