# PLAT RECORDING SHEET

**PLAT NAME:** **Fulbrook Section Six "A" Replat of Lots 7 and 8 Block 1**

**PLAT NO:**

**ACREAGE:** **2.739**

**LEAGUE:** **John Randon Survey**

**ABSTRACT NUMBER:** **A-76**

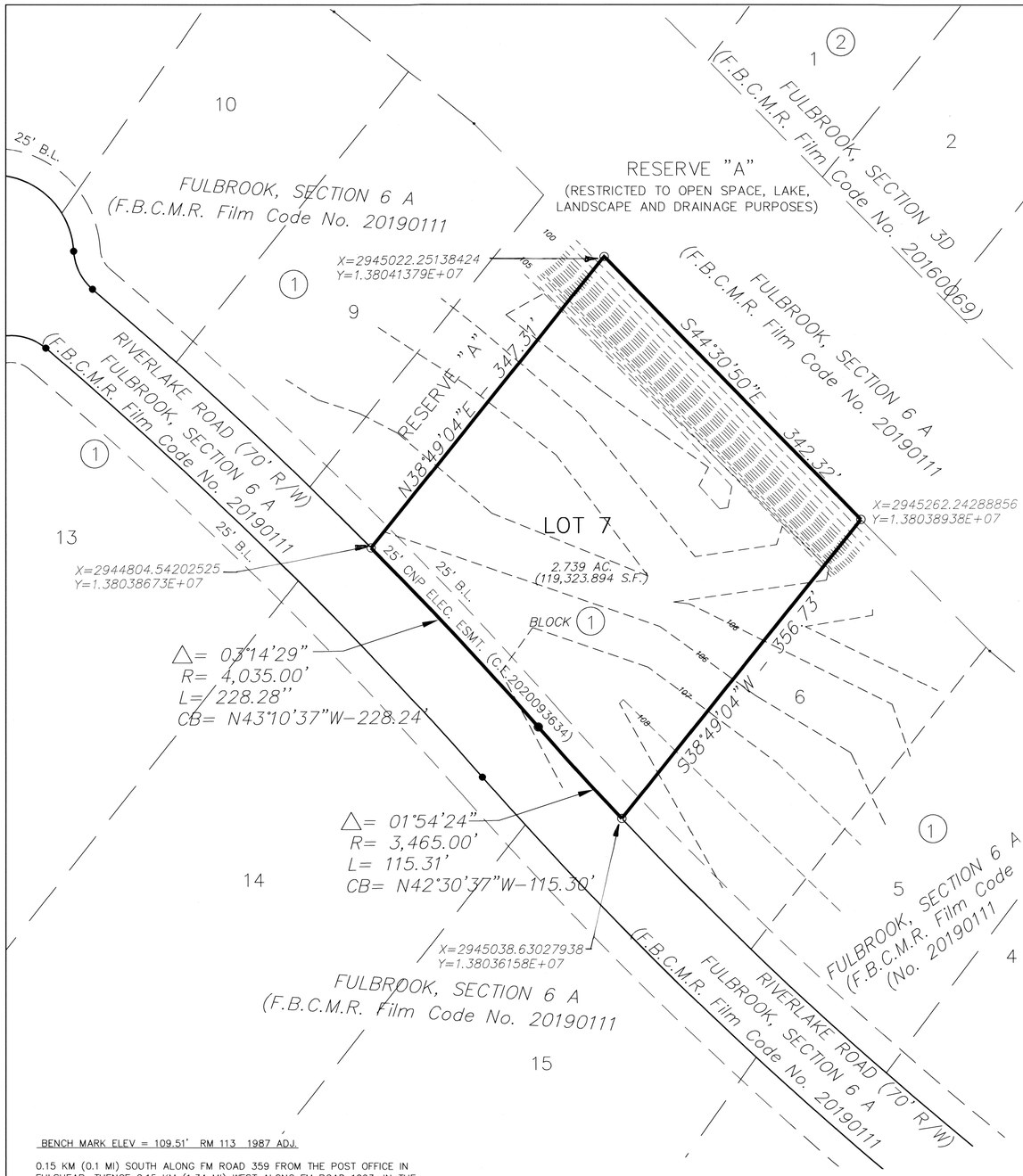
**NUMBER OF BLOCKS:** **1**

**NUMBER OF LOTS:** **1**

**NUMBER OF RESERVES:** **0**

**OWNERS:** **Erica McMillian and Richard McMillian**

**(DEPUTY CLERK)**




BENCH MARK ELEV = 109.51' RM 113 1987 ADJ.

0.15 KM (0.1 MI) SOUTH ALONG FM ROAD 359 FROM THE POST OFFICE IN FULSHEAR, THENCE 2.15 KM (1.34 MI) WEST ALONG FM ROAD 1093, IN THE NORTHWEST CORNER OF THE T-JUNCTION OF A DIRT ROAD, 43.3 METER (142 FT) NORTH OF THE CENTERLINE OF FM ROAD 1093, 15.2 METERS (50 FT) NORTH OF THE NORTH RAIL OF THE SOUTHERN PACIFIC COMPANY RAILROAD, 3.9 METERS (13.0 FT) WEST OF THE CENTER OF THE DIRT ROAD, 0.9 METER (3.0 FT) SOUTH OF THE WEST POST OF A GATE. NOTE -- ACCESS TO DATUM POINT IS HAD THROUGH A 5-INCH LOGO CAP, THE MARK IS 0.3 METER EAST FROM A WITNESS POST, THE MARK IS 0.7 METERS ABOVE FM ROAD 1093.

**MINIMUM SLAB ELEVATION ANALYSIS: To be Edited by Civil Engineer**

**A. 100-YR WSEL + 4(FT) = 105.00 + 4.00 (FT) = 109.00**
**(NO 500-YR WSEL COMPUTED ON PRELIMINARY FIS)**

**B. EXTREME PONDING + 1(FT) = 104.00 + 1(FT) = 105.00**

**C. NATURAL GROUND + 2(FT) = VARIES + 2(FT) = 108.00 (MIN)**

**100-YR WSEL BASED ON FEMA PRELIMINARY FIRM PANEL NO. 48157C0095 M, DATED JANUARY 29, 2021**

I, Burton L. Johnson, 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.

Burton L. Johnson, P.E.

STATE OF TEXAS
BURTON L. JOHNSON
79741
REGISTERED
PROFESSIONAL ENGINEER

## GENERAL NOTES:

1. D.E. indicates Drainage Easement.

2. W.L.E. indicates Waterline Easement.

3. B.L. indicates Building Line

4. R.O.W. indicates Right-of-Way

5. The minimum slab elevation shall be 109.0 feet above Mean Sea Level, or
at least two feet above natural ground, whichever is higher.

6. This is a "rural type subdivision". Extreme rainfall events may cause temporary ponding of water on lots within this type of subdivision.

7. F. B. C. M. R. indicates Fort Bend County Map Record

8. 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.

9. All property to drain into the drainage easement only through an approved drainage structure.

10. 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.

11. This subdivision is not directly affected by any pipeline crossing.

12. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the following combined scale 0.99988100.

13. This property does not currently lie within the boundaries of any Municipal Utility District or Levee Improvement District.

14. All Reserves and Easements shall be maintained by the Home Owners Association.

15. 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.

16. A minimum distance of 10-ft shall be maintained between residential dwellings.

17. 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.

17. F.B.C.O.P.R. indicates Fort Bend County Official Public Records.

18. 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.

| DISTRICT NAMES | |
|---|---|
| COUNTY ASSISTANCE DISTRICT | CAD 7 |
| WCID | n/a |
| MUD | n/a |
| LID | n/a |
| DID | FT BEND D.D. |
| SCHOOL | LAMAR/CISD |
| FIRE | FIRE DISTRICT |
| | FULSHEAR |
| IMPACT FEE AREA | n/a |
| CITY OR CITY ETJ | n/a |
| UTILITIES CO. | AQUA TEXAS |

**FLOODPLAIN INFORMATION :**
**A PORTION OF THE SUBJECT SITE IS LOCATED WITHIN ZONE "A" OF THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL FLOOD INSURANCE RATE MAP. DATED APRIL 2, 2014. MAP NUMBER 48157C0095 L.**

**PRELIMINARY FLOOD INSURANCE RATE MAP, DATED JANUARY 28, 2021, MAP NUMBER 48157C0095 M SHOWS A PORTION OF THE SITE WITHIN ZONE "AE" OF THE 100 YEAR SPECIAL FLOOD HAZARD AREA WITH A BASE FLOOD ELEVATION OF 105.0.**

I, N.M. Mathis 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 and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet.

N.M. Mathis
Texas Registration No. 4517

STATE OF TEXAS
REGISTERED
N. M. MATHIS
4517
PROFESSIONAL
LAND SURVEYOR

**STATE OF TEXAS**

**COUNTY OF FORT BEND**

We, Richard Mc Millan and wife Erica Mc Millan, hereinafter referred to as Owners of the 2.7394 acres tract described in the above and foregoing map of FULBROOK SECTION SIX "A" Replat of Lots 7 and 8 of Block 1, do hereby make and establish said subdivision and developments plan of said property according to all lines, dedications, restrictions, and notations on said map or plat do hereby dedicate to the use of the public for ever, all 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, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners 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 tank into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate for public a strip of land twenty (20'0") feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving Fort Bend County, or any other governmental agency, the right to enter upon said easement any any times for the purpose 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, building, 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, Owners do hereby acknowledge the receipt of the "Orders of Regulation 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 Fort Bend County Commissioners on March 23, 2004, and any subsequent amendments.

FURTHER, Owners do hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

WITNESS OUR HANDS in Fort Bend County, Texas, this 5th day of FEBRUARY, 2021.

By: Richard McMillan  By: Erica McMillan

**STATE OF TEXAS**
**COUNTY OF HARRIS**

TIFFANY DIANE SHAWVER
Notary ID #129712417
My Commission Expires
February 16, 2022

BEFORE ME, the undersigned authority, on this day personally appeared Richard McMillian, known to me to be the person whose names dare subscribed to the 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 5th day of February, 2021

Notary Public in and for Harris County, Texas

My Commission Expires 16 Feb 22  Notary Republic Tiffany Shawver

**STATE OF TEXAS**
**COUNTY OF HARRIS**

TIFFANY DIANE SHAWVER
Notary ID #129712417
My Commission Expires
February 16, 2022

BEFORE ME, the undersigned authority, on this day personally appeared Erica McMillan, known to me to be the person whose names dare subscribed to the 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 5th day of February, 2021

Notary Public in and for Harris County, Texas

My Commission Expires 16 Feb 22  Notary Republic Tiffany Shawver

I, 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.

STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2021.

VINCENT MORALES
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W.A. "ANDY" MEYERS
PRECINCT 3, COUNTY COMMISSIONER

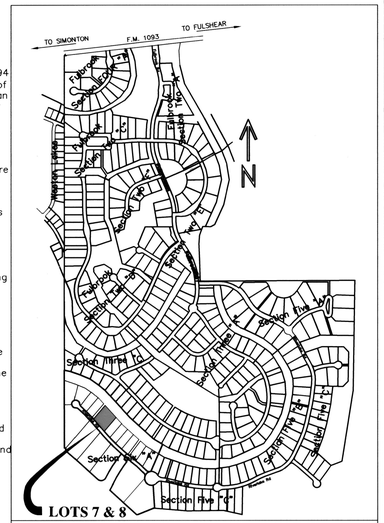
KEN DE MERCHANT
PRECINCT 4, COUNTY COMMISSIONER

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 _____ 2021, AT _____ O'CLOCK _____M. IN PLAT NUMBER(S) _____ 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




VICINITY MAP
N.T.S. - KEY MAP PAGE: 522 - T

N

SCALE: 1" = 60'

DATE: JANUARY, 2021

# FULBROOK SECTION SIX "A" REPLAT OF LOTS 7 AND 8 BLOCK 1

REASON FOR REPLAT: TO CREATE ONE LOT

A SUBDIVISION PLAT OF 2.739 ACRES OUT OF THE FULBROOK SECTION SIX "A" RECORDED UNDER PLAT NO. 20190111, OF PLAT RECORDS OF FORT BEND COUNTY, TEXAS
JOHN RANDON SURVEY, A-76
**1 BLOCK - 1 LOT - 0 RESERVE**

* OWNERS *

**ERICA McMILLIAN and**
**RICHARD McMILLIAN**
27123 Barrington Lodge, Katy
Kary, Texas 77494
850-384-9219

* SURVEYOR *

**PREJEAN & COMPANY**
LAND SURVEYING/MAPPING
9324 WESTVIEW DRIVE
HOUSTON, TX. 77055
713-467-MAPS

* ENGINEER *

**BURTON JOHSON ENGINEERING, INC.**
CIVIL ENGINEERING
4611 WATERBECK ST
HOUSTON, TX 77055
281-773-7184

JANUARY 04, 2021