PLAT RECORDING SHEET

PLAT NAME:	Fulshear La	kes Creekside Village Section 2
PLAT NO:		
ACREAGE:	33.915	
LEAGUE:	John Randor	1 League
ABSTRACT NU	J MBER: 76	
ADSTRACTIVE	70 <u>70</u>	
NUMBER OF B	BLOCKS:	2
NUMBER OF L		78
NUMBER OF L	2015:	
NUMBER OF R	RESERVES:	_14
OWNERS: Fu	lshear Lakes.	LTD.
(DEPUTY CLERK)		

FULSHEAR LAKES LAKESIDE VILLAGE

STD SEC 1

FULSHEAR LAKES WAY AND LOU WATERS PARKWAY

REYNOLDS

W. A. (ANDY) MEYERS PRECINCT 3, COUNTY COMMISSIONER

SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.

FORT BEND COUNTY ENGINEER

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.

KEN R. DEMERCHANT

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

FINAL PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE

A SUBDIVISION OF 33.917 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT 76,

2 BLOCKS

OCTOBER 7, 2022

JOB NO. 2493-0121.310

FULSHEAR LAKES, LTD.

ITS GENERAL PARTNER SAMUEL H. YAGER III, VICE PRESIDENT 1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042 PH. (713) 783-0308

Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc. 3600 W Sam Houston Parkway S Phone 713.953.5200

STATE OF TEXAS COUNTY OF FORT BEND

SIX INCHES (21'6") IN WIDTH.

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 33.917 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 2, 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 HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET,

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD. LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

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 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, 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, 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 2, 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

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

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 ____

FULSHEAR LAKES, LTD. A TEXAS LIMITED PARTNERSHIP

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

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 PARTNERSHIP, 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 "LJA SURVEY" UNLESS

AARON G. FERGUSON, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6601



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

ANDREW CASEY, P.F. LICENSED PROFESSIONAL ENGINEER

TEXAS LICENSE NO. 136079



THIS PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 2 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS ______, 2022.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 2 WAS APPROVED ON BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS 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 33.917 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.) AND A PORTION OF THAT CERTAIN CALLED 411.052 ACRE TRACT DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007854, F.B.C.O.P.R. SAID 33.917 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 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHEAST CORNER 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., SAME BEING A SOUTHEAST CORNER 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 2017022982, F.B.C.O.P.R., AND WEST CORNER OF SAID 70.1425 ACRE TRACT, FROM WHICH A 1-INCH IRON PIPE WITH CAP STAMPED "COTTON" BEARS SOUTH 18° 04' 42" EAST, 3.68 FEET;

THENCE, NORTH 03° 16' 16" EAST, ALONG THE EAST LINE OF SAID 1.151 ACRE TRACT, SAME BEING A WEST LINE OF SAID 70.1425 ACRE TRACT, 197.17 FEET TO A 1-INCH IRON PIPE IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF SAID 1.151 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 24.245 ACRE TRACT DESCRIBED IN THE DEED TO ALVIN SORRELS AND SPOUSE, SONDRA KAY SORRELS BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2016139946, F.B.C.O.P.R., AND A WEST CORNER OF SAID 70.1425

THENCE, NORTH 01° 17' 54" WEST, ALONG THE EAST LINE OF SAID 24.245 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 70.1425 ACRE TRACT, 565.92 FEET TO A 1-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID 24.245 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 10.0 ACRE TRACT DESCRIBED IN THE DEED TO HARRY BERKMAN BY AN INSTRUMENT OF RECORD IN VOLUME 362, PAGE 538 IN THE DEED RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.D.R.), AND A WEST CORNER OF SAID 70.1425

THENCE, NORTH 00° 49' 19" WEST, ALONG THE EAST LINE OF SAID 10.0 ACRE TRACT. SAME BEING THE WEST LINE OF THAT CERTAIN CALLED 70.1425 ACRE TRACT, 90.83 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 81° 56' 54" EAST, DEPARTING SAID COMMON LINE, 678.67 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 57° 02' 09" EAST, 302.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 75° 32' 02" EAST, 36.93 FEET TO A 5/8-INCH IRON ROD WITH CAP

STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, SOUTH 83° 29' 20" EAST, 97.91 FEET TO A 5/8-INCH IRON ROD WITH CAP

THENCE, SOUTH 82° 03' 02" EAST, 56.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 87° 34' 12" EAST, 56.46 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 76° 01' 24" EAST, 97.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

STAMPED "LJA SURVEY" SET FOR CORNER;

STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 72° 59' 39" EAST, 23.24 FEET TO A 5/8-INCH IRON ROD WITH CAP

SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 232.52 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 970.00 FEET. A CENTRAL ANGLE OF 13° 44' 05". AND A CHORD WHICH BEARS SOUTH 23° 09' 10" WEST, 231.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 27.94 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 64° 01' 56", AND A CHORD WHICH BEARS SOUTH 62° 02' 10" WEST. 26.51 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 78.73 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 50° 07' 13", AND A CHORD WHICH BEARS SOUTH 68° 59' 32" WEST, 76.24 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA

THENCE, 26.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61° 25' 41", AND A CHORD WHICH BEARS SOUTH 74° 38' 45" WEST, 25.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA

THENCE, NORTH 74° 38' 24" WEST, 171.94 FEET TO A 5/8-INCH IRON ROD WITH CAP

STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE: THENCE, 235.19 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A

SURVEY" SET FOR CORNER;

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

THENCE, 204.52 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 13° 18' 58", AND A CHORD WHICH BEARS SOUTH 60° 44' 37" WEST, 204.06 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER:

THENCE, NORTH 32° 20' 44" WEST, 38.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 24° 10' 41", AND A CHORD WHICH BEARS NORTH 41° 20' 58" WEST, 106.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER:

STAMPED "LJA SURVEY" SET FOR CORNER;

STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 58° 23' 06" WEST, 101.09 FEET TO A 5/8-INCH IRON ROD WITH CAP

THENCE, NORTH 74° 40' 14" WEST, 79.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER:

THENCE, SOUTH 39° 50' 39" WEST, 42.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 10° 29' 06" EAST, 118.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 59° 10' 54" EAST, 20.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE; THENCE, 17.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 19° 37' 09", AND A CHORD WHICH BEARS SOUTH 21° 00' 31" WEST, 17.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA

THENCE, SOUTH 83° 28' 13" WEST, 121.69 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, SOUTH 18° 34' 56" EAST, 87.39 FEET TO A 5/8-INCH IRON ROD WITH CAP

SURVEY" SET FOR CORNER;

STAMPED "LJA SURVEY" SET FOR CORNER: THENCE, NORTH 64° 38' 01" WEST, 71.31 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, NORTH 81° 11' 11" WEST, 56.60 FEET TO A 5/8-INCH IRON ROD WITH CAP

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

THENCE, NORTH 57° 19' 53" WEST, 17.33 FEET TO A 5/8-INCH IRON ROD WITH CAP

STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, SOUTH 87° 25' 18" WEST, 34.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.917 ACRES OF LAND.

STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 50° 36' 29" EAST, 219.90 FEET TO A 5/8-INCH IRON ROD WITH CAP

THENCE, NORTH 61° 50' 48" EAST, 21.43 FEET TO A 5/8-INCH IRON ROD WITH CAP

STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE; THENCE, 967.28 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,270.00 FEET, A CENTRAL ANGLE OF 43° 38' 18", AND A CHORD WHICH BEARS SOUTH 05° 32' 01" EAST, 944.07 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA

SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

SURVEY" SET FOR CORNER:

RADIUS OF 355.00 FEET. A CENTRAL ANGLE OF 37° 57' 30", AND A CHORD WHICH BEARS SOUTH 86° 22' 51" WEST, 230.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA

THENCE, 107.61 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A

THENCE, NORTH 62° 12' 15" WEST. 101.17 FEET TO A 5/8-INCH IRON ROD WITH CAP

STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 59° 06' 12" WEST, 47.01 FEET TO A 5/8-INCH IRON ROD WITH CAP

SECTION 2

FORT BEND COUNTY, TEXAS.

78 LOTS 14 RESERVES (13.881 ACRES)

OWNER:

BY: FULSHEAR LAKES GP, LLC

SURVEYOR:

LJA Surveying, Inc. Phone 713.953.5200 3600 W Sam Houston Parkway S Suite 175 Fax 713.953.5026

Suite 600 Houston, Texas 77042

Fax 713.953.5026 FRN - F-1386

SHEET 1 OF 2

6. 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 BFE OR DEPTH. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.

7. THERE WILL BE A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) UPON COMPLETION OF FINAL LOT GRADING. THE LOMR-F, WHEN APPROVED BY FEMA, WILL REVISE THE EFFECTIVE FLOODPLAIN BOUNDARIES EFFECTIVELY REMOVING THE 100 YR FLOODPLAIN FROM ALL PLATTED LOTS WITHIN THIS SUBDIVISION AS DEPICTED ON FLOOD INSURANCE RATE MAP(S) AS DESCRIBED

8. 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.

10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE

9. THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS

REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS. 11. 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, OR OTHERWISE NOTED PER THE DEVELOPMENT AGREEMENT.

12. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND

OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. 13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED

LINE TABLE

73°00'58"

S 55°59'21"

5 59°07'50"

۷ 40°45'28"

S 00°49'19" E

S 01°17'54"

01°17'54"

N 41°04'08" W

33°08'49"

49°04'45" N 49°15'34" E

38°41'47"

72°59'39" V

61°50'48" W

76°01'24"

N 87°34'12"

N 83°29'20"

75°32'02"

S 30°10'33"

N 30°10'33" W

39°00'41" v

N 68°46'56"

N 30°19'32"

N 48°03'43" V

N 38°04'04"

79°19'34"

N 59°49'27"

N 78°39'23"

5 51°14'18"

68°21'49"

N 14°09'45"

27°12'19"

29°54'20"

N 54°56'47" V

69°09'33"

75°57'22"

N 64°49'07"

N 63°34'36" V

N 56°46'19"

۷ 49**°**27'09" W

42°16'26"

N 62°05'59"

28°58'34"

28°58'34"

66°47'31'

S 69°09'30"

57°56'00"

N 69°18'57"

56°55'13"

N 30°35'02"

N 73°00'58"

5 57°17'46"

S 59°46'27"

68°08'16" W

N 77°05'08" W

81°56'54" W

N 82°03'02" W

BEARING DISTANCE

35.89

92.05

113.54

26.82

18.49

108.54

114.42

75.48

107.92

25.25

20.00'

20.54

49.23'

128.87

106.13

60.01

57.45

125.12

96.25

31.09

52.98

14.37

32.09

55.06

DRAINAGE STRUCTURE.

LINE TABLE

LINE | BEARING | DISTANCE

90.83

36.93

56.73

56.46

38.38

79.40'

118.21

20.00

87.39

33.33

17.33

98.38

42.99

13.94

73.13

98.38

96 77

45.16

30.86

25.14

30.86

96.06

53.26

196.54

30.32

28.04

52.87

19.75

N 00°49'19" W

N 75°32'02" I

.3 S 83°29'20"

.4 S 82°03'02"

S 87°34'12"

N 61°50'48"

L8 N 72°59'39"

_9 | S 67°24'06"

10 N 32°20'44" N

N 59°06'12" V

N 58°23'06" W

14 N 74°40'14" W

15 S 39°50'39"

16 S 10°29'06"

.18 S 83°28'13"

19 S 18°34'56"

0 N 64°38'01"

22 S 87°25'18" V

23 N 57°19'53" W

21 N 81°11'11

7 S 59°10'54" f

L6 N 76°01'24"

1. BENCHMARK: NGS MONUMENT HGCSD 66: A STAINLESS STEEL ROD IN SLEEVE THROUGH

15. 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

14. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.

16. FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3') FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS

17. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT 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.

18. 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

19. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 110.89 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.

20. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

21. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216.

22. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE RETAINING WALL BEHIND LOTS 2-7, BLOCK 1 IS VESTED IN FORT BEND COUNT MUNICIPAL UTILITY DISTRICT NO. 216.

RESIDUE OF

CALLED 70.1425 ACRES

(TRACT 1)

FULSHÈAR LAKÉS, LTD.

F.N. 2014007853 F.B.C.O.P.R.

N 81°56'54" E 678.67

24. THE 15 FOOT ACCESS EASEMENT AT THE NORTH END OF RESERVE J IS FOR FORT BEND COUNTY DRAINAGE DISTRICT ACCESS TO BESSIE'S CREEK AND SHALL REMAIN CLEAR OF ANY

OPERATIONS ALONG BESSIE'S CREEK IN RESERVES D AND G.

150'DRAINAGE EASEMENT

FORT BEND COUNTY DRAINAGE DISTRICT

CALLED 10.00 ACRES

MAURICE BERKMAN

RESERVE "D")

RESERVE "A"

LAMAR CONSOLIDATED ISD

FLETCHER MORGAN JR. ELEMENTARY SCHOOL

PLAT NO. 20210119

F.B.C.P.R.

23. THE FORT BEND COUNTY DRAINAGE DISTRICT RESERVES THE RIGHT FOR MAINTENANCE

. OL. 332, PG. 354, VOL. 332, PG. 355 F.B.C.D.R. "LJA SURVEY" PREVIOUSLY SET CALLED 411.052 ACRES FULSHEAR LAKES, LTD. F.N. 2014007854 80' NATURAL GAS PIPELINE COMPANY OF AMERICA F.B.C.O.P.R. ACQUIRED FROM PEOPLES GULF COAST NATURAL
GAS PIPELINE COMPANY IN VOL. 408, PG. 401, F.B.C.D.R. VOL. 274, PG. 152 F.B.C.D.R., VOL. 274, PG. 155 F.B.C.D.R., VOL. 274, PG. 157 F.B.C.D.R., VOL. 274, PG. 288–A F.B.C.D.R., VOL. 275, PG. 297 F.B.C.D.R., VOL. 275, PG. 597 F.B.C.D.R., VOL. VOL. 280, PG. 311 F.B.C.D.R., VOL. 281, PG. 198 F.B.C.D.R. VOL. 285, PG. 208 F.B.C.D.R., VOL. 407, PG. 71 F.B.C.D.R. RESERVE "G"

50 0

SCALE: 1"=100'

50'DRAINAGE EASEMENT

FORT BEND COUNTY DRAINAGE DISTRI

LEGEND

B.L. INDICATES BUILDING LINE

R.O.W. INDICATES RIGHT-OF-WAY

F.N. INDICATES FILE NUMBER

VOL. INDICATES VOLUME

RES. INDICATES RESERVE

EXIST. INDICATES EXISTING

PG. INDICATES PAGE

A.E. INDICATES AERIAL EASEMENT

P.O.B. INDICATES POINT OF BEGINNING

U.E. INDICATES UTILITY EASEMENT

S.S.E. INDICATES SANITARY SEWER EASEMENT

F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS

F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS

INDICATES STREET NAME CHANGE

F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS

(S) INDICATES SET 5/8 INCH IRON ROD WITH CAP STAMPED

(PS) INDICATES FOUND 5/8 INCH IRON ROD WITH CAP STAMPED

F.N. 2014007853

F.B.C.O.P.R.

-FULSHEAR LAKES CREEKSIDE VILLAGE

SECTION 1

PLAT NO. 20220134

F.B.C.P.R.

ROW AREA TABLE

USSIE BEADHEAD DRIVE

MOUNTAIN MAPLE COU

HEFFIELDS LEADER

ELVETLEAF COURT

ACREAGE

310 ACRES

SQ.FT.

3,524.585 SQ.F

0.533 ACRES | 23,236.036 SQ.FT

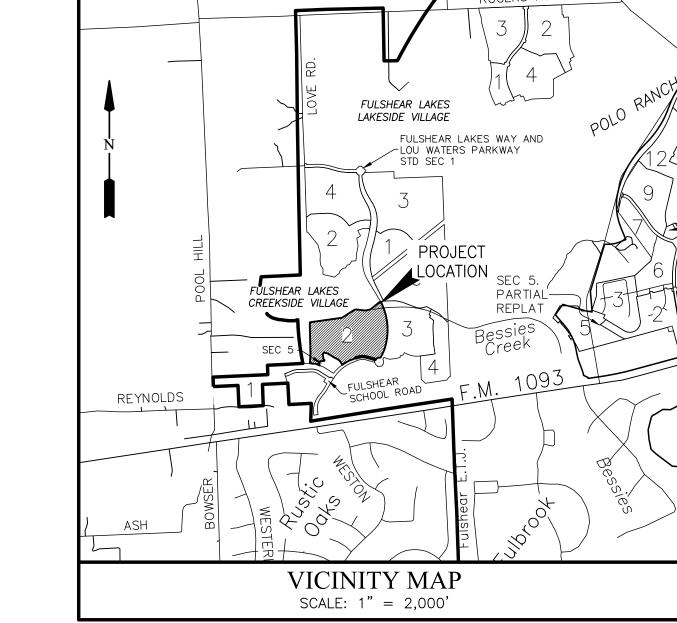
0.435 ACRES 18,928.641 SQ.FT

236 ACRES | 53,861.633 SQ.Fi

4.669 ACRES 203,406.276 SQ.F

"LJA SURVEY" SET

STM.S.E. INDICATES STORM SEWER EASEMENT



KEY MAP NO. 522J/522K

CURVE TABLE						CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	
C1	970.00'	7°32'34"	127.69	S 25°22'40" E	127.60'	C34	425.00'	13°08'32"	97.48'	S 34°07'17" E	97.27	
C2	1270.00'	37°53'31"	839.90'	S 02°39'37" E	824.68	C35	25.00'	85°36'25"	37.35	S 70°21'13" E	33.97	
С3	970.00'	13°44'05"	232.52	S 23°09'10" W	231.97	C36	25.00'	88°24'26"	38.57	N 16°18'12" E	34.86'	
C4	25.00'	64°01'56"	27.94	S 62°02'10" W	26.51	C37	375.00'	36°06'27"	236.32	N 45°57'15" W	232.43'	
C5	90.00'	50°07'13"	78.73	S 68°59'32" W	76.24	C38	625.00'	21°44'02"	237.08'	N 53°08'27" W	235.66	
C6	25.00'	61°25'41"	26.80	S 74°38'45" W	25.54	C39	25.00'	90°00'00"	39.27	N 87°16'26" W	35.36'	
C7	355.00'	37°57'30"	235.19	S 86°22'51" W	230.91	C40	25.00'	55°56'39"	24.41	S 19°45'15" W	23.45'	
C8	880.00'	13°18'58"	204.52	S 60°44'37" W	204.06	C41	50.00'	275°17'24"	240.24	N 50°34'23" W	67.37	
C9	255.00'	24°10'41"	107.61	N 41°20'58" W	106.81	C42	25.00'	39°20'45"	17.17'	N 67°23'57" E	16.83'	
C10	50.00'	19°37'09"	17.12	S 21°00'31" W	17.04	C43	25.00'	90°00'00"	39.27'	N 02°43′34" E	35.36'	
C11	300.00'	19°22'28"	101.44	N 66°45'27" W	100.96	C44	300.00'	28°56'21"	151.53'	N 27°48'15" W	149.92	
C12	600.00'	9°11'07"	96.19'	N 52°28'40" W	96.08'	C45	25.00'	39°46'33"	17.36'	N 33°13'21" W	17.01	
C13	150.00'	72°17'27"	189.26	N 84°01'49" W	176.95'	C46	50.00'	275°23'20"	240.32	N 84°35'02" E	67.31	
C14	800.00'	12°05'53"	168.92	S 53°46'31" W	168.61'	C47	25.00'	55°36'46"	24.27'	S 14°28'18" W	23.32'	
C15	575.00'	14°01'08"	140.69	N 46°01'15" E	140.34	C48	250.00'	28°56'21"	126.27	S 27°48'15" E	124.93	
C16	400.00'	37°41'25"	263.13'	N 45°09'46" W	258.41	C49	25.00'	90°00'00"	39.27'	S 87°16'26" E	35.36'	
C17	600.00'	21°44'02"	227.60'	N 53°08'27" W	226.24	C50	825.00'	12°05'53"	174.20'	N 53°46'31" E	173.88'	
C18	275.00'	28°56'21"	138.90'	N 27°48'15" W	137.43	C51	175.00'	72°17'27"	220.80'	S 84°01'49" E	206.44	
C19	100.00'	27°50'20"	48.59'	N 55°14'22" E	48.11	C52	25.00'	93°06'13"	40.62	N 85°33'47" E	36.30'	
C20	25.00'	83°36'45"	36.48'	N 31°05'20" W	33.33'	C53	600.00'	13°23'54"	140.31	N 45°42'38" E	139.99'	
C21	325.00'	15°49'29"	89.76'	N 64°58'58" W	89.48'	C54	25.00'	40°56'47"	17.87'	N 31°56'12" E	17.49'	
C22	625.00'	9°11'07"	100.20	N 52°28'40" W	100.09'	C55	50.00'	275°30'29"	240.43'	S 30°46'57" E	67.23'	
C23	125.00'	72°17'27"	157.71'	N 84°01'49" W	147.46	C56	25.00'	55°52'00"	24.38'	S 79°02'18" W	23.42'	
C24	775.00'	12°05'53"	163.64	S 53°46'31" W	163.34'	C57	550.00'	12°05'37"	116.09'	S 45°03'29" W	115.88'	
C25	25.00'	90°00'00"	39.27'	S 02°43'34" W	35.36'	C58	25.00'	86°53'47"	37.92'	S 04°26'13" E	34.38'	
C26	575.00'	21°44'02"	218.11	S 53°08'27" E	216.81'	C59	575.00'	4°37'04"	46.34'	S 50°11'38" E	46.33'	
C27	425.00'	9°34'57"	71.08'	S 59°12'59" E	71.00'	C60	25.00'	88°29'09"	38.61'	N 83°15'15" E	34.89'	
C28	25.00'	69°29'28"	30.32'	S 89°10'15" E	28.50'	C61	25.00'	27°13'39"	11.88'	N 25°23'51" E	11.77'	
C29	125.00'	13°04'31"	28.53'	N 62°37'17" E	28.46'	C62	50.00'	270°51'34"	236.37	S 32°47'11" E	70.18'	
C30	25.00'	57°45'36"	25.20'	N 40°16'45" E	24.15'	C63	25.00'	63°37'55"	27.76'	S 70°49'38" W	26.36	
C31	50.00'	274°38'33"	239.67'	S 31°16'47" E	67.79'	C64	25.00'	96°04'54"	41.92'	S 09°01'46" E	37.18'	
C32	25.00'	36°52'57"	16.09'	S 87°36'01" W	15.82'	C65	275.00'	12°17'16"	58.98'	S 63°12'51" E	58.86'	
C33	25.00'	109°51'05"	47.93'	S 14°14'00" W	40.92'	C66	25.00'	104°36'15"	45.64'	N 58°20'24" E	39.56'	

C2	1270.00'	37°53'31"	839.90'	S 02°39'37" E	824.68	C35	25.00'	85°36'25"	37.35'	S 70°21'13" E
C3	970.00	13°44'05"	232.52	S 23°09'10" W	231.97	C36	25.00'	88°24'26"	38.57	N 16°18'12" E
C4	25.00'	64°01'56"	27.94	S 62°02'10" W	26.51	C37	375.00'	36°06'27"	236.32	N 45°57'15" W
C5	90.00'	50°07'13"	78.73'	S 68°59'32" W	76.24	C38	625.00	21°44'02"	237.08'	N 53°08'27" W
C6	25.00'	61°25'41"	26.80'	S 74°38'45" W	25.54	C39	25.00'	90°00'00"	39.27'	N 87°16'26" W
C7	355.00'	37°57'30"	235.19	S 86°22'51" W	230.91	C40	25.00'	55°56'39"	24.41	S 19°45'15" W
C8	880.00'	13°18'58"	204.52	S 60°44'37" W	204.06	C41	50.00'	275°17'24"	240.24	N 50°34'23" W
C9	255.00'	24°10'41"	107.61	N 41°20'58" W	106.81	C42	25.00'	39°20'45"	17.17'	N 67°23'57" E
C10	50.00'	19°37'09"	17.12'	S 21°00'31" W	17.04	C43	25.00'	90°00'00"	39.27	N 02°43'34" E
C11	300.00'	19°22'28"	101.44	N 66°45'27" W	100.96	C44	300.00'	28°56'21"	151.53'	N 27°48'15" W
C12	600.00'	9°11'07"	96.19	N 52°28'40" W	96.08	C45	25.00'	39°46'33"	17.36'	N 33°13'21" W
C13	150.00'	72°17'27"	189.26	N 84°01'49" W	176.95	C46	50.00'	275°23'20"	240.32'	N 84°35'02" E
C14	800.00'	12°05'53"	168.92	S 53°46'31" W	168.61	C47	25.00'	55°36'46"	24.27'	S 14°28'18" W
C15	575.00'	14°01'08"	140.69	N 46°01'15" E	140.34	C48	250.00'	28°56'21"	126.27	S 27°48'15" E
C16	400.00'	37°41'25"	263.13'	N 45°09'46" W	258.41	C49	25.00'	90°00'00"	39.27	S 87°16'26" E
C17	600.00'	21°44'02"	227.60'	N 53°08'27" W	226.24	C50	825.00'	12°05'53"	174.20'	N 53°46'31" E
C18	275.00'	28°56'21"	138.90'	N 27°48'15" W	137.43	C51	175.00'	72°17'27"	220.80'	S 84°01'49" E
C19	100.00'	27°50'20"	48.59'	N 55°14'22" E	48.11	C52	25.00'	93°06'13"	40.62	N 85°33'47" E
C20	25.00'	83°36'45"	36.48	N 31°05'20" W	33.33'	C53	600.00'	13°23'54"	140.31	N 45°42'38" E
C21	325.00'	15°49'29"	89.76'	N 64°58'58" W	89.48'	C54	25.00'	40°56'47"	17.87	N 31°56'12" E
C22	625.00'	9°11'07"	100.20'	N 52°28'40" W	100.09	C55	50.00'	275°30'29"	240.43'	S 30°46'57" E
C23	125.00'	72°17'27"	157.71	N 84°01'49" W	147.46	C56	25.00'	55°52'00"	24.38'	S 79°02'18" W
C24	775.00'	12°05'53"	163.64	S 53°46'31" W	163.34	C57	550.00'	12°05'37"	116.09	S 45°03'29" W
C25	25.00'	90°00'00"	39.27	S 02°43′34″ W	35.36'	C58	25.00'	86°53'47"	37.92	S 04°26'13" E
C26	575.00'	21°44'02"	218.11	S 53°08'27" E	216.81	C59	575.00'	4°37'04"	46.34	S 50°11'38" E
C27	425.00'	9°34'57"	71.08	S 59°12'59" E	71.00'	C60	25.00'	88°29'09"	38.61	N 83°15'15" E
C28	25.00'	69°29'28"	30.32	S 89°10'15" E	28.50'	C61	25.00'	27°13'39"	11.88'	N 25°23'51" E
C29	125.00'	13°04'31"	28.53	N 62°37'17" E	28.46	C62	50.00'	270°51'34"	236.37	S 32°47'11" E
C30	25.00'	57°45'36"	25.20'	N 40°16'45" E	24.15	C63	25.00'	63°37'55"	27.76	S 70°49'38" W
C31	50.00'	274°38'33"	239.67	S 31°16'47" E	67.79	C64	25.00'	96°04'54"	41.92	S 09°01'46" E
C32	25.00'	36°52'57"	16.09'	S 87°36'01" W	15.82'	C65	275.00'	12°17'16"	58.98'	S 63°12'51" E
C33	25.00'	109°51'05"	47.93'	S 14°14'00" W	40.92	C66	25.00'	104°36'15"	45.64	N 58°20'24" E

VOL. 362, PG. 538 F.B.C.D.R. RESERVE "C CALLED 24.245 ACRES ALVIN SORRELS AND, SONDRA KAY SORRELS F.N. 2016139946 F.B.C.O.P.R. 80' NATURAL GAS PIPELINE COMPANY OF AMERICA ACQUIRED FROM PEOPLES GULF COAST NATURAL GAS PIPELINE COMPANY IN VOL. 408, PG. 401, F.B.C.D.R. VOL. 274, PG. 155 F.B.C.D.R., VOL. 274, PG. 155 F.B.C.D.R., VOL. 274, PG. 155 F.B.C.D.R., VOL. 274, PG. 288-A F.B.C.D.R., VOL. 275, PG. 23 F.B.C.D.R., VOL. 275, PG. 597 F.B.C.D.R., VOL. 280, PG. 311 F.B.C.D.R., VOL. 281, PG. 198 F.B.C.D.R., VOL. 285, PG. 208 F.B.C.D.R., VOL. 407, PG. 71 F.B.C.D.R. RESERVE "(RESERVE "N' CALLED 1.151 ACRES ANNE R. HARRIS RESERVE "A" F.N. 2017022982 F.B.C.O.P.R. Z^ FULSHEAR LAKES CREEKSIDE VILLAGE CALLED 70.1425 ACRES (TRACT 1) FULSHÈAR LAKÉS, LTD.

RESERVE TABLE RESERVE | ACREAGE | SQ.FT. TYPE ESTRICTED TO OPEN SPACE 0.376 ESTRICTED TO OPEN SPACE 0.218 ESTRICTED TO OPEN SPACE 0.150 ESTRICTED TO OPEN SPACE/DRAINAGE ESTRICTED TO LANDSCAPE/OPEN SPACE 0.118 0.800 ESTRICTED TO OPEN SPACE 0.349 ESTRICTED TO OPEN SPACE 0.053 ESTRICTED TO OPEN SPACE/DRAINAGE/UTILITIES 0.071 RESTRICTED TO LANDSCAPE/OPEN SPACE 0.886 ESTRICTED TO LANDSCAPE/OPEN SPACE 9.572 ESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE 0.075 ESTRICTED TO LANDSCAPE/OPEN SPACE

ESTRICTED TO OPEN SPACE/DRAINAGE/UTILITIES

RESTRICTED TO OPEN SPACE

0.045

0.063

13.880

TOTAL

A SUBDIVISION OF 33.917 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT 76, FORT BEND COUNTY, TEXAS.

FINAL PLAT OF

FULSHEAR LAKES CREEKSIDE VILLAGE

SECTION 2

78 LOTS 14 RESERVES (13.881 ACRES) 2 BLOCKS

OCTOBER 7, 2022

CALLED 411.052 ACRES

FULSHEAR LAKES, LTD.

F.N. 2014007854 F.B.C.O.P.R.

JOB NO. 2493-0121.310

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

Suite 600

SURVEYOR:

LJA Surveying, Inc. Phone 713.953.5200 3600 W Sam Houston Parkway S Suite 175 Fax 713.953.5026

T.B.P.E.L.S. Firm No. 10194382

Houston, Texas 77042

ENGINEER:

LJA Engineering, Inc. 3600 W Sam Houston Parkway S Phone 713.953.5200 Fax 713.953.5026 Houston, Texas 77042

SHEET 2 OF 2

FRN - F-1386

25 N 57°04'13" W L26 S 42°16'26" 27 S 50°59'19" L28 N 53°01'49" 29 S 36°58'11" 30 N 26°19'03" N 1 N 64°00'28" 32 N 42°16'26" N 33 N 13°20'05" N .34 N 76°39'55" 35 N 20°50'27" .36 | S 41°19'12" W 37 N 57°04'13" .38 S 42°16'26" .39 S 64°00'28" .40 N 64°00'28" 41 N 42°16'26" .42 S 47°43'34" W L43 N 47°43'34" .44 N 42°16'26" .45 N 13°20'05" N .46 S 13°20'05" .47 S 42°16'26" L48 S 47°53'06" .49 N 39°00'41" .50 S 39°00'41" 51 S 57°04'13"

52 N 03°16'16"

.53 S 66°47'31

.54 S 69°09'30"

55 S 57°56'00"

.57 S 56°55'13"

L58 N 30°35'02" E

L56 | N 69°18'57