

April 24, 2017

Mr. W.A. Andy Meyers
County Commissioner Precinct 3
Fort Bend County
22333 Grand Corner, Ste. 150
Katy, TX 77494

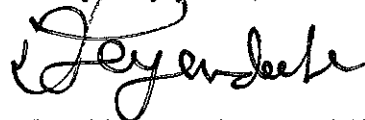
Re: Replat of Lots 9 and 10, Block 2
Fulbrook, Section Three (D)
Fort Bend County, Texas

Dear Commissioner Meyers:

My clients, Chris and Sherri Reading, own the two (2) lots referenced above and wish to combine them into one lot to construct a home. I have been advised by the Fort Bend County Engineering Department that we need to request that you schedule a public hearing on this subdivision plat as it is in your precinct. I am enclosing a copy of the plat. I am also forwarding the plat to the Engineering Department for their review.

We appreciate your help in this matter. If you have any questions or if I can be of further assistance, please feel free to call.

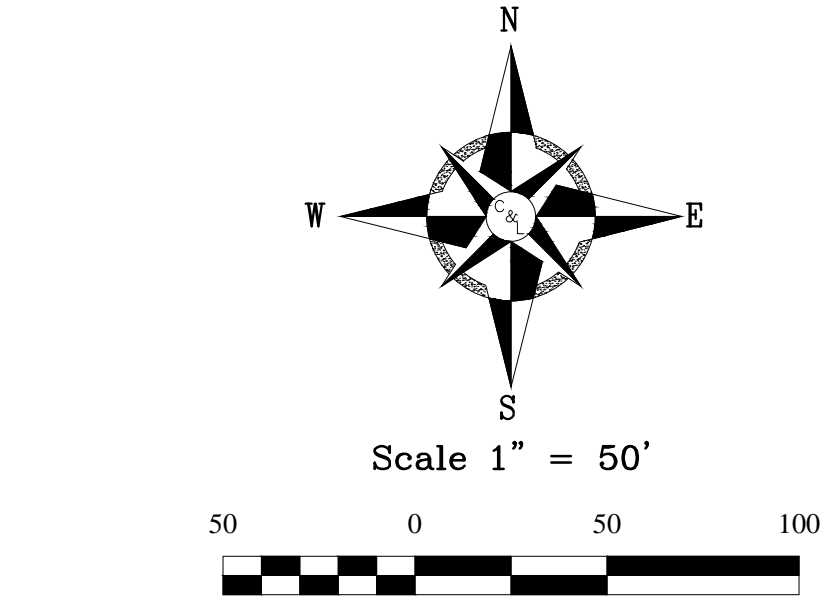
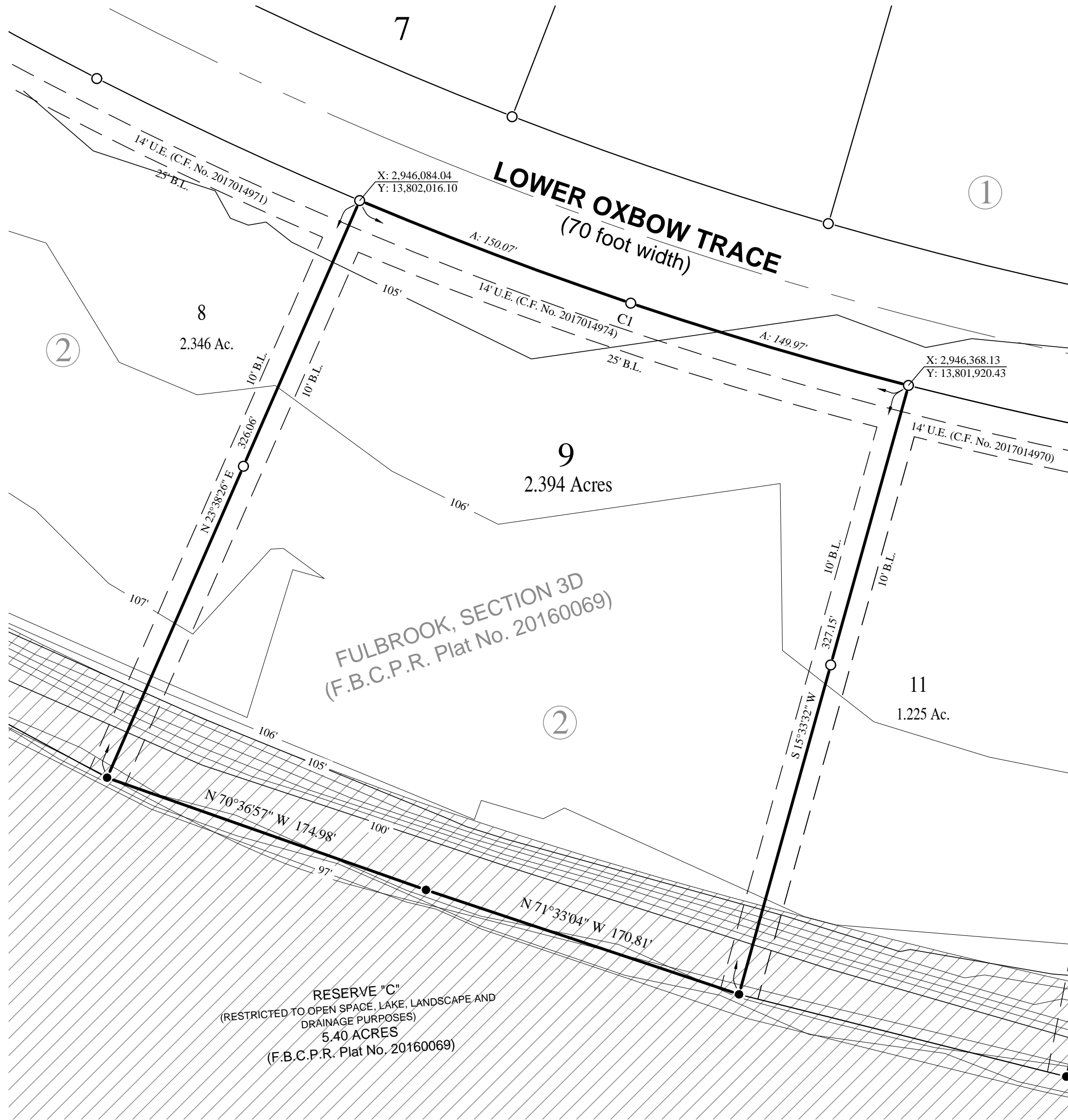
Very truly yours,



David Leyendecker, P.E., R.P.L.S.

DL/pe
Enclosure

xc: Fort Bend County Engineering



GENERAL NOTES:

- D.E. indicates Drainage Easement.
- W.L.E. indicated Waterline Easement.
- B.L. indicated Building Line.
- R.O.W. indicated Right-of-Way
- The minimum slab elevation shall be 109.00 feet 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.
- This is a "rural type subdivision". Extreme rainfall events may cause temporary ponding of water on lots within this type of subdivision.
- F. B. C. M. R. indicated 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 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 subdivision is not directly affected by any pipeline crossing.
- The coordinates shown herein are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83).
- This property does not currently lie within the boundaries of any Municipal Utility District or Levee Improvement District.
- This "rural type subdivision" is designated as Lighting Zone LZ3.
- All Reserves and Easements shall be maintained by the Home Owners 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 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-ft shall be maintained between residential dwellings.
- Sidewalks shall be built or caused to be built through restrictive covenants between developer, homebuilder, and homeowners association within all road right-of-ways dedicated to the public. Subdivisions with all lots being one (1) acre or larger in size shall be exempt from this requirement.
- 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 condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

EASEMENTS/OTHER EXCEPTIONS:

- Agreement for the installation, operation, and maintenance of an underground/overhead electrical service distribution system, as set forth in instrument recorded in/under County Clerk's File No. 2016105054 of the Fort Bend County Clerk Official Records.
- All charges, liens, and assessments payable to Fulbrook Homeowners Association, Inc. including that lien to secure payment thereof, recorded in/under County Clerk's File No. 1999051521, and under County Clerk's File No. 2001033992 of the Fort Bend County Clerk Official Records. This lien is subordinate to any first mortgage of record.
- An easement for drainage purposes extending a distance of twenty (20') feet on each side of the centerline of all natural drainage courses, as reflected by the plat recorded in/under Plat No. 20160069 of the Plat Records of Fort Bend County, Texas.

DISTRICT NAMES	
WCID	--
MUD	--
LID	--
DID	--
SCHOOL	LAMAR CISD
FIRE	ESD NO. 4
IMPACT FEE AREA	--
CITY ETJ	--
UTILITIES CO.	--

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Chris Reading and Sherri Reading, owners of Lot 9, being 1.204 acres and of Lot 10, being 1.190 acres described in the above and foregoing map of Fulbrook Section Three "D", Partial Replat Number 1, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private 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 and assigns to warrant and forever defend the title to the land so dedicated.

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 septic tanks into any public or private street, road, or alley 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 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 (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 easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other 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, We do hereby acknowledge the receipt of the "Orders for Regulations 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 County on May __, 2017, and any subsequent amendments.

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

WITNESS My hand in the County of Fort Bend, Texas, this ____ day of ____, 2017.

Chris Reading

Sherri Reading

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Reading and Sherri Reading 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 of considerations expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ day of ____, 2017.

Notary Public in and for
Fort Bend County, Texas

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.

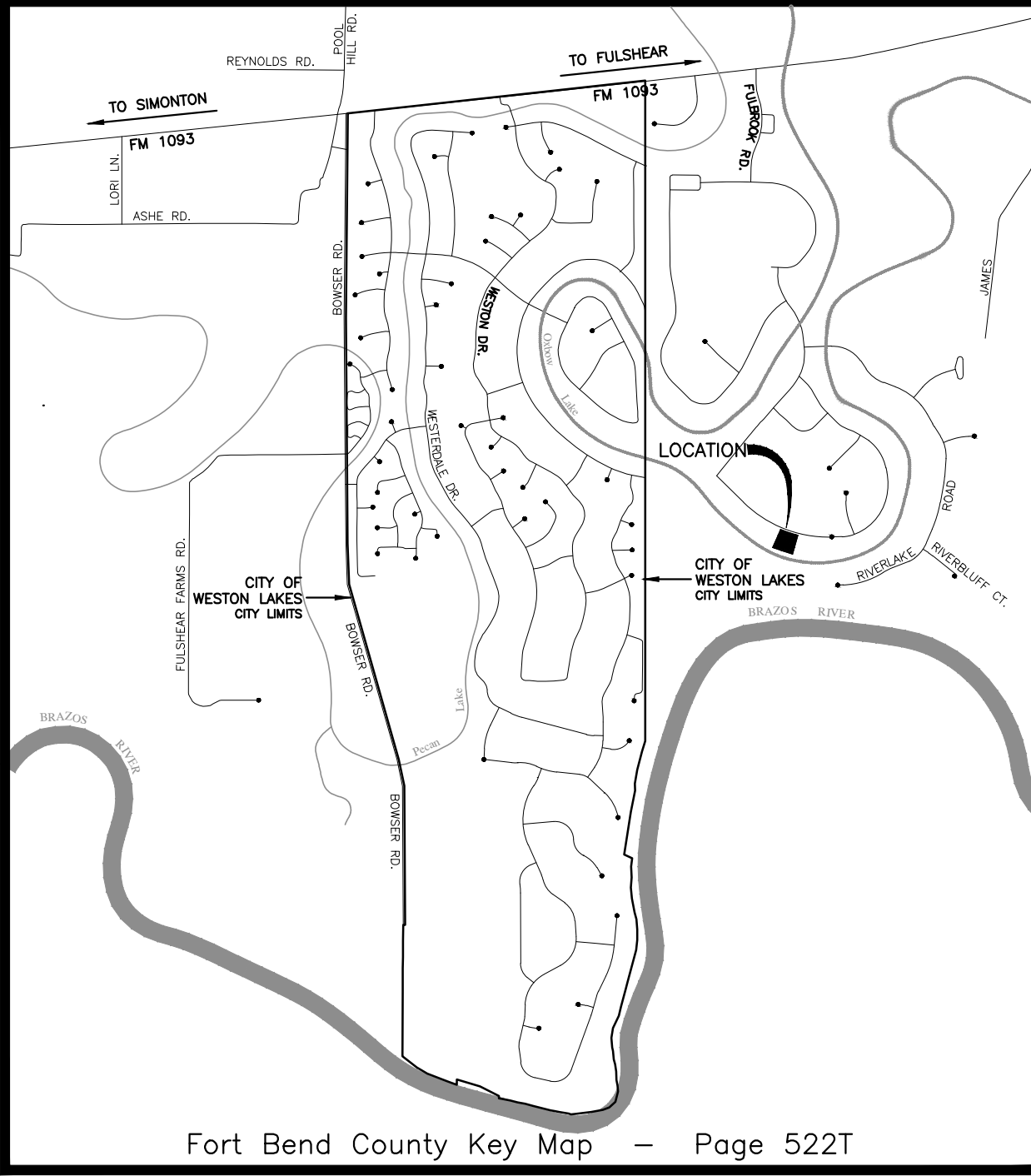
David Leyendecker

Texas Registration No. P.E. 50578

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, 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



VICINITY MAP
SCALE: 1"=1/2 MILE

I, Richard W. Stolleis, 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.

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

Approved by the Commissioners' Court of Fort Bend County, Texas, this ____ day of ____, 2017.

Robert E. Herbert - County Judge

Vincent Morales - Precinct 1, County Commissioner

Grady Prestage - Precinct 2, County Commissioner

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 certificate of authentication was filed for recordation in my office on ____, 2017, 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.

Honorable Laura Richard
County Clerk of Fort Bend County, Texas

Deputy

REASON FOR REPLAT: To combine Lot 9 and Lot 10, Block 2, Section 3D into a single lot.

FULBROOK, SECTION THREE "D" PARTIAL REPLAT NO. 1

BEING LOTS 9 AND 10, BLOCK 2, A 2.394 ACRE TRACT IN FULBROOK, SECTION THREE (D) (SLIDE No. 20160069 OF THE PLAT RECORDS OF FORT BEND COUNTY) AND IN THE JOHN RANDON SURVEY, ABSTRACT No. 76, FORT BEND COUNTY, TEXAS.

1 LOT 1 BLOCK 0 RESERVES
OWNERS LOT 9 AND LOT 10
ENGINEER & SURVEYOR

CHRIS & SHERRI READING
22115 TERRACE GATE LANE
KATY, TEXAS 77450
(713) 828-6514
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

MINIMUM SLAB ELEVATION: 109.00

ANALYSIS:
FLOOD PLAIN W.S. ELEVATION + 18" = 104.50
MAXIMUM PONDING ELEVATION + 12" = 106.00
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 REDESIGN 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 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.
- THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THE SUBDIVISION.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, FORT BEND COUNTY FLOOD PLAN MAP No. 48157C0095 L, DATED APRIL 2, 2014, THE HATCHED PORTION OF THE SUBJECT TRACT IS IN ZONE A (100 YEAR) FLOOD PLAIN.

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

LEGEND:

IR
IRC
FND.
CALC
ESMT
U.E.
W/ADJ.
A.E.
M
B.L.

FBCPR
FBCDR
FBCCF No.
H.L.&P.

○
●

///

IRON ROD
IRON ROD W/ CAP
FOUND
CALCULATED
EASEMENT
UTILITY EASEMENT
WITH ADJACENT
AERIAL EASEMENT
MEASURED
BUILDING LINE

FORT BEND COUNTY PLAT RECORDS
FORT BEND COUNTY DEED RECORDS
FORT BEND COUNTY CLERK'S FILE NUMBER
HOUSTON LIGHTING AND POWER

DENOTES IRON ROD FOUND MARKED "PREJEAN & CO 4925"
DENOTES IRON ROD SET MARKED "RPLS 2085"

APPARENT FLOODPLAIN

NOTE: THIS TRACT IS LOCATED WHOLLY WITHIN FORT BEND COUNTY, TEXAS.