

PLAT RECORDING SHEET

PLAT NAME: North Fulshear Estates Replat of Part of Lots 38 and 39

PLAT NO: _____

ACREAGE: 5.00

LEAGUE: Daniel R. Perry Survey

ABSTRACT NUMBER: 301

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

NUMBER OF RESERVES: 0

OWNERS: Michael K. Turner and Helen M. Turner

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND:

We, Michael K. Turner, and Helen M. Turner, herein after referred to as owners of the 5.00 acre tract described in the above and foregoing plat of NORTH FULSHEAR ESTATES REPLAT OF PART OF LOTS 38 AND 39, 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 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 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 26th day of August, 2022.

BY: Michael K. Turner
Michael K. Turner

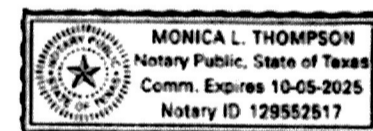
BY: Helen M. Turner
Helen M. Turner

THE STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared, Michael K. Turner 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 26th day of August, 2022.

Monica L. Thompson
Notary Public In and For the State of Texas
My Commission Expires: 10-5-2025



NOTES:

- 1) THE COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, NO. 4204, GRID COORDINATES.
- 2) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY EFFECTIVE FLOOD INSURANCE RATE MAP PANEL NO. 48157C0085M, DATED JANUARY 29, 2021, FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, THIS PROPERTY LIES ENTIRELY WITHIN SPECIAL FLOOD HAZARD AREA ZONE "X" (UNSHADED). AS SUCH, THE PROPERTY IS ENTIRELY OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN.
- 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 L23.
- 5) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASTMENTS 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 TITLE CERTIFICATE PREPARED BY STEWART TITLE COMPANY 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 IN/UNDER CLERK'S FILE NOS. (NONE FOUND) 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.
- 10) PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF DETENTION EASEMENTS SHOWN HEREON.

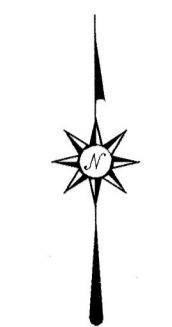
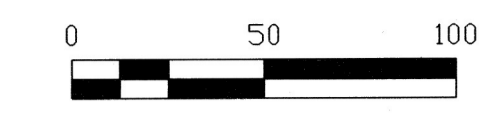
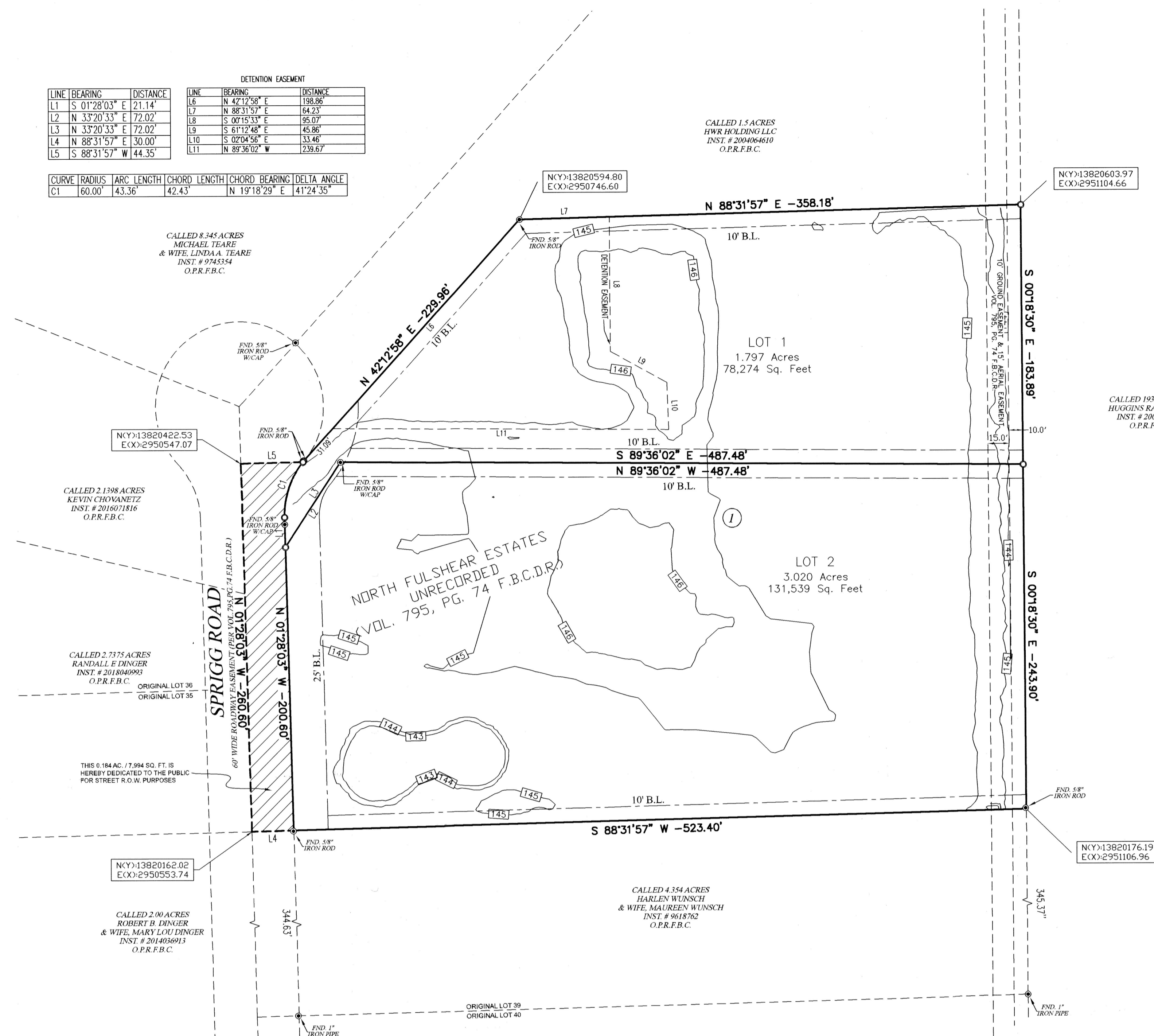
MINIMUM SLAB ELEVATION: 148.50 FT

ANALYSIS:
ATLAS 14 100-YR ELEVATION + 2 FT = 111.11 + 2.00 = 113.11
ATLAS 14 500-YR ELEVATION + 0 FT = 112.81 + 0.00 = 112.81
DETENTION BASIN 100-YR WSEL + 2 FT = 146.50 + 2.00 = 148.50
HIGHEST NATURAL GROUND ADJACENT TO LOWEST SLAB + 2 FT = 144.50 + 2.00 = 146.50
LOWEST DOWN GRADIENT ROADWAY/DRAINAGE RESTRAINT + 1 FT = 145.52 + 1.00 = 146.52

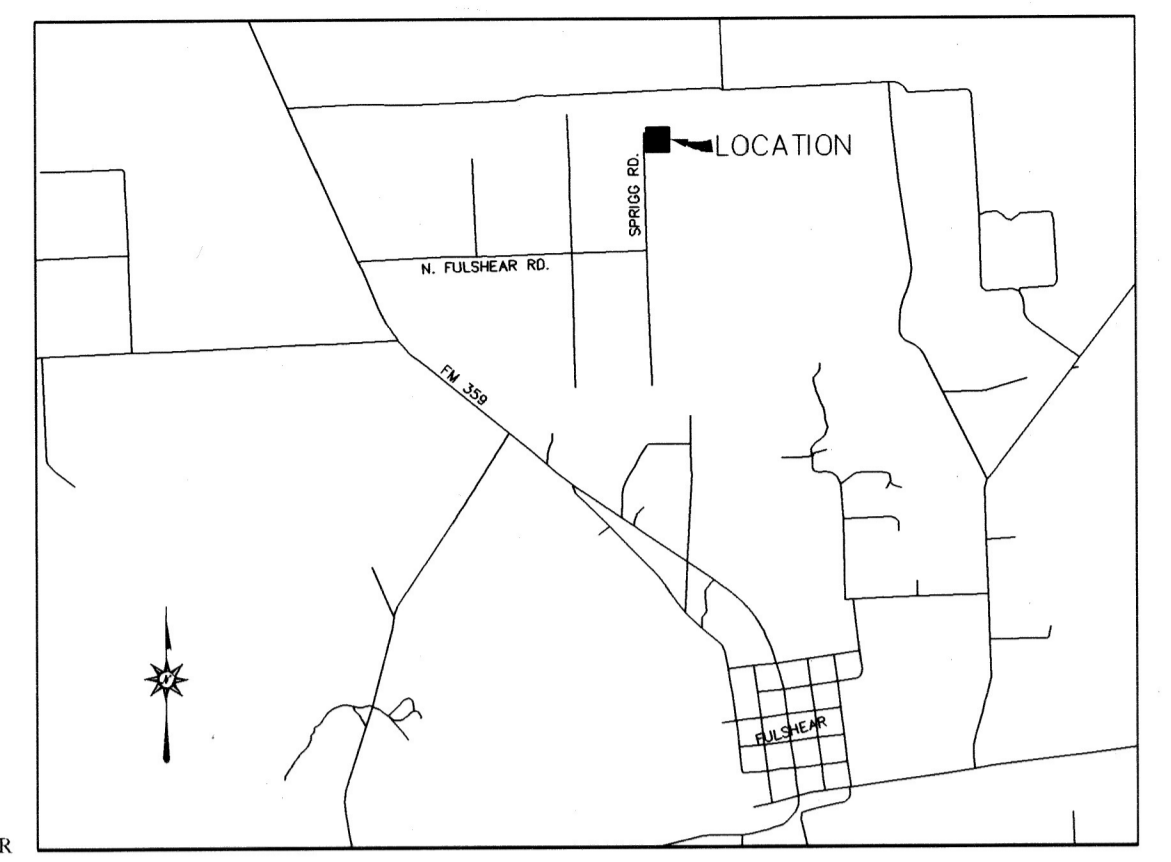
BFE BASED ON FEMA FIRM PANEL NO. 48157C0085M, DATED 01/29/2021.
ALL ELEVATIONS CITED ABOVE ARE NAVD88

DETENTION EASEMENT			
LINE	BEARING	DISTANCE	AREA
L1	S 01°28'03"	21.14'	198.86
L2	N 33°20'33"	72.02'	64.23
L3	N 33°20'33"	72.02'	65.07
L4	N 88°31'57"	30.00'	45.86
L5	S 88°31'57"	44.35'	33.46
L6	N 47°12'58"	198.86	
L7	N 88°31'57"	64.23	
L8	S 07°15'31"	95.07	
L9	S 61°12'48"	45.86	
L10	S 02°04'56"	33.46	
L11	N 89°36'02"	129.67	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	43.36'	42.43'	N 19°18'29"	E 41°24'35"



- LEGEND**
- B.L. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - FND. - 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 CLERK'S 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. 522D

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

ADMINISTRATIVE PLAT OF NORTH FULSHEAR ESTATES REPLAT OF PART OF LOTS 38 AND 39

(REASON FOR REPLAT: CREATE TWO LOTS)

A SUBDIVISION OF A 5.00 ACRE (217,807 SQUARE FOOT) TRACT BEING A REPLAT OF PART OF LOTS 38 & 39, NORTH FULSHEAR ESTATES (VOL. 795, PG. 74 F.B.C.D.R.) SITUATED IN THE DANIEL R. PERRY SURVEY, ABSTRACT 301, CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS

CONTAINING
2 LOTS - 1 BLOCK - 0 RESERVES

OWNER:
MICHAEL K. TURNER
HELEN M. TURNER
6303 SPRIGG ST.
FULSHEAR, TX. 77441
713-826-7153

SURVEYOR:



DATE: AUGUST 2022 SCALE: 1"=50' JOB No.: 2021-112

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



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 RECORDING OF THIS PLAT 24 DAY OF August 2022.

Jack Harper
JACK HARPER, CITY MANAGER

Cliff Broadhard
CLIFF BROADHARD, P.E., PTOE
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
Burton L. Johnson, P.E.
TEXAS REGISTRATION No. 79741

