

PLAT RECORDING SHEET

PLAT NAME: Fulshear Lakes Creekside Village Section 1

PLAT NO: _____

ACREAGE: 18.086

LEAGUE: John Randon

ABSTRACT NUMBER: 76

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 66

NUMBER OF RESERVES: 15

OWNERS: Fulshear Lakes, LTD., by: Fulshear Lakes GP, LLC its general partner

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH SAMUEL H. YAGER III, VICE PRESIDENT, BEING AN OFFICER OF FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF FULSHEAR LAKES LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE 18.086 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), 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, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY 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 IS HEREBY 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, OWNERS 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, RAINVENS, 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, OWNERS 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, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 1, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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.

IN TESTIMONY WHEREOF, THE FULSHEAR LAKES, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT SAMUEL H. YAGER III, THIS _____ DAY OF _____, 2022.

FULSHEAR LAKES, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: FULSHEAR LAKES GP, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: SAMUEL H. YAGER III, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SAMUEL H. YAGER III, VICE PRESIDENT OF FULSHEAR LAKES GP, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF FULSHEAR LAKES, LTD., A TEXAS LIMITED LIABILITY COMPANY, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, AARON G. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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; 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 HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LIA SURVEY" UNLESS OTHERWISE NOTED.

AARON G. FERGUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 8601

I, ANDREW CASEY, 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.

ANDREW CASEY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136079

THIS PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 1 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2022.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 1 WAS APPROVED ON _____ DAY OF _____, 2022, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF, MAYOR

KIMBERLY KOPECKY, CITY SECRETARY

BEING 18.086 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 70.1425 ACRE TRACT DESCRIBED AS "TRACT I" IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007853 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 4.000 ACRE TRACT DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007852, F.B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED 14.313 ACRE TRACT DESCRIBED AS "TRACT II" IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007853, F.B.C.O.P.R., SAID 18.086 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

BEGINNING AT A PK NAIL FOUND FOR THE COMMON WEST CORNER OF SAID 14.313 ACRE TRACT AND THAT CERTAIN CALLED 5.155 ACRE TRACT DESCRIBED IN THE DEED TO ROYAL PARROT FARM, LLC BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2010000252, F.B.C.O.P.R., SAID PK NAIL LYING WITHIN THE RIGHT-OF-WAY OF POOL HILL ROAD (WIDTH VARIES);

THENCE, NORTH 87° 25' 18" EAST, ALONG THE NORTH LINE OF SAID 14.313 ACRE TRACT, COMMON TO THE SOUTH LINE OF SAID 5.155 ACRE TRACT, AT 22.96 FEET PASS A 5/8-INCH IRON ROD FOUND WITH CAP STAMPED "RPLS 2085", IN THE EAST RIGHT-OF-WAY LINE OF SAID POOL HILL ROAD, CONTINUING ALONG SAID COMMON LINE FOR A TOTAL DISTANCE OF 1,143.40 FEET TO THE COMMON SOUTH CORNER OF SAID 5.155 ACRE TRACT AND THE AFOREMENTIONED 4.000 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP BEARS, NORTH 15° 28' 18" WEST, 0.92 FEET;

THENCE, NORTH 02° 34' 42" WEST, ALONG THE WEST LINE OF SAID 4.000 ACRE TRACT, COMMON TO THE EAST LINE OF SAID 5.155 ACRE TRACT, 196.40 FEET TO THE COMMON NORTH CORNER OF SAID 4.000 ACRE TRACT AND SAID 5.155 ACRE TRACT, IN THE SOUTH LINE OF THAT CERTAIN CALLED 1.151 ACRE TRACT DESCRIBED IN THE DEED TO COLLIN TAPLIN, JR. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2017022981, F.B.C.O.P.R., FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "PRECISION" BEARS SOUTH 46° 34' 34" WEST, 0.26 FEET;

THENCE, NORTH 87° 25' 18" EAST, ALONG THE NORTH LINE OF SAID 4.000 ACRE TRACT, COMMON TO THE SOUTH LINE OF SAID 1.151 ACRE TAPLIN TRACT, THE SOUTH LINE OF THAT CERTAIN CALLED 1.151 ACRE TRACT DESCRIBED IN THE DEED TO ANNE R. HARRIS, ET AL BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2017022983, F.B.C.O.P.R., THAT CERTAIN CALLED 1.151 ACRE TRACT DESCRIBED IN THE DEED TO SHEILA N. HARRIS, ET AL BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2017022978, F.B.C.O.P.R., AND THAT CERTAIN CALLED 1.151 ACRE TRACT DESCRIBED IN THE DEED TO ANNE R. HARRIS, ET AL BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2017022982, F.B.C.O.P.R., PASSING AT 887.17 FEET, A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR THE COMMON EAST CORNER OF SAID 4.000 ACRE TRACT AND SAID 1.151 ACRE ANNE R. HARRIS TRACT (FILE NUMBER 2017022982, F.B.C.O.P.R.), COMMON TO A WEST CORNER OF THE AFOREMENTIONED 70.1425 ACRE TRACT, FROM WHICH A 1-INCH IRON PIPE WITH CAP STAMPED "COTTON BEARS, SOUTH 18° 04' 42" EAST, 3.68 FEET, CONTINUING FOR A TOTAL DISTANCE OF 921.94 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, SOUTH 57° 19' 53" EAST, 17.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, NORTH 87° 25' 18" EAST, 33.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, SOUTH 81° 11' 11" EAST, 56.60 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, SOUTH 64° 38' 01" EAST, 71.31 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, SOUTH 68° 38' 43" EAST, 85.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, SOUTH 58° 08' 26" EAST, 247.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 458.19 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 29° 49' 57", AND A CHORD WHICH BEARS NORTH 52° 29' 08" EAST, 453.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, NORTH 67° 24' 06" EAST, 115.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 235.19 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 37° 57' 30", AND A CHORD WHICH BEARS NORTH 86° 22' 51" EAST, 230.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, SOUTH 74° 38' 24" EAST, 171.94 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, SOUTH 15° 21' 36" WEST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, NORTH 74° 38' 24" WEST, 171.94 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 195.44 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 295.00 FEET, A CENTRAL ANGLE OF 37° 57' 30", AND A CHORD WHICH BEARS SOUTH 86° 22' 51" WEST, 191.88 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, SOUTH 67° 24' 06" WEST, 115.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 494.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 34° 31' 25", AND A CHORD WHICH BEARS SOUTH 50° 08' 24" WEST, 486.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, SOUTH 32° 52' 41" WEST, 23.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF FULSHEAR SCHOOL ROAD (CALLED 60-FOOT WIDE) AS SHOWN ON THE PLAT OF FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20210124 OF THE PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.P.R.);

THENCE, NORTH 57° 07' 19" WEST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, 80.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR THE EAST END OF THE CUTBACK CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID FULSHEAR SCHOOL ROAD AND THE NORTH RIGHT-OF-WAY LINE OF SCHOOL HILL ROAD (CALLED 60-FOOT WIDE), AS SHOWN ON SAID FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SCHOOL HILL ROAD THE FOLLOWING SEVEN (7) COURSES:

- 1.38.83 FEET ALONG SAID CUTBACK CORNER AND THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 58' 53", AND A CHORD WHICH BEARS SOUTH 77° 22' 07" WEST, 35.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER;
- 2.NORTH 58° 08' 26" WEST, 231.87 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
- 3.199.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 34° 02' 35", AND A CHORD WHICH BEARS NORTH 75° 09' 44" WEST, 196.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER;
- 4.SOUTH 87° 48' 59" WEST, 269.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
- 5.133.25 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 20° 05' 26", AND A CHORD WHICH BEARS SOUTH 77° 46' 16" WEST, 132.56 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER;
- 6.SOUTH 67° 43' 33" WEST, 94.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;
- 7.60.83 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 06° 42' 10", AND A CHORD WHICH BEARS SOUTH 71° 04' 38" WEST, 60.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, SOUTH 15° 34' 18" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET IN THE SOUTH RIGHT-OF-WAY LINE OF SAID SCHOOL HILL ROAD FOR NORTHWEST CORNER OF RESERVE "A" OF LAMAR CONSOLIDATED ISD FLETCHER MORGAN JR. ELEMENTARY SCHOOL, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20210119, F.B.C.P.R.;

THENCE, SOUTH 17° 38' 30" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID RESERVE "A", 119.62 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR A WEST CORNER OF SAID RESERVE "A";

THENCE, SOUTH 12° 08' 12" EAST, CONTINUING ALONG SAID WEST LINE, 26.79 FEET TO A 1/2-INCH IRON PIPE FOUND FOR A WEST CORNER OF SAID 14.19 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF THE HENRIETTA ANDERSON ESTATE, FURTHER DESCRIBED AS LOT 2 OF THE CORNELIUS RANDON ESTATE BY AN INSTRUMENT OF RECORD IN VOLUME 179, PAGE 128-A OF THE DEED RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.D.R.), AND THE NORTHWEST CORNER OF LOT 1 OF SAID CORNELIUS RANDON ESTATE, AND IN THE SOUTH LINE OF THE AFOREMENTIONED 14.313 ACRE TRACT;

THENCE, SOUTH 87° 15' 05" WEST, ALONG THE SOUTH LINE OF SAID 14.313 ACRE TRACT, COMMON TO THE NORTH LINE OF SAID LOT 2, 522.20 FEET TO 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR A SOUTHERLY INTERIOR CORNER OF SAID 14.313 ACRE TRACT, COMMON TO THE NORTHWEST CORNER OF SAID LOT 2, AND THE NORTHEAST CORNER OF LOT 3 OF SAID CORNELIUS RANDON ESTATE;

THENCE, SOUTH 02° 11' 04" EAST, ALONG A SOUTHEASTERLY LINE OF SAID 14.313 ACRE TRACT, COMMON TO THE WEST LINE OF SAID LOT 2, 442.70 FEET TO A 1-INCH IRON PIPE FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 14.313 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF SAID LOT 2, THE NORTHWEST CORNER OF THAT CERTAIN CALLED TRACT OF LAND DESCRIBED IN THE DEED TO GLORIA BANKS SIMMONS, ET AL BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2004090412, F.B.C.O.P.R., AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 1.00 ACRE TRACT DESCRIBED IN THE DEED TO FRED MAYBERRY, ET UX BY AN INSTRUMENT OF RECORD IN VOLUME 1401, PAGE 64, F.B.C.D.R., AND IN THE NORTH LINE OF LOT 7 OF SAID CORNELIUS RANDON ESTATE;

THENCE, SOUTH 87° 05' 11" WEST, ALONG THE SOUTH LINE OF SAID 14.313 ACRE TRACT, AND THE SOUTH LINE OF SAID LOT 3, COMMON TO THE NORTH LINES OF SAID LOT 7, LOT 6 OF SAID CORNELIUS RANDON ESTATE, THE NORTH LINE OF SAID 1.00 ACRE TRACT, AND THE NORTH LINE OF THAT CERTAIN CALLED 4.32 ACRE TRACT DESCRIBED IN THE DEED TO MARY LEE HALL ADDISON, ET AL BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2009095919, F.B.C.O.P.R., 507.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 14.313 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 3, COMMON TO THE SOUTHEAST CORNER OF LOT 4 OF SAID CORNELIUS RANDON ESTATE;

THENCE, NORTH 02° 29' 17" WEST, ALONG A SOUTHWESTERLY LINE OF SAID 14.313 ACRE TRACT AND A WEST LINE OF SAID LOT 3, COMMON TO THE EAST LINE OF SAID LOT 4 AND THE EAST LINE OF THAT CERTAIN CALLED TRACT DESCRIBED AS THE RESIDUE OF LOT 4 IN THE DEED TO LEWIS WASHINGTON AND MARSHALL VAUGHN BY AN INSTRUMENT OF RECORD IN VOLUME 279, PAGE 391, F.B.C.D.R., 445.89 FEET TO A SOUTHWESTERLY INTERIOR CORNER OF SAID 14.313 ACRE TRACT, THE NORTHWEST CORNER OF SAID LOT 3, COMMON TO THE NORTHEAST CORNER OF SAID LOT 4, SAID POINT LYING WITHIN THE RIGHT-OF-WAY OF THE AFOREMENTIONED POOL HILL ROAD;

THENCE, SOUTH 87° 26' 47" WEST, ALONG A SOUTHERLY LINE OF SAID 14.313 ACRE TRACT COMMON TO THE NORTH LINE OF SAID LOT 4, AT 486.91 FEET PASS A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 2085" FOUND IN THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED POOL HILL ROAD, CONTINUING ALONG SAID COMMON LINE FOR A TOTAL DISTANCE OF 512.83 FEET TO A PK NAIL FOUND FOR THE COMMON WEST CORNER OF SAID 14.313 ACRE TRACT AND SAID LOT 4, SAID POINT LYING WITHIN THE RIGHT-OF-WAY OF THE AFOREMENTIONED POOL HILL ROAD;

THENCE, NORTH 02° 33' 10" WEST, WITHIN THE RIGHT-OF-WAY OF SAID POOL HILL ROAD, 196.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.086 ACRES OF LAND.

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.
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

FINAL PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 1

A SUBDIVISION OF 18.086 ACRES OF LAND SITUATED IN
THE JOHN RANDON LEAGUE, ABSTRACT 76,
FORT BEND COUNTY, TEXAS.

66 LOTS 15 RESERVE (4.322 ACRES) 2 BLOCKS

NOVEMBER 3, 2021 JOB NO. 2493-0120.310

OWNER:

FULSHEAR LAKES, LTD.

BY: FULSHEAR LAKES GP, LLC

ITS GENERAL PARTNER

SAMUEL H. YAGER III, VICE PRESIDENT

1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042

PH. (713) 783-0308

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

ENGINEER:

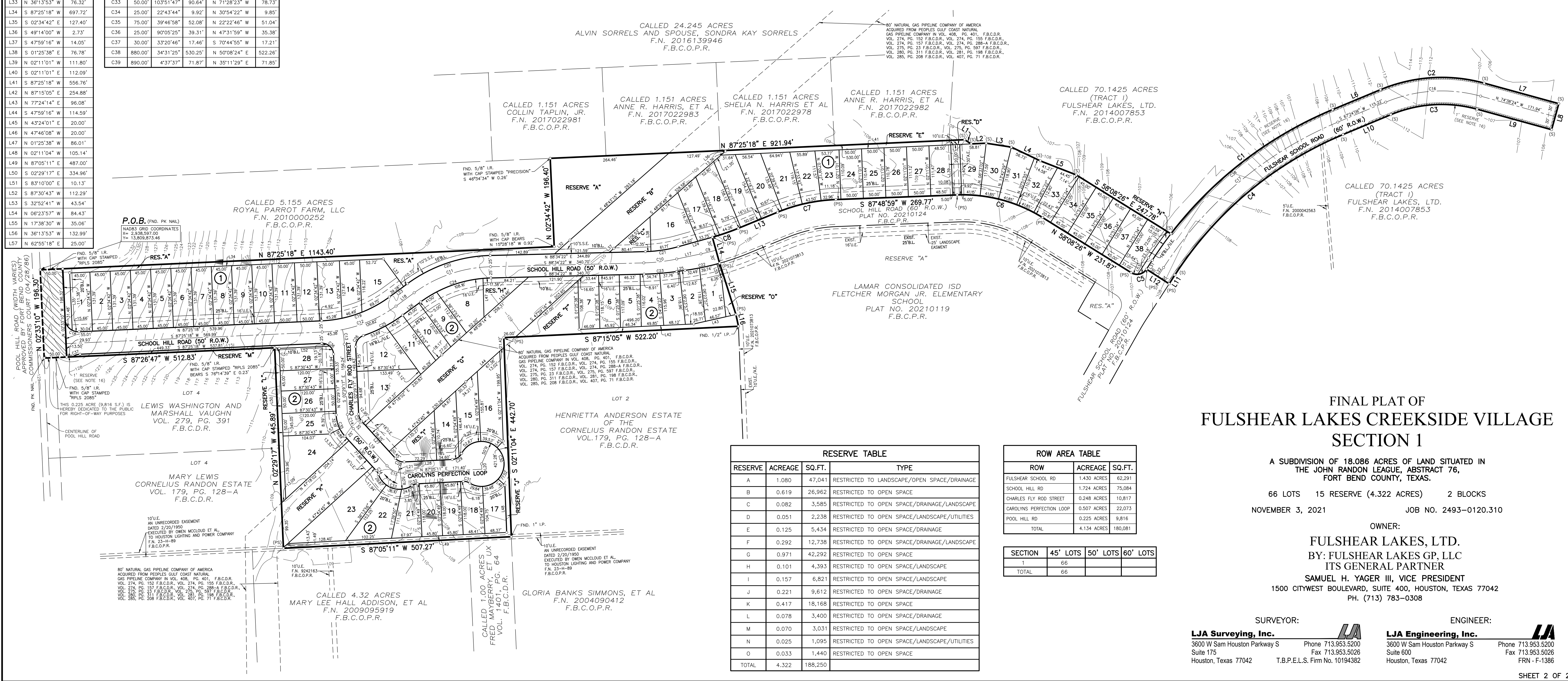
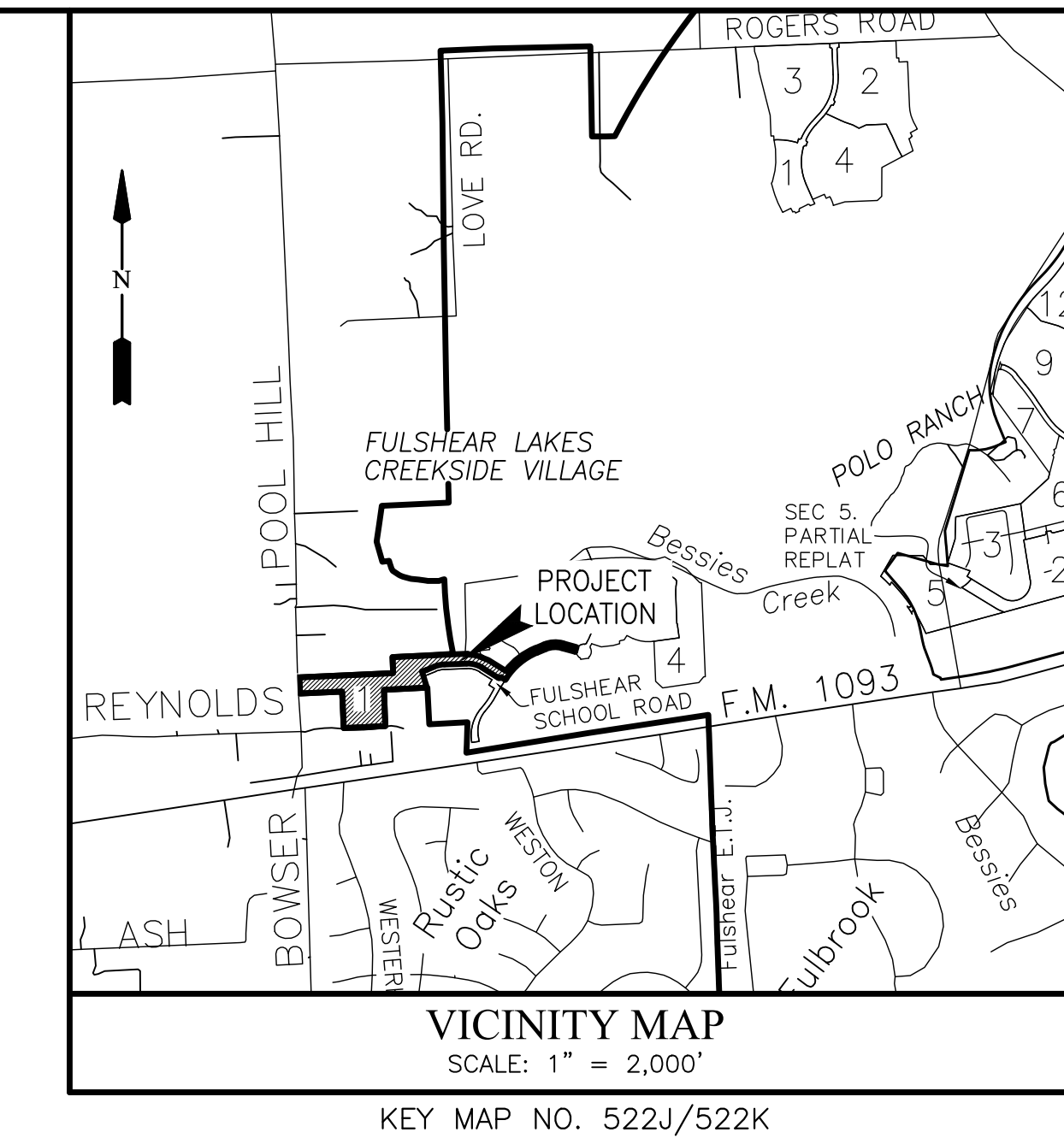
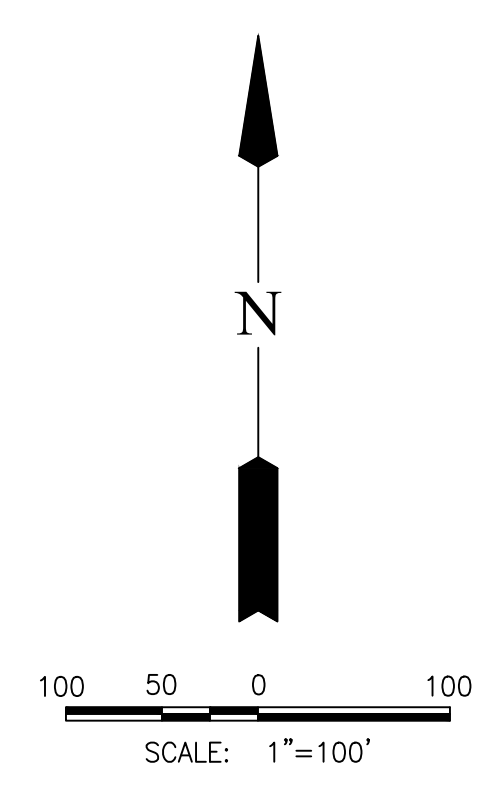
LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
L1	S 87°19'53" E	17.33'	C1	880.00'	29°49'57"	458.19'	N 52°29'08" E	453.04'
L2	N 87°25'18" E	33.33'	C2	355.00'	37°57'30"	235.19'	N 86°22'51" E	230.91'
L3	S 81°11'11" E	56.60'	C3	295.00'	37°57'30"	195.44'	S 86°22'51" W	191.88'
L4	S 64°38'01" E	71.31'	C4	820.00'	34°31'25"	494.09'	S 50°08'24" W	486.65'
L5	S 68°38'43" E	85.72'	C5	25.00'	88°58'53"	38.83'	S 77°22'07" W	35.04'
L6	N 67°24'06" E	115.22'	C6	335.00'	34°02'35"	199.05'	N 75°09'44" W	196.13'
L7	S 74°38'24" E	171.94'	C7	380.00'	20°05'26"	133.25'	S 77°46'16" W	132.58'
L8	S 15°21'36" W	60.00'	C8	520.00'	6°42'10"	60.83'	S 71°04'38" W	60.80'
L9	N 74°38'24" W	171.94'	C9	550.00'	3°35'38"	34.50'	S 76°13'31" W	34.49'
L10	S 67°24'06" W	115.22'	C10	400.00'	10°33'02"	73.66'	S 83°17'51" W	73.55'
L11	S 32°52'41" W	23.54'	C11	300.00'	34°48'15"	182.23'	S 71°10'15" W	179.45'
L12	N 57°07'19" W	60.00'	C12	300.00'	33°39'11"	176.21'	S 70°35'43" W	173.69'
L13	S 67°43'33" W	94.55'	C13	200.00'	9°22'35"	32.73'	S 07°10'34" W	32.69'
L14	S 15°34'18" E	60.00'	C14	50.00'	39°46'58"	34.72'	S 22°22'46" E	34.02'
L15	S 17°38'30" E	119.62'	C15	50.00'	39°46'58"	44.19'	S 67°35'32" E	42.77'
L16	S 12°08'12" E	26.79'	C16	325.00'	37°57'30"	215.31'	S 86°22'51" W	211.40'
L17	S 78°01'21" W	55.10'	C17	850.00'	34°31'25"	512.17'	S 50°08'24" W	504.48'
L18	S 53°46'07" W	50.00'	C18	30.00'	90°01'31"	47.14'	S 47°33'56" E	42.44'
L19	S 42°16'15" E	111.65'	C19	275.00'	33°39'11"	161.52'	N 70°35'43" E	159.21'
L20	N 02°54'49" W	11.75'	C20	325.00'	34°48'15"	197.42'	S 71°10'15" E	194.40'
L21	N 14°08'48" E	13.00'	C21	300.00'	14°08'48"	74.06'	N 81°30'02" E	73.87'
L22	S 32°52'41" W	23.54'	C22	580.00'	74°51'11"	78.48'	S 78°18'18" W	78.42'
L23	N 53°46'07" E	50.00'	C23	650.00'	6°23'29"	72.51'	S 85°22'38" W	72.47'
L24	N 74°25'42" E	78.67'	C24	275.00'	34°48'15"	167.05'	S 71°10'15" W	164.49'
L25	S 82°10'54" W	19.03'	C25	325.00'	17°25'24"	98.83'	S 62°28'49" W	98.45'
L26	S 53°46'07" W	50.00'	C26	25.00'	73°40'48"	32.15'	S 12°08'12" W	29.98'
L27	S 42°16'15" E	111.65'	C27	25.00'	39°46'58"	17.36'	S 22°22'46" E	17.01'
L28	N 87°05'11" E	106.89'	C28	25.00'	50°38'34"	22.10'	S 67°35'32" E	21.38'
L29	S 87°05'11" W	101.63'	C29	25.00'	59°20'10"	25.89'	N 57°25'06" E	24.75'
L30	N 42°16'15" W	103.14'	C30	50.00'	27°35'49"	239.04'	S 15°17'30" E	68.25'
L31	N 32°52'41" E	23.54'	C31	25.00'	34°34'48"	15.09'	N 75°37'25" W	14.86'
L32	S 48°08'14" W	46.03'	C32	25.00'	30°29'28"	13.30'	S 71°50'27" W	13.15'
L33	N 36°13'53" W	76.32'	C33	50.00'	103°51'47"	90.64'	N 71°28'23" W	78.73'
L34	S 87°25'18" W	697.72'	C34	25.00'	22°43'44"	9.92'	N 30°54'22" W	9.85'
L35	S 02°34'42" E	127.40'	C35	75.00'	39°46'58"	52.08'	N 22°22'46" W	51.04'
L36	S 49°14'00" W	2.73'	C36	25.00'	90°05'25"	39.31'	N 47°31'59" W	35.38'
L37	S 47°59'16" W	14.05'	C37	30.00'	33°20'46"	17.46'	S 70°44'55" W	17.21'
L38	S 01°25'38" E	76.78'	C38	880.00'	34°31'25"	530.25'	N 50°08'24" E	522.28'
L39	N 02°11'01" W	111.80'	C39	890.00'	4°37'37"	71.87'	N 35°11'29" E	71.85'

NOTES:

- BENCHMARK: NGS MONUMENT HGCD 66; A STAINLESS STEEL ROD IN SLEEVE THROUGH LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- = 625 FEET SOUTHEAST OF THE INTERSECTION OF 1463 AND CORBIT ROAD AND +/- = 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
ELEV. = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY OF TEXAS, ORDER NO. 2021-0368, DATED APRIL 13, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND ESD 4, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NOS. 48157C0095M, 48157C0090M, 48157C0085M, AND 48157C0080M, WITH REVISED DATES OF JANUARY 29, 2021, THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DESCRIBED AS 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE AE (SHADED BLUE), DESCRIBED AS SPECIAL FLOOD HAZARD AREAS, WITH EPEL OR DEPTH. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- 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 DURING INTENSE RAINFALL EVENTS.
- 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 THE ADA.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF TREES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999877178
- FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LIA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION 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.
- 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 111.0 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM, 2001 ADJUSTMENT). 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.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF RESERVES A, C, D, E, F, AND L IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216.

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- R.O.W. INDICATES RIGHT-OF-WAY
- A.E. INDICATES AERIAL EASEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- F.N. INDICATES FILE NUMBER
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- RES. INDICATES RESERVE
- EXIST. INDICATES EXISTING
- (S) INDICATES SET 5/8" INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET
- (PS) INDICATES FOUND 5/8" INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.080	47,041	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
B	0.619	26,962	RESTRICTED TO OPEN SPACE
C	0.082	3,585	RESTRICTED TO OPEN SPACE/DRAINAGE/LANDSCAPE
D	0.051	2,238	RESTRICTED TO OPEN SPACE/LANDSCAPE/UTILITIES
E	0.125	5,434	RESTRICTED TO OPEN SPACE/DRAINAGE
F	0.292	12,738	RESTRICTED TO OPEN SPACE/DRAINAGE/LANDSCAPE
G	0.971	42,292	RESTRICTED TO OPEN SPACE
H	0.101	4,393	RESTRICTED TO OPEN SPACE/LANDSCAPE
I	0.157	6,821	RESTRICTED TO OPEN SPACE/LANDSCAPE
J	0.221	9,612	RESTRICTED TO OPEN SPACE/DRAINAGE
K	0.417	18,168	RESTRICTED TO OPEN SPACE
L	0.078	3,400	RESTRICTED TO OPEN SPACE/DRAINAGE
M	0.070	3,031	RESTRICTED TO OPEN SPACE/LANDSCAPE
N	0.025	1,095	RESTRICTED TO OPEN SPACE/LANDSCAPE/UTILITIES
O	0.033	1,440	RESTRICTED TO OPEN SPACE
TOTAL	4.322	188,250	

ROW AREA TABLE		
ROW	ACREAGE	SQ.FT.
FULSHEAR SCHOOL RD	1.430 ACRES	62,291
SCHOOL HILL RD	1.724 ACRES	75,084
CHARLES FLY ROD STREET	0.248 ACRES	10,817
CAROLYN'S PERFECTION LOOP	0.507 ACRES	22,073
POOL HILL RD	0.225 ACRES	9,816
TOTAL	4.134 ACRES	180,081

SECTION	45' LOTS	50' LOTS	60' LOTS
1	66		
TOTAL	66		

**FINAL PLAT OF
FULSHEAR LAKES CREEKSIDE VILLAGE
SECTION 1**

A SUBDIVISION OF 18.086 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT 76, FORT BEND COUNTY, TEXAS.

66 LOTS 15 RESERVE (4.322 ACRES) 2 BLOCKS
NOVEMBER 3, 2021 JOB NO. 2493-0120.310

OWNER:
FULSHEAR LAKES, LTD.
BY: **FULSHEAR LAKES GP, LLC**
ITS GENERAL PARTNER
SAMUEL H. YAGER III, VICE PRESIDENT
1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042
PH. (713) 783-0308

SURVEYOR: **LJA Surveying, Inc.**
3600 W Sam Houston Parkway S Suite 175 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 T.B.P.E.L.S. Firm No. 10194382

ENGINEER: **LJA Engineering, Inc.**
3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386