

PLAT RECORDING SHEET

PLAT NAME: Fulshear Substation

PLAT NO: _____

ACREAGE: 23.900

LEAGUE: Micajah Autrey Survey

ABSTRACT NUMBER: 100

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: CenterPoint Energy Houston Electric, LLC

(DEPUTY CLERK)

I, Jerry Cleveland, Agent and Attorney-in-Fact, being an officer of CentePoint Energy Houston Electric, LLC, owner of the 23,900 acre tract described in the above and foregoing map of FULSHEAR SUBSTATION, do hereby make and establish said subdivision and development plat of said property according to all laws, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), easements, water, conduits, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs and assigns to warrant and defend the title to the land so dedicated.

FURTHER, I 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 (or the placement of mobile homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, I do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1 3/4) square feet (24" diameter).

FURTHER, I 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.

IN TESTIMONY WHEREOF, Centerpoint Energy Houston Electric, LLC has caused these presents to be signed by Jerry Cleveland, Agent and Attorney-in-Fact, and it's common seal hereunto affixed

By: _____
Jerry Cleveland,
Agent and Attorney-in-Fact

My commission expires: _____

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. The center of the seal features a five-pointed star above the name "BRIAN TAO", the license number "86401", and the words "LICENSED ENGINEER" at the bottom.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

Dates: Jan 30, 2023, 9:14am User ID: dphay
File: K:\Survey\PROJECTS\CIVIL HOUSTON\40985-00\Centerpoint Fulshear final plat.dwg



LINE TABLE		
LINE	BEARING	LENGTH
L1	N52°37'32"W	37.54'
L2	N37°37'32"W	45.16'
L3	N22°37'32"W	93.72'
L4	N37°37'32"W	34.74'
L5	N52°37'32"W	34.71'

JORDAN RANCH
SECTION 15
FBCCF 20190029

H.&T.C. R.R. CO. SURVEY
SECTION 75, BLOCK 1,
ABSTRACT 732

POC
TD 5/8" IR
GRID N: 13,832,596.14
GRID E: 2,951,591.48

FORT BEND JORDAN RANCH, LP
CALLED 1,353.01 ACRES
FBCCF 2015027940

SET 5/8" IR(PD)
GRID N: 13,829,946.49
GRID E: 2,951,540.39

N90°00'00"E 143.09'

POB
SET 5/8" IR(PD)
GRID N: 13,829,946.49
GRID E: 2,951,653.46

H.&T.C. R.R. CO. SURVEY
SECTION 105, BLOCK 1
ABSTRACT 261

1.987 AC (86,551 SF) is
hereby dedicated to the
public for ROW purposes.

MUSKE 187, J.V.
CALL 187.19 ACRES
FBCCF NO 2015086944

SET 5/8" IR(PD)
GRID N: 13,828,206.25
GRID E: 2,951,743.88

MICAJAH AUTREY SURVEY
ABSTRACT 100

RESIDUE OF A CALLED 1,316.47 ACRES
RAEYLYN FRANZ WERNER
TRUSTEE OF FH&L 2012 TRUST, ET AL
FBCCF 2012149037

SET 5/8" IR(PD)
GRID N: 13,828,802.99
GRID E: 2,950,622.02

RESIDUE OF A CALLED 1,316.47 ACRES
RAEYLYN FRANZ WERNER
TRUSTEE OF FH&L 2012 TRUST, ET AL
FBCCF 2012149037

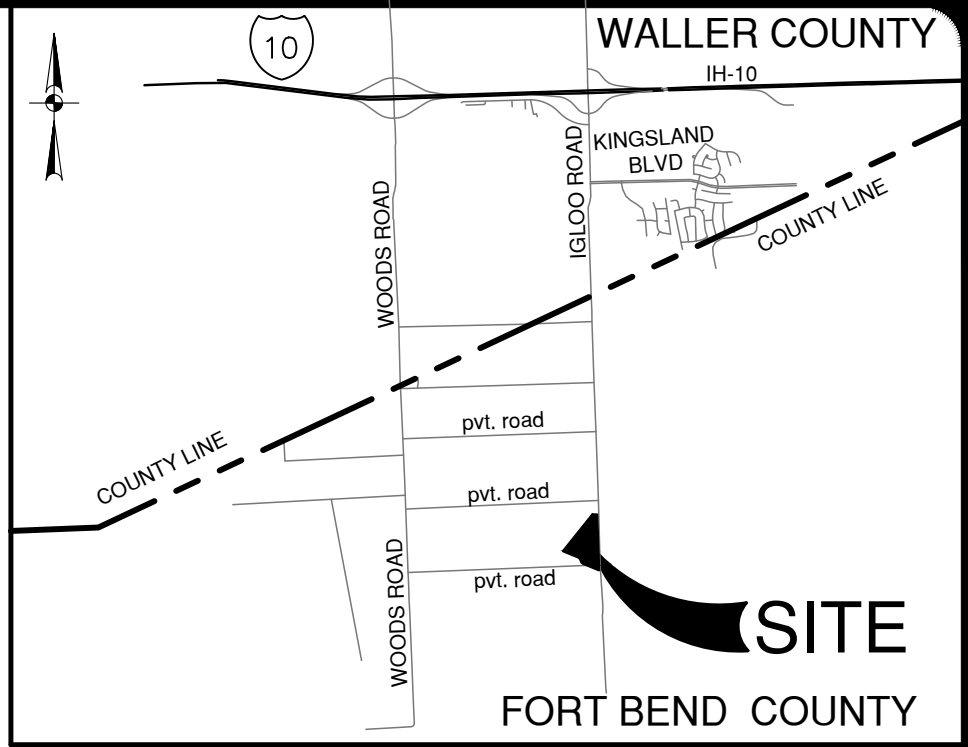
①
UNRESTRICTED RESERVE "A"
21.913 Acres / 954,546 Square Feet

Public Facilities Listing	
CAD	District 7
CITY/ETJ	City of Fulshear ETJ
DID	Fort Bend County Drainage District
SCHOOL	Lamar CISD
FIRE	Fort Bend County Emergency Services District Number 4
UTILITIES:	
MUD	Fort Bend MUD 222
ELECTRIC	CenterPoint Energy
GAS	CenterPoint Energy
TELEPHONE	Verizon

Acreage Summary	
Parcels	Acres
Unrestricted Reserve "A"	21.913
50' Right of Way	1.987
Total	23.900

Notes

- Bearings based on Texas Coordinate System, South Central Zone, NAD 83 as determined by GPS observations utilizing Leica Equipment and Leica Smartnet.
- All coordinates shown are GRID coordinates and can be converted to SURFACE by multiplying by a scale factor of 1.000115045.
- All distances shown are SURFACE distances.
- Subject tract classified within Zone X (unshaded) within FEMA FIRM Panel 48157C0085M, effective January 29, 2021.
- All existing easements, rights-of-way, fee strips and significant topographical features on the land being platted are shown and accurately identified on the plat.
- The plat includes all of the contiguous land owned by CenterPoint Energy Houston Electric, LLC.
- CenterPoint Energy Houston Electric, LLC neither owns nor has any legal interest in the adjoining properties.
- CenterPoint Energy Houston Electric, LLC will have maintenance responsibility for all onsite drainage and detention facilities.
- The top of all floor slabs shall be a minimum of 157.08 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.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- All drainage easements to be kept clear of fences, buildings vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- All utilities have been notified of the intent to subdivide.
- 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 A.D.A.
- 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.
- All existing pipeline easements are shown.
- Lies within Fort Bend County Lighting Ordinance Zone Number LZ3.
- Subject to Declaration of Maintenance Covenant and Easement for Storm Water Control Facilities recorded under FBCCF No. 2022121762



LOCATION MAP

1 inch = 6000 feet
Key Map: 482 R.V

DEED/PLAT REFERENCE

FBCCR Fort Bend County Deed Records
FBCCF Fort Bend County Clerk's File

LEGEND

BL BUILDING LINE
UE UTILITY EASEMENT
SET 5/8" IR(Pope-Dawson)
FOUND

FINAL PLAT OF FULSHEAR SUBSTATION

23.900 ACRES OF LAND CONTAINING ONE
RESERVE OUT OF THE MICAJAH AUTREY
SURVEY, ABSTRACT 100
FORT BEND COUNTY, TEXAS

0 LOTS 1 RESERVE 1 BLOCK

SCALE: 1"= 100' NOVEMBER 2022

OWNER:

CenterPoint Energy Houston Electric, LLC
SURVEYING & RIGHT OF WAY
William J. Dougherty, Manager, Surveying and Right-of-way
P.O. Box 1700 Houston, TX 77251-1700
713-207-2222

ENGINEER:

TTL CORP
P.O. BOX 1537, CYPRESS, TX 77410-1537
713-501-6993
INFO.TTLCORP.COM
TBPE RN: F-7725

SURVEYOR:

**PAPE-DAWSON
ENGINEERS**

NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194495