

PLAT RECORDING SHEET

PLAT NAME: Fulbrook Section Three D Replat of Lot 1 and 2, Block 1

PLAT NO: _____

ACREAGE: 3.83

LEAGUE: John Randon Survey

ABSTRACT NUMBER: 76

NUMBER OF BLOCKS: 1

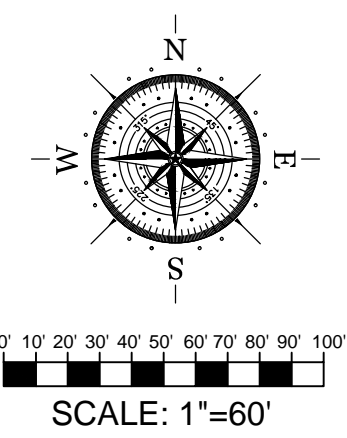
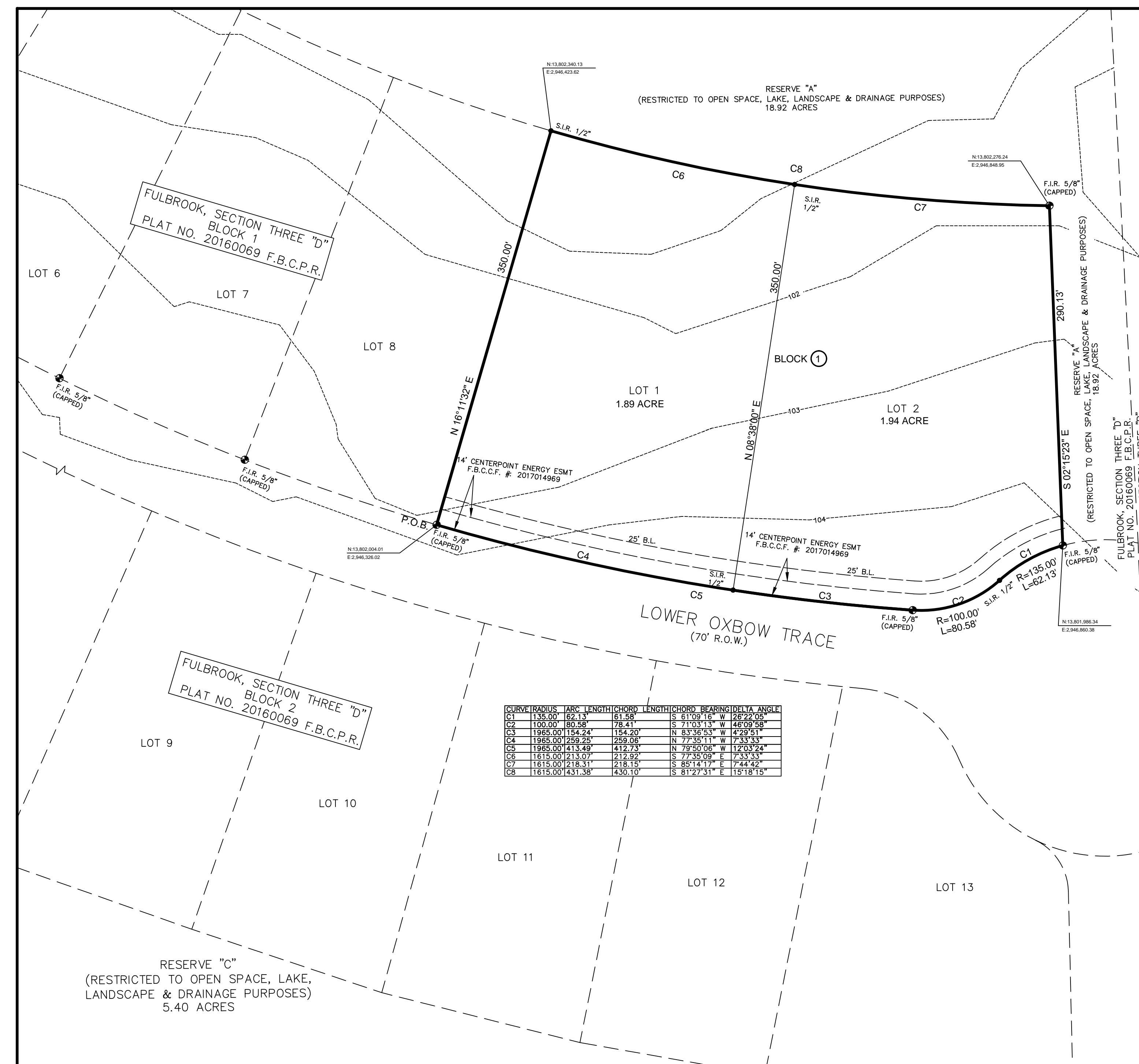
NUMBER OF LOTS: 2

NUMBER OF RESERVES: 0

OWNERS: Jason Charles Williams, Joanna Lynn Williams, Roy Alan Grichuk,

Carrie Lynn Grichuk

(DEPUTY CLERK)



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	135.00	62.13	61.58	S 81°09'16" W	28°22'05"
C2	100.00	80.58	78.41	S 71°03'13" W	48°52'20"
C3	1965.00	154.22	154.20	N 83°35'53" W	4°29'51"
C4	1965.00	259.28	259.06	N 77°35'11" W	17°33'33"
C5	1965.00	413.49	412.73	N 79°50'08" W	12°03'24"
C6	1615.00	213.07	212.92	S 77°35'09" E	12°35'33"
C7	1615.00	218.31	218.15	S 89°14'17" E	17°44'29"
C8	1615.00	431.38	430.10	S 81°27'31" E	11°18'15"

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 1 AND 2, BLOCK 1, 3.83 ACRES, BEING FULBROOK, SECTION THREE "D" REPLAT OF LOTS 9, 10 AND 11, BLOCK 1, 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.

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 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.

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

WE, WHITNEY BANK AND HANCOCK 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 1 AND 2, BLOCK 1, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NOS. 2017107933 AND 2020037034 OF THE O.P.R.O.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: _____
 JOHN W. COLES, A.V.P. MORTGAGE LENDING

STATE OF TEXAS
 COUNTY OF FORT BEND

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: _____

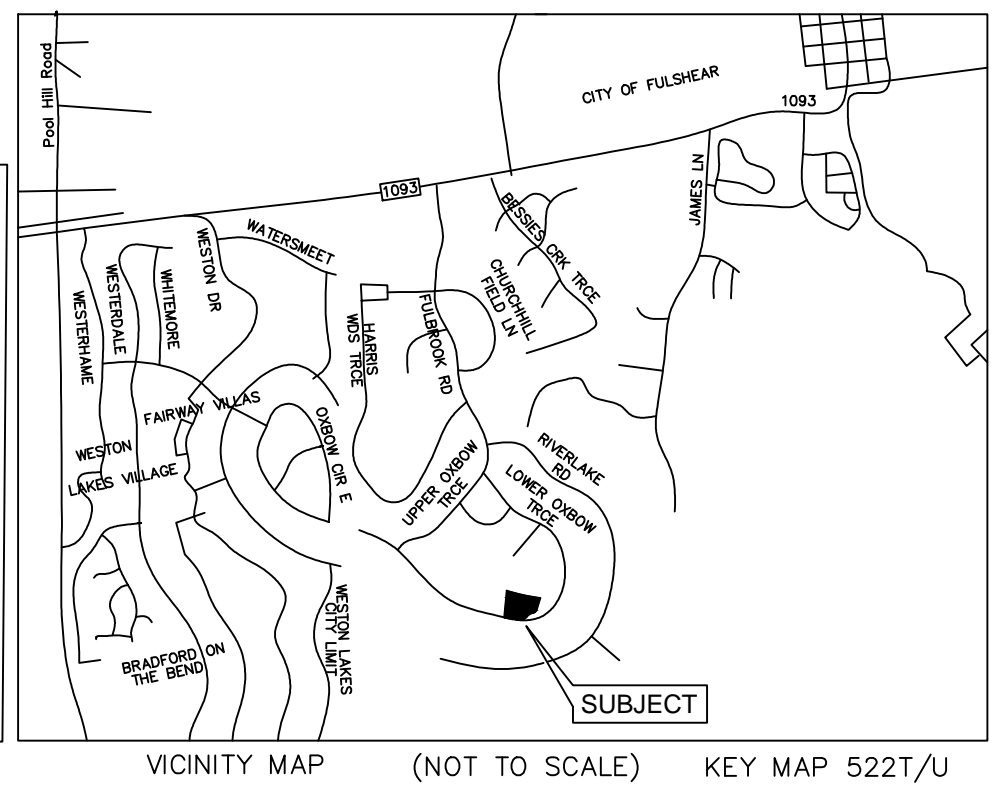
I, DANIEL VILLA, JR., A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEET ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

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 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

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.

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

FULBROOK SECTION THREE "D" REPLAT OF LOTS 1 AND 2, BLOCK 1

A SUBDIVISION OF 3.83 ACRES BEING LOTS 1 AND 2, BLOCK 1, OF FULBROOK SECTION THREE "D", REPLAT OF LOTS 9, 10 AND 11, BLOCK 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREFORE RECORDED IN PLAT NO. 20200063 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, JOHN RANDON SURVEY, ABSTRACT 76

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

2 LOTS 0 RESERVES 1 BLOCK

PRO-SURV
 SURVEYING AND MAPPING
 P.O. BOX 1366
 FRIENDSWOOD, TEXAS 77549
 EMAIL: orders@prosurv.net
 PHONE: 281-996-1113
 T.B.P.E.L.S. FIRM #10119300

JUNE 26 2020

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

- NOTES:**
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791019-09694, 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 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".
 - 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 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, 2000007463, 2000012289, 2000012290, 2001033992, 2001091640, 2003109758, 2004077903, 2005075239, 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. THIS, 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.

METES AND BOUNDS:

A 3.83 ACRE TRACT OF LAND BEING LOTS 1 AND 2, BLOCK 1, OF FULBROOK SECTION THREE "D" REPLAT OF LOTS 9, 10 AND 11, BLOCK 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20200063 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, AND SAID FULBROOK SECTION THREE "D" AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BLOCK 1, 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 350.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT SAID POINT LYING IN THE CURVED SOUTH LINE OF RESTRICTED RESERVE "A";

THENCE IN A SOUTHEASTERLY DIRECTION, ALONG AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,615.00 FEET, AN ARC DISTANCE OF 431.38 FEET, SAID ARC HAVING 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 2;

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 2, 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. LINE BEING A CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET, AN ARC DISTANCE OF 62.13 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 28°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. LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 80.58 FEET, SAID ARC HAVING 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 AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,965.00 FEET;

THENCE CONTINUING ALONG SAID CURVED NORTHERLY R.O.W. LINE, AN ARC DISTANCE OF 413.49 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 12°03'24", AND HAVING A CHORD BEARING OF NORTH 79°50'08" WEST AND CHORD LENGTH OF 412.73 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 3.83 ACRES OF LAND, MORE OR LESS.