

PLAT RECORDING SHEET

PLAT NAME: Fulbrook Section Three "C" Replat of Lots 5, 6 & 7, Block 1

PLAT NO: _____

ACREAGE: 3.1485

LEAGUE: John Randon Survey

ABSTRACT NUMBER: 76

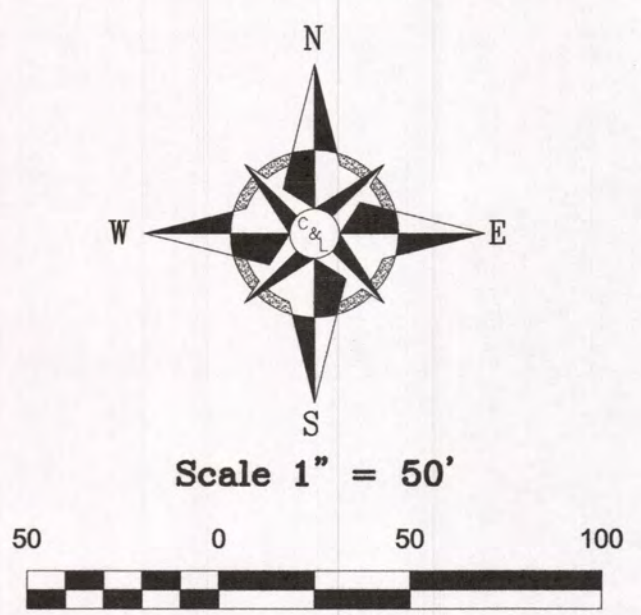
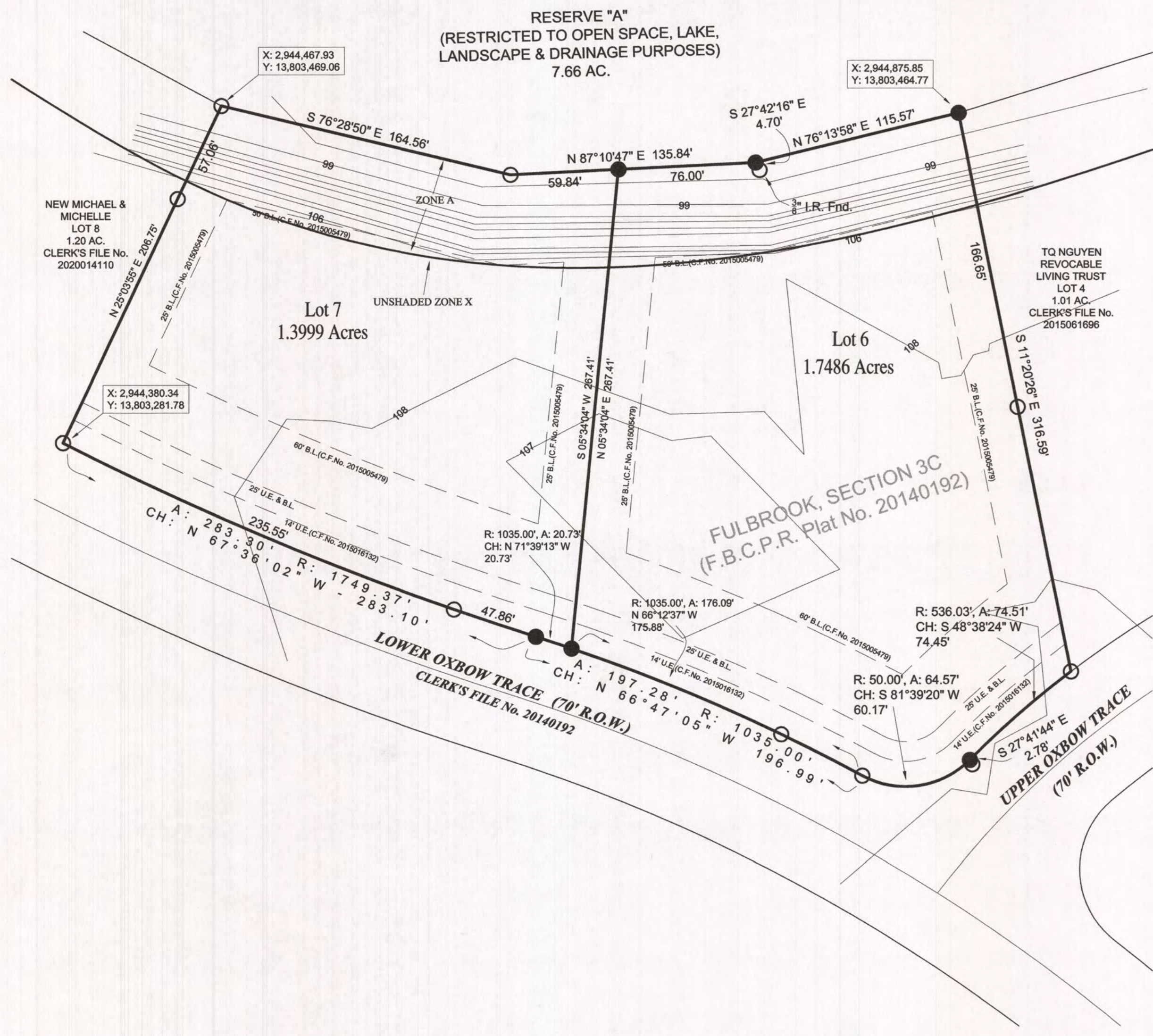
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

NUMBER OF RESERVES: 0

OWNERS: Quinton & Jordan Parks, Brian & Krysta Williams

(DEPUTY CLERK)



- GENERAL NOTES:**
- D.E. indicates Drainage Easement.
 - W.L.E. indicated Waterline Easement.
 - B.L. indicated Building Line.
 - R.O.W. indicated Right-of-Way
 - The top of all floor slabs shall be a minimum of 110.00 feet above Mean Sea Level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
 - This is a "rural type subdivision". Extreme rainfall events may cause temporary ponding of water on lots within this type of subdivision.
 - F. B. C. M. R. indicated Fort Bend County Map Record
 - All drainage easements shall be kept clear of fences, buildings, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
 - All property to drain into the drainage easement only through an approved drainage structure.
 - 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.
 - This subdivision is not directly affected by any pipeline crossing.
 - The coordinates shown herein are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83).
 - This property does not currently lie within the boundaries of any Municipal Utility District or Levee Improvement District.
 - This "rural type subdivision" is designated as Lighting Zone LZ3.
 - All Reserves and Easements shall be maintained by the Home Owners Association.
 - This 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.
 - A minimum distance of 10-ft shall be maintained between residential dwellings.
 - One-foot Reserve dedicated to the public in fee as a buffer separation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
 - 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.

MINIMUM SLAB ELEVATION: 110.00

ANALYSIS:
 FLOOD PLAIN W.S. ELEVATION + 48" = 106.00
 MAXIMUM PONDING ELEVATION + 12" = 107.00
 HIGHEST NATURAL GROUND ELEVATION + 24" = 110.00

- LEGEND:**
- IR IRON ROD
 - IRC IRON ROD W/ CAP
 - FND FOUND
 - CALC CALCULATED
 - ESMT EASEMENT
 - U.E. UTILITY EASEMENT
 - W/ADJ. WITH ADJACENT
 - A.E. AERIAL EASEMENT
 - M MEASURED
 - B.L. BUILDING LINE
 - FB CPR FORT BEND COUNTY PLAT RECORDS
 - FB CD R FORT BEND COUNTY DEED RECORDS
 - FB CL R FORT BEND COUNTY CLERK'S FILE NUMBER
 - H.L. & P. HOUSTON LIGHTING AND POWER
 - DENOTES IRON ROD FOUND MARKED "PREJEAN & CO 4925"
 - DENOTES IRON ROD SET MARKED "RPLS 2085"

- EASEMENTS/OTHER EXCEPTIONS:**
- Agreement for the installation, operation, and maintenance of an underground/overhead electrical service distribution system, as set forth in instrument recorded in/under County Clerk's File No. 2019112856 of the Fort Bend County Clerk Official Records.
 - All charges, liens, and assessments payable to Fulbrook Homeowners Association, Inc. including that lien to secure payment thereof, recorded in/under County Clerk's File No. 1999051521, and under County Clerk's File No. 2001033992 of the Fort Bend County Clerk Official Records. This lien is subordinate to any first mortgage of record.
 - An easement for drainage purposes extending a distance of twenty (20') feet on each side of the centerline of all natural drainage courses, as reflected by the plat recorded in/under Plat No. 20140192 of the Plat Records of Fort Bend County, Texas.

DISTRICT NAMES	
WCID	-
MUD	-
LID	-
DID	-
SCHOOL	LAMAR CISD
FIRE	ESD NO. 4
IMPACT FEE AREA	-
CITY ETJ	-
UTILITIES CO.	-

RURAL SUBDIVISION NOTES:

- LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 20 PERCENT. THE DRAINAGE AND OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- THIS 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.
- THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THE SUBDIVISION.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR FORT BEND COUNTY, FORT BEND COUNTY FLOOD PLAIN MAP No. 4815C0085 L, DATED APRIL 2, 2014, THE NORTHERN PORTION (AS MARKED) OF THE SUBJECT TRACT IS IN ZONE A (100 YEAR) FLOOD PLAIN AND THE REMAINDER OF THESE LOTS ARE LOCATED IN UNSHADED ZONE X.

COORDINATES ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83).

NOTE: THIS TRACT IS LOCATED WHOLLY WITHIN FORT BEND COUNTY, TEXAS.

STATE OF TEXAS §
 COUNTY OF FORT BEND §

We, Jordan & Quinton Parks, owners of Lot 7, Block 1 and We Brian & Krysta Williams, owners of Lot 6 & Lot 5, Block 1 described in the above and foregoing map of Fulbrook Section Three "C", do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), 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 and assigns to warrant and forever defend the title to the land so dedicated.

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

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter).

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.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulations of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by the Fort Bend County Commissioners County on May __, 2020, and any subsequent amendments.

FURTHER, Owner hereby certifies that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

WITNESS My hand in the County of Fort Bend, Texas, this 24 day of September, 2020.

Brian Williams
 Brian Williams

Quinton Parks
 Quinton Parks

Krysta Williams
 Krysta Williams

Jordan Parks
 Jordan Parks

STATE OF TEXAS §
 COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Quinton Parks & Jordan Parks known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes of considerations expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24 day of September 2020.

AS
 Notary Public in and for Fort Bend County, Texas



STATE OF TEXAS §
 COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Brian Williams & Krysta Williams known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes of considerations expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24 day of September 2020.

AKL
 Notary Public in and for Fort Bend County, Tex



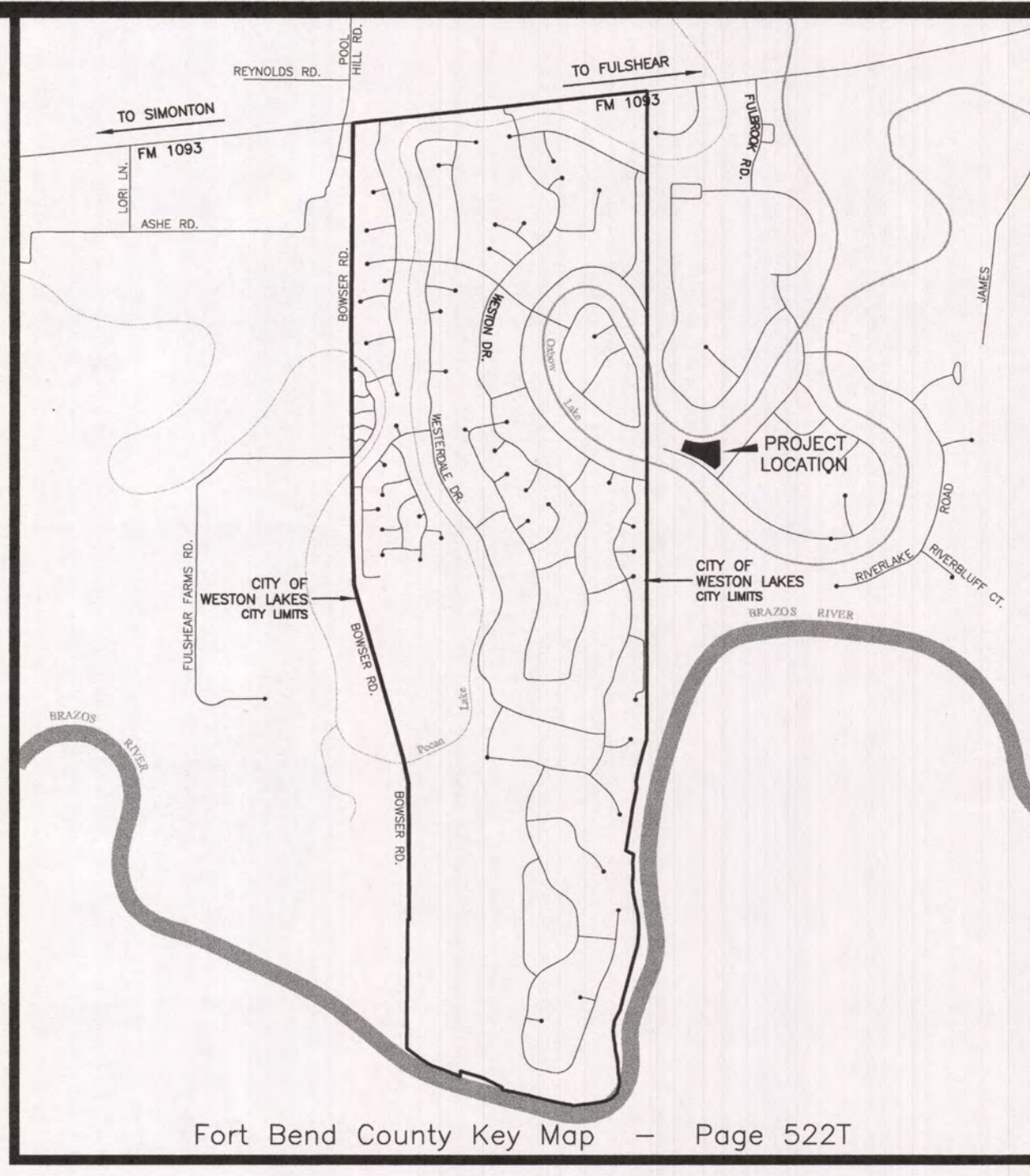
I, David Leyendecker, a professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

David Leyendecker
 David Leyendecker
 Texas Registration No. P.E. 50578
 Sept. 1, 2020



I, David Leyendecker, am authorized 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 and that all boundary corners, angles, points of curvature, and other points of reference have been marked with 5/8 inch iron rods and a length of not less than three (3) feet, or as otherwise shown hereon.

David Leyendecker
 David Leyendecker
 Texas Registration No. RPLS 2085



Fort Bend County Key Map - Page 522T

VICINITY MAP
 SCALE: 1"=1/2 MILE

I, J. Stacy Slawinski, P.E. 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.

K.P. George - County Judge

Vincent M. Morales, JR. - Precinct 1, County Commissioner Grady Prestage - Precinct 2, County Commissioner

W.A. "Andy" Meyers - Precinct 3, County Commissioner Ken R. DeMerchant - Precinct 4, County Commissioner

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 Fort Bend County.

WITNESS My hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
 County Clerk of Fort Bend County, Texas

By:
 Deputy

Scale : 1"=50'
 Job No.: 20-055_Replat
 Dwn. By : JL/BR Date : 05-29-2020
 Sheet Number 1 of 1

Clay & Leyendecker, Inc.
 Consulting Engineers & Surveyors
 1350 Ave. D, Katy, Texas 77493 / (281) 391-0173
 Texas Registered Engineering Firm F-2309 / Texas Land Surveying Firm No. 10044600

ENGINEER & SURVEYOR OWNERS LOT 7 OWNERS LOT 5 & 6

CLAY & LEYENDECKER, INC. QUINTON & JORDAN PARKS BRIAN & KRISTA WILLIAMS
 1350 AVENUE D 15915 BARTON RIVER LN. 27506 SUNSET LANE
 KATY, TEXAS 77493 HOUSTON, TX. 77044 FULSHEAR, TEXAS 77441
 (281) 391-0173 (817) 823-9289 (281) 732-1939

REASON FOR REPLAT: To combine Lot 5, 6 & 7, Block 1, Section 3C into 2 lots.

FULBROOK SECTION THREE "C" REPLAT OF LOTS 5, 6 & 7, BLOCK 1

BEING A REPLAT OF LOTS 5, 6 AND 7, BLOCK 1, IN FULBROOK, SECTION THREE (C) (SLIDE No. 20140192 OF THE PLAT RECORDS OF FORT BEND COUNTY) AND IN THE JOHN RANDON SURVEY, ABSTRACT No. 76, FORT BEND COUNTY, TEXAS.
 3.1485 ACRES 2 LOTS 1 BLOCK 0 RESERVES