

THE STATE OF TEXAS
 COUNTY OF FORT BEND

WE, MITCHELL WOODS, JENNIFER WOODS, JASON CHARLES WILLIAMS AND JOANNA LYNN WILLIAMS, HERINAFTER CALLED OWNERS OF THE FOREGOING PLAT OF FULBROOK SECTION THREE 'D' REPLAT OF LOTS 7 AND 8, BLOCK 1 AND LOT 1, BLOCK 1, OF FULBROOK SECTION THREE 'D' REPLAT OF LOTS 1 AND 2, BLOCK 1, 4.42 ACRES, BEING FULBROOK SECTION THREE 'D' LOTS 7 AND 8, BLOCK 1, AND LOT 1, BLOCK 1, OF FULBROOK SECTION THREE 'D' REPLAT OF LOTS 1 AND 2, BLOCK 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY DEDICATE FOR PUBLIC-UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE GROUND THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS ON THE ATTACHED PLAT.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY ARE HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

WITNESS MY HAND IN FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2022.

MITCHELL WOODS, OWNER
 JENNIFER WOODS, OWNER

JASON CHARLES WILLIAMS, OWNER
 JOANNA LYNN WILLIAMS, OWNER

THE STATE OF TEXAS
 COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MITCHELL WOODS AND JENNIFER WOODS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED 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 _____, 2022.

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

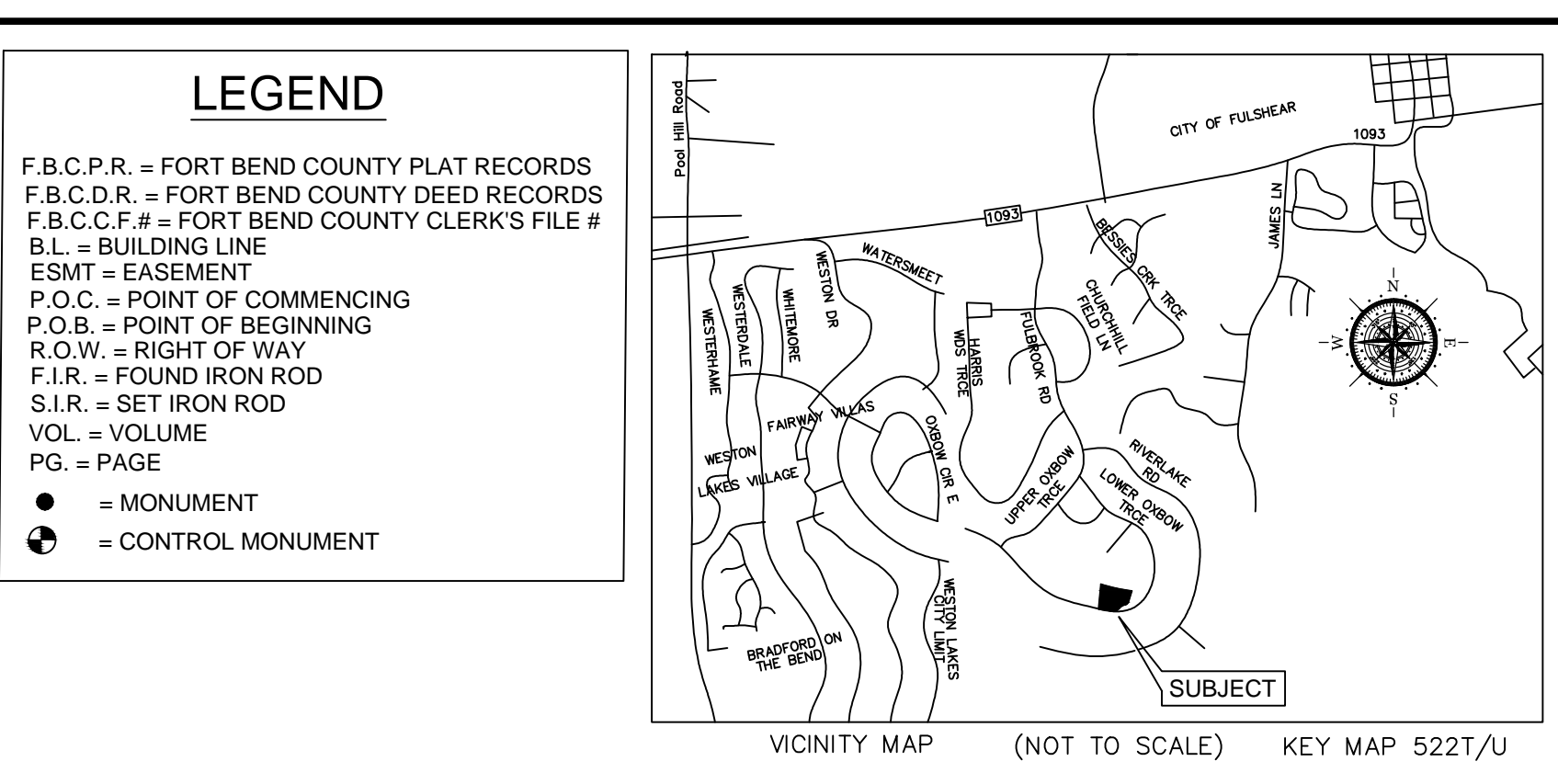
THE STATE OF TEXAS
 COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON CHARLES WILLIAMS AND JOANNA LYNN WILLIAMS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED 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 _____, 2022.

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



I, J. STACY SLAWINSKI, 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.

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2022.

VINCENT M. MORALES, JR.
 COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
 COMMISSIONER, PRECINCT 2

KP GEORGE
 COUNTY JUDGE

W.A. "ANDY" MEYERS
 COMMISSIONER, PRECINCT 3

KEN R. DeMERCHANT
 COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2022 AT _____ O'CLOCK _____ M., IN PLAT NUMBER _____ 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
 CLERK OF THE COUNTY
 FORT BEND COUNTY, TEXAS

By: _____ DEPUTY

WE, HANCOCK WHITNEY BANK, ACTING BY AND THROUGH JOHN W. COLES, A V.P. MORTGAGE LENDING, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS OF FULBROOK SECTION THREE 'D' REPLAT OF LOTS 1 AND 2, BLOCK 1, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NOS. 2020037034 OF THE O.P.R.O.P. OF FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

By: _____ JOHN W. COLES, A.V.P. MORTGAGE LENDING

STATE OF TEXAS
 COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. COLES, A.V.P. MORTGAGE LENDING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT ONE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

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

WE, CHURCHILL MORTGAGE CORPORATION, ACTING BY AND THROUGH JOHN SCHAFF, LOAN OFFICER, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS OF FULBROOK SECTION THREE 'D' REPLAT OF LOTS 7 AND 8, BLOCK 1 AND LOT 1, BLOCK 1, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NOS. 2020111780 OF THE O.P.R.O.P. OF FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

By: _____ JOHN SCHAFF, LOAN OFFICER

STATE OF TEXAS
 COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN SCHAFF, LOAN OFFICER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT ONE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

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

- NOTES:**
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791022-00529, EFFECTIVE DATE: MAY 04, 2022.
 - THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PLAT BOUNDARY.
 - BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.9999004806.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0095L, EFFECTIVELY DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE IN ZONE "X".
 - ALL OF THE PROPERTY LOCATED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE LAMAR INDEPENDENT SCHOOL DISTRICT, FBC ESD NO. 4, CAD 7, PRECINCT 1 AND FORT BEND COUNTY.
 - THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ3
 - SUBJECT TO RESTRICTIVE COVENANTS OF FULBROOK SECTION THREE D, THOSE AS SET FORTH BY INSTRUMENT(S) FILED FOR RECORD UNDER PLAT NO(S), 20160069, 20200063 AND 20200166, OF THE PLAT RECORDS AND UNDER COUNTY CLERK'S FILE NO(S), 1999051521, 1999106775, 2000007463, 2000012289, 2000012290, 2001033992, 2001091640, 2003109758, 2004077903, 2005075239, 2005136150, 2006070090, 2011116009, 2012001915, 2012001916, 2012001917, 2012001918, 2012001919, 2012001920, 2012001921, 2012001922, 2012017472, 2016040422, 20160668381, 2016073290, 2018018452, 2018020277 AND 2021146094, ALL IN FORT BEND COUNTY, TEXAS.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 109.00 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN 2 FEET ABOVE NATURAL GROUND.
 - 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.
 - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - THIS RURAL 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.
 - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
 - A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

METES AND BOUNDS:

A 4.42 ACRE TRACT OF LAND BEING LOTS 7 AND 8, BLOCK 1, OF FULBROOK SECTION THREE 'D' ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20160069 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND LOT 1, BLOCK 1 OF FULBROOK SECTION THREE 'D' REPLAT OF LOTS 1 AND 2, BLOCK 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20200166 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, SAID 4.42 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 2, OF SAID FULBROOK SECTION THREE 'D' REPLAT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF LOWER OXBOW TRACE (CALLED 70' R.O.W.) ;

THENCE IN AN WESTERLY DIRECTION ALONG AND WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LOWER OXBOW TRACE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 136.00 FEET, AN ARC DISTANCE OF 62.13 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 26°22'05" AND A CHORD BEARING AND DISTANCE OF SOUTH 81°09'16" WEST - 61.58 FEET, TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET;

THENCE CONTINUING ALONG AND WITH SAID LOWER OXBOW TRACE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 80.58 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 46°09'58" AND A CHORD BEARING AND DISTANCE OF SOUTH 71°03'13" WEST - 78.41 FEET, TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,965.00 FEET;

THENCE CONTINUING WESTERLY ALONG AND WITH SAID LOWER OXBOW TRACE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 154.24 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 04°29'51" AND A CHORD BEARING AND DISTANCE OF NORTH 83°36'53" WEST - 154.20 FEET, TO THE A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING WESTERLY ALONG AND WITH SAID LOWER OXBOW TRACE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 604.91 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 17°38'16" AND A CHORD BEARING AND DISTANCE OF NORTH 72°32'52" WEST - 602.52 FEET, TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 7, BEING ALSO THE SOUTHEAST CORNER OF LOT 6 OF SAID FULBROOK SECTION 3-D AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 26°16'16" EAST, ALONG AND WITH THE COMMON LINE OF SAID LOT 6 WITH LOT 7, A DISTANCE OF 350.00 FEET TO A 1/2-INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING SITUATED IN THE SOUTHERLY LINE OF RESERVE 'A' BEING A CURVE TO THE LEFT HAVING A RADIUS OF 0.00 FEET;

THENCE IN AN EASTERLY DIRECTION ALONG AND WITH SAID COMMON LINE OF SAID RESERVE 'A', AN ARC DISTANCE OF 497.16 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 17°38'16" AND A CHORD BEARING AND DISTANCE OF SOUTH 72°32'52" EAST - 495.20 FEET, TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°38'00" WEST, ALONG THE COMMON LINE OF LOT 1 WITH LOT 2, A DISTANCE OF 350.00 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 4.4275 ACRES OF LAND.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

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

I, JASON R. HENRICHS, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEET ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

JASON R. HENRICHS, P.E.
 TEXAS REGISTRATION NO. 97420
 T.B.P.E. FIRM NO. 10385

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, TOBY PAUL COUCHMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND ON OR DURING NOVEMBER, 2017; THAT ALL MONUMENTS, BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE, OR WILL BE PROPERLY MARKED WITH IRON RODS A MINIMUM OF 3/4 INCH IN DIAMETER AND 24 INCHES IN LENGTH WITH CAP STAMPED 5565.

PURPOSE OF DOCUMENT: PLAT REVIEW
 SURVEYOR OF RECORD:
 TOBY PAUL COUCHMAN
 REGISTRATION #5565
 RELEASE DATE: 05/16/2022

TOBY PAUL COUCHMAN, RPLS
 TEXAS REGISTRATION NO. 5565

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

FULBROOK SECTION THREE "D"
REPLAT OF LOTS 7 AND 8 BLOCK 1 AND LOT 1, BLOCK 1
OF REPLAT OF LOTS 1 AND 2, BLOCK 1

A SUBDIVISION OF 4.42 ACRES OF LAND BEING LOTS 7 AND 8, BLOCK 1, OF FULBROOK SECTION THREE "D" ACCORDING TO THE THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20160069 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND LOT 1 OF FULBROOK SECTION THREE "D" REPLAT OF LOTS 1 AND 2, BLOCK 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20200166 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS
 JOHN RANDON SURVEY, ABSTRACT 76

REASON FOR REPLAT: TO CREATE 2 LOTS
 2 LOTS 0 RESERVES 1 BLOCK
 MAY 16 2022

PRO-SURV
 SURVEYING AND MAPPING
 P.O. BOX 1366
 FRIENDSWOOD, TEXAS 77549
 EMAIL: orders@prosurv.net
 PHONE: 281-996-1113
 T.B.P.E.L.S. FIRM #10119300

OWNERS

JASON CHARLES WILLIAMS
 JOANNA LYNN WILLIAMS
 30911 LOWER OXBOW TRACE
 FULSHEAR, TX 77441
 PHONE: 281-935-9648

MITCHELL WOODS
 JENNIFER WOODS
 30910 LOWER OXBOW TRACE
 FULSHEAR, TX 77441
 PHONE: 832-684-5865

© 2022 PRO-SURV, ALL RIGHTS RESERVED