

STATE OF TEXAS
COUNTY OF FORT BEND

We, FORT BEND COUNTY, acting by and through KP George, its County Judge, hereinafter referred to as Owner of the 2.850 acre tract described in the above and foregoing map of FLEWELLEN WAY NWC TRACT, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), 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, successors and assigns to warrant and forever defend the title on the land so dedicated.

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 an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above the 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 hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") 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 an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we 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, gullies, ravines, draws, and drainage ditches located in said subdivision, as easement 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 purposes of construction and maintenance of drainage facilities and structures.

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.

IN TESTIMONY WHEREOF, FORT BEND COUNTY, has caused these presents to be signed by KP George, its County Judge, thereunto authorized,

this _____ day of _____, 2020.

FORT BEND COUNTY

By: KP George
County Judge

Attested: _____
Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared KP George, County Judge of FORT BEND COUNTY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

Commission Expires: _____

I, Alan C. Bentley, 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 three quarter (3/4) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the nearest survey corner.



Alan C. Bentley, R.P.L.S.
Texas Registration No. 2055

This plat of FLEWELLEN WAY NWC TRACT is approved by the City Planning Commission of the City of Fulshear, Texas,

this _____ day of _____, 20____

Amy Pearce
Chairman

Dar Hakimzadeh
Co-Chairman

This plat of FLEWELLEN WAY NWC TRACT was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 20____; 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.

Aaron Groff
Mayor

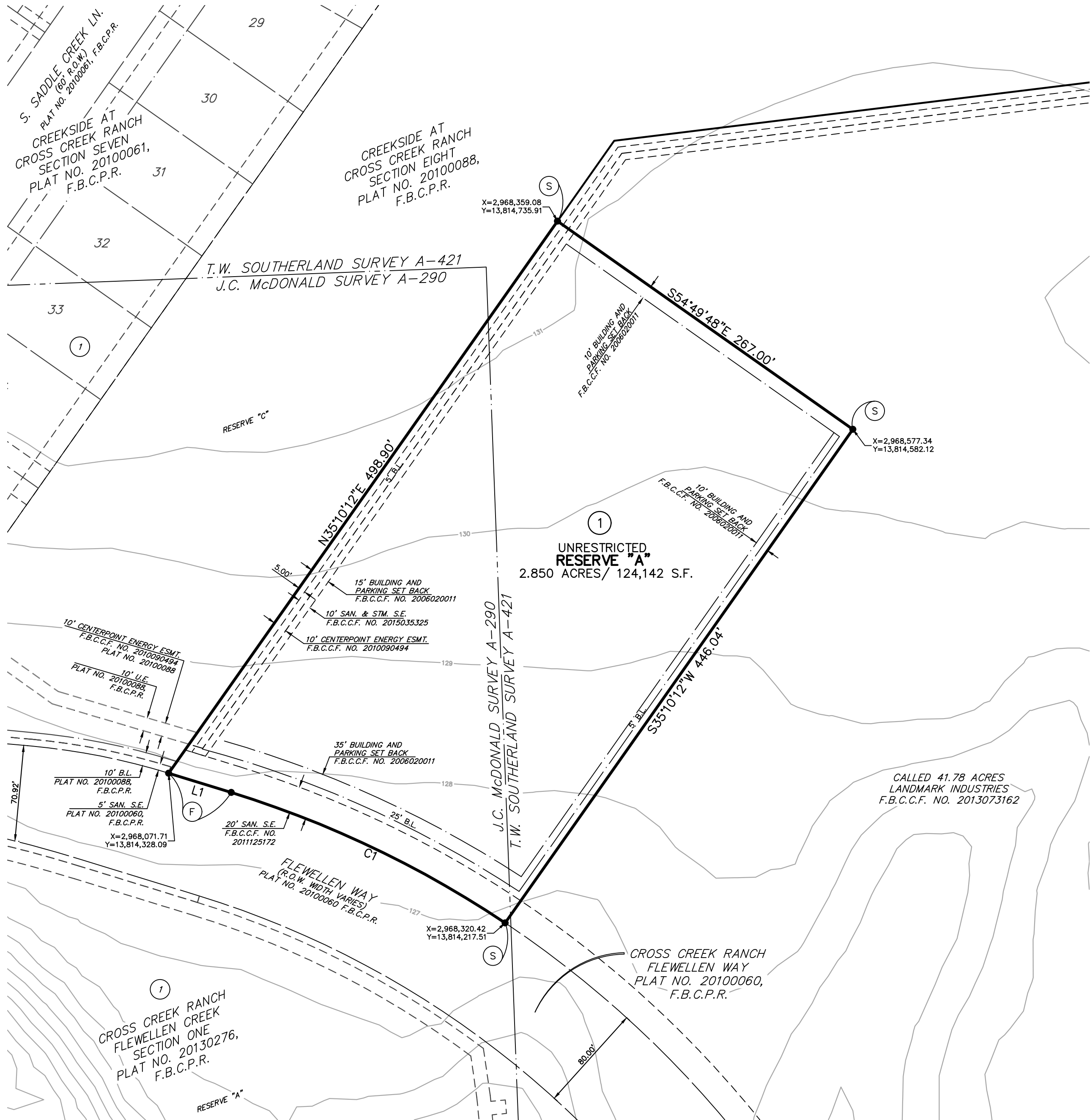
Kimberly Kopecky
City Secretary

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 _____, 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
County Clerk
Fort Bend County, Texas

By: _____
Deputy



LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N72°52'42\"W	48.44'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	774.00'	16°39'07\"	224.95'	N 64°33'09\" W	224.16'

DESCRIPTION OF A 2.850 ACRE TRACT OF LAND SITUATED
IN THE J.C. McDONALD SURVEY, ABSTRACT NO. 290 AND THE
T.W. SUTHERLAND SURVEY, ABSTRACT NO. 421
FORT BEND COUNTY, TEXAS

BEING a 2.850 acre (124,142 square foot) tract of land situated in the J.C. McDonald Survey, Abstract No. 290 and the T.W. Sutherland Survey, Abstract No. 421 of Fort Bend County, Texas being all of a called 2.850 acre tract described in deed to Fort Bend County recorded under Fort Bend County Clerk's File Number 2020020364 said 2.850 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the Northerly right-of-way line of Flewellen Way as cited herein and as shown on a survey plat of even date prepared by the undersigned in conjunction with this metes and bounds description:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the most Southerly Southeast corner of Restricted Reserve "C" of CREEKSIDE AT CROSS CREEK RANCH SECTION EIGHT, a subdivision per plat recorded under Plot No. 20100088 of the F.B.C.P.R. and the Southwest corner of said Unrestricted Reserve "A" and the herein described tract, lying on the Northerly right-of-way line of Flewellen Way (80 feet wide) as shown on CROSS CREEK RANCH FLEWELLEN WAY, a subdivision per plat recorded under Plot No. 20100060 of the F.B.C.P.R.;

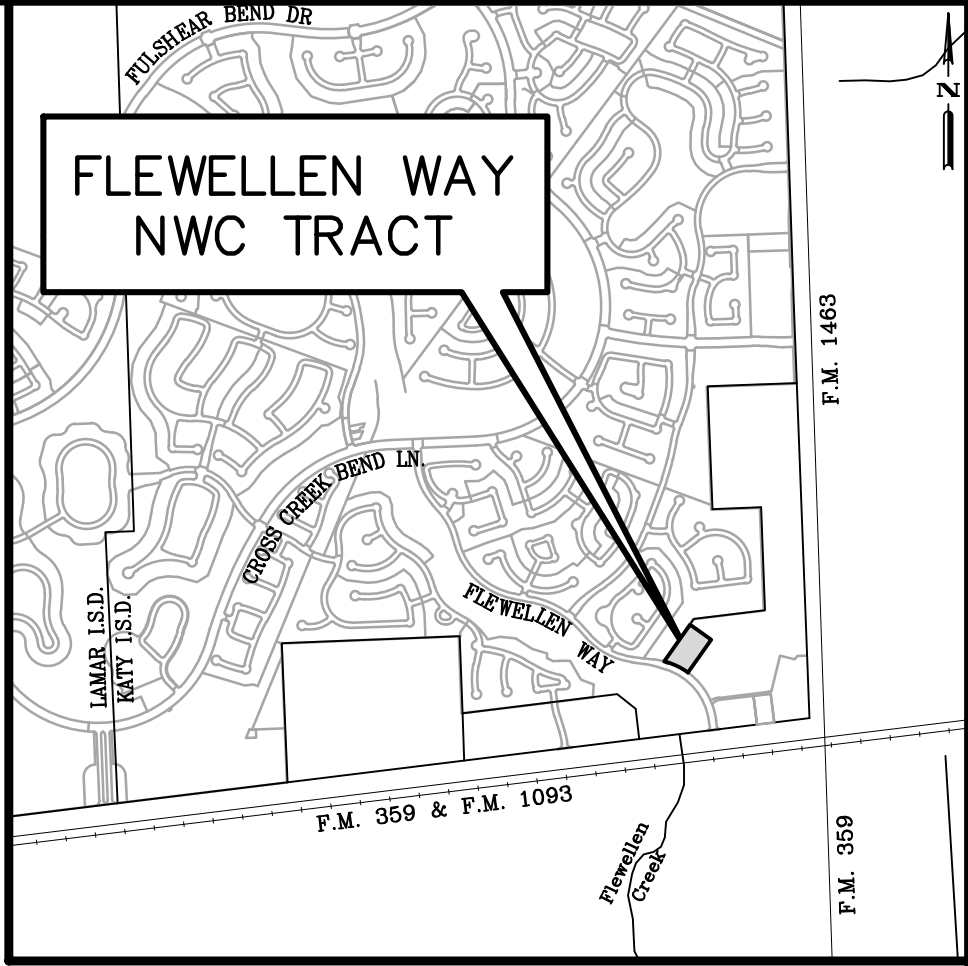
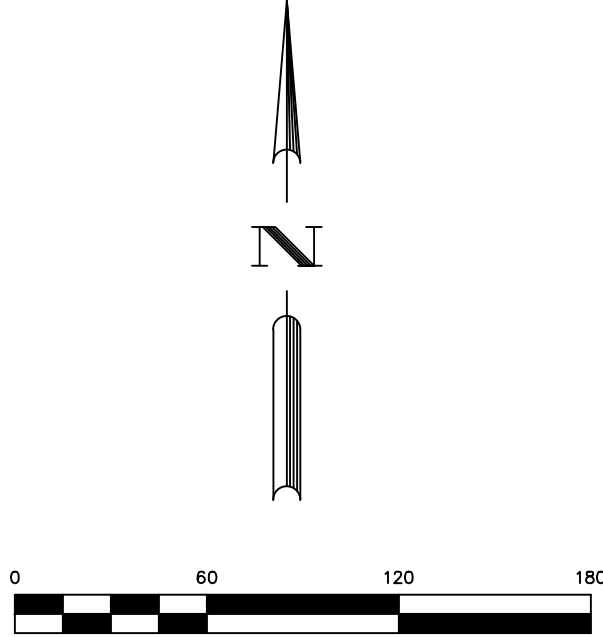
THENCE, N35°10'12\"E, a distance of 498.90 feet along and with the common line of said Restricted Reserve "C" and said Unrestricted Reserve "A" to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northwest corner of the herein described tract;

THENCE, S54°49'48\"E, a distance of 267.00 feet along and with the North line of said Unrestricted Reserve "A" to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the Northeast corner of the herein described tract;

THENCE, S35°10'12\"W, a distance of 446.04 feet, along and with the East line of said Unrestricted Reserve "A" to a 800 nail set in a 6-inch oak tree for the Southeast corner of the herein described tract, lying on the Northerly right-of-way line of said Flewellen Way and being the beginning of a non-tangent curve to the left from which its center bears S33°46'25\"W, 774.00 feet,;

THENCE, in a Northwesterly direction, along and with said Northerly right-of-way line and said curve to the left, an arc distance of 224.95 feet, having a radius of 774.00 feet, a central angle of 16°39'07\" and a chord which bears N64°33'09\"W, a distance of 224.16 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for a point of tangency;

THENCE, N72°52'42\"W, a distance of 48.44 feet, continuing along and with said Northerly right-of-way line to the POINT OF BEGINNING and containing 2.850 acres (124,142 square feet) of land.



VICINITY MAP
N.T.S.

GENERAL NOTES

- "U.E." indicates "Utility Easement".
- "B.L." indicates "Building Line".
- "W.L.E." indicates "Water Line Easement".
- "SAN.S.E." indicates "Sanitary Sewer Easement".
- "STM.S.E." indicates "Storm Sewer Easement".
- "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
- "F.B.C.P.R." indicates "Plot Records of Fort Bend County".
- "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00011497.
- Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to monuments found along the Northerly right-of-way line of Flewellen Way.
- There is no observable evidence of pipelines within the boundaries of the subject tract, based on the title research provided per City Planning Letter prepared by Stewart Title Company, file number 526209, certified date of April 2, 2020, that there is a pipeline easement of record within the boundaries of the subject tract and shown hereon.
- The property lies in the Unshaded Zone "X " (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0105L, Revised April 2, 2014.
- "(S)" indicates Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC".
- "(F)" indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Gay".
- All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Fulshear, Texas.
- This plat is subject to restrictions recorded under Fort Bend County Clerk's File No. 2006020011, 2016077789 and 2020020364 per City Planning Letter prepared by Stewart Title Company, file number 526209, certified date of April 2, 2020.

FLEWELLEN WAY NWC TRACT

A SUBDIVISION OF 2.850 ACRES OF LAND
LOCATED IN
THE J.C. McDONALD SURVEY, A-290 AND
THE T.W. SOUTHERLAND SURVEY, A-421
CITY OF FULSHEAR,
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVES: 1 BLOCKS: 1
SCALE: 1"=60' DATE: APRIL, 2020

OWNER:
FORT BEND COUNTY
401 JACKSON STREET
RICHMOND, TEXAS 77469
281-342-3411
KP GEORGE, COUNTY JUDGE



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
ALAN C. BENTLEY, R.P.L.S.