

STATE OF TEXAS
COUNTY OF FORT BEND

We, James Gregory Condrey, and Kelli T. Condrey, herein referred to as owners of the 3.833 acre tract described in the above and foregoing plat of FULBROOK SECTION FIVE "B" REPLAT OF LOT 16, BLOCK 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said map of plat do hereby dedicate to the use of the public forever, all 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, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners 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, owners 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 tank into any public or private street, road, or alley or any drainage ditch, either directly or indirectly.

FURTHER, owners 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, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving Fort Bend County, or any other governmental agency, 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, 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 shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operation 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, owners 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 shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

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

WITNESS my (or our) hand in Fort Bend County, Texas, this 22nd day of APRIL, 2022.

BY: *James Gregory Condrey*
James Gregory Condrey
BY: *Kelli T. Condrey*
Kelli T. Condrey

THE STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Greg + Kelt Condrey, 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 consideration therein expressed.

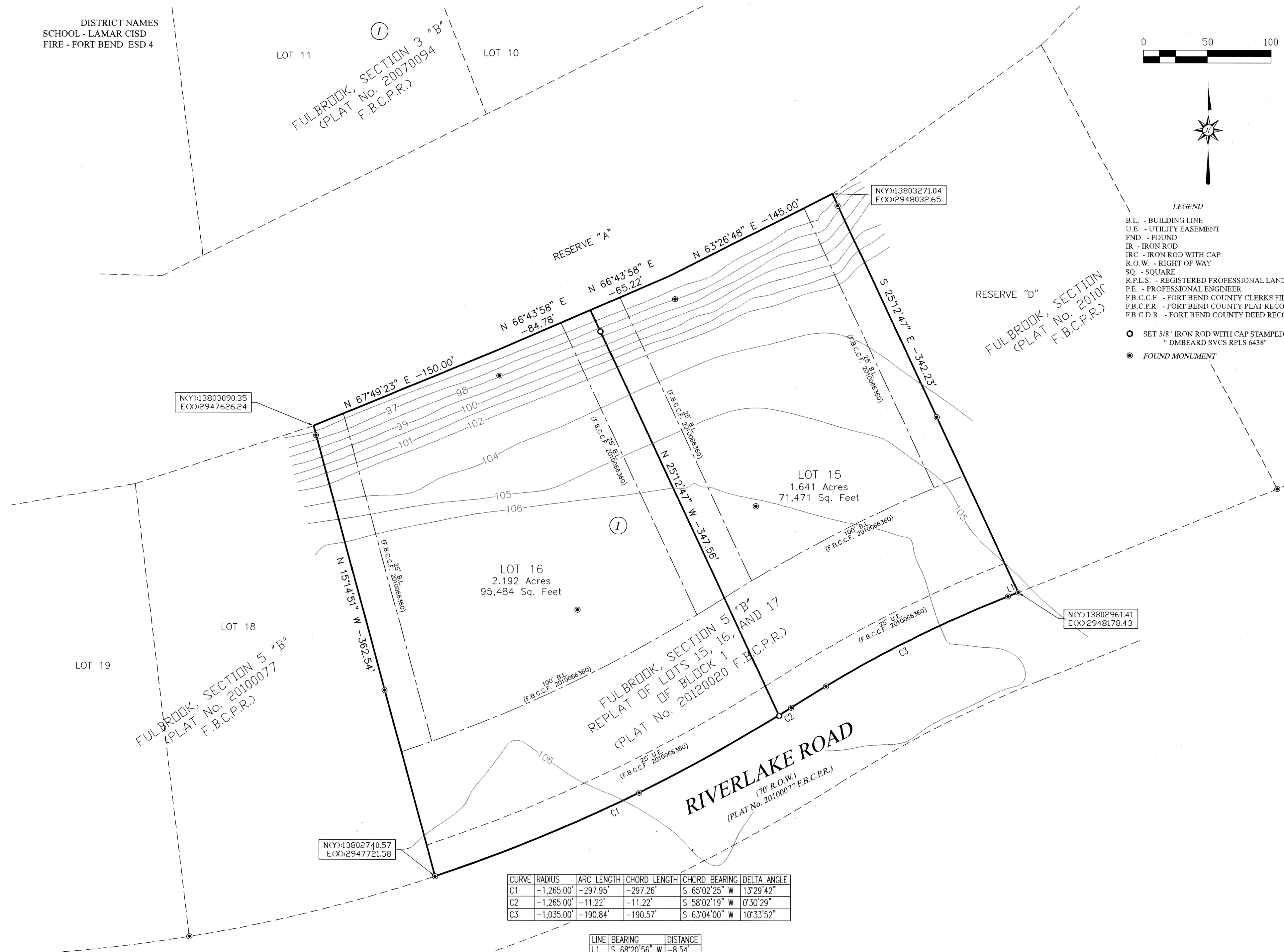
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 22 day of April, 2022.

Ann Marie Sumner
Notary Public In and For the State of Texas
My Commission Expires: 10/17/22

- NOTES:
- 1.) THE COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, NO. 4204. SURFACE COORDINATES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE 0.99988106.
 - 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0095 M. EFFECTIVELY DATED JANUARY 29, 2022. THIS PROPERTY LIES MOSTLY IN ZONE "X" - AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION LIES WITHIN ZONE AE.
 - 3.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS LOCATED WHOLLY WITHIN ESD #4, LAMAR CONSOLIDATED ISD, FORT BEND COUNTY, TEXAS.
 - 4.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ3.
 - 5.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELLED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELLED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - 6.) 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.
 - 7.) ALL PIPELINE AND PIPELINE EASEMENTS THAT APPEAR IN THE COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE COMPANY, FILE NOS. 1285695 ARE SHOWN HEREON (NO PIPELINES PRESENT).
 - 8.) A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
 - 9.) SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS IN RESTRICTIONS, EASEMENTS, BUILDING LINES, AND AGREEMENTS RECORDED UNDER PLAT NO. 20120020 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND THOSE RECORDED UNDER CLERK'S FILE NOS. 1999051521, 2000007463, 2000012289, 2000012290, 2001033992, 2001091640, 2003109758, 2004077903, 2006070090, 2010066360, 2010088191, 2011116009, 2013125399, 2016068381, 2016073290, 2018018452, 2018020277, 2021146094, AND 2012001915 THRU 2012001922 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, BUT OMITTING ANY COVENANTS, CONDITIONS, OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
MINIMUM SLAB ELEVATION: 109.00
ANALYSIS:
Highest natural ground adjacent to lowest slab = 106.1' + 2.0' = 108.1' (NAVD88)
Lowest down gradient drainage restraint = 104.0' + 1.0' = 105.0' (NAVD88)
Oxbow Lake pre-Atlas 14 (FEMA) 100-yr WSEL = 105.0' + 4.0' = 109.0' (NAVD88)
Oxbow Lake pre-Atlas 14 500-yr WSEL = n/a + 2.0' = n/a (NAVD88)

BFE BASED ON FEMA FIRM PANEL NO. 48157C0095 M. DATED JANUARY 29, 2021.
ALL ELEVATIONS CITED ABOVE ARE NAVD88

DISTRICT NAMES
SCHOOL - LAMAR CISD
FIRE - FORT BEND ESD 4



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	-1,265.00'	-297.95'	-297.26'	S 65°02'25" W	13°29'42"
C2	-1,265.00'	-11.22'	-11.22'	S 58°02'19" W	0°30'29"
C3	-1,035.00'	-190.84'	-190.57'	S 63°04'00" W	10°33'52"

LINE	BEARING	DISTANCE
L1	S 68°20'56" W	-8.54'

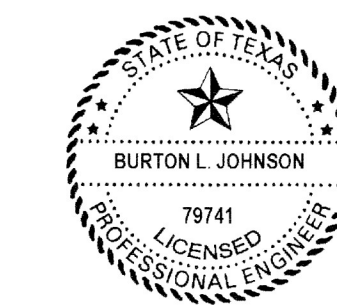
I, Darryl M. Beard, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron (or other suitable permanent 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 feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Darryl M. Beard
DARRYL M. BEARD, R.P.L.S.
TEXAS REGISTRATION No. 6438



I, Burton L. Johnson, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

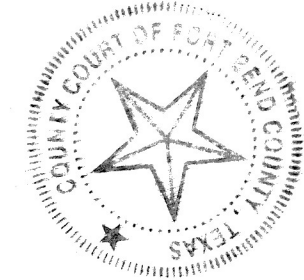
Burton L. Johnson
Burton L. Johnson, P.E.
TEXAS REGISTRATION No. 79741



I, Laura Richard, County Clerk in and for Fort Bend County, Texas, do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on June 7, 2022, at 3:09 o'clock P.M., and in Plat Number(s) 20220112 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
Laura Richard, County Clerk
FORT BEND COUNTY, TEXAS

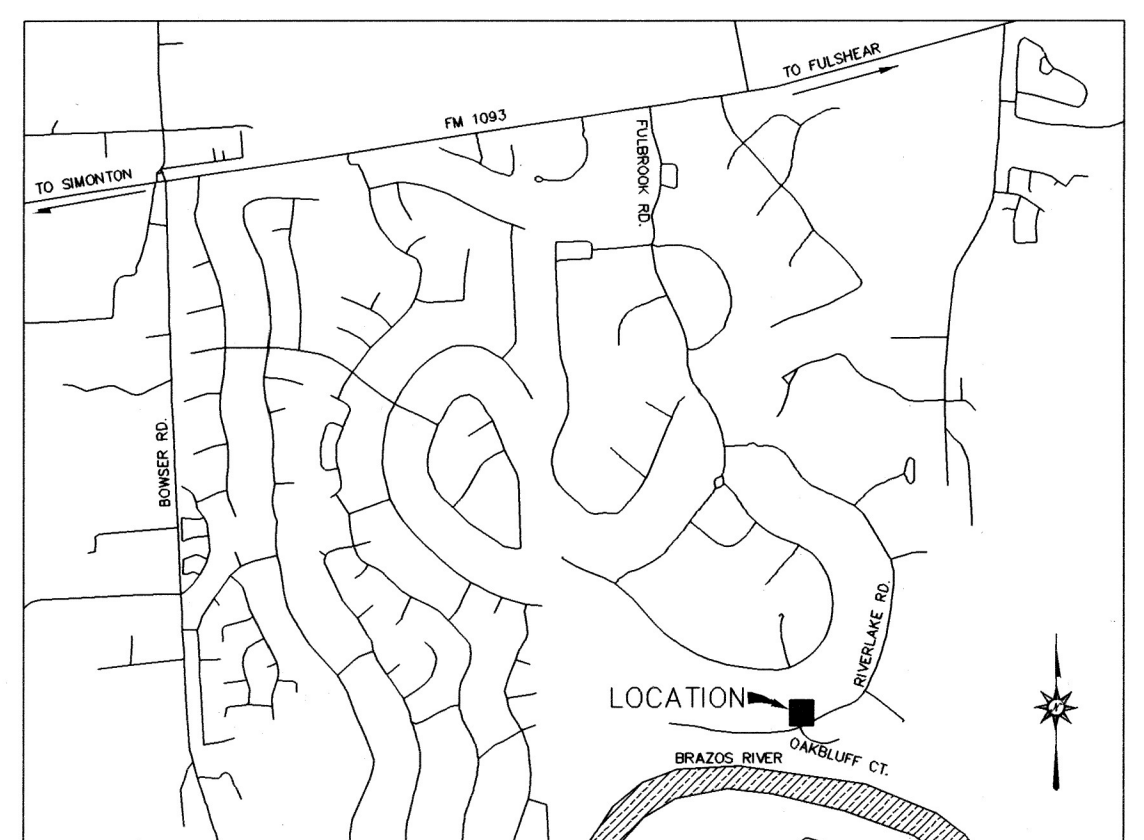


Roxana Ramos
DEPUTY ROXANA RAMOS

19 PGS 202207268

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas
June 07, 2022 03:09:09 PM
FEE \$465.00 RR1 20220112



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP PG. 522 U/522 Y

I, J. Stacy Slawinski, P.E. 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
J. Stacy Slawinski, P.E.
Fort Bend County Engineer

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS
THIS 7th DAY OF June, 2022.

Vincent Morano
VINCENT MORANO, JR., COMMISSIONER
PRECINCT 1
Marty Prestige
MARTY PRESTIGE, COMMISSIONER
PRECINCT 2
George
KP GEORGE, COUNTY CLERK
W. A. Andy Meyers
W. A. "ANDY" MEYERS, COMMISSIONER
PRECINCT 3
Kim
KEN R. DEMERCHANT, COMMISSIONER
PRECINCT 4

FULBROOK SECTION FIVE "B" REPLAT OF LOT 16, BLOCK 1 (REPLAT OF LOTS 15, 16, AND 17 OF BLOCK 1)

(REASON FOR REPLAT: CREATING 2 LOTS FROM 1)

A SUBDIVISION OF A 3.833 ACRE (166,955
SQUARE FOOT) TRACT BEING A REPLAT
OF LOT 16, BLOCK 1,
FULBROOK SECTION FIVE "B",
(PLAT No. 20120020 F.B.C.P.R.)
SITUATED IN THE CHURCHILL FULSHEAR
SURVEY, ABSTRACT 29
FORT BEND COUNTY, TEXAS

CONTAINING
2 LOTS - 1 BLOCK - 0 RESERVES

OWNER:
JAMES GREGORY CONDREY
KELLI T. CONDREY
8619 STONES THROW LANE
MISSOURI CITY, TX 77459
281-923-9255

SURVEYOR:

D.M. Beard
D.M. BEARD SERVICES, L.L.C.
PROFESSIONAL LAND SURVEYING
5700 4TH STREET #883, KATY TX 77492-0883 TEL: 832-913-9866
T.R.P.L.S. FIRM NO. 10194165
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