

PLAT RECORDING SHEET

PLAT NAME: Fulbrook, Section 5B

PLAT NO: _____

ACREAGE: 50.60

LEAGUE: John Randon Survey and The Churchill Fulshear Survey

ABSTRACT NUMBER: 76, 29

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 19

NUMBER OF RESERVES: 6

OWNERS: Fulbrook Partners LTD.

(DEPUTY CLERK)

I, Lyle R. Hagan, Jr., a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County in the best of my knowledge.

Lyle R. Hagan, Jr.
Lyle R. Hagan, Jr., P.E.
05/25/2010



I, David E. Karpman, 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 correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, single points, points of curvature and other points of reference have been marked with iron. (For other a public monument through marked poles or rods using an actual diameter of not less than the eighth (5/8) inch and a length of not less than three (3) feet.

David E. Karpman
David E. Karpman
Texas Registered No. 4922



I, J. JESSE HEDGEMAN, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING LAWS AND REGULATIONS OF THIS OFFICE AS APPROVED BY THE FORT BEND COUNTY COMMISSIONERS COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERSECTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

D. JESSE HEDGEMAN, FORT BEND COUNTY ENGINEER

STATE OF TEXAS COUNTY OF FORT BEND

WE, FULBROOK PARTNERS, L.P., a "pass limited partnership, created by and through" DKK Development, Inc. (the "General Partner, Limited Partner, or Partnership, as the case may be"), do hereby make and extend said subdivision and development plat of said property according to all laws, regulations, restrictions that apply to said lands or plat and hereby declare to the use of the public forever, all streets (except those streets designated as or are streets), drives, paths, easements, drainage easements and public squares shown thereon for the purposes and uses intended thereon and do hereby make and extend, but have not design to extend and forever defend the title to the said so hereinafter.

FURTHER, We do hereby dedicate for public utility purposes an unobstructed easement five (5) feet in width from a prime twenty (20) feet above the grade level upward, vested subject to all public utility easements shown thereon.

FURTHER, We do hereby declare that all parcels of land designated on this plat are intended for the construction of single family residential dwelling units and shall be restricted for same under the terms and conditions of such restrictions filed herewith.

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 water from any public or private stream, road or any 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 drainage shall have a not drainage capacity area of sufficient size to permit the flow of water without backflow and in no instance have a drainage loading of more than one and three quarters (1 3/4) square feet (14" 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 drives, paths, easements, drains, and drainage ditches located in this subdivision, to maintain 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, drain, creek or natural drainage way shall hereby be restricted to keep such drainage way and easement clear of fences, buildings, movable vegetation and other obstructions to the operation and maintenance of the drainage facility and that such existing easement shall not be permitted to enter 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 acknowledge and agree that we will comply with this order as adopted by Fort Bend County Commissioners on March 23, 2004, and any subsequent amendments.

WITNESSE my hand in the City of Houston, Texas, this _____ day of _____, 2010.

David E. Karpman
David E. Karpman
President

STATE OF TEXAS COUNTY OF HARRIS

I, JOHN M., the undersigned authority on this day personally appeared Douglas H. Karpman, President, known to me to be the person whose name is subscribed to the 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 _____, 2010.

David E. Karpman
David E. Karpman
Notary Public in and for Harris County, Texas
(My Notary Seal)



APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2010.

EDWARD MORRISON - PRESIDENT 1, COUNTY COMMISSIONER

STEVE PRESTAGE - PRESIDENT 2, COUNTY COMMISSIONER

M.A. "ANDY" MEYERS - PRESIDENT 3, COUNTY COMMISSIONER

JAMES PATTERSON - PRESIDENT 4, COUNTY COMMISSIONER

ROBERT E. HUBERT - COUNTY CLERK

I, _____, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE, ON _____ DAY OF _____, 2010, AT _____ O'CLOCK _____ M. PLAT NUMBER(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

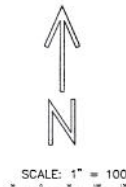
WITNESSE MY HAND AND SEAL OF OFFICE, AT HOUSTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

GENERAL NOTES:

- D.E. indicates Drainage Easement.
- M.L. indicates Meteline Easement.
- B.L. indicates Building Line.
- P.O.M. indicates Right-of-Way.
- The minimum easement width shall be 100.00 feet above the top level, or at least five feet above natural ground, whichever is higher.
- This is a "natural type subdivision". Extreme rainfall events may cause temporary ponding of water on lots within the type of subdivision.
- F. & G. M. A. 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 easements 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 shows revised ponding with intense rainfall events.
- This subdivision is not directly affected by any pipeline crossing.
- The conditions shown herein are Texas South Central Zone No. 4204 State Plane North American Datum (NAD83) and may be brought to grid by applying the following composite scale: 0.999999000.
- The property does not currently lie within the boundaries of any municipal utility district or levee improvement district.
- This "natural type subdivision" is designated as Lighting Zone L23.
- All Easements and Easements shall be maintained by the property owner.
- 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'-0" 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 creation of such subdivision being that when the adjacent property is subdivided or re-subdivided in a residential plat, the one-foot reserve and easement herein created for the public for street right-of-way purposes and the fee title thereto shall revert to and remain in the dedication. The easement and the fee title thereto shall revert to and remain in the dedication. The easement and the fee title thereto shall revert to and remain in the dedication. The easement and the fee title thereto shall revert to and remain in the dedication.



DATE: APRIL, 2010

MINIMUM SLAB ELEVATION ANALYSIS:

- 100' M. ASL + 10" = 103.0 - 10" = 102.0
- EXTREME PONDING + 10" = 101.50 - 10" = 100.50
- NATURAL GROUND + 20" = VARIES + 20" = 100.5 M.L.

ADDITIONAL INFORMATION:
A. FORT BEND COUNTY RECORDS PL. 100, FILED WITHIN ZONE
"A" IS THE 100' M. ASL SPECIAL 1:1000 SCALE AREA
ACCORDING TO THE MOST RECENT OFFICIAL RECORD
INSURANCE RATE MAP, DATED 01-03-97, MAP NUMBER
4815700015 J.

BENCHMARK ELEV = 108.51' SM 131 1987 ADJ.

0.15 AC (5.1 M) SOUTH ALONG FM ROAD 358 FROM THE POST OFFICE IN FULSHEAR, THENCE 2.15 KM (1.34 M) WEST ALONG FM ROAD 1093, IN THE NORTHWEST CORNER OF THE INTERSECTION OF A DIRT ROAD, 42.5 METERS (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, 3.5 METERS (11.5 FT) WEST OF THE CENTER OF THE DIRT ROAD, 0.5 METER (3.0 FT) SOUTH OF THE WEST POST OF A GATE, NOTE: ACCESS TO DUTY POINT IS HAD THROUGH A 5-INCH 1000 CAP, THE MARK IS 0.3 METER EAST FROM A WITNESS POST, THE MARK IS 0.7 METERS ABOVE FM ROAD 1093.

FULBROOK SECTION FIVE 'B'

A SUBDIVISION PLAT OF 50.80 ACRES OUT OF JOHN RANDOLPH SURVEY, A-75 AND THE CHERRILL, FULSHEAR SURVEY, A-28

FORT BEND COUNTY, TEXAS

CONTAINING
1 BLOCK - 19 LOTS - 8 RESERVES

OWNER

Fulbrook Partners L.P.
c/o DKK Development, Inc.
Dr. Doug Karpman

5800 Highway 29, Box 102
Houston, TX 77055
(713) 961-0023

SURVEYOR

PREJEAN & COMPANY
LAND SURVEYING/MAPPING

5324 METCAL DRIVE
HOUSTON, TX 77055
(713) 467-4405

LAND PLANNER

SLA STUDIO LAND INC.
Dr. David Smith

1800 WEST JOUR 2010, TX 77055
(713) 747-0778

ENGINEER

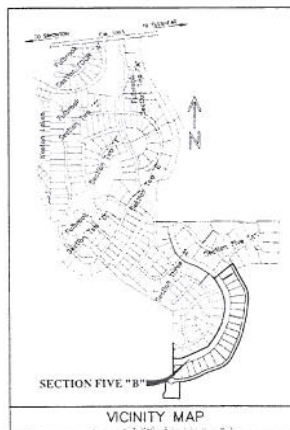
EDEN SERVICES, LLC
Civil Engineering

4310 METCAL DRIVE
HOUSTON, TX 77055
(713) 467-1622

SHEET 3 OF 3

GENERAL NOTES:

1. D.C. indicates Drainage Easement.
2. W.L.C. indicates Wetland Easement.
3. S.L. indicates Building Line.
4. R.O.W. indicates Right-of-Way.
5. The minimum slab elevation shall be 100.50 feet above Mean Sea Level, or at least two feet above natural ground, whichever is higher.
6. This is a "one type subdivision". (Extreme events) events may cause temporary ponding of water on lots within this type of subdivision.
7. F. S. C. & 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 easements for 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 Order Manual, which shows street ponding with various rainfall events.
11. This subdivision is not directly affected by any pipeline crossing.
12. The coordinates shown herein are Texas State Plane Coordinates (NAD83) and may be brought to grid by applying the following combined scale 0.99998100.
13. This property does not currently lie within the boundaries of any Municipal Utility District or Lower Improvement District.
14. This "one type subdivision" is designated as Lighting Zone L23.
15. All Easements and Encumbrances shall be maintained by the property owner.
16. One-foot Reserve dedicated to the public in favor of a buffer reservation between the side and end of streets where such streets abut adjacent property, the location of such easement being that when the adjacent property is subdivided or re-subdivided in a manner that the specified reserve shall thereafter become a street in the subdivision, the street right-of-way shall be the one-foot Reserve and shall be used for the purpose of the subdivision, the street, easement or easements.
17. A minimum distance of 10 feet shall be maintained between residential buildings.
18. One-foot Reserve dedicated to the public in favor of a buffer reservation between the side and end of streets where such streets abut adjacent property, the location of such easement being that when the adjacent property is subdivided or re-subdivided in a manner that the specified reserve shall thereafter become a street in the subdivision, the street right-of-way shall be the one-foot Reserve and shall be used for the purpose of the subdivision, the street, easement or easements.



SCALE: 1" = 100'

DATE : APRIL, 2010

MINIMUM SLAB ELEVATION ANALYSIS:

- A. 100 YR WSEL = (1"7" + 100.0 + 1"7") = 104.0
- B. EXTREME FLOODING = (1"7" + 101.50 + 1"7") = 102.9
- C. NATURAL GROUND + 2"7" = VARIES + 2"7" = 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 15012C029.

LINE TABLE		CURVE TABLE	
LINE	STATIONING	STATION	STATION
1	0+00.00	0+00.00	0+00.00
2	0+00.00	0+00.00	0+00.00
3	0+00.00	0+00.00	0+00.00
4	0+00.00	0+00.00	0+00.00
5	0+00.00	0+00.00	0+00.00
6	0+00.00	0+00.00	0+00.00
7	0+00.00	0+00.00	0+00.00
8	0+00.00	0+00.00	0+00.00
9	0+00.00	0+00.00	0+00.00
10	0+00.00	0+00.00	0+00.00
11	0+00.00	0+00.00	0+00.00
12	0+00.00	0+00.00	0+00.00
13	0+00.00	0+00.00	0+00.00
14	0+00.00	0+00.00	0+00.00
15	0+00.00	0+00.00	0+00.00
16	0+00.00	0+00.00	0+00.00
17	0+00.00	0+00.00	0+00.00
18	0+00.00	0+00.00	0+00.00
19	0+00.00	0+00.00	0+00.00
20	0+00.00	0+00.00	0+00.00
21	0+00.00	0+00.00	0+00.00
22	0+00.00	0+00.00	0+00.00
23	0+00.00	0+00.00	0+00.00
24	0+00.00	0+00.00	0+00.00
25	0+00.00	0+00.00	0+00.00
26	0+00.00	0+00.00	0+00.00
27	0+00.00	0+00.00	0+00.00
28	0+00.00	0+00.00	0+00.00
29	0+00.00	0+00.00	0+00.00
30	0+00.00	0+00.00	0+00.00
31	0+00.00	0+00.00	0+00.00
32	0+00.00	0+00.00	0+00.00
33	0+00.00	0+00.00	0+00.00
34	0+00.00	0+00.00	0+00.00
35	0+00.00	0+00.00	0+00.00
36	0+00.00	0+00.00	0+00.00
37	0+00.00	0+00.00	0+00.00
38	0+00.00	0+00.00	0+00.00
39	0+00.00	0+00.00	0+00.00
40	0+00.00	0+00.00	0+00.00
41	0+00.00	0+00.00	0+00.00
42	0+00.00	0+00.00	0+00.00
43	0+00.00	0+00.00	0+00.00
44	0+00.00	0+00.00	0+00.00
45	0+00.00	0+00.00	0+00.00
46	0+00.00	0+00.00	0+00.00
47	0+00.00	0+00.00	0+00.00
48	0+00.00	0+00.00	0+00.00
49	0+00.00	0+00.00	0+00.00
50	0+00.00	0+00.00	0+00.00
51	0+00.00	0+00.00	0+00.00
52	0+00.00	0+00.00	0+00.00
53	0+00.00	0+00.00	0+00.00
54	0+00.00	0+00.00	0+00.00
55	0+00.00	0+00.00	0+00.00
56	0+00.00	0+00.00	0+00.00
57	0+00.00	0+00.00	0+00.00
58	0+00.00	0+00.00	0+00.00
59	0+00.00	0+00.00	0+00.00
60	0+00.00	0+00.00	0+00.00
61	0+00.00	0+00.00	0+00.00
62	0+00.00	0+00.00	0+00.00
63	0+00.00	0+00.00	0+00.00
64	0+00.00	0+00.00	0+00.00
65	0+00.00	0+00.00	0+00.00
66	0+00.00	0+00.00	0+00.00
67	0+00.00	0+00.00	0+00.00
68	0+00.00	0+00.00	0+00.00
69	0+00.00	0+00.00	0+00.00
70	0+00.00	0+00.00	0+00.00
71	0+00.00	0+00.00	0+00.00
72	0+00.00	0+00.00	0+00.00
73	0+00.00	0+00.00	0+00.00
74	0+00.00	0+00.00	0+00.00
75	0+00.00	0+00.00	0+00.00
76	0+00.00	0+00.00	0+00.00
77	0+00.00	0+00.00	0+00.00
78	0+00.00	0+00.00	0+00.00
79	0+00.00	0+00.00	0+00.00
80	0+00.00	0+00.00	0+00.00
81	0+00.00	0+00.00	0+00.00
82	0+00.00	0+00.00	0+00.00
83	0+00.00	0+00.00	0+00.00
84	0+00.00	0+00.00	0+00.00
85	0+00.00	0+00.00	0+00.00
86	0+00.00	0+00.00	0+00.00
87	0+00.00	0+00.00	0+00.00
88	0+00.00	0+00.00	0+00.00
89	0+00.00	0+00.00	0+00.00
90	0+00.00	0+00.00	0+00.00
91	0+00.00	0+00.00	0+00.00
92	0+00.00	0+00.00	0+00.00
93	0+00.00	0+00.00	0+00.00
94	0+00.00	0+00.00	0+00.00
95	0+00.00	0+00.00	0+00.00
96	0+00.00	0+00.00	0+00.00
97	0+00.00	0+00.00	0+00.00
98	0+00.00	0+00.00	0+00.00
99	0+00.00	0+00.00	0+00.00
100	0+00.00	0+00.00	0+00.00

BENCHMARK ELEV. = 109.21' (REV. 12/1987) 823.

0.15 KM (0.1 MI) SOUTH ALONG FM ROAD 359 FROM THE POST OFFICE IN FULBROOK, THENCE 2.10 KM (1.3 MI) WEST ALONG FM ROAD 1003, TO THE NORTHWEST CORNER OF THE JUNCTION OF A DIRT ROAD, 43.3 METERS (142 FT) NORTH OF THE CENTERLINE OF FM ROAD 1003, 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 METERS (3.0 FT) SOUTH OF THE WEST POST OF A GATE, NOTE: ACCESS TO DATUM POINT IS MADE THROUGH A 5-8 INCH LOG CAP. THE MARK IS 0.3 METERS EAST FROM A WISDOM POST. THE MARK IS 0.7 METERS ABOVE FM ROAD 1003.

FULBROOK SECTION FIVE "B"

A SUBDIVISION PLAT OF 50.60 ACRES OUT OF JOHN RANDON SURVEY, A-76 AND THE CHURCHILL FULBROOK SURVEY, A-29

1001 MCINTOSH COUNTY, TEXAS

CONTAINING 1 BLOCK - 19 LOTS - 6 RESERVES

* OWNER *

Fulbrook Partners LTD.
c/o DHK Development, Inc.
W. Dong Kimbrough

* SURVEYOR *

PRE-JAN & COMPANY
LAND SURVEYING, INC.

* LAND PLANNER *

SLA STUDIO LAND, INC.
W. David Smith

* ENGINEER *

DEDEN SERVICES, LLC
D.W. DEDEN

1001 MCINTOSH COUNTY, TEXAS
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