

PLAT RECORDING SHEET

PLAT NAME: Fulbrook Section Three "D" Replat of Lot 12A, Block 1, Replat No 2

PLAT NO: _____

ACREAGE: 2.684

LEAGUE: John Randon Survey

ABSTRACT NUMBER: 76

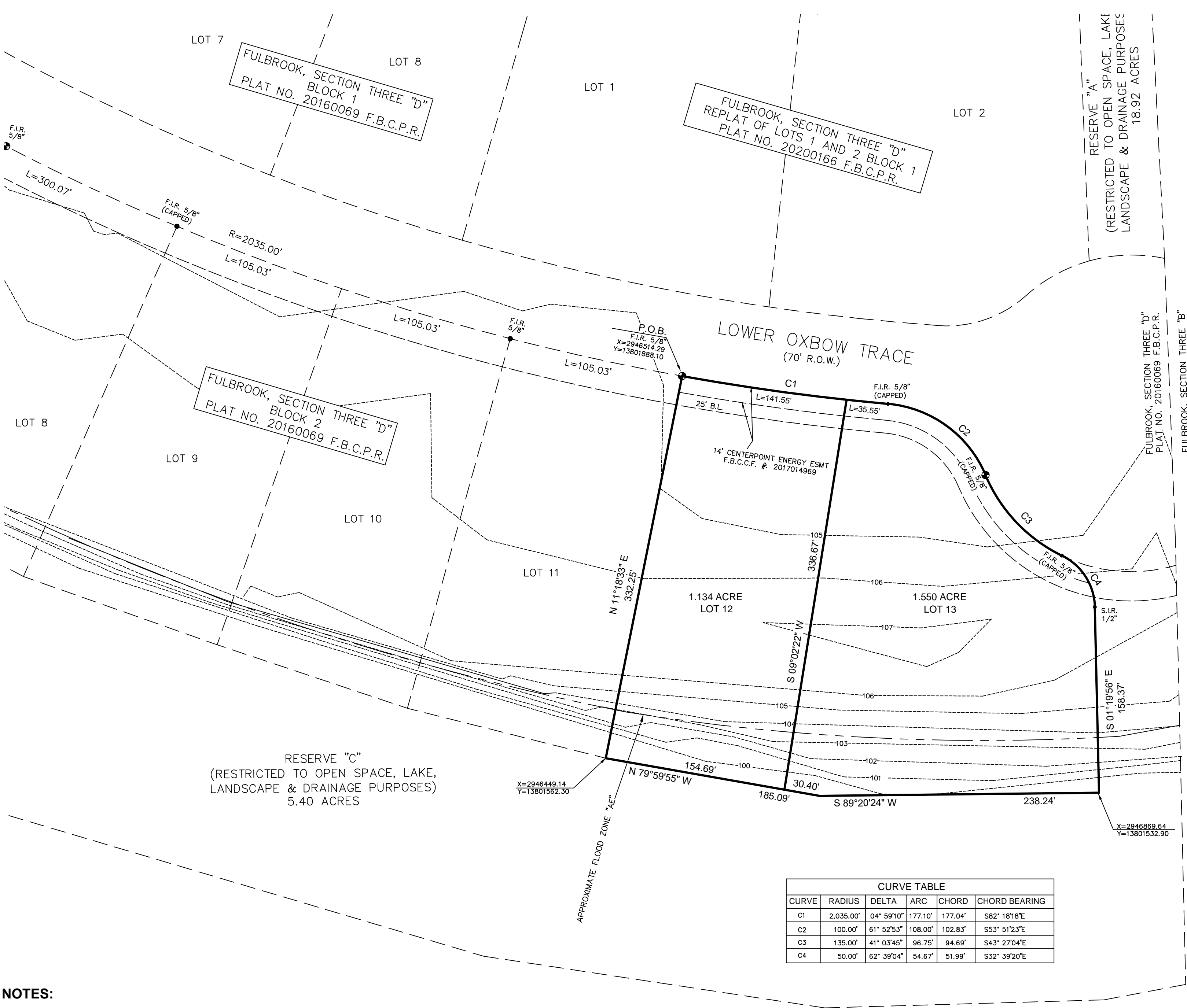
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Edward D. Vickery, Jr. a/k/a Downy Vickery

(DEPUTY CLERK)



METES AND BOUNDS:

A 2.684 ACRE TRACT OF LAND BEING LOT 12A, BLOCK 1, OF FULBROOK SECTION THREE "D" REPLAT OF LOT 12A, BLOCK 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20200161 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°19'58" 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.

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, REPLAT NO 2, 2.684 ACRES BEING FULBROOK SECTION THREE "D" REPLAT OF LOT 12A, 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 _____, 2021.

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 _____, 2021.

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 _____, 2021.

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

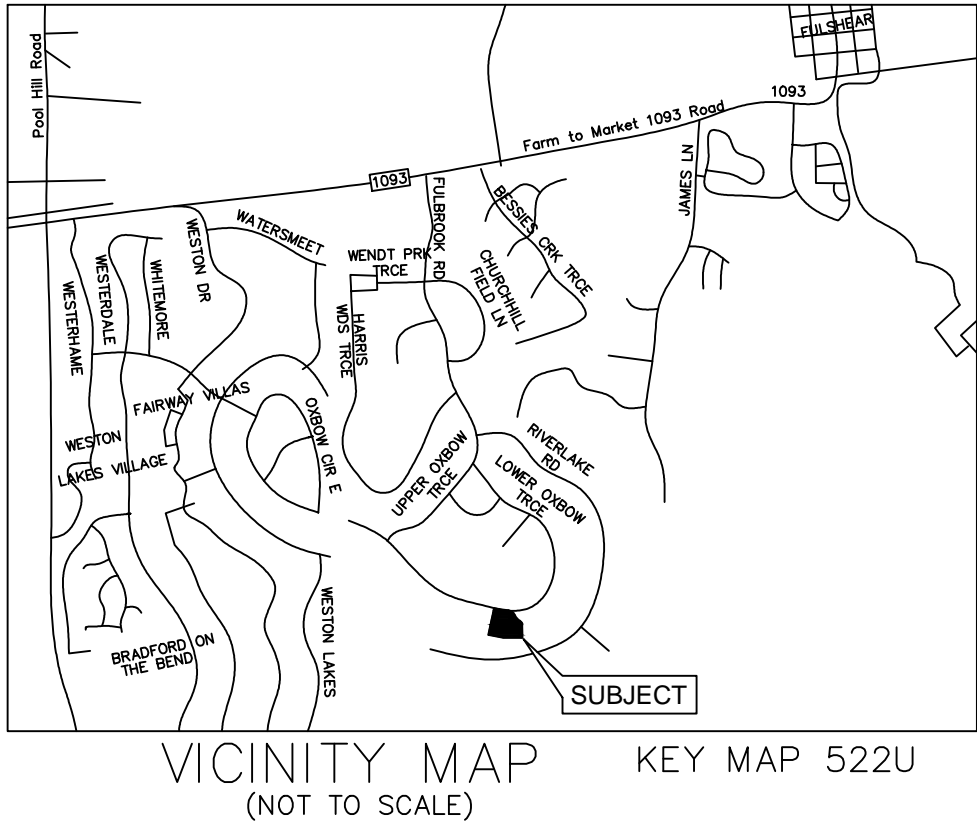
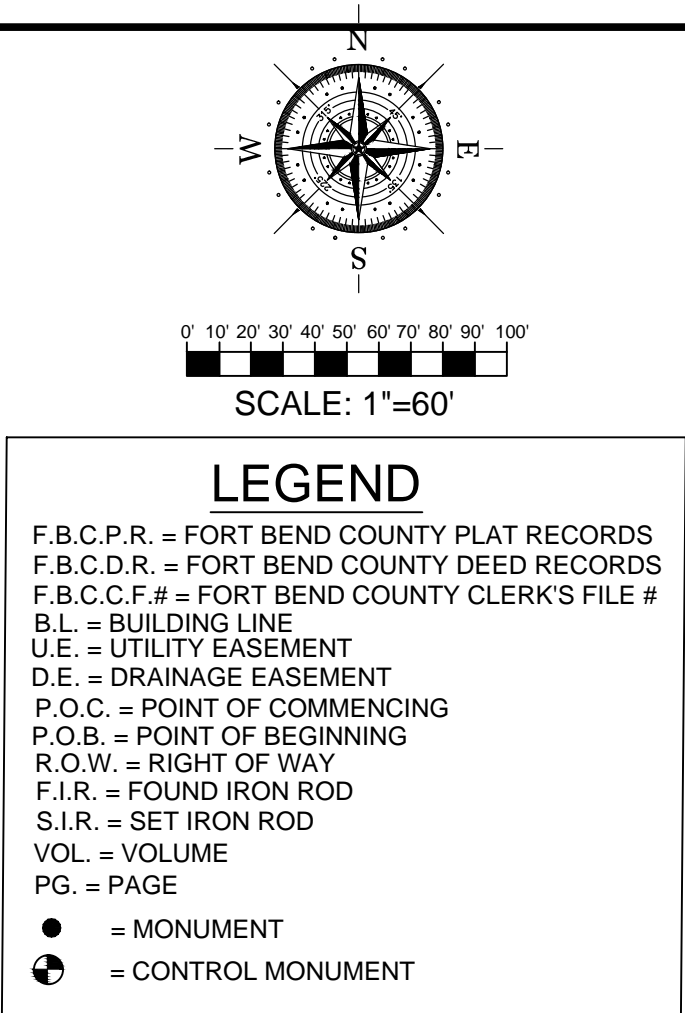
I, DANIEL VILLA, JR., A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEET ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

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



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.
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 ____ 2021 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
DEPUTY

FULBROOK SECTION THREE "D" REPLAT OF LOT 12A, BLOCK 1, REPLAT NO 2

A SUBDIVISION OF 2.684 ACRES BEING LOT 12A, BLOCK 1, OF FULBROOK, SECTION THREE "D", REPLAT OF LOT 12A, BLOCK 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREFORE RECORDED IN PLAT NO. 20200161 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS
JOHN RANDON SURVEY, ABSTRACT 76

REASON FOR REPLAT: TO CREATE A 2 LOT SUBDIVISION

2. LOTS 0 RESERVES 1 BLOCK

JULY 01 2021

PRO-SURV
SURVEYING AND MAPPING
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P.O. BOX 1366
FRIENDSWOOD, TEXAS 77549
PHONE: 281-996-1113

OWNER
EDWARD D. VICKERY, JR.,
a/k/a DOWNY VICKERY
KAVIN A. VICKERY
78 WALTON WATER WAY LANE
FULSHEAR, TEXAS 77441
281-435-7074