

# PLAT RECORDING SHEET

**PLAT NAME:** Fulbrook Sec. 5C Replat No. 1

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 2.813

**LEAGUE:** Churchill Fulshear Survey, John Randon Survey

**ABSTRACT NUMBER:** 29,076

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 1

**NUMBER OF RESERVES:** 0

**OWNERS:** Ryan and Shannon McGeachie

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\_\_\_\_\_  
(DEPUTY CLERK)

STATE OF TEXAS  
COUNTY OF FORT BEND

We, Ryan and Shannon McGeachie, hereinafter referred to as owners of the 2.81 acre tract described in the above and foregoing plat of FULBROOK SEC 5C REPLAT NO 1, do hereby make and establish said subdivision 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, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind myself (or ourselves), my (or our) heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on ten feet for ten feet back-to-back ground easements or eight feet for ten feet back-to-back ground easements or seven feet for ten feet back-to-back ground easements, from a plane 16 feet above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted thereon, whereby the aerial easements total 21 feet, six inches in width.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on ten feet for ten feet back-to-back ground easements or eight feet for ten feet back-to-back ground easements or seven feet for ten feet back-to-back ground easements, from a plane 16 feet above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted thereon, whereby the aerial easements total 30 feet in width.

FURTHER, I (or we) 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 Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

WITNESS our hand, in the City of Fulshear,  
this 13th day of February, 2018.

By: Ryan and Shannon McGeachie

By: Ryan McGeachie  
Ryan McGeachie  
Owner

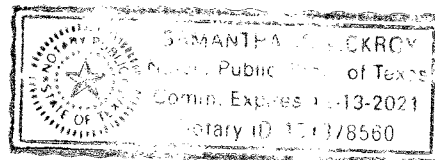
By: Shannon McGeachie  
Shannon McGeachie  
Owner

STATE OF TEXAS  
COUNTY OF Harris

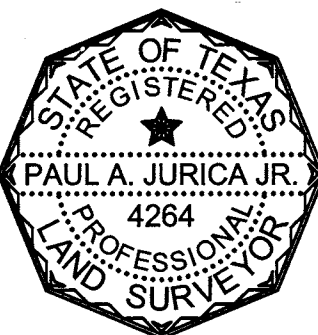
BEFORE ME, the undersigned authority, on this day personally appeared Ryan and Shannon McGeachie known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13th day of February, 2018.

Samantha DeViney  
Notary Public in and for the  
State of Texas  
12/13/2021  
My Commission Expires:



I, Paul A. Jurica Jr., 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; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes 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.



Paul A. Jurica Jr.  
Paul A. Jurica Jr.  
Registered Professional Land Surveyor  
Texas Registration No. 4264

This plat of FULBROOK SEC 5C REPLAT NO 1 is approved by the City Planning Commission of the City of Fulshear, Texas, this 5th day of January, 2018.

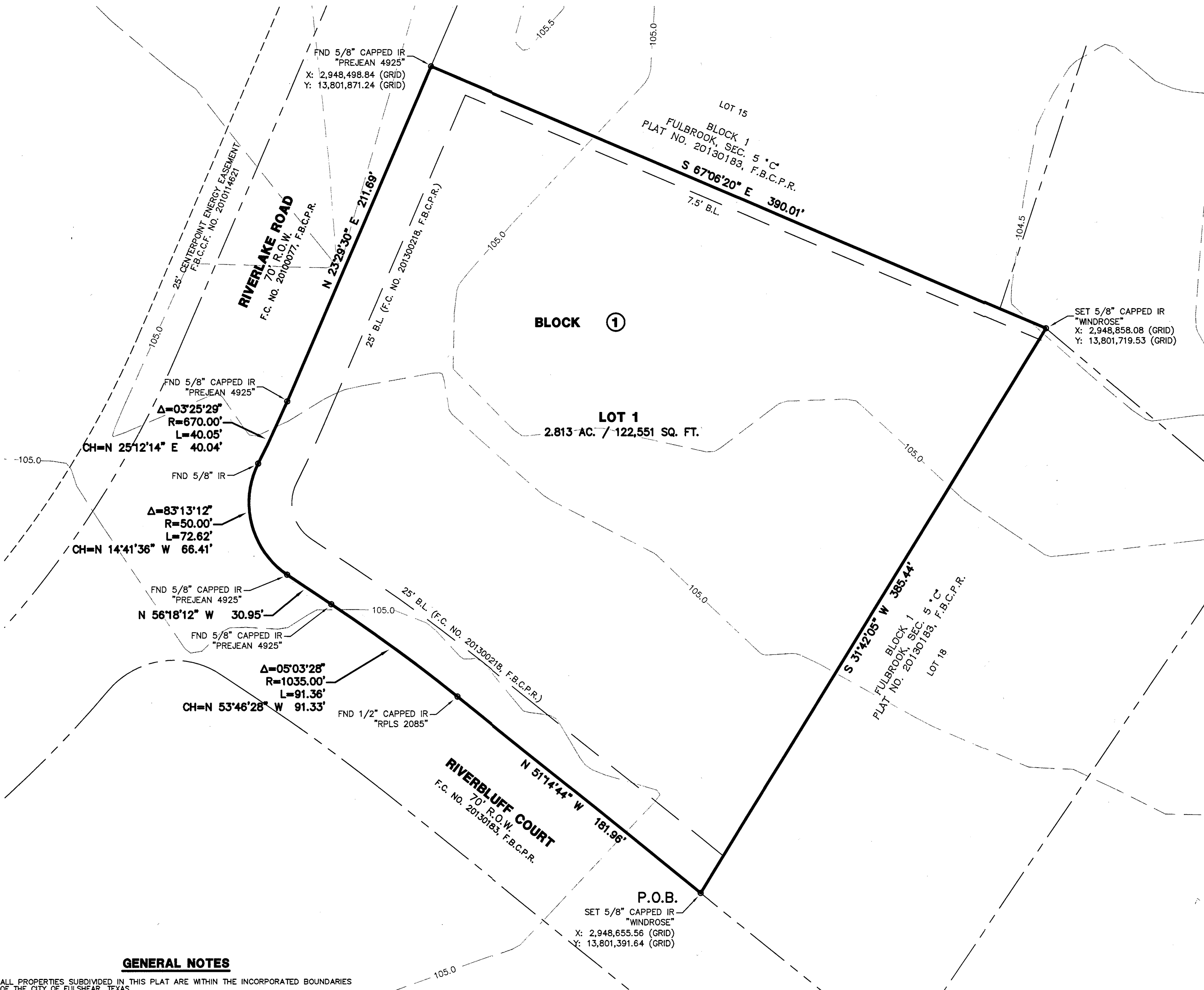
Amy Pappas  
Amy Pappas  
Chairperson

Austin Weant  
Austin Weant  
Co-Chairperson

This plat of FULBROOK SEC 5C REPLAT NO 1 was approved on 1-29-2018 by the City of Fulshear City Council and signed this 2nd day of MARCH, 2018; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

Jeff W. Roberts  
Jeff W. Roberts  
Mayor

Diana Gordon Offord  
Diana Gordon Offord  
City Secretary



#### GENERAL NOTES

- ALL PROPERTIES SUBDIVIDED IN THIS PLAT ARE WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF FULSHEAR, TEXAS.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C 01050, REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICE STANDARDS, ARTICLE 406.52 ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ROAD (70 FEET R.O.W. 2010077, F.B.C.P.R.) FOUND MARKING THE SOUTHWESTERN CORNER OF ASSAULT, AND NOT BLOKED BY FENCES, WALLS OR GATES, FOR FURTHER.
- ALL PIPELINE EASEMENTS WITHIN THE SUBJECT PROPERTY ARE SHOWN HEREON, BASED ON THE TITLE RESEARCH PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE PREPARED BY TEXAS ABSTRACT SERVICES, FILE NO. 20830, DATED NOVEMBER 1, 2017.
- THE MINIMUM SLAB ELEVATION SHALL BE 104.5 FEET ABOVE MEAN SEA LEVEL, OR AT LEAST TWO FEET ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.
- THIS SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXISTING UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, FLOODING 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.
- 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.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE AGENCIES FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- A MINIMUM DISTANCE OF 7.5' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- THIS PLAT IS LOCATED IN LIGHTING ZONE LZ3.
- BENCH MARK IS RM 113, ELEV = 106.51', 1987 ADJ. LOCATED 0.1 MILE SOUTH ALONG FM ROAD 359 FROM THE INTERSECTION OF FULBROOK SEC 5C REPLAT NO 1 AND FM ROAD 1093, IN THE NORTHWEST CORNER OF THE E-JUNCTION OF A DIRT ROAD, 142 FEET NORTH OF THE CENTERLINE OF FM ROAD 1093, 50 FEET NORTH OF THE NORTHWEST CORNER OF THE SOUTHERN PACIFIC COMPANY RAILROAD, 13 FEET WEST OF THE CENTERLINE OF THE DIRT ROAD, 3 FEET SOUTH OF THE WEST POST OF A GATE. BENCHMARK INFORMATION IS BASED ON PLAT OF FULBROOK SECTION FIVE, "C", AS RECORDED UNDER FILE NO. 20130183, F.B.C.P.R.
- CONTOURS ARE BASED ON PLAT OF FULBROOK SECTION FIVE, "C", AS RECORDED UNDER FILE NO. 20130183, F.B.C.P.R.
- FORT BEND COUNTY DRAINAGE DISTRICT EASEMENT DATED MAY 24, 1999, GRANTED TO THE FORT BEND COUNTY DRAINAGE DISTRICT, RECORDED UNDER CLERK'S FILE NO. 1999075620, (DOES NOT LIE WITHIN THE SUBJECT TRACT).
- EASEMENT FOR CERTAIN UTILITIES DATED NOVEMBER 4, 2010, GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY TEXAS GAS OPERATIONS, SOUTHWESTERN BELL TELEPHONE COMPANY, 5781/A AT&T TEXAS AND COMCAST OF HOUSTON, LLC, RECORDED UNDER CLERK'S FILE NO. 201014621, (DOES NOT LIE WITHIN THE SUBJECT TRACT).

#### DESCRIPTION

A TRACT OR PARCEL CONTAINING 2.813 ACRES OR 122,551 SQUARE FEET OF LAND BEING ALL OF LOTS 16 AND 17 OF BLOCK 1 OF FULBROOK SECTION 5 "C" AS RECORDED UNDER FILE NO. 20130183 OF THE FORT BEND COUNTY PLAT RECORDS, AND CONVEYED TO RYAN AND SHANNON MCGEACHIE AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 20180907 AND 2018013844, SITUATED IN THE JOHN RANDON SURVEY, ABSTRACT NO. 29, FORT BEND COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" ON THE NORTHEASTERN RIGHT-OF-WAY (R.O.W.) LINE OF RIVERBLUFF COURT (70 FEET R.O.W. 201300218, F.B.C.P.R.) SET MARKING THE SOUTHWEST CORNER OF SAID LOT 18 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 31 DEG. 42 MIN. 05 SEC. EAST, ALONG THE COMMON LINE BETWEEN SAID LOT 17 AND LOT 18, A DISTANCE OF 385.44 FEET TO A 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHWEST CORNER OF SAID LOT 18 AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 67 DEG. 06 MIN. 20 SEC. WEST, A DISTANCE OF 170.00 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF SAID LOT 17 AND THE NORTHEAST CORNER OF LOT 16;

THENCE SOUTH 23 DEG. 29 MIN. 12 SEC. EAST, ALONG SAID EASTERN R.O.W. LINE OF RIVERLAKE ROAD, A DISTANCE OF 211.69 FEET TO A 5/8 INCH IRON ROD STAMPED "PREJEAN 4925" FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID EASTERN R.O.W. OF RIVERLAKE ROAD AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 03 DEG. 25 MIN. 23 SEC. AND A CHORD BEARING AND DISTANCE OF SOUTH 25 DEG. 12 MIN. 14 SEC. WEST, 40.04 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, LEAVING SAID EASTERN R.O.W. LINE OF RIVERLAKE ROAD AND ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 83 DEG. 13 MIN. 12 SEC. AND A CHORD BEARING AND DISTANCE OF SOUTH 56 DEG. 46 MIN. 28 SEC. EAST, 91.33 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

THENCE, SOUTH 56 DEG. 46 MIN. 28 SEC. WEST, ALONG SAID NORTHEASTERN R.O.W. LINE OF RIVERBLUFF COURT, A DISTANCE OF 30.95 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "PREJEAN 4925" FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID NORTHEASTERN R.O.W. LINE OF RIVERBLUFF COURT AND THE CURVE TO THE RIGHT, HAVING A RADIUS OF 1,035.00 FEET, A CENTRAL ANGLE OF 05 DEG. 03 MIN. 28 SEC. AND A CHORD BEARING AND DISTANCE OF SOUTH 56 DEG. 46 MIN. 28 SEC. EAST, 91.33 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE TO THE RIGHT;

THENCE, SOUTH 51 DEG. 14 MIN. 44 SEC. EAST, ALONG SAID NORTHEASTERN R.O.W. LINE OF RIVERBLUFF COURT, A DISTANCE OF 31.96 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND MARKING THE SOUTHEASTERN CORNER OF SAID LOT 16 AND THE SOUTHWESTERN CORNER OF LOT 17;

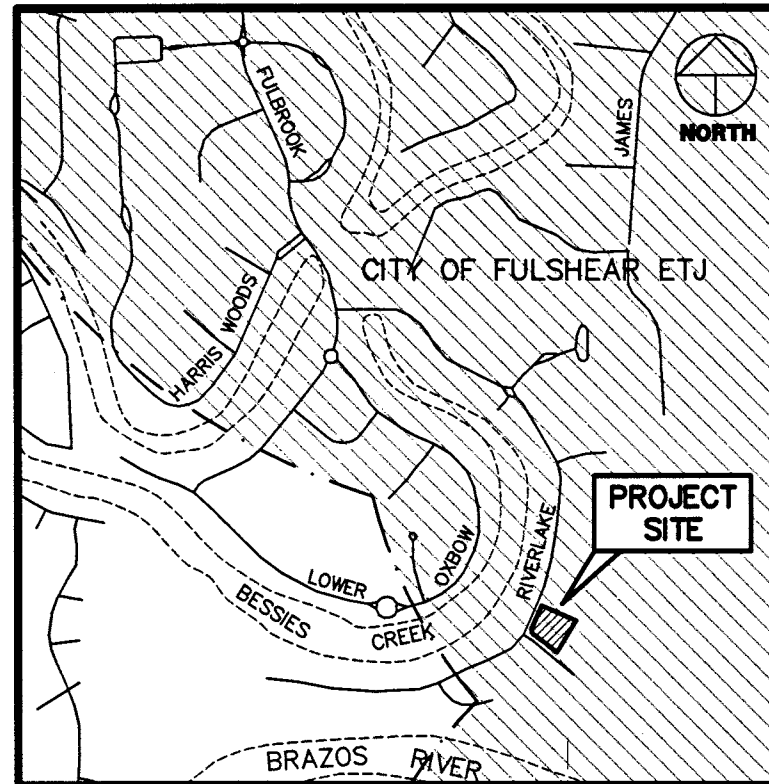
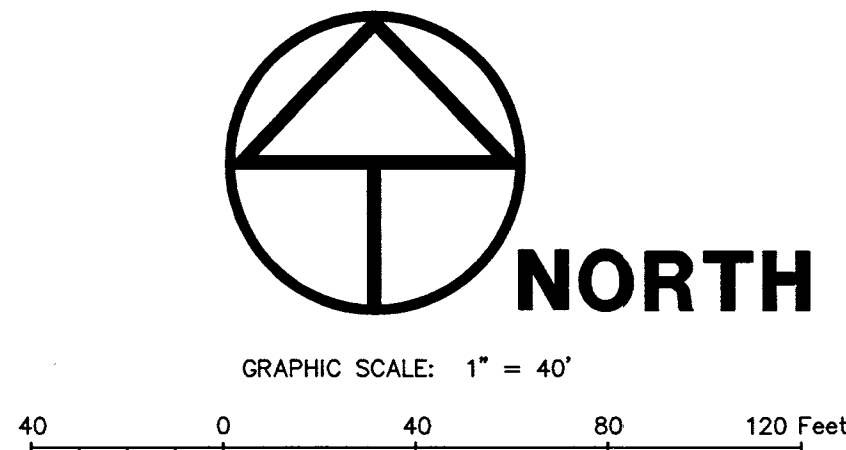
THENCE, SOUTH 51 DEG. 14 MIN. 44 SEC. EAST, ALONG SAID NORTHEASTERN R.O.W. LINE OF RIVERBLUFF COURT, A DISTANCE OF 1,035.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.813 ACRES OR 122,551 SQUARE FEET.

I, Tyler Munson, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

Tyler Munson  
Tyler Munson  
Texas Registration No. 122052  
WGA  
2500 Tangletide, Suite 120  
Houston, Texas 77053  
Texas Firm Registration No. 9756

2/15/18

Ward, Getz & Associates, LLP  
TX FIRM NO. F-9756  
2500 Tangletide, Ste 120  
Houston, Texas 77053  
Voice: 713.789.1900  
Contact:



KEY MAP 522-Y, FORT BEND COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2,000'

#### ABBREVIATIONS

FND - FOUND  
F.C. - FILM CODE  
H.C.C.F. - HARRIS COUNTY CLERKS FILE  
H.C.D.R. - HARRIS COUNTY DEED RECORDS  
H.C.M.R. - HARRIS COUNTY MAP RECORDS  
IP - IRON PIPE  
IR - IRON ROD  
NO. - NUMBER  
PG. - PAGE  
R.O.W. - RIGHT-OF-WAY  
SQ. FT. - SQUARE FEET  
VOL. - VOLUME  
A.E. - AERIAL EASEMENT  
B.L. - BUILDING LINE  
S.S.E. - SANITARY SEWER EASEMENT  
S.T.S.E. - STORM SEWER EASEMENT  
U.E. - UTILITY EASEMENT  
W.L.E. - WATER LINE EASEMENT

I, Richard W. Stolleis, 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 within the watershed.

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

Approved by the Commissioner's Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Vincent M. Morales, Jr.  
Precinct 1, County Commissioner

Grady Prestage  
Precinct 2, County Commissioner

Robert E. Herbert  
County Judge

W.A. (Andy) Meyers  
Precinct 3, County Commissioner

James Patterson  
Precinct 4, County Commissioner

I, \_\_\_\_\_ 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 \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Plat No. \_\_\_\_\_ of the Map Records of Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

County Clerk of Fort Bend County, Texas

By: \_\_\_\_\_ Deputy

## FULBROOK SEC 5C REPLAT NO 1

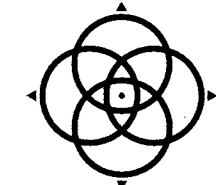
A SUBDIVISION OF 2.813 AC. / 122,551 SQ. FT. OF LAND BEING A REPLAT OF ALL OF LOTS 16 AND 17, BLOCK 1 OF FULBROOK SECTION 5 "C", RECORDED UNDER F.C. 20130183, F.B.C.P.R.

SITUATED IN THE CHURCHILL FULSHEAR SURVEY, ABSTRACT NO. 29, AND JOHN RANDON SURVEY, ABSTRACT NO. 76 FORT BEND COUNTY, TEXAS

1 BLOCK 0 RESERVES 1 LOT

FEBRUARY 2018

Surveyor



**WINDROSE**  
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM