

PLAT RECORDING SHEET

PLAT NAME: Fulbrook Section Five C Replat of Lots 7 and 8 of Block 3

PLAT NO: _____

ACREAGE: 2.41

LEAGUE: John Randon Survey

ABSTRACT NUMBER: 76

NUMBER OF BLOCKS: 1

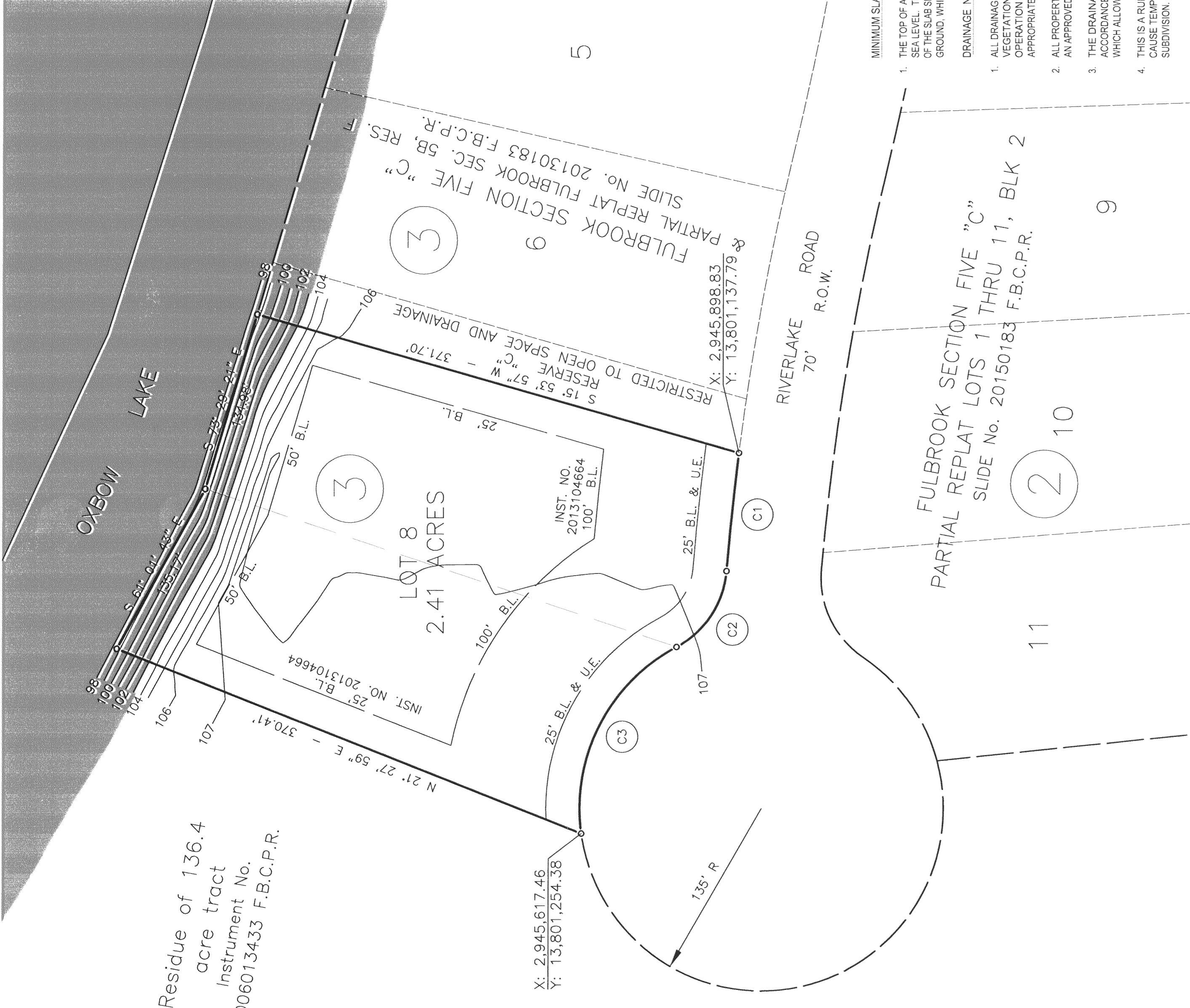
NUMBER OF LOTS: 1

NUMBER OF RESERVES: 0

OWNERS: Li Qi Chen & Zhanlin Chen

(DEPUTY CLERK)

Residue of 136.4
acre tract
Instrument No.
2006013433 F.B.C.P.R.



MINIMUM SLAB ELEVATION: 109.00

ANALYSIS:
 FLOOD PLAIN W.S. ELEVATION + 18" = 104.90
 MAXIMUM PONDING ELEVATION + 12" = 102.50
 HIGHEST NATURAL GROUND ELEVATION + 24" = 109.00

- RURAL SUBDIVISION NOTES:**
- LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 20 PERCENT. THE DRAINAGE AND OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REVISION OF THE SYSTEM MAY BE NECESSARY.
 - 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. THIS 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.
 - NOTE: THIS TRACT IS CONTAINED IN LIGHTING ZONE LZ3.
 - THERE ARE NO PIPELINES THAT EFFECT THIS TRACT.

- LEGEND:**
- IR IRON ROD
 - IRC IRON ROD W/ CAP
 - FND FOUND
 - CALC CALCULATED
 - ESMT EASEMENT
 - UTLTY UTILITY EASEMENT
 - W/ADJ WITH ADJACENT
 - M.E. MEASUREMENT
 - BL BUILDING LINE
 - FBCPR FORT BEND COUNTY PLAT RECORDS
 - FBCOR FORT BEND COUNTY DEED RECORDS
 - FBCCF FORT BEND COUNTY CLERKS FILE NUMBER
 - HL&P HOUSTON LIGHTING AND POWER
 - O MONUMENT AS NOTED
 - APPARENT FLOODPLAIN

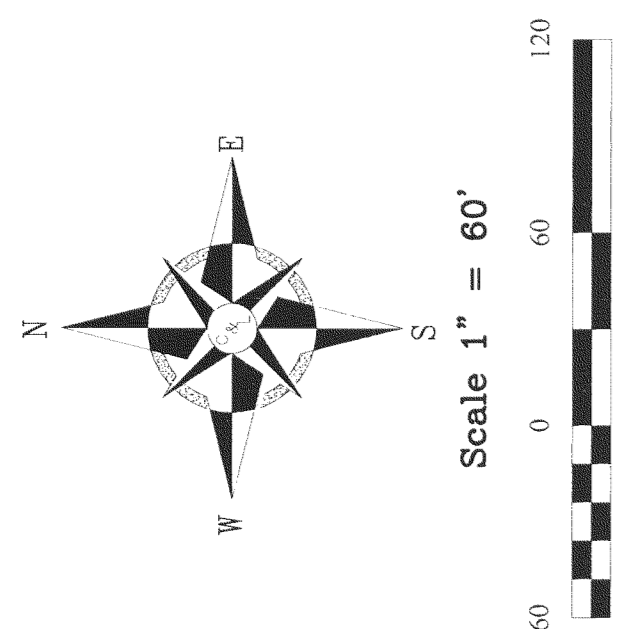
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2035.00	87.71'	N. 89°02'35" W.	87.70'
C2	70.00'	70.15'	N. 56°36'11" W.	67.25'
C3	135.00'	165.10'	N. 62°53'47" W.	155.00'

DISTRICT NAMES

WCD	-
WUD	-
LUD	-
RD	-
SCHOOL	UMAR CISD
SPCL	ESD NO. 4
IMPGT FEE AREA	-
CITY TEL	-
UTILITIES CO.	-

- MINIMUM SLAB ELEVATION NOTE:**
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 18.00' ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN TWENTY FOUR (24) INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.
- DRAINAGE NOTES:**
- 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 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 ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
 - THIS IS A RURAL TYPE SUBDIVISION. EXTREME RAINFALL EVENTS MAY CAUSE TEMPORARY PONDING OF WATER ON LOTS WITHIN THIS TYPE OF SUBDIVISION.



STATE OF TEXAS §
 COUNTY OF FORT BEND §

We, Li Qi Chen and Zhanlin Chen, owners of 2.41 acre being Lot 7 and Lot 8, Block 3 described in the above and foregoing map of Fulbrook Section Five "C", Replat of Lots 7 and 8, Block 3, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications and notations on said plat and hereby dedicate to the use of the public the easements shown thereon for the purposes and considerations therein expressed, and do hereby bind myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, I do hereby dedicate for public utility purposes and unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

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

FURTHER, I 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 driveways shall have a net drainage opening area of sufficient size to permit the free 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 (16" diameter).

FURTHER, I 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, gulches, ravines, draws 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 upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, I do hereby covenant and agree that all of the property within the boundaries of this subdivision is subject to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to the use of the property within the boundaries of this subdivision for the purpose of drainage. No obstructions to the operations 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, I 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 and shall comply with this order as adopted by the Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

FURTHER, Owner hereby certifies that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

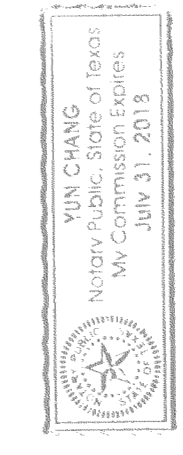
WITNESS My hand in the County of Fort Bend, Texas, this 28th day of Oct, 2016.

Li Qi Chen
 Zhanlin Chen

STATE OF TEXAS §
 COUNTY OF FORT BEND §

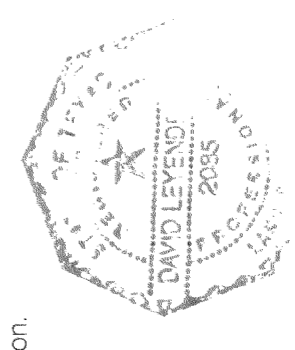
BEFORE ME, the undersigned authority, on this day personally appeared Li Qi Chen and Zhanlin Chen known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28th day of Oct, 2016.



Wen Chang
 Notary Public in and for
 Fort Bend County, Texas

I, David Leyendecker, am authorized 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. This was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles, points of curvature, and other points of reference have been marked with 5/8 inch iron rods and a length of not less than three (3) feet, or as otherwise shown hereon.

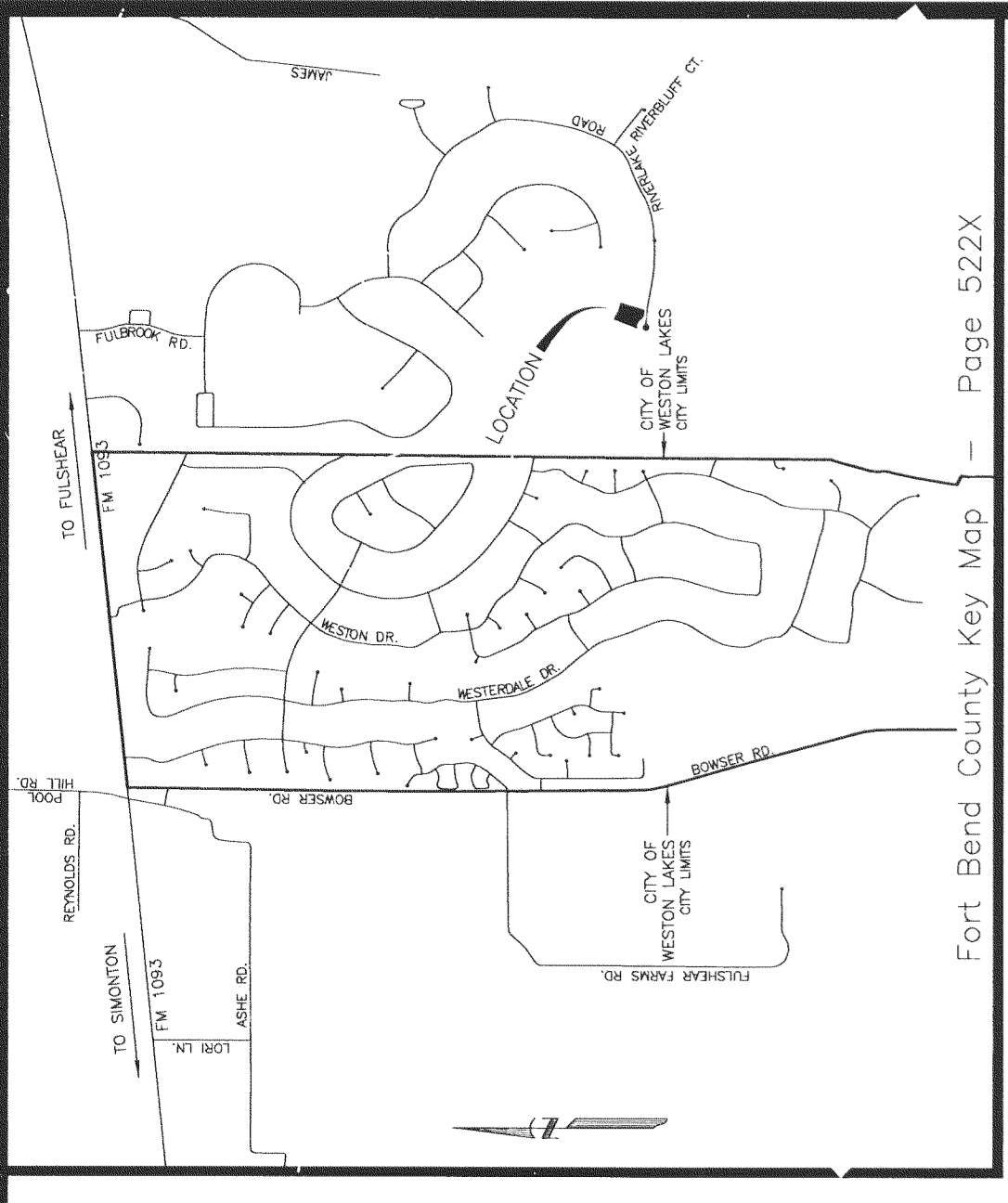


David Leyendecker
 Texas Registration No. RPLS 2085

I, David Leyendecker, 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.



David Leyendecker
 Texas Regist# 50578



VICINITY MAP
 SCALE: 1" = 1/2 MILE

I, Richard W. Stollies, 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 on March 23, 2004, and any subsequent amendments. No objections or objections have been given as to the effect of drainage from this subdivision on the intercepting drainage artery of parent stream or on any other area or subdivision within the watershed.

Richard W. Stollies, P.E.
 Fort Bend County Engineer

Approved by the Commissioners Court of Fort Bend County, Texas this ____ day of _____, 2016.

Richard Morrison
 Precinct 1, County Commissioner

Grady Prestage
 Precinct 2, County Commissioner

Robert E. Hebert
 County Judge

W.A. Andy Meyers
 Precinct 3, County Commissioner

James Patterson
 Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certification of authentication was filed for recordation in my office on _____, 2016, at _____ o'clock _____ m. in Plat Number _____ of the Plat Records of Fort Bend County, Texas.

WITNESS My hand and seal of office, at Richmond, Texas this day and date last above written.

Honorable Laura Richard
 County Clerk of Fort Bend County Texas

Deputy

REASON FOR REPLAT: To combine Lots 7 and 8, Block 3 into one lot that will be designated as Lot 8, Block 3.

**FULBROOK SECTION FIVE "C"
 REPLAT OF LOTS 7 AND 8 OF BLOCK 3**

BEING LOTS 7 AND 8, BLOCK 3, A 2.41 ACRE TRACT IN FULBROOK SECTION FIVE "C" SUBDIVISION (NO. 20130183 OF THE PLAT RECORDS OF FORT BEND COUNTY) AND IN THE JOHN MANDON SURVEY, ABSTRACT NO. 76, FORT BEND COUNTY, TEXAS.

1 LOT 1 BLOCK 0 RESERVES

OWNERS
 LI QI CHEN &
 ZHANLIN CHEN
 8926 CONCHO ST
 HOUSTON, TEXAS 77036

ENGINEER & SURVEYOR
 CLAY & LEYENDECKER, INC.
 1350 AVENUE D
 KATY, TEXAS 77493
 281-391-0173

Clay & Leyendecker, Inc.
 Consulting Engineers & Surveyors
 Katy, Texas
 Texas Registered Engineering Firm F-2309

COORDINATES ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83)