

PLAT RECORDING SHEET

PLAT NAME: Fulshear School Road and School Hill Road Street Dedication

PLAT NO: _____

ACREAGE: 2.829

LEAGUE: John Randon Survey

ABSTRACT NUMBER: 76

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Fulshear Lakes, LTD.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH SAMUEL H. YAGER III, VICE PRESIDENT, BEING AN OFFICER OF FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE 2.829 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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, IF APPLICABLE), 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, 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, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS 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 EASEMENTS 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, OWNERS 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, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR 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' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT SAMUEL H. YAGER III, THIS _____ DAY OF _____, 2021.

FULSHEAR LAKES, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: FULSHEAR LAKES GP, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: SAMUEL H. YAGER III, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL H. YAGER III, VICE PRESIDENT OF FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

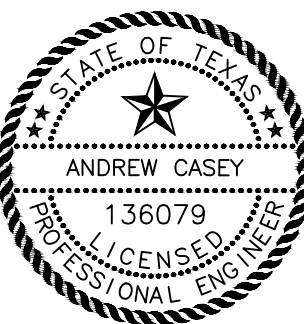
I, AARON G. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON 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 HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LIA SURVEY" UNLESS OTHERWISE NOTED.

AARON G. FERGUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6601



I, ANDREW CASEY, 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.

ANDREW CASEY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136079



THIS PLAT OF FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2021.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION WAS APPROVED ON _____ DAY OF _____, 2021, 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

BEING 2.829 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 70.1425 ACRE TRACT KNOWN AS TRACT I DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007853 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 4.000 ACRE TRACT DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007852, F.B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 14.313 ACRE TRACT KNOWN AS TRACT II IN FILE NUMBER 2014007853, F.B.C.O.P.R., SAID 2.829 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 14.19 ACRE TRACT DESCRIBED IN THE DEED TO LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2020023278, F.B.C.O.P.R.;

THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID 14.19 ACRE TRACT, THE FOLLOWING SEVENTEEN (17) COURSES:

1. NORTH 08° 34' 58" WEST, 13.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
2. 359.41 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 41° 11' 08", AND A CHORD WHICH BEARS NORTH 12° 00' 35" EAST, 351.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;
3. 32.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 705.00 FEET, A CENTRAL ANGLE OF 02° 37' 11", AND A CHORD WHICH BEARS NORTH 33° 54' 43" EAST, 32.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;
4. 24.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 03° 10' 17", AND A CHORD WHICH BEARS NORTH 36° 48' 27" EAST, 24.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER;
5. NORTH 38° 23' 36" EAST, 95.86 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
6. 111.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 707.00 FEET, A CENTRAL ANGLE OF 09° 02' 42", AND A CHORD WHICH BEARS NORTH 33° 52' 15" EAST, 111.49 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER;
7. NORTH 29° 20' 54" EAST, 100.17 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER;
8. NORTH 58° 08' 26" WEST, 80.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER;
9. NORTH 29° 20' 54" EAST, 23.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
10. 33.31 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 02° 30' 40", AND A CHORD WHICH BEARS NORTH 30° 36' 14" EAST, 33.31 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER;
11. NORTH 31° 51' 34" EAST, 18.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER;
12. NORTH 58° 08' 26" WEST, 175.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
13. 163.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 34° 02' 35", AND A CHORD WHICH BEARS NORTH 75° 09' 44" WEST, 161.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER;
14. SOUTH 87° 48' 59" WEST, 269.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
15. 112.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 20° 05' 26", AND A CHORD WHICH BEARS SOUTH 77° 46' 18" WEST, 112.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER;
16. SOUTH 67° 43' 33" WEST, 94.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
17. 67.85 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 08° 42' 10", AND A CHORD WHICH BEARS SOUTH 71° 04' 38" WEST, 67.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR THE NORTHWEST CORNER OF SAID 14.19 ACRE TRACT;

THENCE, NORTH 15° 34' 18" WEST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 60.83 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 08° 42' 10", AND A CHORD WHICH BEARS NORTH 71° 04' 38" EAST, 60.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, NORTH 67° 43' 33" EAST, 94.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 133.25 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 20° 05' 26", AND A CHORD WHICH BEARS NORTH 75° 09' 44" EAST, 132.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, NORTH 87° 48' 59" EAST, 269.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 199.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 34° 02' 35", AND A CHORD WHICH BEARS SOUTH 75° 09' 44" EAST, 196.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, SOUTH 58° 08' 26" EAST, 231.87 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 38.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 58' 53", AND A CHORD WHICH BEARS NORTH 77° 22' 07" EAST, 35.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, SOUTH 57° 07' 19" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, SOUTH 32° 52' 41" WEST, 90.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 38.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 03° 31' 47", AND A CHORD WHICH BEARS SOUTH 31° 06' 47" WEST, 38.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, SOUTH 29° 20' 54" WEST, 127.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

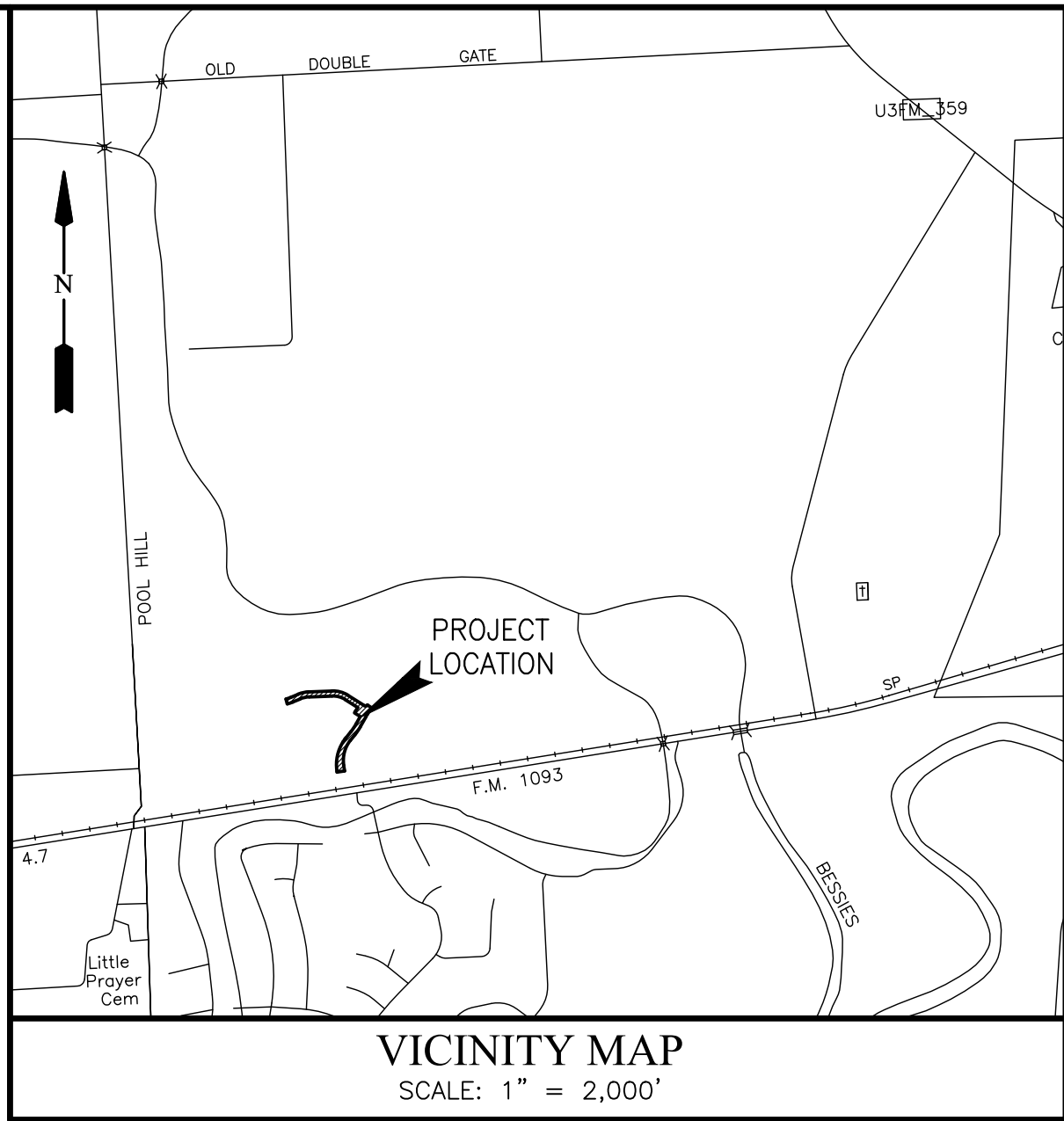
THENCE, 121.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 767.00 FEET, A CENTRAL ANGLE OF 09° 02' 42", AND A CHORD WHICH BEARS SOUTH 33° 52' 15" WEST, 120.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, SOUTH 38° 23' 36" WEST, 86.86 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 311.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 46° 58' 34", AND A CHORD WHICH BEARS SOUTH 14° 54' 19" WEST, 302.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, SOUTH 08° 34' 58" EAST, 68.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, SOUTH 81° 25' 02" WEST, 90.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.829 ACRES OF LAND.



KEY MAP NO. 522 J/N

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 _____, 2021.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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 _____ 2021 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION

A SUBDIVISION OF 2.829 ACRES OF LAND SITUATED IN
THE JOHN RANDON SURVEY, ABSTRACT 76,
FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE (0.135 ACRE) 0 BLOCKS

MAY 6, 2021 JOB NO. 2493-0114.310

OWNER:

FULSHEAR LAKES, LTD.

BY: FULSHEAR LAKES GP, LLC
ITS GENERAL PARTNER

SAMUEL H. YAGER III, VICE PRESIDENT

1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042
PH. (713) 783-0308

SURVEYOR:

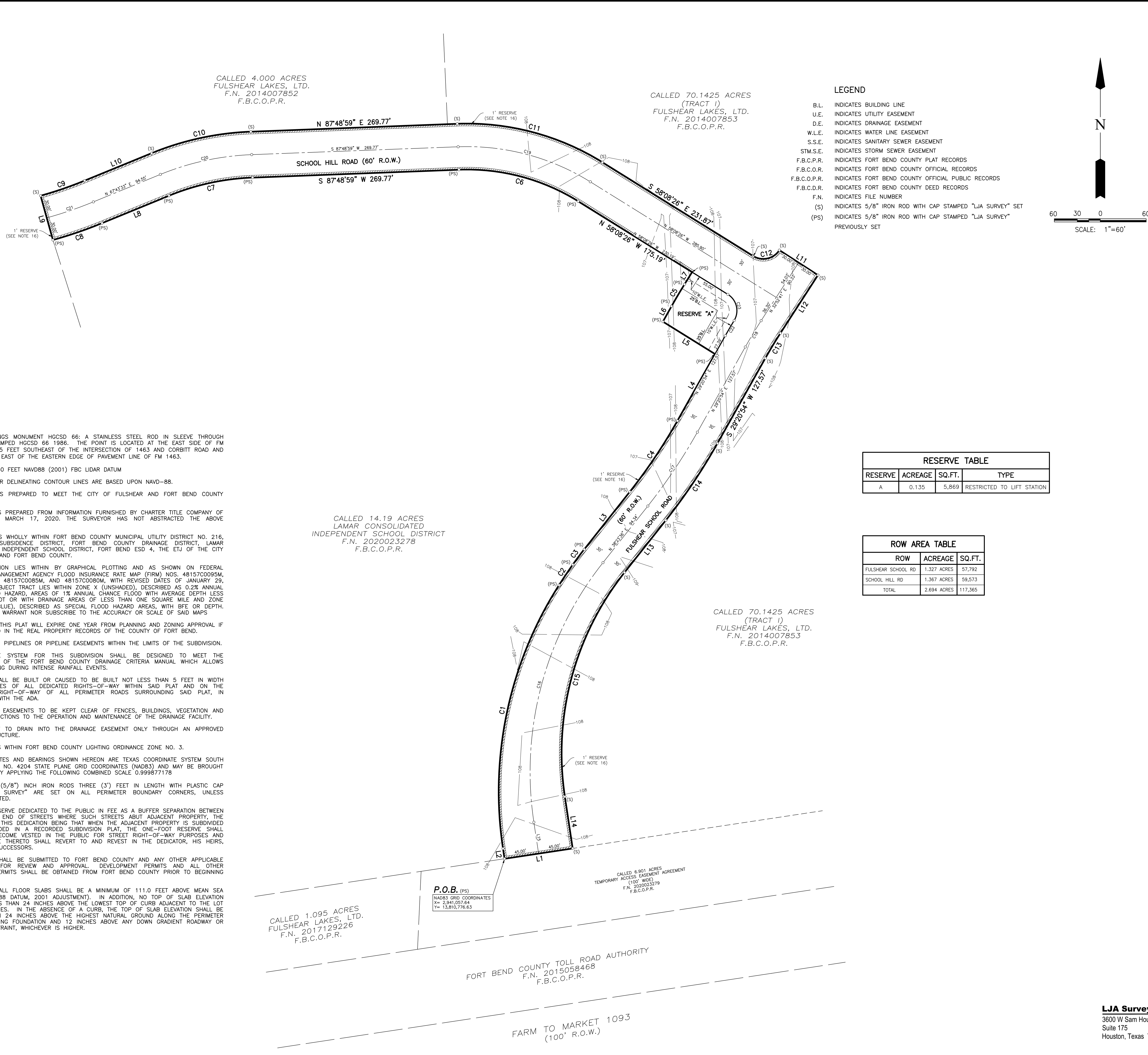
LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382



ENGINEER:

LJA Engineering, Inc.
3600 W Sam Houston Parkway S
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FRN - F-1386



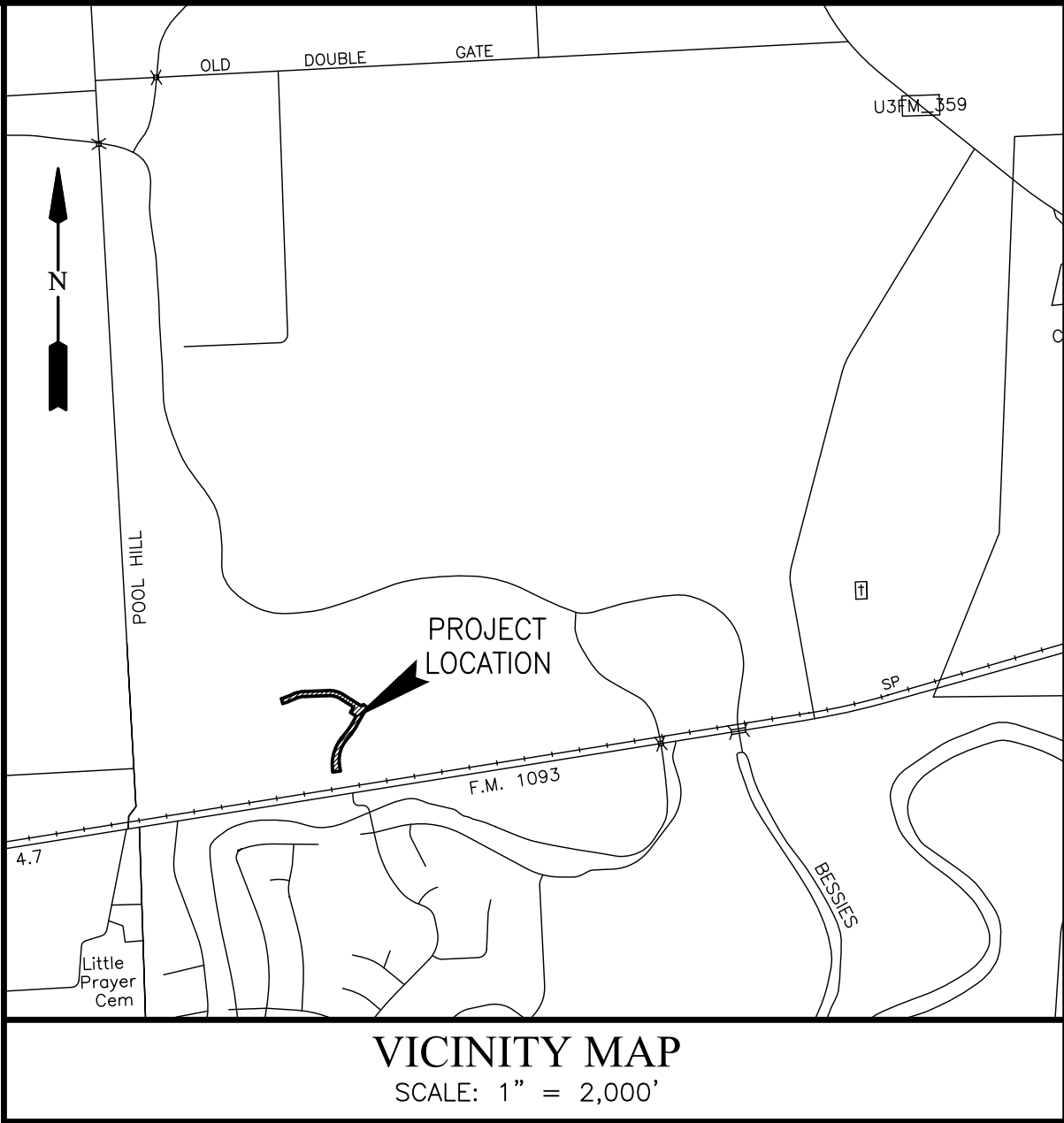
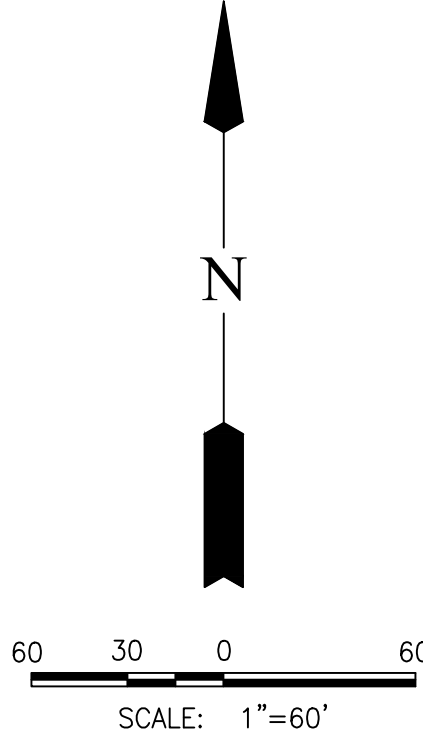


- NOTES:
- BENCHMARK: NGS MONUMENT HGCD 66: A STAINLESS STEEL ROD IN SLEEVE THROUGH LOGO CAP STAMPED HGCD 66 1998. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.

ELEV. = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
 - ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
 - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY OF TEXAS, DATED MARCH 17, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND ESD 4, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
 - THIS SUBDIVISION LIES WITHIN BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NOS. 48157C0095M, 48157C0090M, 48157C0085M, AND 48157C0080M, WITH REVISED DATES OF JANUARY 29, 2021. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DESCRIBED AS 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE AE (SHADED BLUE), DESCRIBED AS SPECIAL FLOOD HAZARD AREAS, WITH BFE OR DEPTH. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS
 - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE ADA.
 - 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 PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
 - THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999877178
 - FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
 - ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION 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. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 111.0 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM, 2001 ADJUSTMENT). 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.

LEGEND

- B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
D.E. INDICATES DRAINAGE EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
STM.S.E. INDICATES STORM SEWER EASEMENT
F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
F.N. INDICATES FILE NUMBER
(S) INDICATES 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" SET
(PS) INDICATES 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 522 J/N

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.135	5,869	RESTRICTED TO LIFT STATION

ROW AREA TABLE		
ROW	ACREAGE	SQ.FT.
FULSHEAR SCHOOL RD	1.327 ACRES	57,792
SCHOOL HILL RD	1.367 ACRES	59,573
TOTAL	2.694 ACRES	117,365

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 81°25'02" W	90.00'
L2	N 08°34'58" W	13.44'
L3	N 38°23'36" E	95.86'
L4	N 29°20'54" E	100.17'
L5	N 58°08'26" W	80.08'
L6	N 29°20'54" E	23.09'
L7	N 31°51'34" E	18.63'
L8	S 67°43'33" W	94.55'
L9	N 15°34'18" W	60.00'
L10	N 67°43'33" E	94.55'
L11	S 57°07'19" E	60.00'
L12	S 32°52'41" W	90.33'
L13	S 38°23'36" W	86.86'
L14	S 08°34'58" E	68.41'
L15	N 08°34'58" W	41.37'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	500.00'	41°11'06"	359.41'	N 12°00'35" E	351.72'
C2	705.00'	2°37'11"	32.23'	N 33°54'43" E	32.23'
C3	450.00'	3°10'17"	24.91'	N 36°48'27" E	24.91'
C4	707.00'	9°02'42"	111.61'	N 33°52'15" E	111.49'
C5	760.00'	2°30'40"	33.31'	N 30°36'14" E	33.31'
C6	275.00'	34°02'35"	163.40'	N 75°09'44" W	161.00'
C7	320.00'	20°05'26"	112.21'	S 77°46'16" W	111.63'
C8	580.00'	6°42'10"	67.85'	S 71°04'38" W	67.81'
C9	520.00'	6°42'10"	60.83'	N 71°04'38" E	60.80'
C10	380.00'	20°05'26"	133.25'	N 77°46'16" E	132.56'
C11	335.00'	34°02'35"	199.05'	S 75°09'44" E	196.13'
C12	25.00'	88°58'53"	36.83'	N 77°22'07" E	35.04'
C13	620.00'	3°31'47"	38.20'	S 31°06'47" W	38.19'
C14	767.00'	9°02'42"	121.08'	S 33°52'15" W	120.96'
C15	380.00'	46°58'34"	311.56'	S 14°54'19" W	302.90'
C16	440.00'	46°58'34"	360.75'	N 14°54'19" E	350.73'
C17	737.00'	9°02'42"	116.35'	N 33°52'15" E	116.23'
C18	650.00'	3°31'47"	40.04'	S 31°06'47" W	40.04'
C19	305.00'	34°02'35"	181.22'	N 75°09'44" W	178.57'
C20	350.00'	20°05'26"	122.73'	S 77°46'16" W	122.10'
C21	550.00'	6°42'10"	64.34'	N 71°04'38" E	64.30'
C22	680.00'	1°55'42"	22.90'	N 30°18'47" E	22.90'
C23	25.00'	89°25'07"	39.02'	N 13°25'53" W	35.18'

FULSHEAR SCHOOL ROAD
AND SCHOOL HILL ROAD
STREET DEDICATION

A SUBDIVISION OF 2.829 ACRES OF LAND SITUATED IN
THE JOHN RANDON SURVEY, ABSTRACT 76,
FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE (0.135 ACRE) 0 BLOCKS
MAY 6, 2021 JOB NO. 2493-0114.310

OWNER:

FULSHEAR LAKES, LTD.

BY: FULSHEAR LAKES GP, LLC
ITS GENERAL PARTNER

SAMUEL H. YAGER III, VICE PRESIDENT

1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042
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Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382



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