

May 29, 2013

Fort Bend County Commissioner's Court
Commissioner W.A. Meyer, Pct. 3
22333 Grand Corner Drive
Katy, Tx 77494



**RE: Fulbrook Section 5C Plat, Request for Variance on Length of Street and
Public Hearing for Replat**

Dear Commissioner Meyer:

The proposed New Section in the Fulbrook Subdivision is Section 5C. There are two issues we would like to address with the Court:

- 1) A formal variance is requested for the length of a residential street under Section 5.6 D in the Fort Bend County Regulations of Subdivision Section 5-Design Criteria. The street is named Riverlake Road and Section 5-C continues the extension of the existing road.
- 2) We request a Public Hearing for Replat of Reserve "F", Fulbrook Section 5-B to replat the reserve into residential lots.

Please feel free to contact me at (713) 461-8822 if you have any questions or concerns.

Thank you,

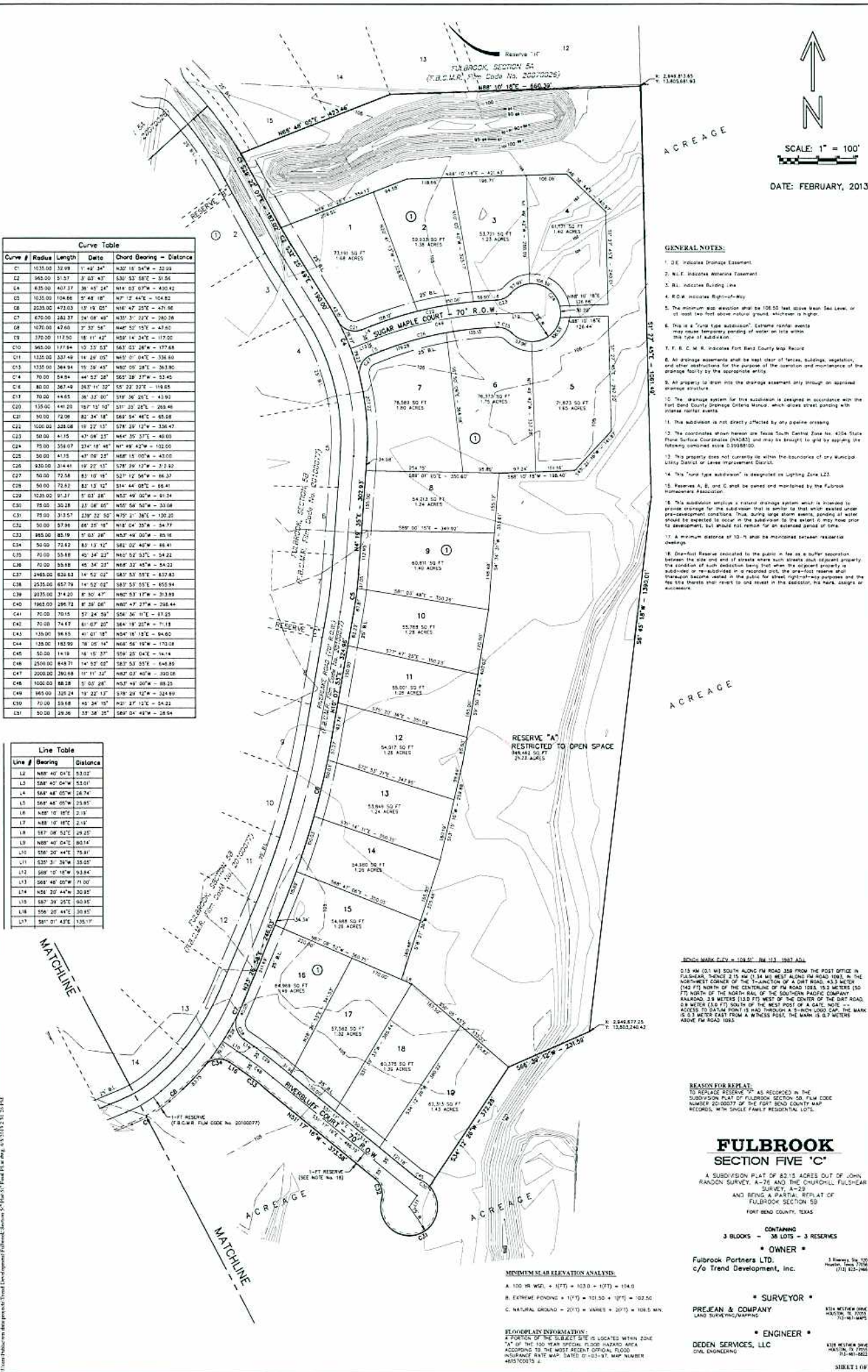
Robert T. Deden, P.E.

CC: Nathan Hatcher, Assistant to County Engineer

Curve #	Radius	Length	Delta	Chord Bearing - Distance
C1	1035.00	32.09	1° 44' 34"	N30° 18' 54"W - 32.09
C2	965.00	51.57	3° 03' 43"	S30° 53' 58"E - 51.56
C3	835.00	407.37	38° 45' 24"	N14° 03' 07"W - 400.42
C4	1035.00	104.86	5° 48' 18"	N7° 12' 44"E - 104.82
C5	2035.00	473.03	17° 19' 05"	N16° 47' 25"E - 471.06
C6	675.00	282.37	24° 08' 48"	N35° 31' 32"E - 280.18
C7	1070.00	47.60	2° 57' 58"	N46° 52' 15"E - 47.60
C8	375.00	117.50	16° 11' 42"	N59° 14' 54"E - 117.00
C9	565.00	177.94	10° 23' 55"	S67° 03' 28"W - 177.68
C10	1335.00	337.48	14° 28' 05"	N65° 07' 04"E - 336.80
C11	1335.00	344.94	15° 58' 45"	N67° 05' 28"E - 343.80
C12	70.00	54.94	44° 53' 28"	S65° 28' 27"W - 52.45
C13	80.00	267.48	283° 17' 32"	S5° 22' 32"E - 118.85
C14	70.00	44.65	38° 33' 07"	S19° 36' 29"E - 43.90
C15	103.00	441.20	18° 13' 10"	S11° 23' 28"E - 265.46
C16	50.00	72.06	82° 34' 18"	S89° 54' 46"E - 65.68
C17	1000.00	238.08	10° 22' 13"	S78° 29' 12"W - 236.47
C18	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C19	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C20	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C21	80.00	314.41	19° 27' 13"	S78° 29' 12"W - 312.92
C22	50.00	72.06	82° 34' 18"	S89° 54' 46"E - 65.68
C23	50.00	72.06	82° 34' 18"	S89° 54' 46"E - 65.68
C24	1035.00	51.57	3° 03' 43"	N30° 18' 54"W - 51.56
C25	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C26	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C27	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C28	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C29	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C30	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C31	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C32	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C33	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C34	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C35	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C36	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C37	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C38	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C39	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C40	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C41	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C42	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C43	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C44	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C45	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C46	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C47	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C48	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C49	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C50	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C51	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C52	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C53	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C54	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C55	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C56	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C57	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C58	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C59	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C60	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C61	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C62	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C63	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C64	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C65	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C66	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C67	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C68	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C69	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C70	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C71	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C72	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C73	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C74	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C75	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C76	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C77	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C78	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C79	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C80	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C81	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C82	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C83	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C84	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C85	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C86	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C87	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C88	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C89	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C90	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C91	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C92	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C93	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C94	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C95	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C96	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C97	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C98	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00
C99	75.00	358.07	224° 18' 48"	N1° 49' 42"W - 132.00
C100	50.00	41.15	47° 04' 25"	N44° 55' 37"E - 40.00

Line #	Bearing	Distance
L1	N89° 40' 04"E	53.02
L2	S88° 40' 04"W	53.01
L3	S84° 44' 05"W	26.74
L4	S84° 44' 05"W	25.95
L5	N88° 10' 18"E	2.15
L6	N88° 10' 18"E	2.14
L7	S87° 06' 52"E	28.25
L8	N88° 40' 04"E	80.14
L9	S86° 20' 44"E	75.91
L10	S33° 3' 34"W	55.05
L11	S69° 10' 18"W	93.84
L12	S68° 48' 00"W	71.00
L13	N56° 20' 44"W	30.95
L14	S87° 39' 25"E	60.95
L15	S56° 20' 44"E	20.95
L16	S87° 07' 42"E	135.17

1. From Public to the project: Trend Development/Fulbrook Section 5C, Plat 57, Book 84, at 100' AS 100' 2 1/2 1/2 1/2



ACREAGE

SCALE: 1" = 100'

DATE: FEBRUARY, 2013

GENERAL NOTES

1. DE indicates Drainage Easement.
2. W.E. indicates Easement.
3. B.L. indicates Building Line.
4. R.O.W. indicates Right-of-Way.
5. The minimum road width shall be 105.00 feet above Mean Sea Level, or 10 feet less than above natural ground, whichever is higher.
6. This is a "Final Type" subdivision. Extreme corner events may cause temporary ponding of water on lots within this type of subdivision.
7. F. R. 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 parking with proper runoff events.
11. This subdivision is not directly affected by any existing crossing.
12. The coordinates shown herein are based on the Texas State Plane Surface Coordinate System (NAD83) and may be brought to grid by applying the following combined scale 0.9998000.
13. The property does not currently lie within the boundaries of any Municipal Utility District or Local Government.
14. The "Final Type" subdivision is designated as Lighting Zone L21.
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 predevelopment conditions. Thus, during severe 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.
17. A minimum distance of 10'-0" shall be maintained between residential dwellings.
18. One-half Reserve included in the public use 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-half reserve shall thereupon become vested in the public for street right-of-way purposes and the fee shall thereupon revert to and remain in the donor, his heirs, assigns or successors.

BENCH MARK: ELEV. = 108.51' BM 113 1987 ADJ.
 5.15 NM (01.01) SOUTH ALONG FM ROAD 258 FROM THE POST OFFICE IN FULBROOK, THENCE 2.15 NM (0.34 MI) WEST ALONG FM ROAD 100, to the NORTHWEST CORNER of the intersection of a DIRT ROAD, 43.5 METERS (142 FT) NORTH OF THE CENTERLINE OF FM ROAD 100, 152 METERS (50 FT) NORTH OF THE NORTH-SIDE OF THE SOUTHERN PACIFIC COMPANY RAILROAD, 2.8 METERS (9.2 FT) WEST OF THE CENTER OF THE DIRT ROAD, 0.8 METERS (2.6 FT) SOUTH OF THE WEST POST OF A GATE, NOTE: ACCESS TO DUTY POINT IS MADE THROUGH A 3-INCH LOGS CAP, THE MARK IS 0.3 METERS EAST FROM A WIRELESS POST, THE MARK IS 0.7 METERS ABOVE FM ROAD 100.

REASON FOR REPEAT:
 TO REPLACE RESERVE "P" AS RECORDED IN THE SUBDIVISION PLAT OF FULBROOK SECTION 5C, PLAT 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-26 AND THE CHURCHILL FULBROOK SURVEY, A-29 AND BEING A PARTIAL REPEAT OF FULBROOK SECTION 5C FORT BEND COUNTY, TEXAS

CONTAINING
 3 BLOCKS - 38 LOTS - 3 RESERVES
 * OWNER *
 Fulbrook Partners LTD.
 c/o Trend Development, Inc.
 3 Rivers, Ste. 120
 Houston, Texas 77058
 (713) 627-1465
 * SURVEYOR *
 PREJEAN & COMPANY
 LAND SURVEYING/MAPPING
 8514 WESTVIEW DRIVE
 HOUSTON, TX 77055
 (713) 461-8822
 * ENGINEER *
 DEEDEN SERVICES, LLC
 CIVIL ENGINEERING
 8514 WESTVIEW DRIVE
 HOUSTON, TX 77055
 (713) 461-8822

MINIMUM SEASIDE 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) = 108.5 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: 01-10-11, MAP NUMBER 48157C0015.1

STATE OF TEXAS
COUNTY OF FORT BEND

I, Robert Tolt, Surveyor, 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 Tolt, Surveyor, P.E.



I, N. M. Mathis, 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, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pins 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
Texas Registration No. 4251

I, RICHARD STOLDS, P.E., 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 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 INTERSECTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

RICHARD STOLDS, P.E., FORT BEND COUNTY ENGINEER

We, FULBROOK PARTNERS, LTD. a Texas limited partnership, acting by and through, New TLP Management, LLC, a Texas limited liability company (a, hereinafter referred to as "Fulbrook Partners, Ltd."), President, owner of the 82.15 acre tract described in the above and foregoing map of FULBROOK SECTION FIVE 'C', do hereby make and establish and subdivide and development plat of and property according to all laws, regulations, restrictions and covenants on said map as set out hereon, dedicate to the use of the public, however, all streets (except those streets designated as private streets), drains, canals, water courses, drains, easements and public grounds shown thereon for the purposes and considerations therein expressed, and do hereby make covenants, covenants and covenants to warrant and forever defend the title to the land so dedicated.

FURTHER, We do hereby dedicate for public utility purposes an undivided land easement five (5) feet in width from a center line (25) feet above the ground level shown, located adjacent to all public utility easements shown hereon.

FURTHER, We do hereby agree that all covenants and easements set out on this plat are intended for the construction of single family residential dwelling units thereon and shall be restricted for some under the terms and conditions of such restrictions and easements.

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 waste water into any public or private street, road or any other 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 prevent flood drainage structures whose drainage shall cause a net drainage opening area of sufficient size to permit the flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1 3/4) 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 center line of any and all ditches, creeks, canals, water courses, drains 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 such said easement at any and all times for the purpose 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 subject to any drainage easement, ditch, canal, drain or natural drainage way, shall hereby be restricted to allow such drainage water and easements clear of fences, buildings, structures, vegetation and other obstructions and maintenance of the drainage facility and that such draining property shall not be permitted to drain directly into the easement except by means of an approved drainage structure.

FURTHER, We do hereby acknowledge the record of the "Ordinance of Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas" and do hereby covenant and agree and shall cause to be recorded in the public records of Fort Bend County, Texas, all and any subsequent amendments.

WITNESS my hand in the City of Houston, Texas, this _____ day of _____, 20____.

Fulbrook Partners, Ltd., a Texas limited partnership

By: New TLP Management, LLC, a Texas limited liability company, and its sole general partner

Duncan M. Underwood
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Duncan M. Underwood, 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 _____, 20____.

Notary Public in and for Harris County, Texas
(after history seal)

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

RICHARD MCKINNON - PRESIDENT, COUNTY COMMISSIONER

ORLANDO PESTRIN - PRESIDENT, COUNTY COMMISSIONER

W. A. "TERRY" MCKINNON - PRESIDENT, COUNTY COMMISSIONER

JAMES PATTERSON - PRESIDENT, COUNTY COMMISSIONER

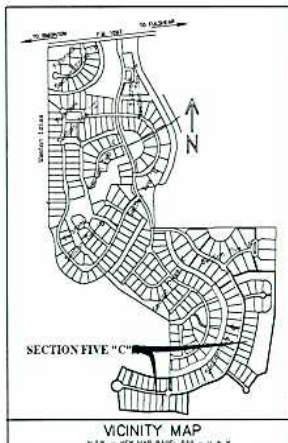
ROBERT E. MCKINNON - COUNTY JUDGE

I, COUNTY CLERK A AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ 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.

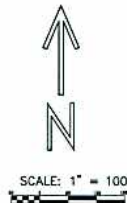
COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY
COUNTY



GENERAL NOTES:

1. D.E. indicates Drainage Easement.
2. M.L.E. indicates Meter Line Easement.
3. B.L. indicates Building Line.
4. R.O.W. indicates Right-of-Way.
5. The minimum wall 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 "final type subdivision". Extreme marked 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, building vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
9. All property to open 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 Ordinance Manual, which shows street parking with interior rainfall events.
11. This subdivision is not directly affected by any planned drainage.
12. 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 constant: +998887.00.
13. This property does not currently lie within the boundaries of any Municipal Utility District or Levee Improvement District.
14. This "final type subdivision" is designated as Lighting Zone L23.
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 pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision as the water is may have prior to development, but shall not remain for an extended period of time.
17. A minimum distance of 10-15 feet shall be maintained between residential dwellings.
18. One-foot Reserve dedicated to the public in fee as a buffer separation between the side and end of streets where such Reserve shall adjacent property line consider of such dedication being that when the adjacent property is subdivided or re-subdivided in a manner that the one-foot Reserve shall be dedicated to occur in the subdivision as the water is may have prior to development, but shall not remain for an extended period of time.
19. A minimum distance of 10-15 feet shall be maintained between residential dwellings.



DATE : APRIL, 2013

BENCH MARK ELEV. = 102.51' RW 113 1587.80.

0.15 KM (0.1 MI) SOUTH ALONG FM ROAD 359 FROM THE POST OFFICE IN FULBROOK, 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 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, 3.9 METERS (12.8 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 MADE THROUGH A S-INCH LOGO CAP, THE MARK IS 0.3 METERS EAST FROM A WITNESS POST, THE MARK IS 0.7 METERS ABOVE FM ROAD 1093.

BEARING FOR REFLECTOR TO REPLACEMENT REFLECTOR AS RECORDED IN THE SUBDIVISION PLAT OF FULBROOK SECTION 55, PLM CODE NUMBER 20100777 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 RANDOL SURVEY, A-75 AND THE CHURCHILL, FULBROOK SURVEY, A-29 AND BEING A PARTIAL REPLAT OF FULBROOK SECTION 58, FORT BEND COUNTY, TEXAS

CONTAINING 3 BLOCKS - 38 LOTS - 3 RESERVES

OWNER

Fulbrook Partners Ltd.,
c/o Trend Development, Inc.

3 Blocks, 82.15 Acres
Houston, Texas 77058
(713) 422-2445

SURVEYOR

PREJEAN & COMPANY
LAND SURVEYING/MAPPING

8224 WESTER HIGHL
HOUSTON, TX 77055
(713) 467-8822

ENGINEER

DENEN SERVICES, LLC
CIVIL ENGINEERING

1108 MEADOW HILL
HOUSTON, TX 77055
(713) 467-8822

MINIMUM SLAB ELEVATION ANALYSIS:

- A. 100 YR WSL = 107.7' = 102.2' + 107.7' = 104.0'
B. EXTREME FLOODING = 107.7' = 101.50' + 107.7' = 102.50'
C. NATURAL GROUND = 207.7' = 106.5' + 207.7' = 106.5' MIN.

FLOODPLAIN INFORMATION:
A PORTION OF THE SUBJECT SITE IS LOCATED WITHIN ZONE
"AF" OF THE 100-YEAR SPECIAL FLOOD HAZARD AREA
ACCORDING TO THE MOST RECENT OFFICIAL FLOOD
INSURANCE RATE MAP, DATED 01-03-97, MAP NUMBER
49152C0075.