

PLAT RECORDING SHEET

PLAT NAME: Fulbrook Section Six "B"

PLAT NO: _____

ACREAGE: 44.93

LEAGUE: John Randon Survey

ABSTRACT NUMBER: A-76

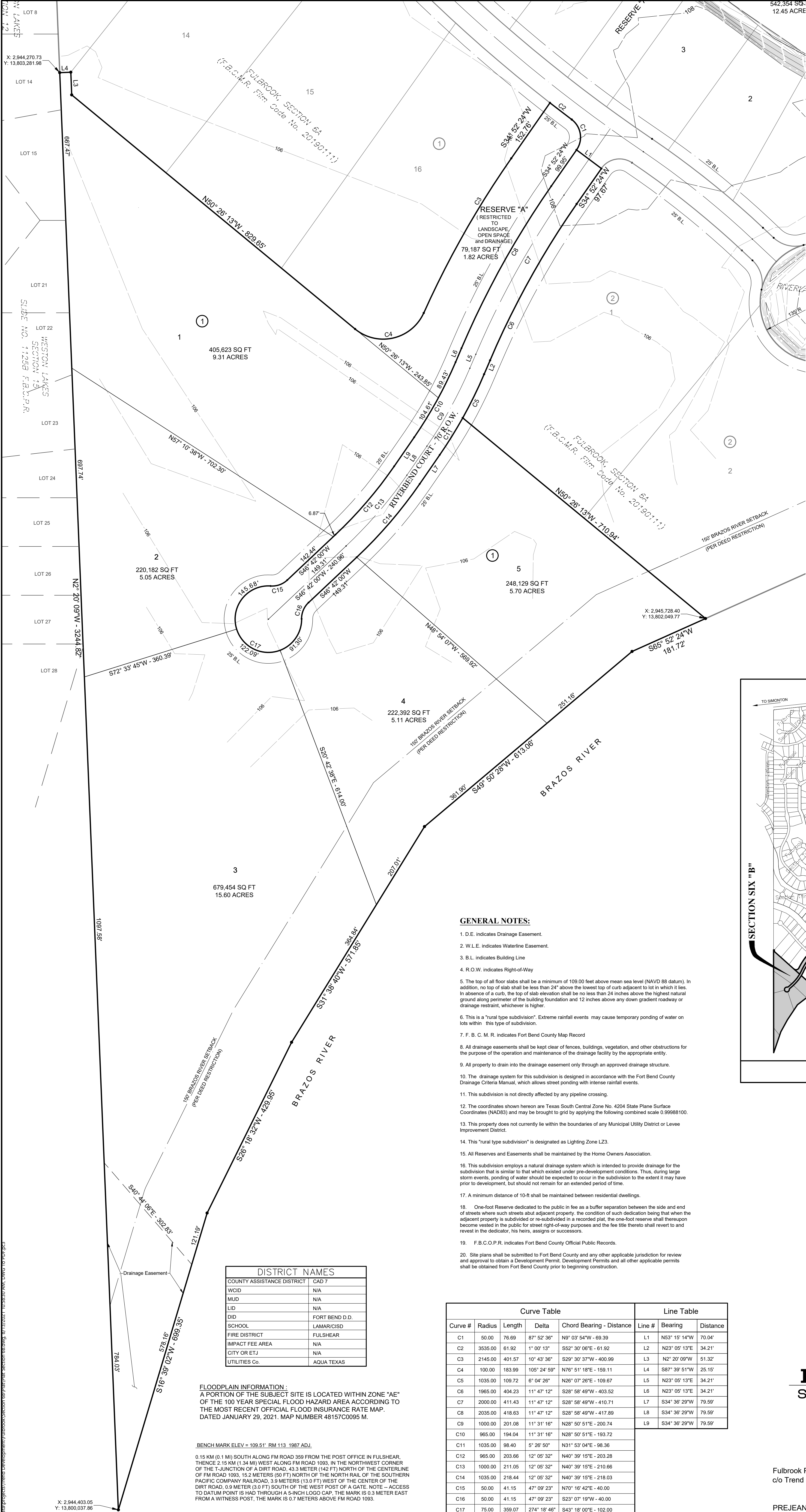
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 5

NUMBER OF RESERVES: 1

OWNERS: Fulbrook Partners LTD

(DEPUTY CLERK)



SCALE: 1" = 100'

DATE: AUGUST, 2021

GENERAL NOTES:

- D.E. indicates Drainage Easement.
- W.L.E. indicates Waterline Easement.
- B.L. indicates Building Line
- R.O.W. indicates Right-of-Way
- The top of all floor slabs shall be a minimum of 108.00 feet above mean sea level (NAVD 88 datum). In addition, no top of slab shall be less than 24" above the lowest top of curb adjacent to lot in which it lies. In absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along 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. indicates 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 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.
- 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 re-vest in the dedicator, his heirs, assigns or successors.
- F.B.C.O.P.R. indicates Fort Bend County Official Public Records.
- 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.

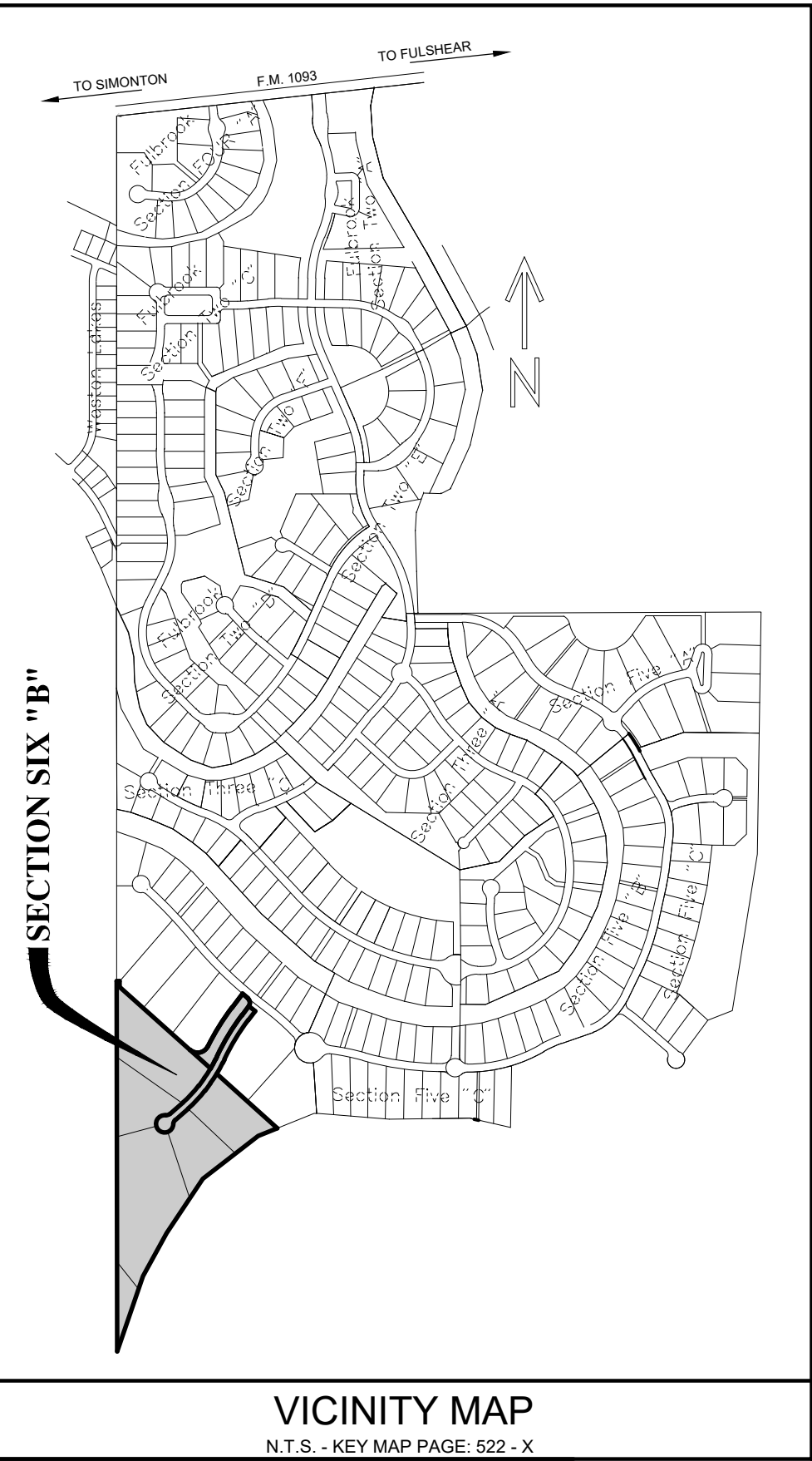
DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	CAD 7
WCID	N/A
MUD	N/A
LID	N/A
DID	FORT BEND D.D.
SCHOOL	LAMAR/CISD
FIRE DISTRICT	FULSHEAR
IMPACT FEE AREA	N/A
CITY OR ETJ	N/A
UTILITIES Co.	AQUA TEXAS

FLOODPLAIN INFORMATION :
A PORTION OF THE SUBJECT SITE IS LOCATED WITHIN ZONE "AE"
OF THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO
THE MOST RECENT OFFICIAL FLOOD INSURANCE RATE MAP.
DATED JANUARY 29, 2021. MAP NUMBER 48157C0095 M.

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.

Curve Table					Line Table		
Curve #	Radius	Length	Delta	Chord Bearing - Distance	Line #	Bearing	Distance
C1	50.00	76.69	87° 52' 36"	N9° 03' 54"W - 69.39	L1	N53° 15' 14"W	70.04'
C2	3535.00	61.92	1° 00' 13"	S52° 30' 06"E - 61.92	L2	N23° 05' 13"E	34.21'
C3	2145.00	401.57	10° 43' 36"	S29° 30' 37"W - 400.99	L3	N2° 20' 09"W	51.32'
C4	100.00	183.99	105° 24' 59"	N76° 51' 18"E - 159.11	L4	S87° 39' 51"W	25.15'
C5	1035.00	109.72	6° 04' 26"	N26° 07' 26"E - 109.67	L5	N23° 05' 13"E	34.21'
C6	1965.00	404.23	11° 47' 12"	S28° 58' 49"W - 403.52	L6	N23° 05' 13"E	34.21'
C7	2000.00	411.43	11° 47' 12"	S28° 58' 49"W - 410.71	L7	S34° 36' 29"W	79.59'
C8	2035.00	418.63	11° 47' 12"	S28° 58' 49"W - 417.89	L8	S34° 36' 29"W	79.59'
C9	1000.00	201.08	11° 31' 16"	N28° 50' 51"E - 200.74	L9	S34° 36' 29"W	79.59'
C10	965.00	194.04	11° 31' 16"	N28° 50' 51"E - 193.72			
C11	1035.00	98.40	5° 26' 50"	N31° 53' 04"E - 98.36			
C12	965.00	203.66	12° 05' 32"	N40° 39' 15"E - 203.28			
C13	1000.00	211.05	12° 05' 32"	N40° 39' 15"E - 210.66			
C14	1035.00	218.44	12° 05' 32"	N40° 39' 15"E - 218.03			
C15	50.00	41.15	47° 09' 23"	N70° 16' 42"E - 40.00			
C16	50.00	41.15	47° 09' 23"	S23° 07' 19"W - 40.00			
C17	75.00	359.07	274° 18' 46"	S43° 18' 00"E - 102.00			



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

FULBROOK
SECTION SIX "B"

A SUBDIVISION PLAT OF 44.93 ACRES OUT OF
JOHN RANDON SURVEY, A-76
FORT BEND COUNTY, TEXAS
CONTAINING
1 BLOCK - 5 LOTS - 1 RESERVE

* OWNER *

Fulbrook Partners LTD.
c/o Trend Development, Inc.

1600 WEST LOOP SOUTH, STE. 2800
HOUSTON, TEXAS 77027
(713) 623-2466

* SURVEYOR *

PREJEAN & COMPANY
LAND SURVEYING/MAPPING

9328 WESTVIEW DRIVE
HOUSTON, TX 77055
713-461-8822

* ENGINEER *

DEDEN SERVICES, LLC
CIVIL ENGINEERING

9328 WESTVIEW DRIVE
HOUSTON, TX 77055
713-461-8822

C:\Users\WBR-PC\OneDrive\data\project\Trend Development\Fulbrook\Section 6B\Plat\Plat Section 6B.dwg, 8/12/2021, 10:30:45 AM, DWG, To PDF, p43

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 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 shall be less than 24" above the lowest top of curb adjacent to lot in which it lies. In absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, 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. This "rural type subdivision" is designated as Lighting Zone LZ3.
15. All Reserves and Easements shall be maintained by the Home Owners Association.
16. 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.
17. A minimum distance of 10-ft shall be maintained between residential dwellings.
18. 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.
19. F.B.C.O.P.R. indicates Fort Bend County Official Public Records.
20. 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.

STATE OF TEXAS

COUNTY OF FORT BEND

We, FULBROOK PARTNERS, LTD., a Texas Limited Partnership, acting by and through, New FP Management, LLC a Texas Limited Liability Company, its sole General Partner, Patric Mascorro its Secretary/Treasurer, owner of the 44.93 acre tract described in the above and foregoing map of FULBROOK SECTION SIX "B", do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or 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 dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, We 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, 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 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, 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, We 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.

WITNESS my hand in the City of Houston, Texas, this _____ day of _____, 2021.

Fulbrook Partners, Ltd., a Texas Limited Partnership

By: New FP Management, LLC., a Texas Limited Liability Company
and its sole general partner

Patric Mascorro
Secretary/Treasurer

STATE OF TEXAS

COUNTY OF HARRIS

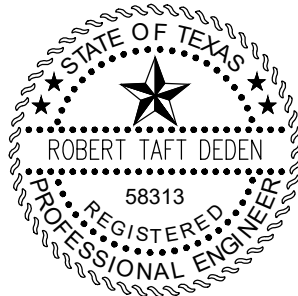
BEFORE ME, the undersigned authority, on this day personally appeared Patric Mascorro, Secretary/Treasurer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ day of _____, 2021

Notary Public in and for Harris County, Texas
(affix Notary Seal)

I, Robert Taft Deden, 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.

Robert Taft Deden, P.E.



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



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 MORALES
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

KEN 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(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.

BY: _____
DEPUTY

LAURA RICHARD
COUNTY CLERK
FORT BEND COUNTY, TEXAS

FULBROOK SECTION SIX "B"

A SUBDIVISION PLAT OF 44.93 ACRES OUT OF
JOHN RANDON SURVEY, A-76
FORT BEND COUNTY, TEXAS
CONTAINING
1 BLOCK - 5 LOTS - 1 RESERVE

* OWNER *

Fulbrook Partners LTD.
c/o Trend Development, Inc.

1600 WEST LOOP SOUTH, STE. 2600
Houston, Texas 77027
(713) 623-2466

* SURVEYOR *

PREJEAN & COMPANY
LAND SURVEYING/MAPPING

9324 WESTVIEW DRIVE
HOUSTON, TX 77055
713-467-MAPS

* ENGINEER *

DEDEN SERVICES, LLC
CIVIL ENGINEERING

9328 WESTVIEW DRIVE
HOUSTON, TX 77055
713-461-8822

FLOODPLAIN INFORMATION :

A PORTION OF THE SUBJECT SITE IS LOCATED WITHIN ZONE "AE" OF THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL FLOOD INSURANCE RATE MAP, DATED JANUARY 29, 2021, MAP NUMBER 48157C0095 M.

BENCH MARK ELEV = 109.51' RM 113 1987 ADJ.

0.15 KM (0.1 MI) SOUTH ALONG FM ROAD 369 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.