

PLAT RECORDING SHEET

PLAT NAME: Fulbrook Section Five "D" Replat of Lots 3,4, and 5, Block 1

PLAT NO: _____

ACREAGE: 4.888

LEAGUE: Churchill Fulshear Survey

ABSTRACT NUMBER: 29

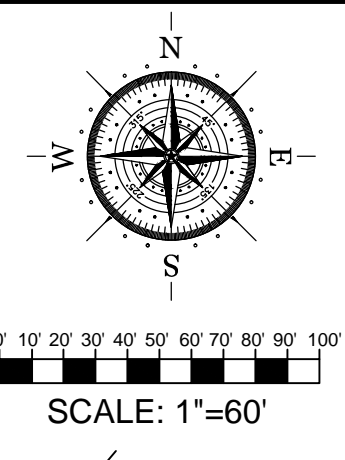
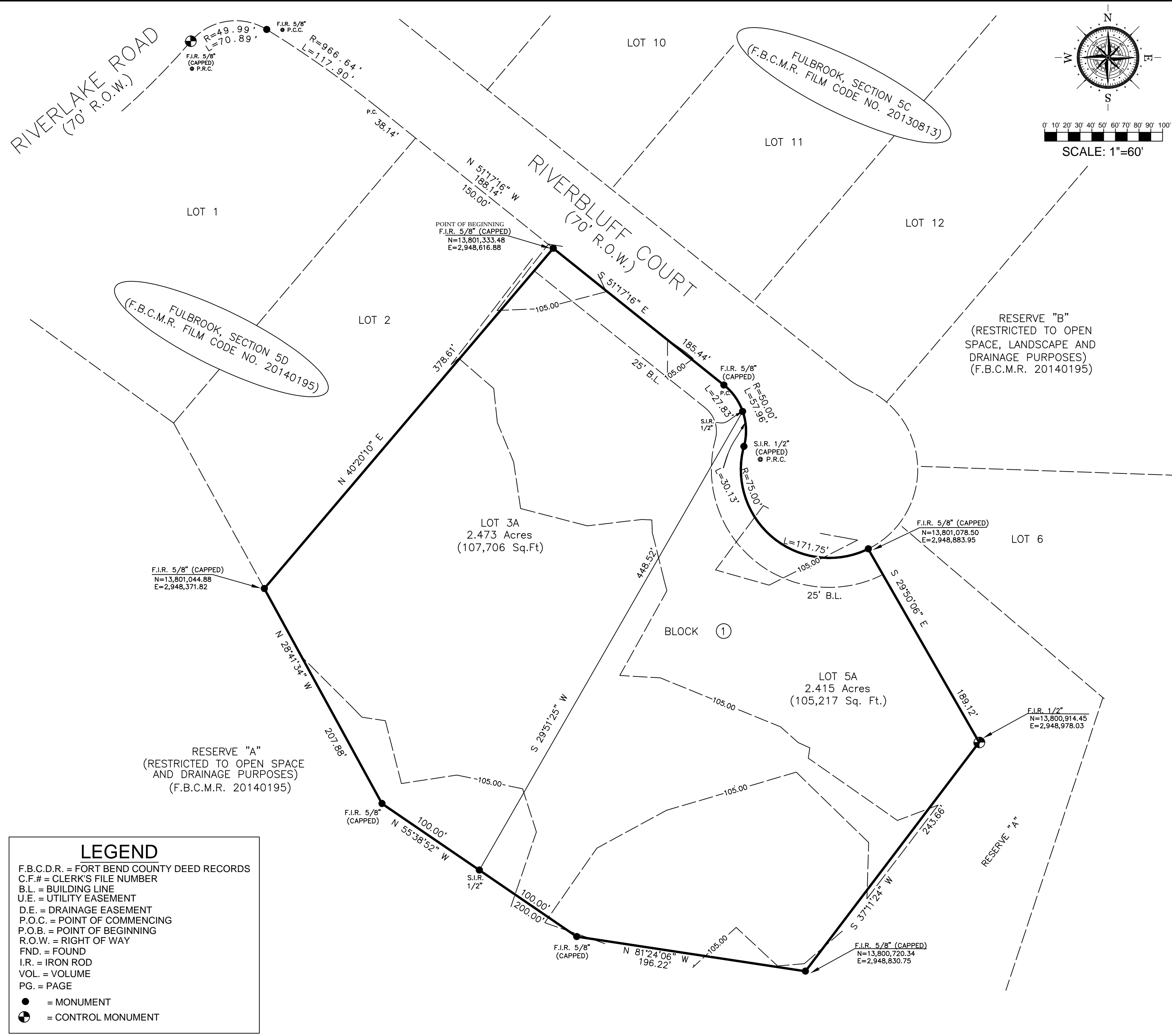
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

NUMBER OF RESERVES: 0

OWNERS: David G. Underwood & Lorraine Underwood, and Bryan David Zschiesche
& Lucile Joplin Zschiesche

(DEPUTY CLERK)



LEGEND

F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
 C.F.# = CLERK'S FILE NUMBER
 B.L. = BUILDING LINE
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 R.O.W. = RIGHT OF WAY
 FND. = FOUNT
 I.R. = IRON ROD
 VOL. = VOLUME
 PG. = PAGE

● = MONUMENT
 ⊙ = CONTROL MONUMENT

- NOTES:**
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 279109-05113, EFFECTIVE DATE APRIL 16, 2019.
 - THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PLAT BOUNDARY.
 - BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.9999004866.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48151-C-0085 L, EFFECTIVELY DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - THIS PLAT WAS PREPARED TO MEET CITY OF FULSHEAR REQUIREMENTS
 - ALL OF THE PROPERTY LOCATED IN THE ABOVE AND FOREGOING PLAT IS LOCATED IN THE ETJ OF THE CITY OF FULSHEAR, LAMAR INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY.
 - THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ3
 - SUBJECT TO RESTRICTIVE COVENANTS OF FULBROOK SECTION 5, COUNTY CLERK'S FILE NO(S), 1999051521, 999106775, 2001033992, 2001091640, 2003109756, 2004077903, 2005136150, 2011116009, 2015005480, 2016068381, 2016073290, 2016018452 AND 201802277, ALL IN FORT BEND COUNTY, TEXAS.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 107.45 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN 2 FEET ABOVE NATURAL GROUND.
 - 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.
 - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - THIS RURAL 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.
 - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION 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 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5' IN WIDTH ON BOTH SIDES OF DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT ON OR THE CONTIGUOUS RIGHT-OF-WAY OF ALL THE ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.

METES AND BOUNDS DESCRIPTION:

A SUBDIVISION OF 4.888 ACRES BEING LOTS 3, 4, AND 5, BLOCK 1 OF FULBROOK, SECTION FIVE "D", A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20140195 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, SAID 4.888 ACRE SUBDIVISION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8 INCH CAPPED IRON ROD FOUND AT NORTHEAST CORNER OF LOT 2, BLOCK 1, OF SAID FULBROOK, SECTION FIVE "D" AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF RIVERBLUFF COURT (CALLED 70' R.O.W.):

THENCE SOUTH 51°17'16" EAST, ALONG SAID SOUTHWESTERLY R.O.W., A DISTANCE OF 185.44 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE IN A SOUTHEASTERLY DIRECTION, CONTINUING ALONG SAID SOUTHWESTERLY R.O.W., A DISTANCE 57.96 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, CENTRAL ANGLE OF 66°25'02", AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 18°04'45" EAST, 54.77 FEET TO A 1/2 INCH CAPPED IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;

THENCE IN A SOUTHEASTERLY DIRECTION, CONTINUING ALONG SAID SOUTHWESTERLY R.O.W., A DISTANCE 171.75 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, CENTRAL ANGLE OF 131°20'46", AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 50°32'37" EAST, 136.68 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 29°50'06" EAST, A DISTANCE OF 189.12 TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 81°24'06" WEST, A DISTANCE OF 243.66 FEET TO 5/8 INCH CAPPED IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 55°38'52" WEST, A DISTANCE OF 200.00 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 28°41'34" WEST, A DISTANCE OF 207.68 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 40°20'10" EAST, ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 378.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.888 ACRES (OR 212,922 SQUARE FEET) OF LAND, MORE OR LESS.

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, TOBY PAUL COUCHMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND ON OR DURING MAY 2019; THAT ALL MONUMENTS, BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE, OR WILL BE PROPERLY MARKED WITH IRON RODS A MINIMUM OF 1/4 INCH IN DIAMETER AND 24 INCHES IN LENGTH WITH CAP STAMPED 5565.

TOBY PAUL COUCHMAN, RPLS
 TEXAS REGISTRATION NO. 5565

THE STATE OF TEXAS
 COUNTY OF FORT BEND

WE, DAVID G. UNDERWOOD, LORRAINE UNDERWOOD, BRYAN DAVID ZSCHIESCHE AND LUCILE JOPLIN ZSCHIESCHE, HEREINAFTER CALLED OWNERS OF THE FOREGOING PLAT OF FULBROOK SECTION FIVE "D" REPLAT OF LOTS 3, 4 AND 5, BLOCK 1, CONTAINING 4.888 ACRES OF LAND AND BEING LOTS 3, 4 AND 5, BLOCK 1, OF FULBROOK, SECTION FIVE "D", A SUBDIVISION IN FORT BEND COUNTY, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE GROUND THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS ON THE ATTACHED PLAT.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY ARE HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING 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.

WITNESS MY HAND IN FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2019.

DAVID G. UNDERWOOD, OWNER
 LORRAINE UNDERWOOD, OWNER

BRYAN DAVID ZSCHIESCHE, OWNER
 LUCILE JOPLIN ZSCHIESCHE, OWNER

THE STATE OF TEXAS
 COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID G. UNDERWOOD AND LORRAINE UNDERWOOD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS
 COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRYAN DAVID ZSCHIESCHE AND LUCILE JOPLIN ZSCHIESCHE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

WE, NEWFIRST NATIONAL BANK, ACTING BY AND THROUGH TERRY CROCKETT, VICE PRESIDENT, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS OF FULBROOK SECTION FIVE "D" REPLAT OF LOTS 3, 4 AND 5, BLOCK 1, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NOS. 2018082940 AND 2019031958 OF THE O.P.R.O.R.P. OF FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: TERRY CROCKETT, VICE PRESIDENT

STATE OF TEXAS
 COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRY CROCKETT, VICE PRESIDENT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT ONE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 NAME: _____
 MY COMMISSION EXPIRES: _____

WE, HANCOCK WHITNEY BANK, ACTING BY AND THROUGH CARL PHAM, SENIOR VICE PRESIDENT, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS OF FULBROOK SECTION FIVE "D" REPLAT OF LOTS 3, 4 AND 5, BLOCK 1, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2019111510 OF THE O.P.R.O.R.P. OF FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: CARL PHAM, SENIOR VICE PRESIDENT

STATE OF TEXAS
 COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARL PHAM, SENIOR VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT ONE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 NAME: _____
 MY COMMISSION EXPIRES: _____

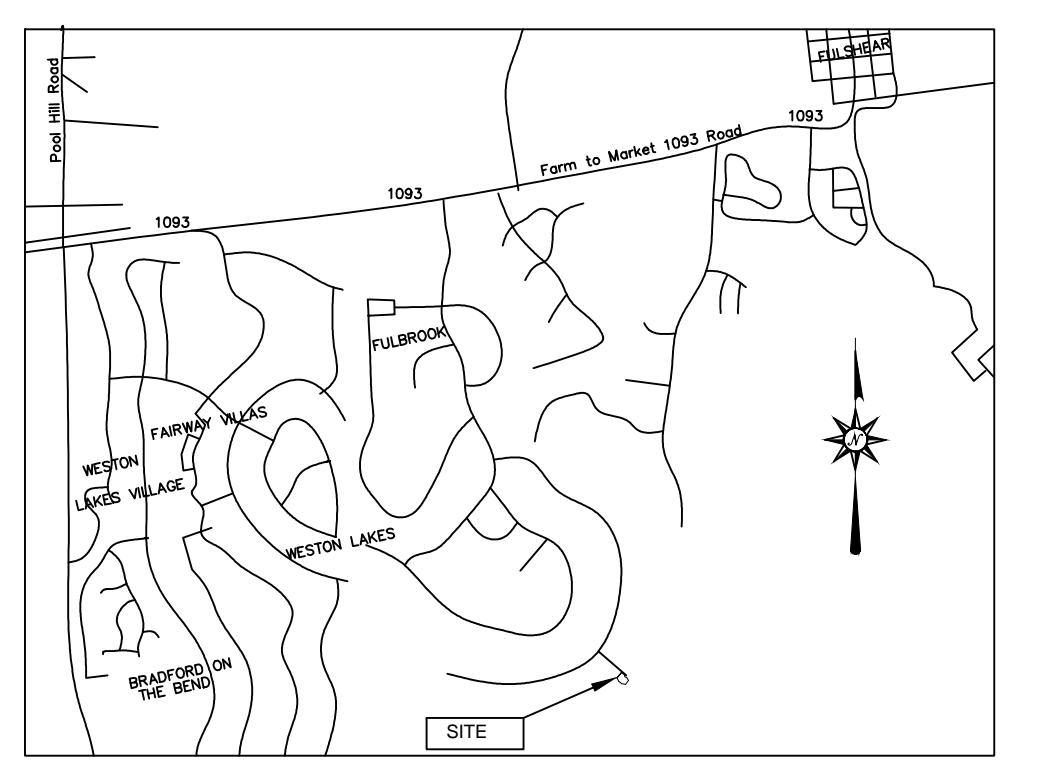
THIS IS TO CERTIFY THAT THE CITY MANAGER AND THE CITY ENGINEER OF THE CITY OF FULSHEAR, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF FULBROOK SECTION FIVE "D" REPLAT OF LOTS 3, 4 AND 5, BLOCK 1, IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF FULSHEAR AS SHOWN HEREON AND AUTHORIZES THE

RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2019.

JACK HARPER, CITY MANAGER
 DAVID LEYENDECKER, CITY ENGINEER

I, DANIEL VILLA, JR., A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEET ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

DANIEL VILLA, JR., P.E.
 TEXAS REGISTRATION NO. 102455



VICINITY MAP
 NOT TO SCALE
 KEY MAP PAGE 522

I, J. STACY SLAWINSKI, 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.

J. STACY SLAWINSKI, P.E.
 FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2019.

VINCENT M. MORALES, JR., COMMISSIONER, PRECINCT 1
 GRADY PRESTAGE, COMMISSIONER, PRECINCT 2

KP GEORGE
 COUNTY JUDGE

W.A. "ANDY" MEYERS, COMMISSIONER, PRECINCT 3
 KEN R. DeMERCHANT, COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION HAS BEEN FILED FOR RECORDATION IN MY OFFICE ON _____, 2019 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.

LAURA RICHARD, CLERK OF THE COUNTY FORT BEND COUNTY, TEXAS
 By: _____ DEPUTY

FULBROOK SECTION FIVE "D" REPLAT OF LOTS 3, 4 AND 5, BLOCK 1 ADMINISTRATIVE PLAT

A SUBDIVISION OF 4.888 ACRES BEING LOTS 3, 4 AND 5, BLOCK 1 OF FULBROOK, SECTION FIVE "D", A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20140195 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 2 LOTS
 2 LOTS 0 RESERVES 1 BLOCK
 Churchill Fulshear Survey, Abst. 29
OCTOBER 04 2019

PRO-SURV
 SURVEYING AND MAPPING
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 T.B.P.E.L.S. FIRM #10119300
 P.O. BOX 1366
 FRIENDSWOOD, TEXAS 77549
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OWNERS

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 LORRAINE UNDERWOOD
 4726 RIVERBLUFF
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 713-252-0323

BRYAN DAVID ZSCHIESCHE
 LUCILE JOPLIN ZSCHIESCHE
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