

PLAT RECORDING SHEET

PLAT NAME: Fulbrook Section Three D Replat of Lot 12A, Block 1

PLAT NO: _____

ACREAGE: 2.684

LEAGUE: John Randon Survey

ABSTRACT NUMBER: 76

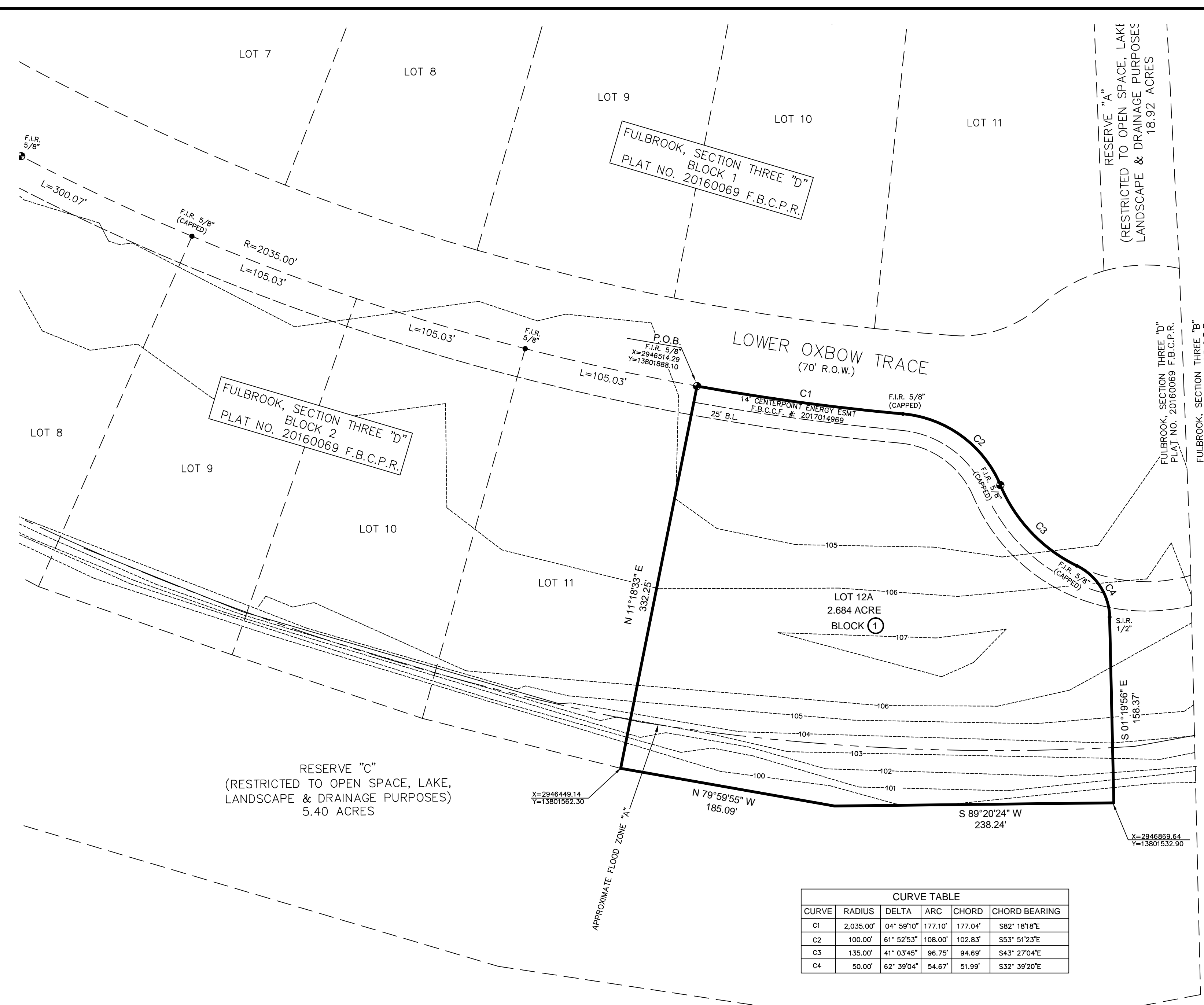
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

NUMBER OF RESERVES: 0

OWNERS: Edward D. Vickery, Jr., and Kevin A. Vickery

(DEPUTY CLERK)



THE STATE OF TEXAS
COUNTY OF FORT BEND

WE, EDWARD D. VICKERY, JR., a/k/a DOWNY VICKERY AND KAVIN A. VICKERY HEREINAFTER CALLED OWNERS OF THE FOREGOING PLAT OF FULBROOK SECTION 3 "D" REPLAT OF LOT 12A, BLOCK 1, 2.684 ACRES BEING FULBROOK SECTION THREE "D" REPLAT OF LOTS 12 AND 13, BLOCK 2, 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.

EDWARD D. VICKERY, JR., a/k/a DOWNY VICKERY, OWNER
KAVIN A. VICKERY, 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 EDWARD D. VICKERY, JR., a/k/a DOWNY VICKERY 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.

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 KAVIN A. VICKERY, 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.

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

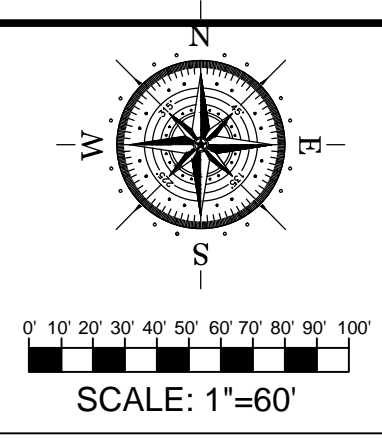
I, DANIEL VILLA, JR., A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEET ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

DANIEL VILLA, JR., P.E.
TEXAS SERIAL 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 1/2 INCH IN DIAMETER AND 24 INCHES IN LENGTH WITH CAP STAMPED 5565.

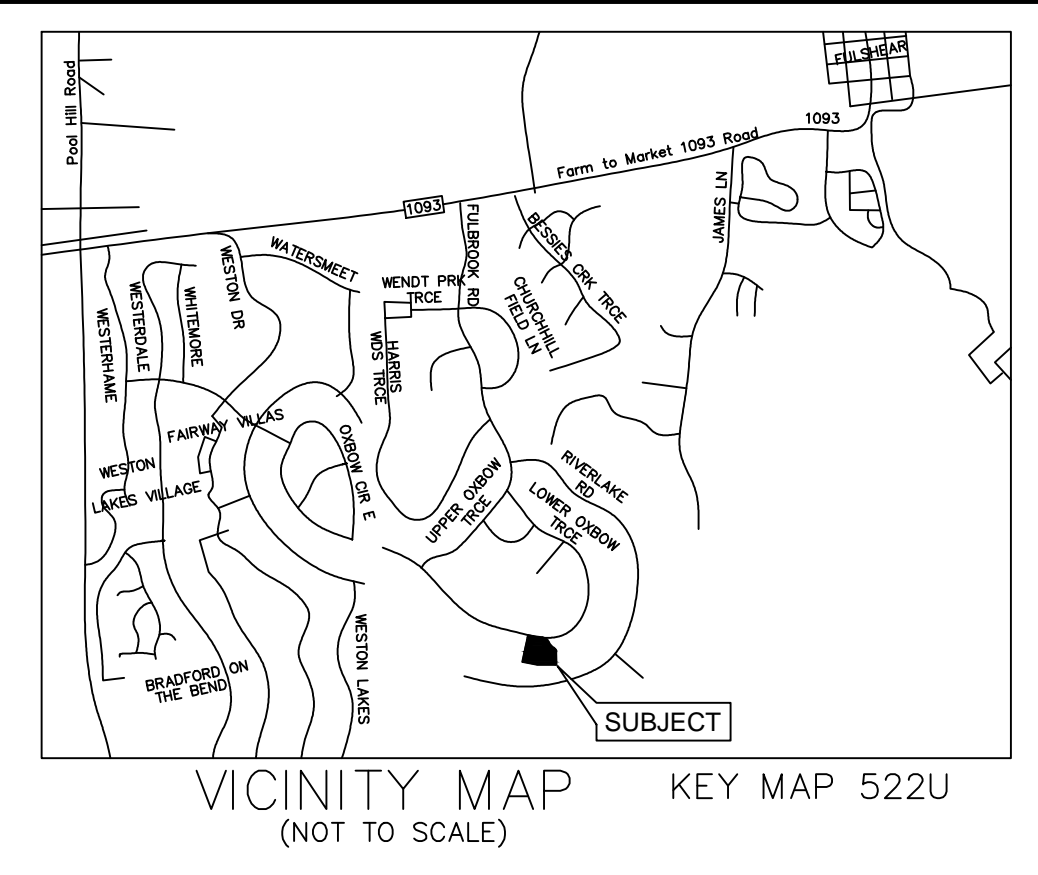
TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565



LEGEND

F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
 F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
 F.B.C.C.F.# = FORT BEND COUNTY CLERK'S FILE #
 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
 F.I.R. = FOUND IRON ROD
 S.I.R. = SET IRON ROD
 VOL. = VOLUME
 PG. = PAGE

● = MONUMENT
 ⊙ = CONTROL MONUMENT



- NOTES:**
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791019-06485, EFFECTIVE DATE: MAY 19, 2020.
 - 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: 0.9999004806.
 - 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", AND A PORTION OF THE LOT LIES IN ZONE "A".
 - 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 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) 1999051521, 1999106775, 2001033992, 2001091640, 2003109758, 2004077903, 2005136150, 2011116009, 2016040422, 2016068381, 2016073290, 2018018452 AND 2018020277, ALL IN FORT BEND COUNTY, TEXAS.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 108.67 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.

METES AND BOUNDS:

A 2.684 ACRE TRACT OF LAND BEING LOT 12A, BLOCK 1, OF FULBROOK SECTION THREE "D" REPLAT OF LOTS 12 AND 13, BLOCK 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20190275 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, SAID 2.684 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 11, BLOCK 2, OF SAID FULBROOK SECTION THREE "D" AND BEING THE NORTHWEST CORNER OF SAID LOT 12A AND THE TRACT HEREIN DESCRIBED, SAID POINT BEING SITUATED ON A CURVE TO THE LEFT HAVING A RADIUS OF 2,035.00 FEET AND BEING THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF LOWER OXBOW TRACE, BASED ON A WIDTH OF 70.00 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION, ALONG AND WITH THE CURVED SOUTHERLY R.O.W. LINE OF SAID LOWER OXBOW TRACE, AN ARC DISTANCE OF 177.10 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 04°59'10", AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 82°18'18" EAST - 177.04 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET;

THENCE CONTINUING IN A SOUTHEASTERLY DIRECTION ALONG AND WITH THE CURVED SOUTHERLY R.O.W. LINE OF LOWER OXBOW TRACE, AN ARC DISTANCE OF 108.00 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 61°52'53", AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 53°51'23" EAST - 102.83 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET;

THENCE CONTINUING IN A SOUTHEASTERLY DIRECTION ALONG AND WITH THE CURVED SOUTHERLY R.O.W. LINE OF LOWER OXBOW TRACE, AN ARC DISTANCE OF 96.75 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 41°03'45", AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 43°27'04" EAST - 94.69 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET;

THENCE CONTINUING IN A SOUTHEASTERLY DIRECTION ALONG AND WITH THE CURVED SOUTHERLY R.O.W. LINE OF LOWER OXBOW TRACE, AN ARC DISTANCE OF 54.67 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 62°39'04", AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 32°39'20" EAST - 51.99 FEET TO A 1/2 INCH CAPPED IRON ROD SET AT THE END OF SAID CURVE TO THE RIGHT;

THENCE SOUTH 01°19'56" EAST, ALONG THE COMMON LINE WITH RESTRICTED RESERVE "C", A DISTANCE OF 158.37 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89°20'24" WEST, CONTINUING ALONG THE COMMON LINE WITH RESTRICTED RESERVE "C", A DISTANCE OF 238.24 FEET TO AN ANGLE POINT;

THENCE NORTH 79°59'55" WEST, CONTINUING ALONG THE COMMON LINE WITH SAID RESERVE "C", A DISTANCE OF 185.09 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE SOUTHEAST CORNER OF LOT 11 OF SAID FULBROOK SECTION THREE "D";

THENCE NORTH 11°18'33" EAST, ALONG THE COMMON LINE WITH SAID LOT 11, A DISTANCE OF 332.25 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 2.684 ACRES OF LAND, MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2,035.00'	04° 59'10"	177.10'	177.04'	S82° 18'18"E
C2	100.00'	61° 52'53"	108.00'	102.83'	S53° 51'23"E
C3	135.00'	41° 03'45"	96.75'	94.69'	S43° 27'04"E
C4	50.00'	62° 39'04"	54.67'	51.99'	S32° 39'20"E

**FULBROOK SECTION THREE "D"
REPLAT OF LOT 12A, BLOCK 1**

A SUBDIVISION OF 2.684 ACRES BEING LOT 12A, BLOCK 1, OF FULBROOK, SECTION THREE "D", REPLAT OF LOTS 12 AND 13, BLOCK 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREFORE RECORDED IN PLAT NO. 20190275 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS JOHN RANDON SURVEY, ABSTRACT 76

REASON FOR REPLAT: TO REMOVE REFERENCE TO CITY OF FULSHEAR ET.J, REMOVE SIDE BLDG LINES AND REMOVE SIDEWALK NOTE

1 LOT 0 RESERVES 1 BLOCK

JUNE 26 2020

PRO-SURV
SURVEYING AND MAPPING
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P.O. BOX 1366
FRIENDSWOOD, TEXAS 77549
PHONE: 281-996-1115

OWNER
EDWARD D. VICKERY, JR.,
a/k/a DOWNY VICKERY
KAVIN A. VICKERY
22527 STORMCROFT LANE
KATY, TX 77450
713-851-1865