

# PLAT RECORDING SHEET

**PLAT NAME:** Fulbrook Section Five "C" and Five "D" Partial Replat Replat of Lots 1 of Blocks 2

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 3.3457

**LEAGUE:** Churchill Fulshear Survey

**ABSTRACT NUMBER:** 29

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 1

**NUMBER OF RESERVES:** 0

**OWNERS:** Nguyet A. Dau and Jordan C. Mueller

\_\_\_\_\_  
(DEPUTY CLERK)

STATE OF TEXAS  
COUNTY OF FORT BEND

We, NGUYET A. DAU AND JORDAN C. MUELLER, owners of the 3.3457 acre tract described in the above and foregoing map of FULBROOK SECTION FIVE "C" AND FIVE "D" PARTIAL REPLAT REPLAT OF LOTS 1 OF BLOCKS 2, do hereby make and establish said subdivision and development plat and 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 and assigns to warrant and forever defend the title to the land so dedicated.

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 dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bays, 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, 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, we 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 to comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004.

WITNESS our hands in Fort Bend County, Texas, this June 1st day of June, 2022.

By: Nguyet A. Dau  
NGUYET A. DAU  
By: Jordan C. Mueller  
JORDAN C. MUELLER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared NGUYET A. DAU AND JORDAN C. MUELLER, owners, known to me to be the persons whose name are 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 1st day of June, 2022.

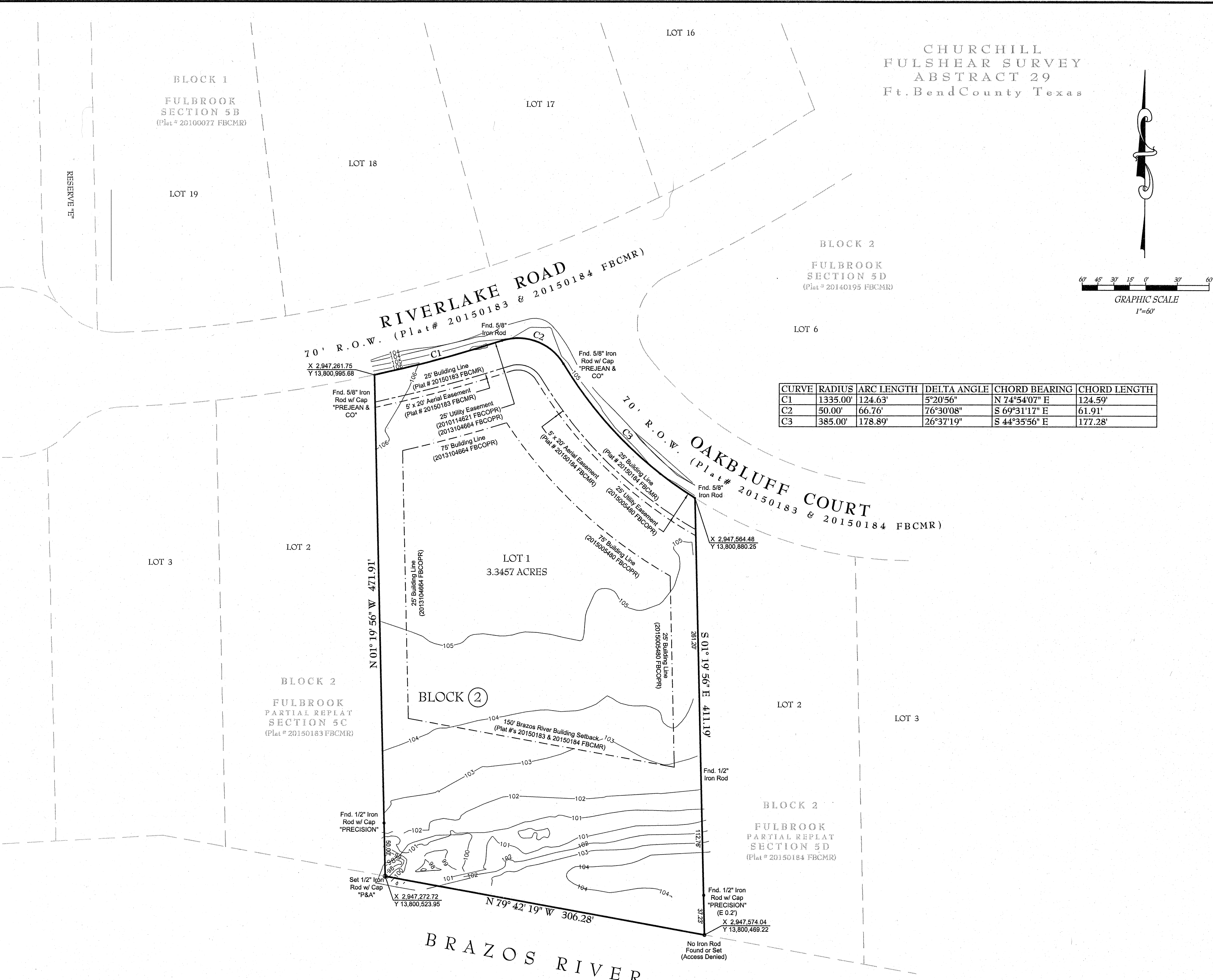
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 01/22/2024

I, MATHEW J. PROBSTFELD, 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 correct, was prepared from an actual survey of the property made under my supervision and that all boundary corners, angle points of curvature and other points of reference have been marked with iron rods (or other suitable material) and that the plat boundary corners are tied to the nearest original subdivision corner.

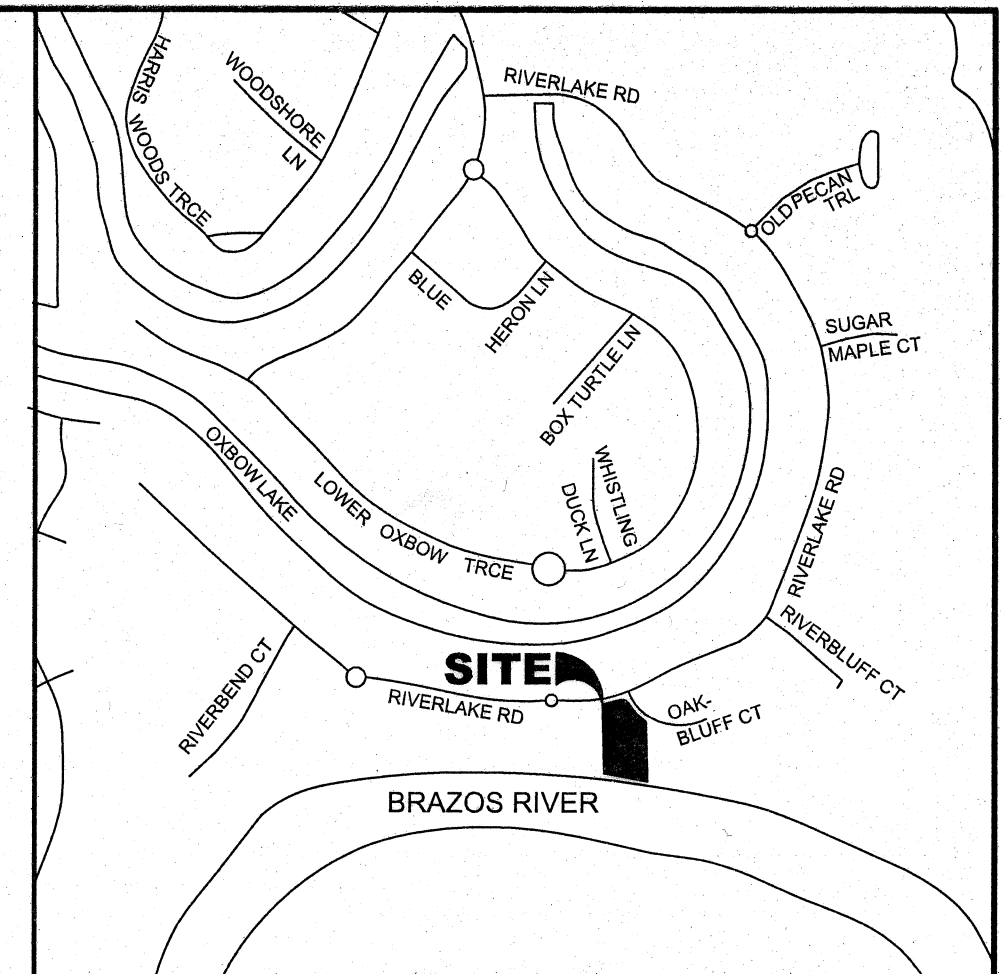
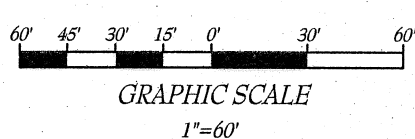
MATHEW J. PROBSTFELD  
Registered Professional Land Surveyor  
State of Texas No. 4985

I, MARIO F. COLINA, a Licensed 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.

MARIO F. COLINA, P.E.  
Licensed Professional Engineer  
Texas Registration No. 99237



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1335.00'	124.63'	5°20'56"	N 74°54'07" E	124.59'
C2	50.00'	66.76'	76°30'08"	S 69°31'17" E	61.91'
C3	385.00'	178.89'	26°37'19"	S 44°35'56" E	177.28'



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 COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

GENERAL NOTES & LEGEND

- 1. F.B.C.O.P.R. indicates Fort Bend County Official Public Records; F.B.C.M.R. indicates Fort Bend County Map Records.
- 2. 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.
- 3. The top of all floor slabs shall be a minimum of 107.40 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.
- 4. There are no pipelines or pipeline easements within the platted area shown hereon.
- 5. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- 6. All property to drain into the drainage easement only through an approved drainage structure.
- 7. The coordinates shown hereon are Texas South Central Zone Number 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale: 0.9998794620.
- 8. This property lies within Zone "X", AE and FLOODWAY as per flood insurance rate maps, map number 48157C 0095 M, dated January 29, 2021.
- 9. Benchmark: Bronze Disk in concrete on south headwall on Riverlake Road at large ditch. Fulbrook Section 5C, Plat # 20130183, FBCMR. Fort Bend County Marker Number 311 Elevation = 98.44 (NAVD88).
- 10. This plat lies wholly within Fort Bend County, Texas.
- 11. The drainage system for this subdivision is designed in accordance with the requirements of the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- 12. This plat was prepared from information from City Planning Letter issued by Abstract Services of Houston, GF No. 7910-22-0580, effective date March 8, 2022. The surveyor has not abstracted the above property.
- 13. This plat lies within Light Zone No. 3 of the Fort Bend County Lighting Ordinance.
- 14. This rural 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 such ponding should not remain for an extended period of time.
- 15. A minimum distance of 10' shall be maintained between residential dwellings.
- 16. 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 A.D.A.
- 17. 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 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.
- 18. Subject to Restrictions recorded under County Clerk's File Nos. 2011116009, 2012001915, 2012001916, 2012001917, 2012001918, 2012001919, 2012001920, 2012001921, 2012001922, 2013104684, 2013125399, 2015005476, 2015005480, 2016066381, 2016073290, 2016016432, 2018020277, 2018020277, 2021146094

DISTRICT NAMES	
COUNTY ASSISTANCE	N/A
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	N/A
UTILITIES CO.	CENTERPOINT

FULBROOK SECTION FIVE "C" AND FIVE "D"  
PARTIAL REPLAT  
REPLAT OF LOTS 1 OF BLOCKS 2

A SUBDIVISION OF 3.3457 ACRES OF LAND BEING A REPLAT OF LOT 1, BLOCK 2, FULBROOK SECTION FIVE "C" PARTIAL REPLAT, AND LOT 1, BLOCK 2, FULBROOK SECTION FIVE "D" PARTIAL REPLAT, SUBDIVISIONS IN FORT BEND COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NOS. 20150183 AND 2015084 OF THE MAP RECORDS OF FORT BEND COUNTY TEXAS, IN THE CHURCHILL FULSHEAR SURVEY, ABSTRACT NO. 29, FORT BEND COUNTY TEXAS

1 LOT 1 BLOCK NO RESERVE

REASON FOR REPLAT:  
TO CREATE ONE SINGLE FAMILY RESIDENTIAL LOT OUT OF TWO LOTS

FORT BEND COUNTY, TEXAS  
APRIL 20, 2022

OWNERS:  
NGUYET A. DAU AND JORDAN C. MUELLER  
5515 CREST VIEW TERRACE COURT • FULSHEAR, TX 77441  
(281) 832-526-9797

ENGINEERS & SURVEYORS:  
PROBSTFELD & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS