

STATE OF TEXAS
COUNTY OF FORT BEND

WE, KEITH H. WILLIAMS, AND SPOUSE, CYNTHIA A. WILLIAMS, AND MICHAEL ROLLER, OWNERS OF THE 12.5177 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF NORTH FULSHEAR BUSINESS CENTER, 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 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 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, 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.

FUTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON/HEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, SIX INCHES (21'6") IN WIDTH.

FUTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENT, FROM A PLANE SIXTEEN (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTALS THIRTY FEET (30' 0") IN WIDTH.

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 FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

WITNESS OUR HAND IN THE CITY OF _____, TEXAS, THIS _____ DAY OF _____, 20____.

KEITH W. WILLIAMS

CYNTHIA A. WILLIAMS

WITNESS MY HAND IN THE CITY OF _____, TEXAS, THIS _____ DAY OF _____, 20____.

MICHAEL ROLLER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEITH H. WILLIAMS AND SPOUSE, CYNTHIA A. WILLIAMS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL ROLLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES _____

I, RICHARD FUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4148, 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 IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

PRELIMINARY. THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR #4148

I, _____, 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.

PRELIMINARY. THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

PRINT NAME
REGISTERED PROFESSIONAL ENGINEER

THIS PLAT OF NORTH FULSHEAR BUSINESS CENTER IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS THIS _____ DAY OF _____, 20____. 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.

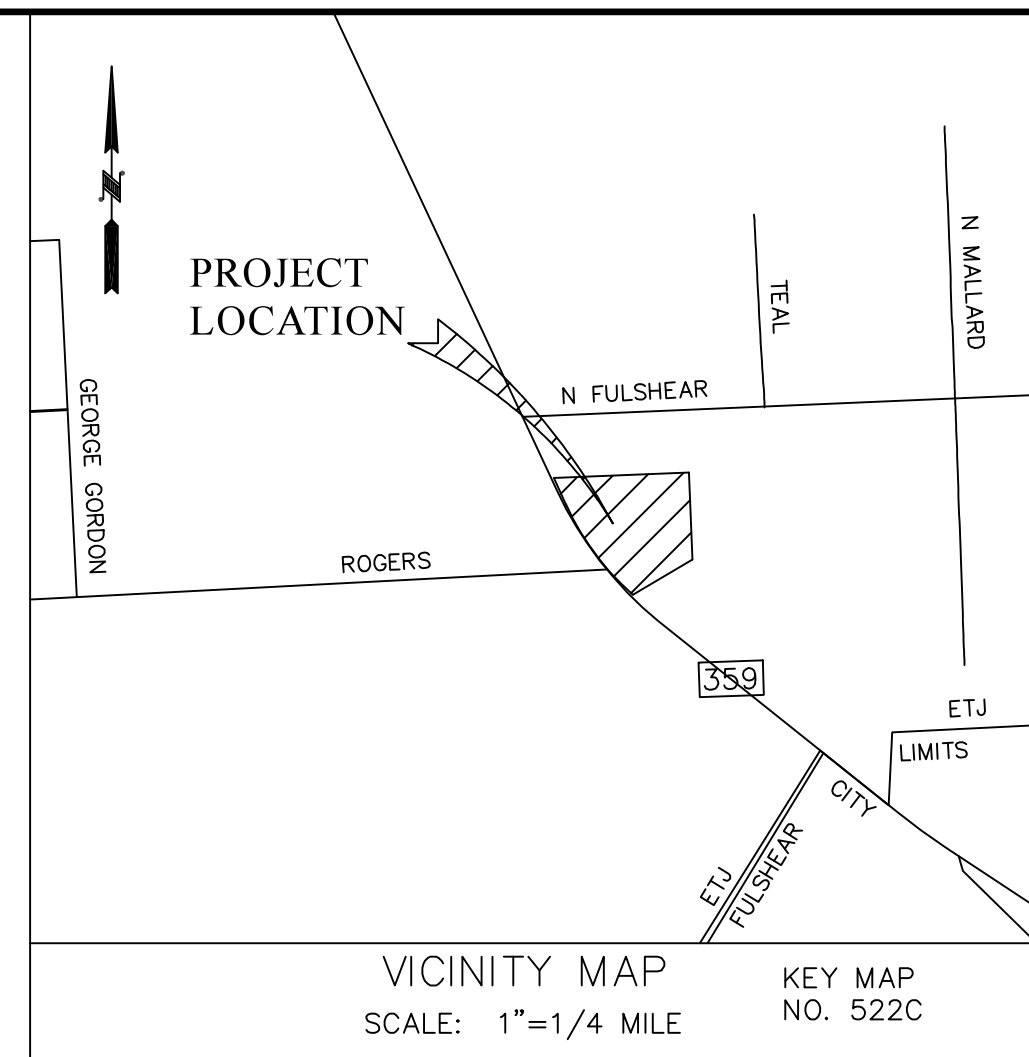
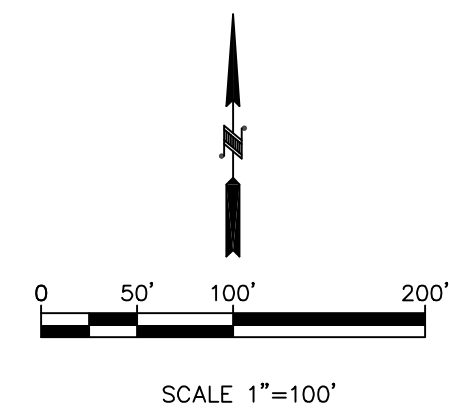
AMY R. PEARCE
CHAIRMAN

DAR HAKIMZADEH
CO-CHAIRMAN

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF FULSHEAR, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF NORTH FULSHEAR BUSINESS CENTER IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF FULSHEAR AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____.

AARON GROFF
MAYOR

KIMBERLY KOPECKY
SECRETARY



GENERAL NOTES

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY ABSTRACT SERVICES OF HOUSTON, (GUARANTEE FILE) G.F. NO. 7910-21-0470, EFFECTIVE DATE FEBRUARY 8, 2021.
3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.99986219246546. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
4. FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
5. BENCHMARK: RM AWV#111 ELEV: 136.60' (NAVD 1988, 2001 ADJ.)
DESCRIPTION: FROM THE JUNCTIONS OF FARM ROADS 1093, 359 AND 1463, ABOUT 6.4 KM (4.0 MI) SOUTH OF KATY, GO NORTH ON FARM ROAD 1463 FOR 4.3 KM (2.65 MI) TO A GATE ON THE RIGHT. PASS THRU THE GATE TO THE STATION ON THE RIGHT JUST EAST OF A FENCELINE. THE STATION IS A PUNCH MARK IN THE TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1-INCH PCV PIPE THAT IS 20 FEET LONG FILLED WITH GREASE THAT IS ENCASED IN A 5-INCH PCV PIPE WITH A LOGO CAP STAMPED--HGSD 66 1986--. THE ROD IS RECESSED 10 CM BELOW THE GROUND. LOCATED 20.9 METERS (68.7 FT) EAST OF THE CENTERLINE OF FARM ROAD 1463, 7.7 METERS (25.1 FT) SOUTH OF A DIRT DRIVE, 5.2 METERS (17.0 FT) EAST-SOUTHEAST OF A LARGE UTILITY POLE AND 4.7 METERS (15.4 FT) EAST OF A BARBED WIRE FENCE.
TEMPORARY BENCHMARK ELEV: 144.92' (NAVD 1988, 2001 ADJ.)
600 NAIL IN SERVICE POLE BEARING N 34°04' W, A DISTANCE OF 363.96' FROM A 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 481570085M WITH THE EFFECTIVE DATE OF JANUARY 29, 2021, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE) THE 100 YEAR FLOODPLAIN.
7. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
8. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
9. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
10. NO PIPELINE OR PIPELINE EASEMENTS APPEAR IN THE CITY PLANNING LETTER PREPARED BY STARTEX TITLE COMPANY AND NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
11. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 147.00' FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
12. THE MINIMUM SLAB LISTED ABOVE DOES NOT ACCOUNT FOR ONSITE DETENTION AND PONDING ELEVATIONS, WHICH MUST BE CHECKED AT THE TIME OF SITE PLAN DEVELOPMENT.
13. FUTURE DEVELOPMENT OF EACH RESERVE WILL REQUIRE ONSITE DRAINAGE AND DETENTION FACILITIES WITHIN A DEDICATED EASEMENT TO BE MAINTAINED BY THE PROPERTY OWNER.
14. 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.
15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
16. THIS PROPERTY IS LOCATED WITHIN FORT BEND COUNTY LIGHTING ZONE 3.
17. 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.
18. THIS PROPERTY LIES WITHIN THE CITY OF FULSHEAR'S ETJ AND FORT BEND COUNTY, TEXAS.
19. ONE FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION 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.
20. THE 60' DRAINAGE EASEMENT WITHIN RESERVE D IS FOR RELOCATION OF AN EXISTING DRAINAGE PATHWAY THROUGH THE SITE THAT PROVIDES CONVEYANCE FOR OFFSITE FLOW FROM THE EAST. PRIOR TO ANY DEVELOPMENT, THE NEW CHANNEL MUST BE CONSTRUCTED TO ACCOMMODATE THE OFFSITE FLOW. A SEPARATE EASEMENT WILL ALSO BE REQUIRED AT THE TIME OF DEVELOPMENT FOR DETENTION MITIGATION OF ONSITE FLOWS.
21. THE 60' DRAINAGE EASEMENT WITHIN RESERVE D IS TO BE MAINTAINED BY THE PROPERTY OWNER.

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL 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.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 20____ AT _____ O'CLOCK, _____ M., IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

NORTH FULSHEAR BUSINESS CENTER

A SUBDIVISION OF 12.5177 ACRES (545,272 SQ FT)
IN THE CHURCHILL-FULSHEAR LEAGUE, A-29,
FORT BEND COUNTY, TEXAS

2 BLOCKS 4 RESERVES
JUNE 21, 2021

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758--00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

PROJECT NO. 1-92537-21

OWNER:
KEITH H. WILLIAMS AND SPOUSE,
CYNTHIA A. WILLIAMS
8437 BOIS D ARC
RICHMOND, TX 77406
713-899-6573

OWNER:
MICHAEL ROLLER
6725 FM 359
FULSHEAR, TEXAS 77441
281-346-0222

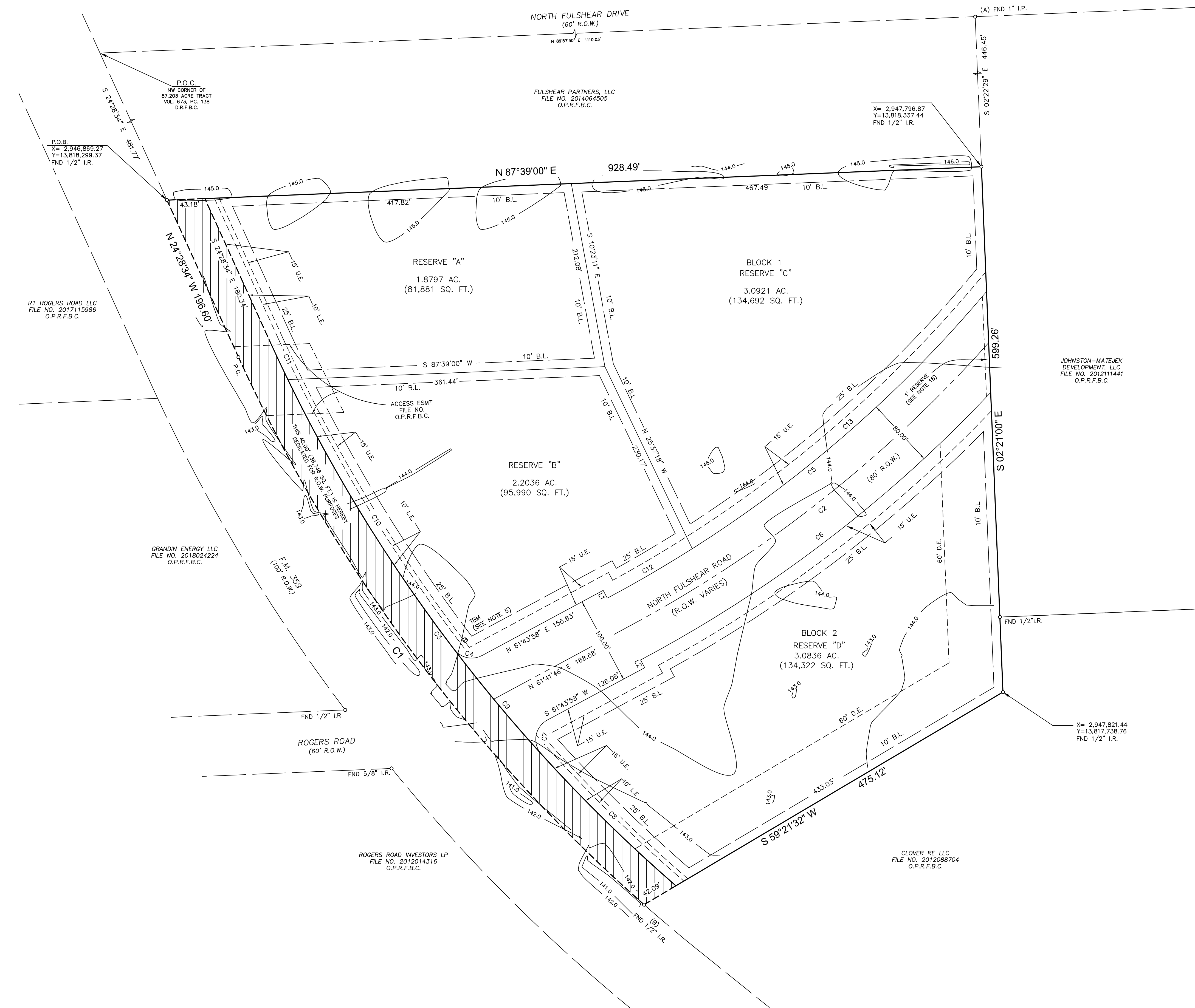
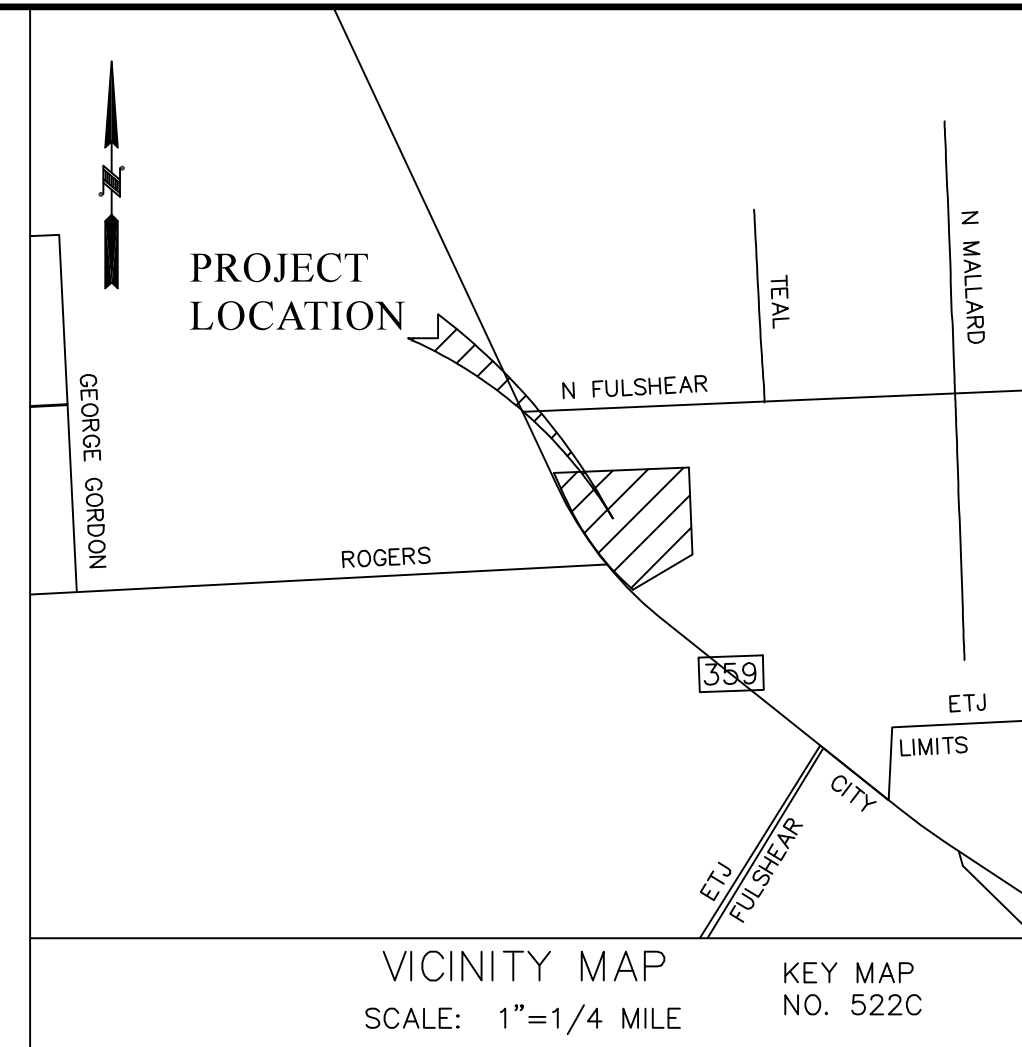
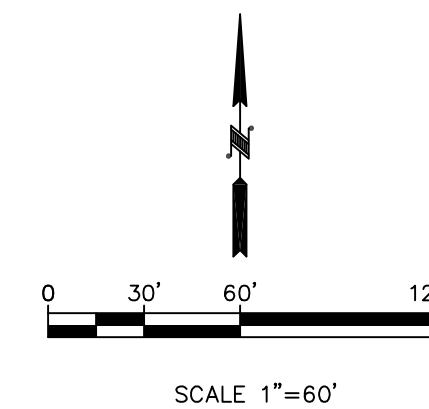
SHEET 1 OF 2

DISTRICT NAMES	
FESD	4
SCHOOL	LAMAR CISD
FIRE	FULSHEAR
CITY OR CITY ETJ	FULSHEAR ETJ
DRAINAGE	FORT BEND DRAINAGE
COUNTY ASSISTANCE DIST	CAD 7

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1860.08	782.11	776.36	S 36°31'22" E	24°09'28"
C2	1860.08	39.20	39.20	N 24°28'34" W	0°55'48"
C3	1460.44	446.96	445.21	S 48°50'10" W	17°52'06"
C4	1460.44	111.99	111.99	S 59°48'02" W	4°23'37"
C5	1860.08	402.17	401.39	N 31°56'05" W	1°22'17"
C6	1860.08	247.82	247.64	N 44°45'06" W	7°38'01"
C7	1540.57	504.17	501.32	N 52°36'08" E	18°45'02"
C8	1860.08	101.92	101.31	N 39°21'24" W	3°08'22"
C9	1460.44	558.95	555.54	N 51°01'59" E	21°58'43"
C10	1500.57	530.79	528.03	N 51°50'58" E	20°16'01"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°16'02" E	10.00
L2	S 28°16'02" E	10.00
L3	N 87°39'00" E	86.45
L4	S 26°30'57" E	87.68
L5	N 87°39'00" E	88.26

RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT.	USAGE
A	2.0880	90,955	UNRESTRICTED
B	2.5663	111,789	UNRESTRICTED
C	3.0921	134,692	UNRESTRICTED
D	3.3158	144,437	UNRESTRICTED



- LEGEND:
- B.L. = BUILDING LINE
 - U.E. = UTILITY EASEMENT
 - A.E. = AERIAL EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.R.F.B.C. = PLAT RECORDS OF FORT BEND COUNTY
 - D.R.F.B.C. = DEED RECORDS OF FORT BEND COUNTY
 - O.P.R.F.B.C. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
 - I.P. = IRON PIPE
 - I.R. = IRON ROD
 - R.O.W. = RIGHT OF WAY
 - VOL. = VOLUME
 - PG. = PAGE
 - P.O.B. = POINT OF BEGINNING
 - L.E. = LANDSCAPE EASEMENT
 - ⊙ = SET 1/2" IR W/CAP MARKED "SURVEY 1"
 - ⊙ = TEMPORARY BENCHMARK

DESCRIPTION OF A TRACT OF LAND CONTAINING 12.5177 ACRES (545,272 SQUARE FEET) SITUATED IN THE CHURCHILL-FULSHEAR LEAGUE, ABSTRACT 29 FORT BEND COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 12.5177 ACRES (545,272 SQUARE FEET), SITUATED IN THE CHURCHILL-FULSHEAR LEAGUE, ABSTRACT 29, FORT BEND COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO KEITH H. WILLIAMS AND CYNTHIA A. WILLIAMS BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2013127806 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, BEING A PORTION OF A CERTAIN 87.203 ACRE TRACT OF LAND RECORDED IN VOLUME 673, PAGE 138 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAID 12.5177-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 87.203 ACRE TRACT;

THENCE SOUTH 24°28'34" EAST, ALONG THE NORTHEASTLY RIGHT-OF-WAY LINE OF F.M. 359 (100 FEET WIDE), A DISTANCE OF 481.77 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 87°39'00" EAST A DISTANCE OF 928.49 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 02°21'00" EAST A DISTANCE OF 599.26 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 59°21'32" WEST A DISTANCE OF 475.12 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE IN A NORTHWESTERLY DIRECTION, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 359, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,860.08 FEET, ARC LENGTH OF 782.11 FEET, A CHORD BEARING OF NORTH 36°31'22" WEST, AND A CHORD LENGTH OF 776.36 FEET TO THE POINT OF TANGENCY OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 24°28'34" WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID F.M. 359, A DISTANCE OF 196.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.5177 ACRES (545,272 SQUARE FEET), MORE OR LESS.

NORTH FULSHEAR BUSINESS CENTER

A SUBDIVISION OF 12.5177 ACRES (545,272 SQ FT)
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OWNER:
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6725 FM 359
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281-346-0222

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