



ENGINEERS

SURVEYORS

PLANNERS

Mr. Vincent Morales, Jr.  
County Commissioner Precinct 1  
Fort Bend County  
22333 Grand Corner Drive, Ste 150  
Katy, Texas 77494

Re: Fulbrook Section Two "D" Replat No. 2 of Lots 3 and 4 of Block 2, in the John Randon Survey, Abstract No. 76, Fort Bend County, Texas

Dear Commissioner Morales:

Our clients, Peter Janak and Cheryl Janak, own the lot referenced above and wish to split the lot back into two lots as it was initially platted. During Fort Bend County Engineering Department's plat review, I was advised that we need to request that you schedule a public hearing on this subdivision plat as it is in your precinct. I am enclosing a copy of the plat. I am also forwarding the plat to the Engineering Department for their review.

We appreciate your help in this matter. If you have any questions or if I can be of further assistance, please feel free to call.

Thank you,

Ryan Moeckel  
Platting Manager

12718 Century Drive

Stafford, TX 77477

[www.mckimcreed.com](http://www.mckimcreed.com)

STATE OF TEXAS :  
COUNTY OF FORT BEND:

We, Peter M. Janak and wife, Cheryl Sedivec; hereinafter referred to as Owners of the 2.412 acre tract described in the above and foregoing map of **FULBROOK SECTION TWO "D" REPLAT NO. 2 OF LOTS 3 AND 4 OF BLOCK 2**, 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 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 is 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.

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 OUR HANDS in Fort Bend County, Texas this \_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Peter M. Janak Cheryl Sedivec

STATE OF TEXAS:  
COUNTY OF FORT BEND:

BEFORE ME, the undersigned authority, on this day personally appeared Peter M. Janak and wife, Cheryl Sedivec, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

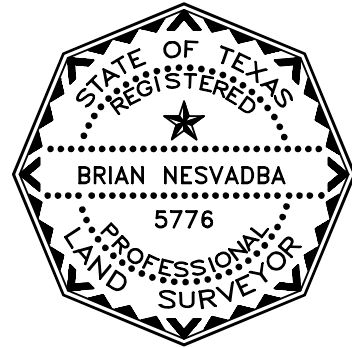
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_ Notary Public

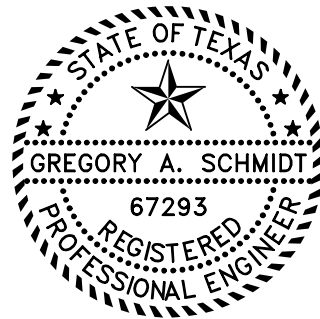
I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Brian Nesvadba, R.P.L.S.  
Texas Registration No. 5776



I, Gregory A. Schmidt, 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.

Gregory A. Schmidt, P.E.  
Texas Registration No. 67293



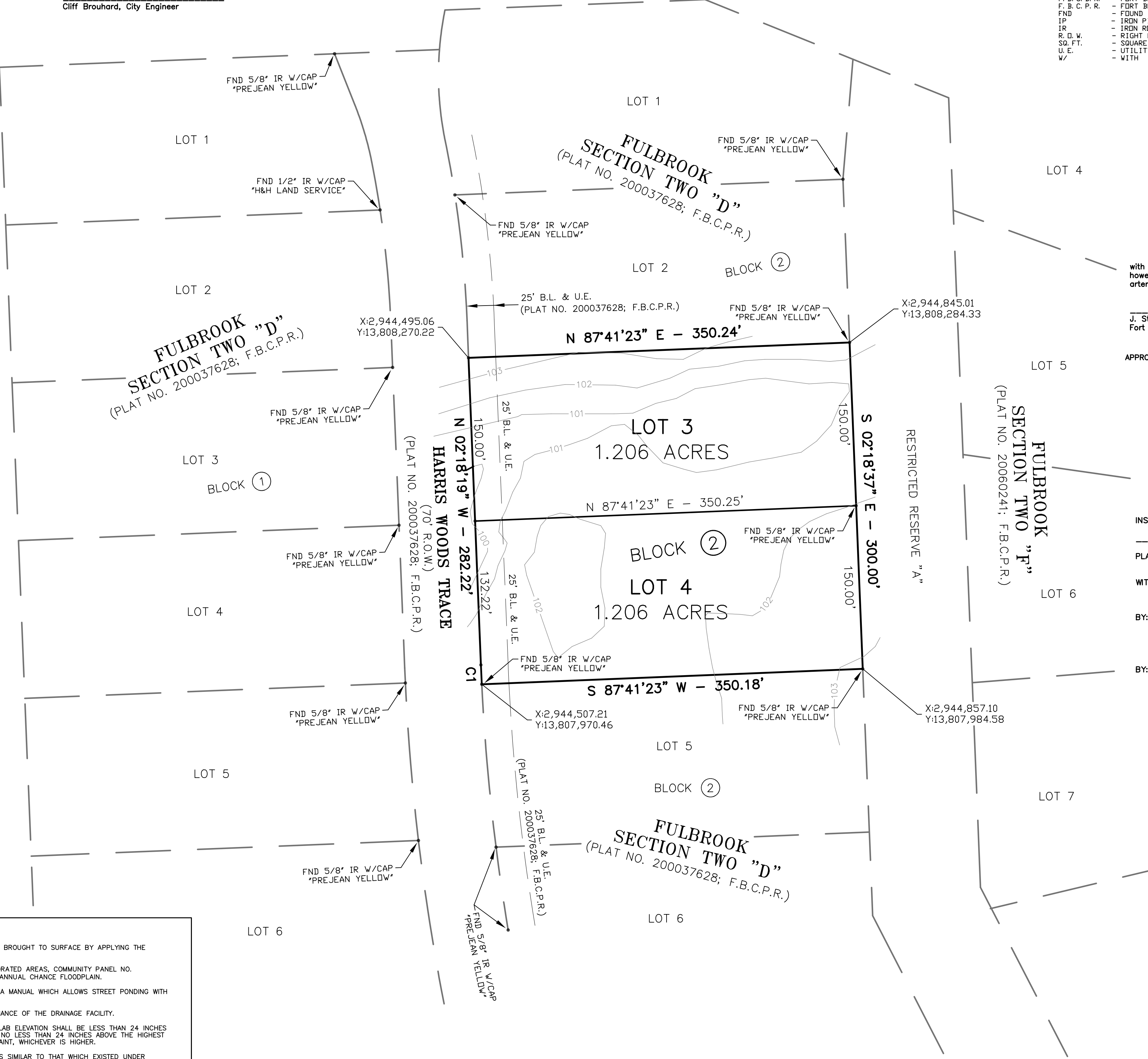
NOTES:

- 1.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE, NO. 4204, STATE PLANE SURFACE COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99987680624.
- 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-0055 M, EFFECTIVELY DATED JANUARY 29, 2021, THIS PROPERTY LIES IN ZONE "X". AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3.) 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.
- 4.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 5.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 103.00 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 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.
- 6.) 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.
- 7.) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 8.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WHOLLY WITHIN THE CITY OF FULSHEAR'S EXTRA TERRITORIAL JURISDICTION, LAMAR CISD, AND FORT BEND COUNTY, TEXAS.
- 9.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE L23.
- 10.) 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.
- 11.) 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.
- 12.) THERE NO NO KNOWN PIPELINES NOR PIPELINE EASEMENTS THAT AFFECT THIS TRACT ACCORDING TO THE CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, GF# 1060702200003 , ARE SHOWN HEREON.
- 13.) A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 14.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN RESTRICTIONS, EASEMENTS, BUILDING LINES, AND AGREEMENTS SET FORTH IN FORT BEND COUNTY CLERK'S FILE NO(S). 1999051521, 2000041083, 2000041084, 2000092753, 2001121558, 2003109758, 2004077903, 2005136150, 2010088191, 2012001915, 2012001916, 2012001917, 2012001918, 2012001919, 2012001920, 2012001921, 2012001922, 2012017472, 2016068381, 2016073290, 2016016452, 2018020277, 2021140094 AND 2021212618.

This is to certify that the City Manager and the City Engineer of the City of Fulshear, Texas, has approved this plat and subdivision of **FULBROOK SECTION TWO "D" REPLAT NO. 2 OF LOTS 3 AND 4 OF BLOCK 2**, in conformance with the laws of the State of Texas and the Ordinance No. 2013-1091-Section 12 of the City of Fulshear as shown hereon and authorized the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 2022.

Jack Harper, City Manager

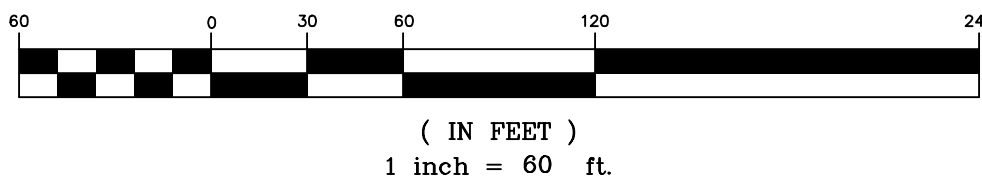
Cliff Brouhard, City Engineer



LEGEND

- B.L. - BUILDING LINE
- ESMT - EASEMENT
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- R.D.W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- W/ - WITH

GRAPHIC SCALE



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 \_\_\_\_\_, 2022.

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 \_\_\_\_\_, 2022, 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: \_\_\_\_\_  
LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

**FULBROOK SECTION TWO "D"  
REPLAT NO. 2 OF LOTS 3  
AND 4 OF BLOCK 2**

**A SUBDIVISION OF A 2.412 ACRE TRACT BEING A  
REPLAT OF ALL OF 3, BLOCK 2,  
FULBROOK SECTION TWO "D" REPLAT NO. 2  
OF LOTS 3 AND 4 OF BLOCK 2,  
(PLAT NO. 20140077; F.B.C.P.R.)  
IN THE JOHN RANDON SURVEY, ABSTRACT NO. 76,  
FORT BEND COUNTY, TEXAS.**

**1 BLOCK - 2 LOTS - 0 RESERVES**

REASON FOR REPLAT: TO CREATE TWO LOTS.

**OWNERS ~  
PETER M. JANAK, AND WIFE  
CHERYL SEDIVEC**

**5302 Harris Woods Trace  
Fulshear, Texas 77441  
PHONE: 281.346.0099**

**SURVEYOR ~  
MCKIM&CREED**  
ENGINEERS, SURVEYORS, PLANNERS

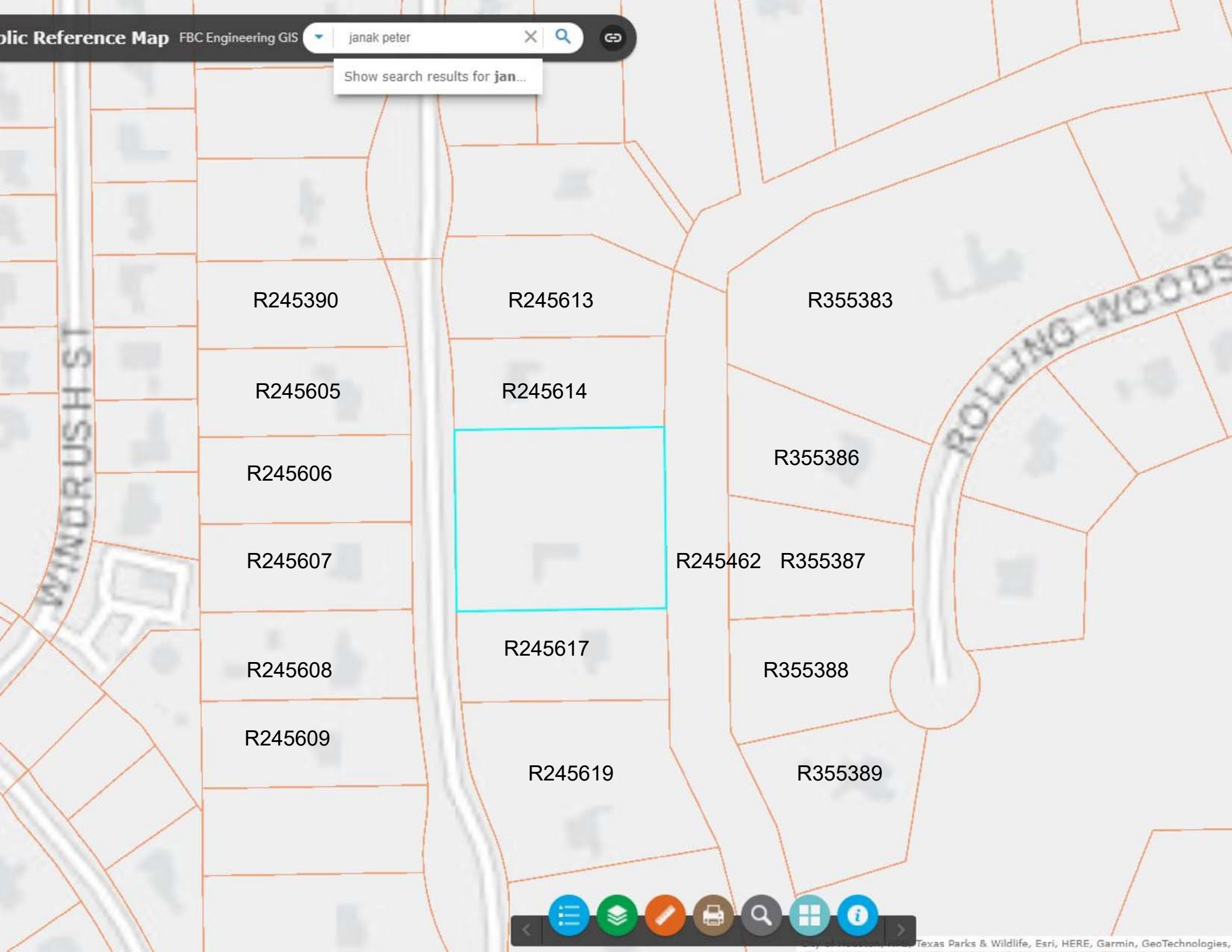
12718 Century Drive  
Stafford, Texas 77477  
281.491.2525

www.mckimcreed.com  
TBPELS Firm Registration No. 10177600

**JOB NO. 08799-0001  
MARCH 9, 2022**

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	N/A
LID	N/A
DID	N/A
SCHOOL	LAMAR CISD
FIRE	FT BEND ESD 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	FULSHEAR ETJ
UTILITIES CO.	CENTERPOINT

Show search results for jan...



R245390

R245613

R355383

R245605

R245614

R355386

R245606

R245607

R245462 R355387

R245608

R245617

R355388

R245609

R245619

R355389

1. R245390: Travis & Jessica Milner - 3031 Azalea PT, Brookshire, TX 77423
2. R245605: Christopher & Devon Voinche - 5319 Harris Woods Trace, Fulshear, TX 77441
3. R245606: Rafael Alfonso Serrano Velez and Gabriela Monterroso Silva - 25815 Pepper Bend Lane ,Katy, TX 77494
4. R245607: Mark G & Ana L Price - 5303 Harris Woods Trace, Fulshear, TX 77441
5. R245608: Billy J & Martha A Mansfield - 5235 Harris Woods Trace, Fulshear, TX 77441
6. R245609: Juan D & Norma L Garza - 5227 Harris Woods Trace, Fulshear, TX 77441
7. R245613: Thomas & Linda LOTT - 5334 Harris Woods Trace, Fulshear, TX 77441
8. R245614: Charles O & Jutta Blansit - 5318 Harris Woods Trace, Fulshear, TX 77441
9. R245617: Jonathan H & Sinta L Worstell - 5234 Harris Woods Trace, Fulshear, TX 77441
10. R245619: HAROLD J & ELIZABETH L Witte - 5218 Harris Woods Trace, Fulshear, TX 77441
11. R355383: Brian J & Amie L Boster - 32010 Rolling Woods Trail, Fulshear, TX 77441
12. R355386: Lee E & Sandra A Perry Living Trust dated 09/19/2012 - 32102 Rolling Woods Trail, Fulshear, TX 77441
13. R355387: Jose I & Janize M Guzman - 32110 Rolling Woods Trail, Fulshear, TX 77441
14. R355388: Jesus & Nivea M Rodriguez - 32118 Rolling Woods TRL, Fulshear, TX 77441
15. R245462: Fulbrook Homeowners Association Inc - 5005 Lodge Lake Dr, Fulshear, TX 77441