

PLAT RECORDING SHEET

PLAT NAME: Fulbrook, Section Five "C"

PLAT NO: _____

ACREAGE: 82.15

LEAGUE: John Randon Survey & Churchill Fulshear Survey

ABSTRACT NUMBER: 76, 29

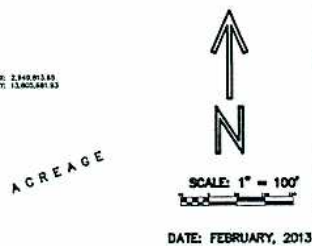
NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 38

NUMBER OF RESERVES: 3

OWNERS: Fulbrook Partners LTD

(DEPUTY CLERK)



2. D.E. Industries Drainage Easement.
3. W.E. Industries Waterline Easement.
4. B.E. Industries Building Line
5. A.M. Industries Right-of-Way
6. The minimum slope elevation shall be 100.00 foot above Lakeview Sea Level, or at least four feet above natural ground, whichever is higher.
7. This is a "varied type subdivision." Extensive related events may require temporary grading of surface on lots within this type of subdivision.
8. F. B. G. & K. Industries Fair County Land Use Record
9. All drainage easements shall be kept under a license, building, inspection, and other subdivisions for the purpose of the operation and maintenance of the easement and the related drainage facility
10. All property to drain into the drainage easement any through an approved drainage structure.
11. The drainage system for this subdivision is designed in accordance with the Fair County Drainage Ordinance, which allows storm ponding with intense rainfall events.
12. This subdivision is not directly affected by any previous easements.
13. The subdivision shows houses on Towns South County No. 4204 State Plains Surface Coordinates (EASER) and may be brought to grid by applying the following:
14. This property does not currently lie within the boundaries of any Municipal LORRY District or Future Improvement District.
15. This "varied type subdivision" is designated on Lighting Zoning L-2.
16. Reserves A, B, and C shall be owned and maintained by the Fair County Fair County.
17. This subdivision employs a natural drainage system which is intended to provide drainage for the subdivision that is similar to that which existed prior to the subdivision. The system is an alternate method of water disposal that is not subject to the subdivision to the extent it may have prior to the subdivision, but should not result in an adverse impact on the environment.
18. A minimum distance of 10-15 feet shall be maintained between residential buildings.
19. One-half Reserve designated by the public to be used as a buffer separation between the lots and of streets shall meet standards that support property and the subdivision. The system is an alternate method of water disposal or sub-subdivision in a reserved plot, one-half reserve shall be located within the subdivision and the subdivision shall be used for the same purpose as the subdivision and the subdivision shall be used for the same purpose as the subdivision and the subdivision shall be used for the same purpose as the subdivision.
20. F.A.C.P.R. Industries Fair County Public Office Public Records.

6.15 KM (3.8 MI) SOUTH ALONG FM ROAD 300 FROM THE POST OFFICE IN
FLAXHURST, THENCE 2.15 KM (1.34 MI) WEST ALONG FM ROAD 1053, IN THE
NORTHWEST CORNER OF THE T-JUNCTION OF A DIRT ROAD, 43.3 METER
(142 FT) NORTHERN OF THE SOUTHERN PACIFIC RAILROAD, 13.5 METER (50
FT) NORTH OF THE NORTH RAIL OF THE SOUTHERN PACIFIC COMPANY
RAILROAD, 3.8 METERS (13.0 FT) WEST OF THE CENTER OF THE DIRT ROAD,
0.8 METER (2.0 FT) SOUTH OF THE WEST POST OF A GATE. NOTE: -
ACCESS TO SUTAWA POINT IS MADE THROUGH A 3-INCH LOGG GATE. THE MARK
IS 1.5 METER (5 FT) WEST OF A WITNESS POST, THE MARK IS 0.7 METERS
ABOVE FM ROAD 1053.

REASON FOR REPLAY:
TO REPLACE RESERVE "P" AS RECORDED IN THE
SUBDIVISION PLAT OF FULBROOK SECTION 58, T1M 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
RANDOM SURVEY, A-78 AND THE CHURCHILL FULSHEAR
SURVEY, A-29
AND BEING A PARTIAL REPLAT OF
FALSBROOK SECTION 58

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

3 BLOCKS - 36 LOTS - 3 RESERVES

Fullbrook Partners LTD.
c/o Trans Development, Inc.

• SURVEYOR •

PREJEAN & COMPANY

• ENGINEER •

DEDEN SERVICES, LLC

SHEET 1 OF 3

MINIMUM SLAB ELEVATION ANALYSIS:

A. 100 YR WQEL + 1(FT) = 103.0 + 1(FT) = 104.0
 B. EXTREME FLOODING + 1(FT) = 101.50 + 1(FT) = 102.50
 C. NATURAL GROUND + 2(FT) = VARIES + 2(FT) = 106.5 MIN.

PLACIDITY AIN 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 05-03-97, MAP NUMBER
4815PC0073 J

I, Robert Jeff Deaton, 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.

Robert Jeff Deaton, P.E.

I, N. M. Smith are 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 true (or other suitable permanent forms noted) pins or rods having an outside diameter of not less than the eighth (3/8) inch and a length of not less than three (3) feet.

N. M. Smith
Texas Registration No. 4517

I, RICHARD STOLLER, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLETES 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 INTERFERING DRAINAGE AREAS OR EXISTING DRAINAGE OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE DISTRICT.

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



STATE OF TEXAS COUNTY OF FORT BEND

WE, FULBROOK PARTNERS, LTD., a Texas Limited Partnership, acting by and through, New FP Management, LLC a Texas Limited Liability Company, its sole General Partner, Edward E. Steery its Secretary/Treasurer, none of the \$2.15 acre tract described in the above and foregoing plat of FULBROOK SECTION FIVE, "C", do hereby make and establish and subdivision and development plat of said property according to all laws, regulations, restrictions and conditions on said maps and plat and hereby dedicate to the use of the public herein, all streets (except those streets dedicated to private streets), alleys, paths, 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 maintain and forever defend the title to the land so dedicated.

FURTHER, we do hereby dedicate for public utility purposes an undivided land easement, the (2) lot a south line a place twenty (20) feet above the ground level shown, located adjacent to all public utility easements shown herein.

FURTHER, we do hereby declare that all parcels of land designated on this plat are intended for the construction of single family residential dwellings unless otherwise shown and shall be restricted for same until the terms and conditions of such restrictions shall expire.

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 otherwise shall have a not drainage opening area of not less than one and three quarters (1 3/4) square feet (18" diameter).

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 otherwise shall have a not drainage opening area of not less than one and three quarters (1 3/4) square feet (18" diameter).

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision, and adjacent to any drainage structure, all drains, paths, water, or natural drainage way shall remain open and unobstructed for the purpose of drainage and shall be maintained 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 adjacent to any drainage structure, all drains, paths, water, or natural drainage way shall remain open and unobstructed for the purpose of drainage and shall be maintained for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, we do hereby acknowledge the receipt of the "Ordinance of Regulation of Outdoor Lighting" from the City of Houston, Texas, and do hereby covenant and agree to comply with the same as adopted by Fort Bend County Commissioners on March 23, 2004, and any subsequent amendments.

WITNESS my hand in the City of Houston, Texas, this _____ day of _____, 2013.

Fulbrook Partners, Ltd., a Texas Limited Partnership

By: New FP Management, LLC, a Texas Limited Liability Company
and its sole general partner

Edward E. Steery
Secretary/Treasurer

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Edward E. Steery Secretary/Treasurer, 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 _____, 2013.

Notary Public in and for Harris County, Texas
(After Notary Seal)

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2013.

RICHARD STOLLER - PRECINCT 1, COUNTY COMMISSIONER

DANIEL PESTAGE - PRECINCT 2, COUNTY COMMISSIONER

R.A. "TAD" MEYERS - PRECINCT 3, COUNTY COMMISSIONER

JAMES PATTERSON - PRECINCT 4, COUNTY COMMISSIONER

ROBERT E. HENRIOT - COUNTY JUDGE

I, _____ 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 _____, 2013, AT _____ O'CLOCK _____ A.M. IN PLAT NUMBER(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

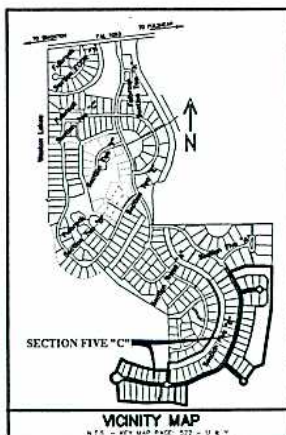
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY:
DEPUTY

GENERAL NOTES:

- S.E. indicates Drainage Easement.
- N.E. indicates Notation Easement.
- E.L. indicates Building Line.
- R.G.L. indicates Right-of-Way.
- The minimum easement shall be 100.00 feet above Mean Sea Level, or at least two feet above natural ground, whichever is higher.
- This is a "final type subdivision". Extensive related events may require temporary pending of water on lots within this type of subdivision.
- F, B, G, & H, indicates Fort Bend County Map Record.
- All drainage easements shall be kept clear of houses, buildings, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
- All property 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 street pending with interior natural events.
- This subdivision is not directly affected by any plat(s) existing.
- The coordinates shown herein are Texas South Central Zone No. 4204 State Plane Northern Coordinate (NAD83) and may be brought to grid by applying the following combined scale 0.99999999.
- This property does not currently lie within the boundaries of any Municipal Utility District or Lower Improvement District.
- This "final type subdivision" is designated as Lighting Zone L2S.
- Resurveys A, B, and C shall be served and maintained by the Fulbrook Partnership Association.
- This subdivision employs a natural drainage system which is intended to provide drainage for the subdivision that is similar to that which existed under the conditions of such distribution being filed when the adjacent property is subdivided or re-subdivided in a natural plat, the over-land runoff shall therefore become united in the public for street right-of-way purposes and the low lying areas shall be used to the best of the discretion, the best, nature of easements.
- F.B.C.D.A. indicates Fort Bend County Official Public Records.



DATE : APRIL, 2013

BENCH MARK ELEV = 109.51' BM 113 - 1987 ADJ.

0.15 KM (0.14) SOUTH ALONG FM ROAD 359 FROM THE POST OFFICE IN FULSHEAR, THENCE 2.15 KM (1.34 MI) WEST ALONG FM ROAD 1093, IN THE NORTHWEST CORNER OF THE 1-1 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, 3.8 METERS (125 FT) WEST OF THE CENTER OF THE DIRT ROAD, 0.9 METER (3.0 FT) SOUTH OF THE WEST POINT OF A GATE, NOTE - ACCESS TO DUTLOW POINT IS HAD THROUGH A 5-INCH LOGO GATE, THE MARK IS 0.3 METER EAST FROM A WITNESS POST, THE MARK IS 0.7 METERS ABOVE FM ROAD 1093.

BEFORE YOU REPEAT:
TO REPLACE RESERVE "P" AS RECORDED IN THE SUBDIVISION PLAT OF FULBROOK SECTION 5B, PLM CODE NUMBER 20030077 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-78 AND THE CHARLIE FULSHEAR SURVEY, A-29

AND BEING A PARTIAL REPLAT OF FULBROOK SECTION 5B

THIS SECTION, TEXAS

CONTAINING
3 BLOCKS - 39 LOTS - 3 RESERVES

OWNER

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

SURVEYOR

PREJEAN & COMPANY

ENGINEER

DODEN SERVICES, LLC



SHR-1017