

**PLAT RECORDING SHEET**

**PLAT NAME:** Fulbrook Section Three "D" Replat of Lot 9, 10 and 11, Block 1  
Administrative Plat

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

**ACREAGE:** 3.83

**LEAGUE:** Churchill Fulshear Survey

**ABSTRACT NUMBER:** 29

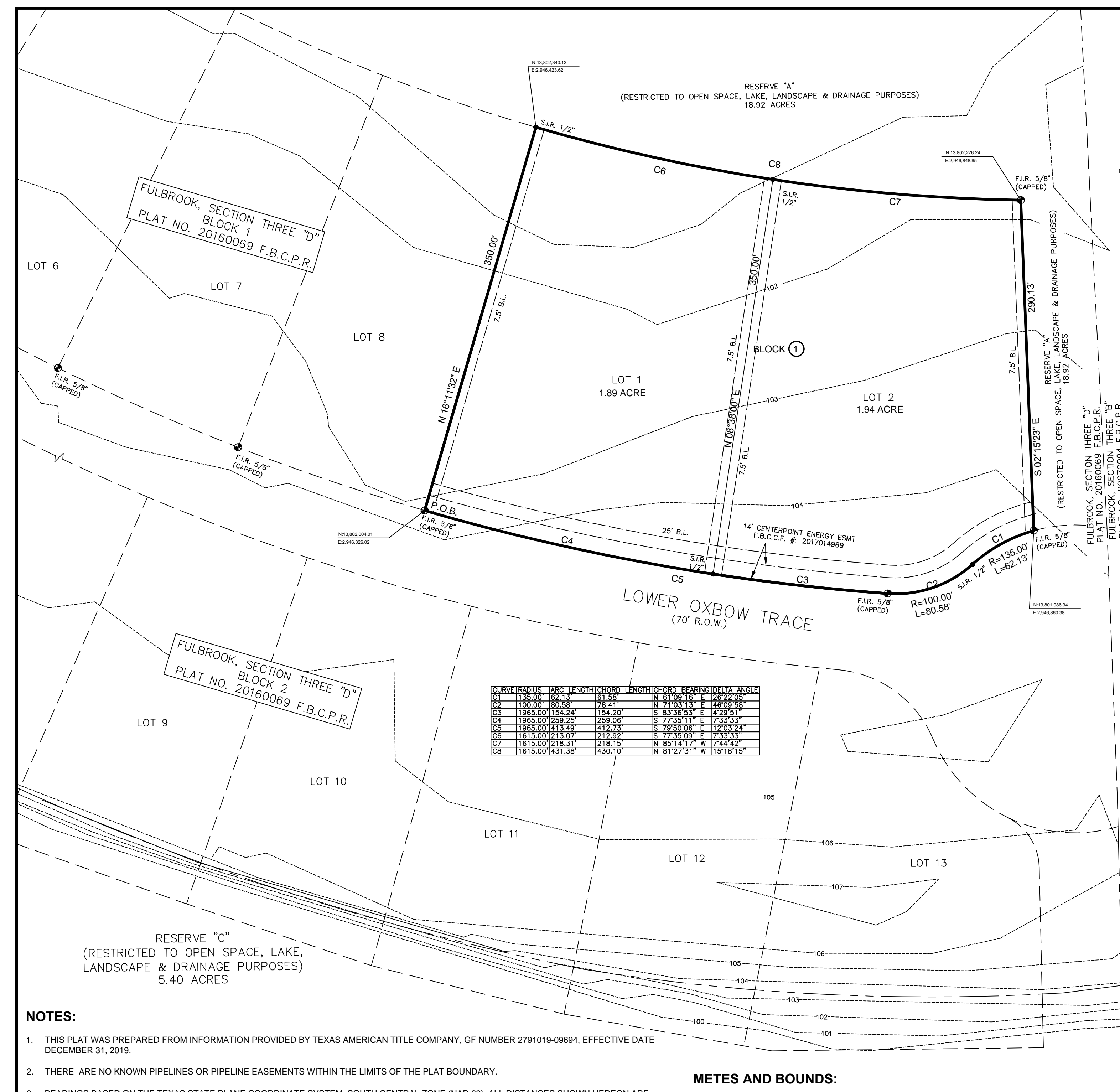
**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 2

**NUMBER OF RESERVES:** 0

**OWNERS:** Jason Charles Williams, Joanna Lynn Williams and Roy Alan Grichuk,  
Carrie Lynn Grichuk

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



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	CHORD ANGLE
C1	135.00	62.13	81.58	N 81°09'18" E	126°22'05"
C2	100.00	80.58	78.41	N 71°03'13" E	148°02'38"
C3	1965.00	154.24	154.20	S 89°35'53" E	4°29'51"
C4	1965.00	259.28	259.06	S 77°35'11" E	1°33'33"
C5	1965.00	413.49	412.73	S 79°50'06" E	1°26'37.24"
C6	1615.00	213.07	212.92	S 77°35'09" E	7°33'33"
C7	1615.00	218.31	218.15	N 89°14'17" W	7°44'42"
C8	1615.00	431.38	430.10	N 81°27'31" W	115°18'15"

- NOTES:**
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791019-09694, EFFECTIVE DATE DECEMBER 31, 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 MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.9999004806.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0095L, EFFECTIVELY DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE IN ZONE "X".
  - THIS PLAT WAS PREPARED TO MEET CITY OF FULSHEAR REQUIREMENT. CONTOURS SHOWN ON PLAT WERE OBTAINED FROM FORT BEND COUNTY LIDAR MAPS.
  - ALL OF THE PROPERTY LOCATED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE ETJ OF THE CITY OF FULSHEAR, LAMAR INDEPENDENT SCHOOL DISTRICT, FBC ESD NO. 4, CAD 7 AND FORT BEND COUNTY.
  - THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ3
  - SUBJECT TO RESTRICTIVE COVENANTS OF FULBROOK SECTION 3, COUNTY CLERK'S FILE NO(S) 999051521, 1999106775, 2000007463, 2000012289, 2000012290, 2001033992, 2001091640, 2003109758, 2004077903, 2005136150, 2011116009, 2012001915, 2012001916, 2012001917, 2012001918, 2012001919, 2012001920, 2012001921, 2012001922, 2012017472, 2016040422, 2016068381, 2016073290, 2018018452 AND 2018020277, ALL IN FORT BEND COUNTY, TEXAS.
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 106.92 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 TO OBTAIN A DEVELOPMENT PERMIT. 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 ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL THE ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.

**METES AND BOUNDS:**

A 3.83 ACRE TRACT OF LAND BEING LOTS 9, 10, AND LOT 11, BLOCK 1, OF FULBROOK SECTION THREE 'D', A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20160069 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, SAID 3.83 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 1, OF SAID FULBROOK SECTION THREE 'D' AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID LOT 9, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF LOWER OXBOW TRACE (CALLED 70' R.O.W.);

THENCE NORTH 16°11'32" EAST, ALONG THE EASTERLY LINE OF SAID LOT 8, A DISTANCE OF 300.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A SOUTHEASTERLY DIRECTION, ALONG AND WITH THE CURVE TO THE LEFT, A DISTANCE OF 431.38 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1615.00 FEET, A CENTRAL ANGLE OF 15°18'15", AND HAVING A CHORD BEARING OF SOUTH 81°27'31" EAST AND CHORD LENGTH OF 430.10 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID LOT 11;

THENCE SOUTH 02°15'23" EAST, A DISTANCE OF 290.13 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND SAID LOT 11; SAID POINT BEING ON THE NORTHERLY R.O.W. LINE OF SAID LOWER OXBOW TRACE;

THENCE IN SOUTHWESTERLY DIRECTION, ALONG SAID NORTHERLY R.O.W., ALONG A CURVE TO THE LEFT, A DISTANCE OF 62.13 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 26°22'05", AND HAVING A CHORD BEARING OF SOUTH 61°09'16" WEST AND CHORD LENGTH 61.58 FEET TO A 1/2 INCH IRON ROD SET FOR A POINT OF REVERSE CURVATURE;

THENCE CONTINUING ALONG SAID NORTHERLY R.O.W., ALONG A CURVE TO THE RIGHT, A DISTANCE OF 80.58 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 46°09'58", AND HAVING A CHORD BEARING OF SOUTH 71°03'13" WEST AND CHORD LENGTH OF 78.41 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR A POINT OF COMPOUND CURVATURE;

THENCE CONTINUING ALONG SAID NORTHERLY R.O.W., ALONG A CURVE TO THE RIGHT, A DISTANCE OF 413.49 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1965 FEET, A CENTRAL ANGLE OF 12°03'24", AND HAVING A CHORD BEARING OF NORTH 79°50'06" WEST AND CHORD LENGTH OF 412.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.83 ACRES OF LAND, MORE OR LESS.

THE STATE OF TEXAS  
 COUNTY OF FORT BEND

WE, ROY ALAN GRICHUK, CARRIE LYNN GRICHUK, JASON CHARLES WILLIAMS AND JOANNA LYNN WILLIAMS, HERINAFTER CALLED OWNERS OF THE FOREGOING PLAT OF FULBROOK SECTION THREE 'D' REPLAT OF LOTS 9, 10 AND 11 BLOCK 1, 3.83 ACRES, BEING LOTS 9, 10 AND 11, BLOCK 1, OF FULBROOK, SECTION THREE 'D', A SUBDIVISION IN FORT BEND COUNTY, TEXAS, 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 \_\_\_\_\_, 2020.

ROY ALAN GRICHUK, OWNER  
 CARRIE LYNN GRICHUK, OWNER

JASON CHARLES WILLIAMS, OWNER  
 JOANNA LYNN WILLIAMS, 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 ROY ALAN GRICHUK AND CARRIE LYNN GRICHUK 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 \_\_\_\_\_, 2020.

THE STATE OF TEXAS  
 COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON CHARLES WILLIAMS AND JOANNA LYNN WILLIAMS, 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 \_\_\_\_\_, 2020.

THE STATE OF TEXAS  
 COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

WE, WHITNEY BANK, ACTING BY AND THROUGH JOHN W. COLES, A.V.P. MORTGAGE LENDING, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS OF FULBROOK SECTION THREE 'D' REPLAT OF LOTS 9, 10 AND 11 BLOCK 1, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NOS. 2017107933 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.

STATE OF TEXAS  
 COUNTY OF FORT BEND

By: JOHN W. COLES, A.V.P. MORTGAGE LENDING

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. COLES, A.V.P. MORTGAGE LENDING, 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 \_\_\_\_\_, 2020.

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 THREE 'D' REPLAT OF LOTS 9, 10 AND 11 BLOCK 1, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCE NO. 2013-1091 SECTION 12 OF THE CITY OF FULSHEAR IS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

JACK HARPER, CITY MANAGER  
 DAVID LEYENDECKER, CITY ENGINEER

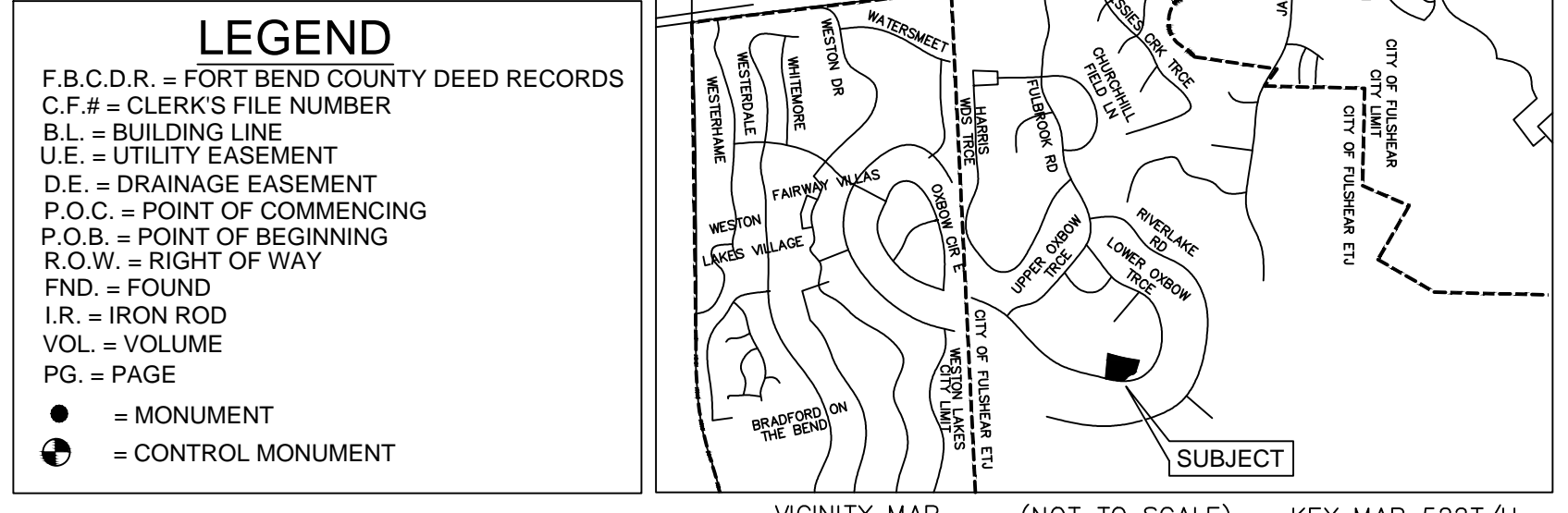
I, DANIEL VILLA, JR., A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEET ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

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

CERTIFICATE OF SURVEYOR

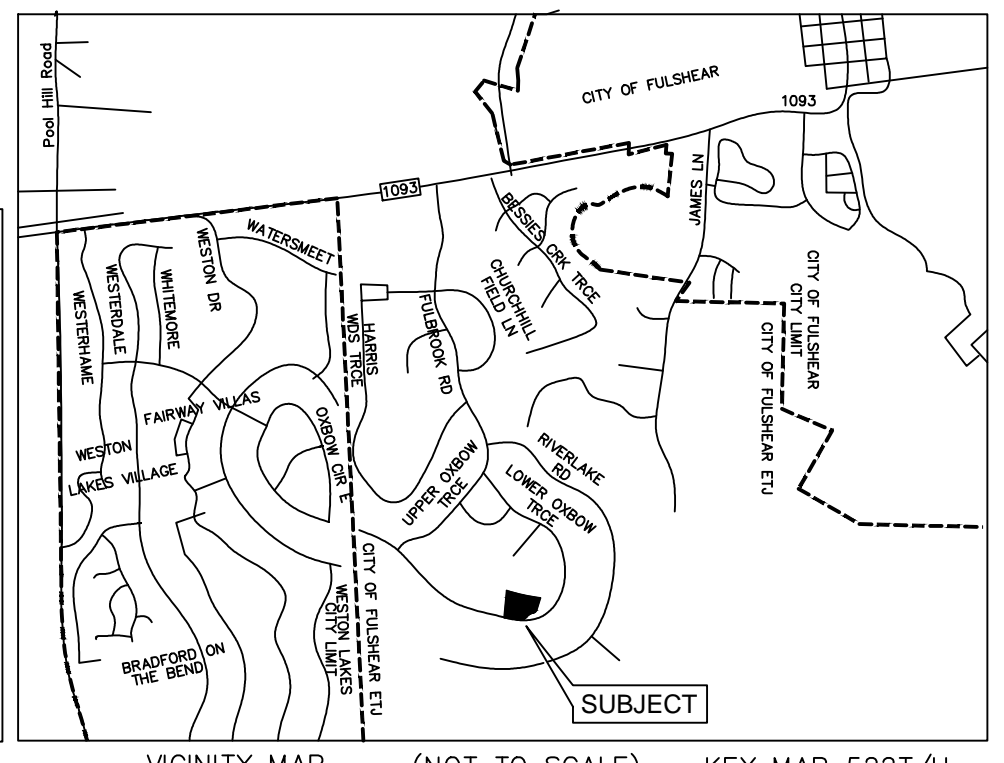
THIS IS TO CERTIFY THAT I, TOBY PAUL COUCHMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND ON OR DURING NOVEMBER, 2017; THAT ALL MONUMENTS, BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE, OR WILL BE PROPERLY MARKED WITH IRON RODS A MINIMUM OF 3/4 INCH IN DIAMETER AND 24 INCHES IN LENGTH WITH CAP STAMPED 5565.

TOBY PAUL COUCHMAN, RPLS  
 TEXAS REGISTRATION NO. 5565



**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
- R.O.W. = RIGHT OF WAY
- FND. = FOUND
- I.R. = IRON ROD
- VOL. = VOLUME
- PG. = PAGE
- = MONUMENT
- ⊙ = CONTROL MONUMENT



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 \_\_\_\_\_, 2020.

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 WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2020 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 THREE "D" REPLAT OF LOTS 9, 10 AND 11, BLOCK 1 ADMINISTRATIVE PLAT**

A SUBDIVISION OF 3.83 ACRES BEING LOTS 9 10 AND 11, BLOCK 1, OF FULBROOK, SECTION THREE "D", A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREFORE RECORDED IN PLAT NO. 20160069 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, CHURCHILL FULSHEAR SURVEY, ABSTRACT 29

REASON FOR REPLAT: CREATE 2 LOTS  
 2 LOTS 0 RESERVES 1 BLOCK

**JANUARY 16 2020**

**PRO-SURV**  
 SURVEYING AND MAPPING  
 P.O. BOX 1366  
 FRIENDSWOOD, TEXAS 77549  
 EMAIL: [orders@prosurv.net](mailto:orders@prosurv.net)  
 PHONE: 281-496-1113  
 T.B.P.E.L.S. FIRM #10114300

**OWNERS**

JASON CHARLES WILLIAMS  
 JOANNA LYNN WILLIAMS  
 12006 ROSMARINO CT.  
 RICHMOND, TX 77406  
 713-705-2073

ROY ALAN GRICHUK  
 CARRIE LYNN GRICHUK  
 30927 LOWER OXBOW TRACE  
 FULSHEAR, TX 77441  
 832-814-9085