

PLAT RECORDING SHEET

PLAT NAME: Fulbrook Section Five C Replat of Lots 5 and 6 of Block 1

PLAT NO: _____

ACREAGE: 3.40

LEAGUE: Churchill Fulshear Survey

ABSTRACT NUMBER: 29

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

NUMBER OF RESERVES: 0

OWNERS: Matthew Green and Chelsea Green and Michael Green

(DEPUTY CLERK)

STATE OF TEXAS:
COUNTY OF FORT BEND:

DISTRICT NAMES
SCHOOL - LAMAR CISD
FIRE - FORT BEND ESD 4

We, Matthew Green, Chelsea Green, and Michael Green, Herein after referred to as owners of the 3.4036 acre tract described in the above and foregoing plat of FULBROOK SECTION FIVE "C" REPLAT OF LOTS 5 AND 6 OF BLOCK 1, do hereby make and establish said subdivision and development 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 forever, 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 to the 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 at any and all times for the purpose 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 plat 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, planting, and other obstructions to the operation 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 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.

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

WITNESS my (or our) hand in Fort Bend County, Texas, this ____ day of _____, 2021.

BY: _____
Matthew Green

BY: _____
Chelsea Green

BY: _____
Michael Green

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared, _____, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2021.

Notary Public In and For the State of Texas
My Commission Expires: _____

NOTES:

1.) THE COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, NO. 4204, SURFACE COORDINATES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE 0.9998794085.

2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0095 M. EFFECTIVELY DATED JANUARY 29, 2021. THIS PROPERTY LIES MOSTLY IN ZONE "X". AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

3.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS LOCATED IN THE E.T.J. OF THE CITY OF FULSHEAR AND WHOLLY WITHIN FORT BEND COUNTY, TEXAS.

4.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ3.

5.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES. ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED. THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

6.) 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.

7.) ALL PIPELINE AND PIPELINE EASEMENTS THAT APPEAR IN THE CITY PLANNING LETTER PREPARED BY STEWART TITLE COMPANY, FILE NOS. 892544 AND 543671 ARE SHOWN HEREON.

8.) A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

9.) SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS IN RESTRICTIONS, EASEMENTS, BUILDING LINES, AND AGREEMENTS SET FOR IN FORT BEND COUNTY CLERK'S FILE NO(S) THOSE RECORDED UNDER PLAT NO. 20130183 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND THOSE RECORDED UNDER CLERK'S FILE NOS. 1999051521, 1999106775, 2001091640, 2001033992, 2003109758, 2004077903, 2005075239, 2006070090, 2011116009, 2012001915, 2012001916, 2012001917, 2012001918, 2012001919, 2012001920, 2012001921, 2012001922, 2013104664, 2013125399 AND 201505478, 2016068381 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS; BUT OMITTING ANY COVENANTS, CONDITION, OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

MINIMUM SLAB ELEVATION: 109.00
ANALYSIS:
BASE FLOOD ELEVATION (BFE) + 4 FT = 105.00 + 4.00 = 109.00
EXTREME PONDING + 1 FT = 104.00 + 1.00 = 105.00
NATURAL GROUND + 2 FT = VARIES + 2 FT = 108.00

BFE BASED ON FEMA FIRM PANEL NO. 48157C0095 M, DATED JANUARY 29, 2021.
ALL ELEVATIONS CITED ABOVE ARE NAVD88

I, Darryl M. Beard, 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 accurate; 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 having an outside diameter of not less than five-eighths (5/8) inch and a length of not less than three feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

DARRYL M. BEARD, R.P.L.S.
TEXAS REGISTRATION No. 6438

DRAINAGE NOTES:

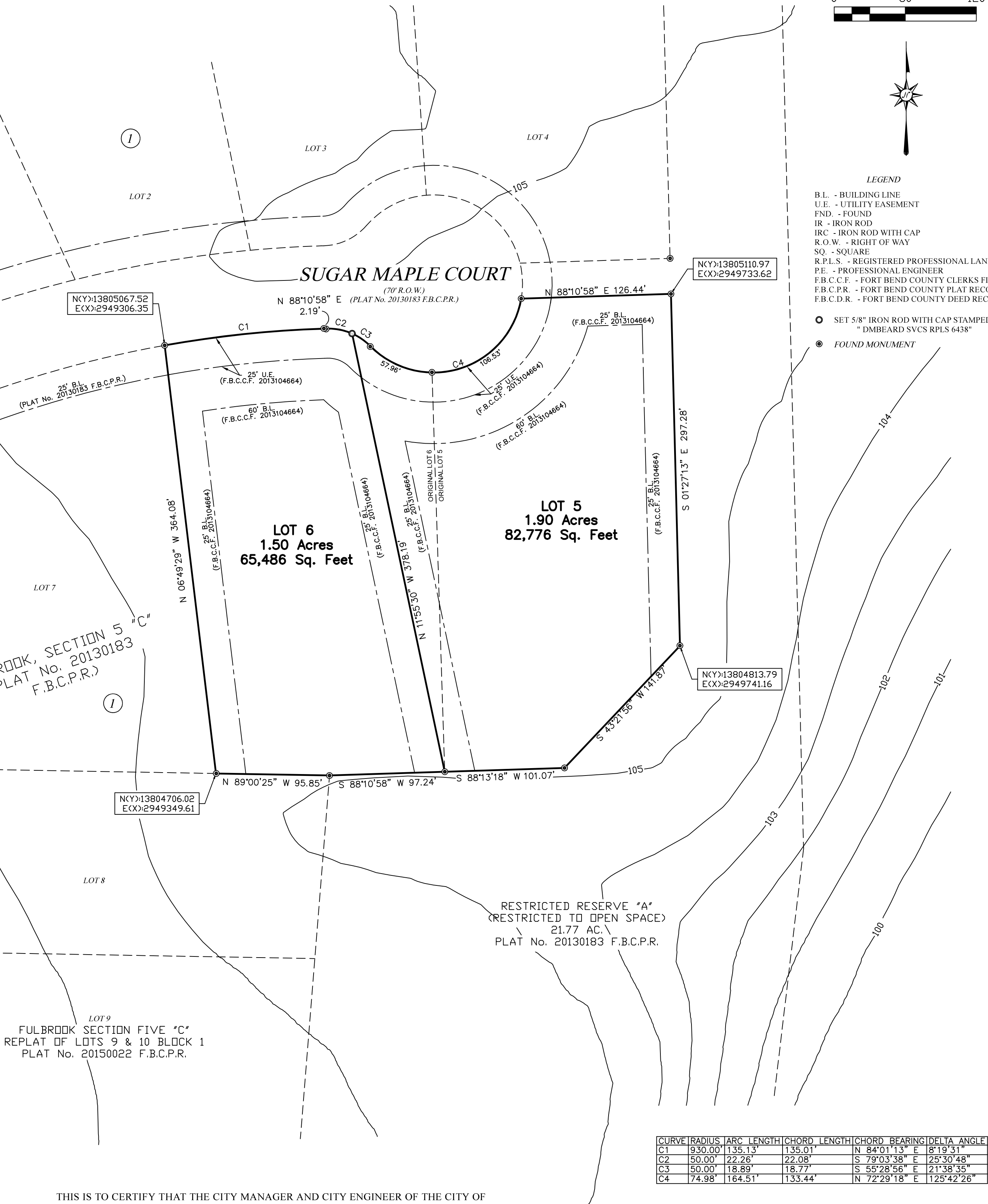
1.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

2.) 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.

3.) THIS RURAL TYPE 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.

4.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 109.00 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 THE 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.

5.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	930.00'	135.13'	135.01'	N 84°01'13" E	8°19'31"
C2	50.00'	22.28'	22.28'	S 79°03'38" E	25°30'48"
C3	50.00'	18.89'	18.77'	S 55°28'56" E	21°38'35"
C4	74.98'	164.51'	133.44'	N 72°29'18" E	125°42'26"

THIS IS TO CERTIFY THAT THE CITY MANAGER AND CITY ENGINEER OF THE CITY OF FULSHEAR, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION LOTS 5 AND 6 OF BLOCK 1, FULBROOK SECTION 5C IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCE NO. 2013-1091-SECTION 12 OF THE CITY OF FULSHEAR IS SHOWN HEREON AUTHORIZED THE RECORDIN OF THIS PLAT ____ DAY OF _____, 2021.

JACK HARPER, CITY MANAGER

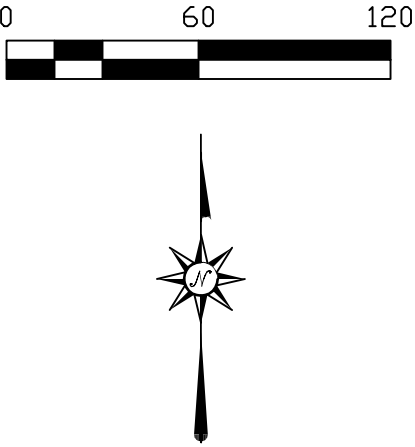
CITY ENGINEER

I, Burton L. Johnson, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

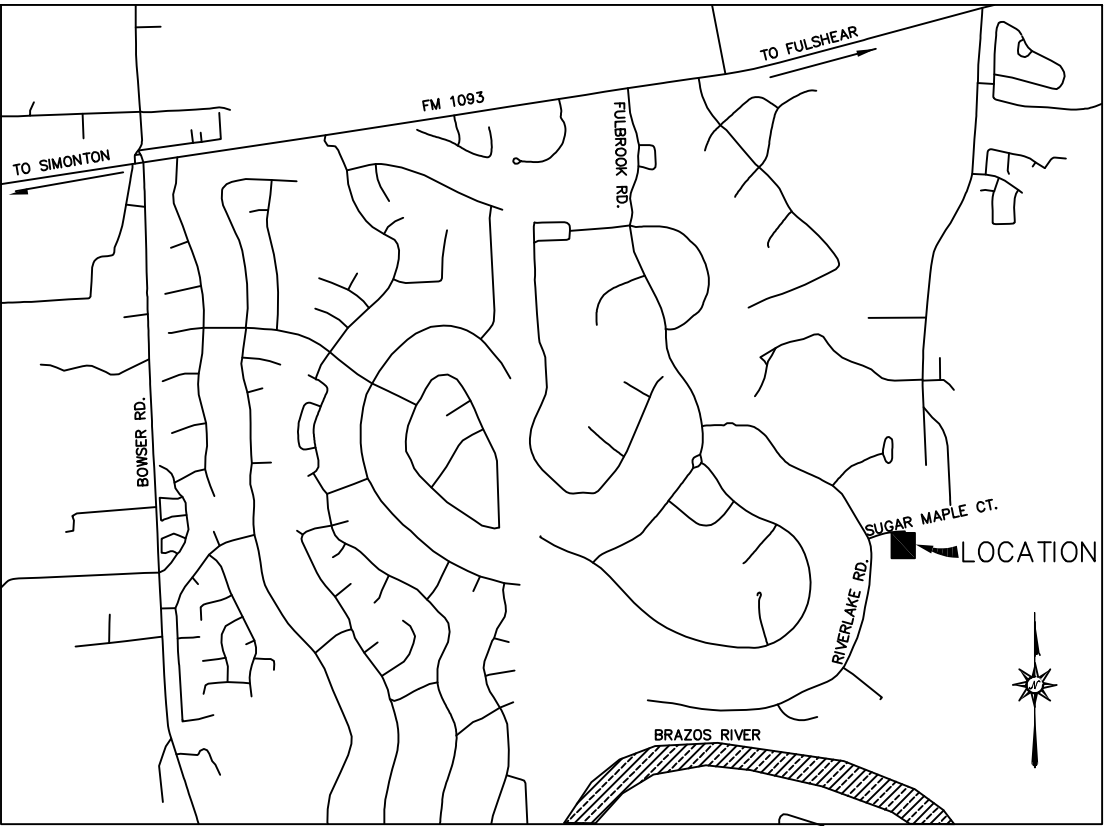
Burton L. Johnson, P.E.
TEXAS REGISTRATION NO. 79741

BY: _____
Laura Richard, County Clerk
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY



LEGEND
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
END. - FOUND
IR - IRON ROD
IRC - IRON ROD WITH CAP
R.O.W. - RIGHT OF WAY
SQ. - SQUARE
R.P.L.S. - REGISTERED PROFESSIONAL LAND SURVEYOR
P.E. - PROFESSIONAL ENGINEER
F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
○ SET 5/8" IRON ROD WITH CAP STAMPED
* DMBEARD SVCS RPLS 6438*
● FOUND MONUMENT



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP PG. 522 U

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 _____, 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

ADMINISTRATIVE PLAT OF FULBROOK SECTION FIVE "C" REPLAT OF LOTS 5 AND 6 OF BLOCK 1

(REASON FOR REPLAT: ADJUST DIVIDING LOT LINE)

A SUBDIVISION OF A 3.40 ACRE (148,262
SQUARE FOOT) TRACT BEING A REPLAT
OF ALL LOTS 5 & 6, BLOCK 1,
FULBROOK SECTION FIVE "C",
(PLAT No. 20130183 F.B.C.P.R.)
SITUATED IN THE CHURCHILL FULSHEAR
SURVEY, ABSTRACT 29
FORT BEND COUNTY, TEXAS

CONTAINING
2 LOTS - 1 BLOCK - 0 RESERVES

OWNER:
MATTHEW GREEN
CHELSEA GREEN
4718 SUGAR MAPLE CT.
FULSHEAR, TX. 77441
832-574-3607

MICHAEL GREEN
P.O. BOX 1047
FULSHEAR, TX. 77441
810-623-2471

SURVEYOR:

D.M. BEARD SERVICES, L.L.C.
PROFESSIONAL LAND SURVEYING
501 4TH STREET #883, KATY TX. 77492-0883 TEL: 832-913-9866
T.R.P.L.S. FIRM NO. 10194165
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DATE: SEPTEMBER 2021 SCALE: 1"=60' JOB No.: 2020-97