

**PLAT RECORDING SHEET**

**PLAT NAME:** Fulbrook Section Three "D" Replat No. 2

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

**ACREAGE:** 4.42

**LEAGUE:** John Randon Survey

**ABSTRACT NUMBER:** 76

**NUMBER OF BLOCKS:** 1

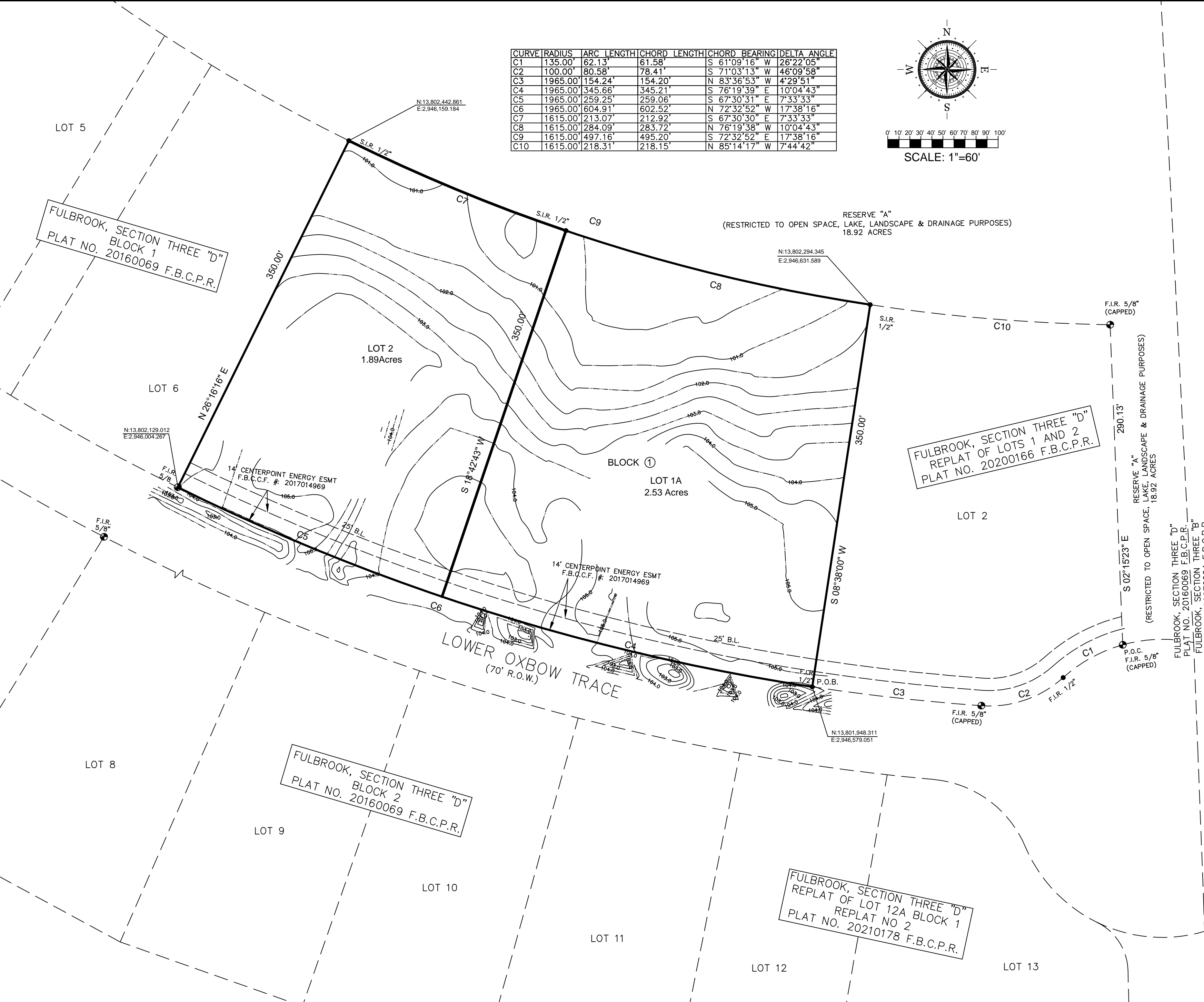
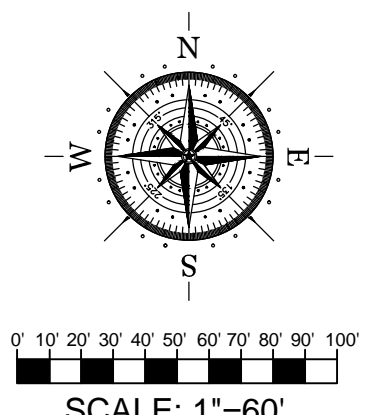
**NUMBER OF LOTS:** 2

**NUMBER OF RESERVES:** 0

**OWNERS:** Jason Charles Williams, Joanna Lynn Williams & Preston Louis Blackmon, Jr. , Rebecca Blackmon

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	135.00	62.13	61.58	S 61°09'16" W	26°22'05"
C2	100.00	80.58	78.41	S 71°03'13" W	46°09'58"
C3	1965.00	154.24	154.20	N 83°36'53" W	4°29'51"
C4	1965.00	345.66	345.21	S 76°19'39" E	10°04'43"
C5	1965.00	259.25	259.06	S 67°30'31" E	7°33'33"
C6	1965.00	604.91	602.52	N 72°32'52" W	17°38'16"
C7	1615.00	213.07	212.92	S 67°30'30" E	7°33'33"
C8	1615.00	284.09	283.72	N 76°19'38" W	10°04'43"
C9	1615.00	497.16	495.20	S 72°32'52" E	17°38'16"
C10	1615.00	218.31	218.15	N 85°14'17" W	17°44'42"



THE STATE OF TEXAS  
COUNTY OF FORT BEND

WE, PRESTON LOUIS BLACKMON, JR., REBECCA BLACKMON, JASON CHARLES WILLIAMS AND JOANNA LYNN WILLIAMS, HEREINAFTER CALLED OWNERS OF THE PROPERTY DESCRIBED IN THE FOREGOING PLAT OF FULBROOK SECTION THREE 'D' REPLAT NO. 2, 4.42 ACRES, BEING FULBROOK, SECTION THREE 'D' LOTS 7 AND 8, BLOCK 1, AND LOT 1, BLOCK 1 OF FULBROOK, SECTION THREE 'D' REPLAT OF LOTS 1 AND 2, BLOCK 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, 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 DEDICATE FOR PUBLIC-UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE GROUND THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS ON THE ATTACHED PLAT.

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 ARE HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING 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.

WITNESS MY HAND IN FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

PRESTON LOUIS BLACKMON, JR., OWNER  
REBECCA BLACKMON, OWNER

JASON CHARLES WILLIAMS, OWNER  
JOANNA LYNN WILLIAMS, OWNER

THE STATE OF TEXAS  
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PRESTON LOUIS BLACKMON, JR. AND REBECCA BLACKMON KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF FORT BEND

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON CHARLES WILLIAMS AND JOANNA LYNN WILLIAMS, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

I, JASON R. HENRICHS, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEET ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

JASON R. HENRICHS, P.E.  
TEXAS REGISTRATION NO. 97420  
T.B.P.E. FIRM NO. 10385

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, TOBY PAUL COUCHMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HAVE TABBED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND ON OR DURING NOVEMBER, 2017; THAT ALL MONUMENTS, BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE, OR WILL BE PROPERLY MARKED WITH IRON RODS A MINIMUM OF 3/4 INCH IN DIAMETER AND 24 INCHES IN LENGTH WITH CAP STAMPED 5565.

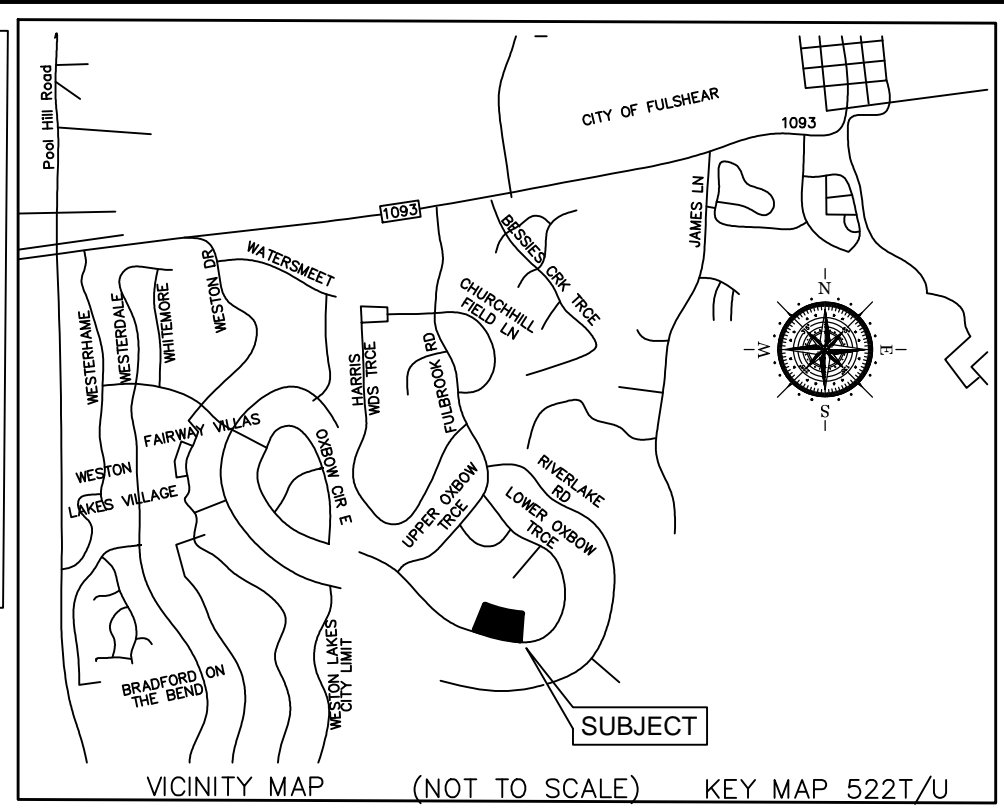
TOBY PAUL COUCHMAN, RPLS  
TEXAS REGISTRATION NO. 5565

PURPOSE OF DOCUMENT: PLAT REVIEW  
SURVEYOR OF RECORD:  
TOBY PAUL COUCHMAN  
REGISTRATION #5565  
RELEASE DATE: 07/17/2023

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

**LEGEND**

- F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
- F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
- F.B.C.C.F.# = FORT BEND COUNTY CLERK'S FILE #
- B.L. = BUILDING LINE
- ESMT = EASEMENT
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- F.I.R. = FOUND IRON ROD
- S.I.R. = SET IRON ROD
- VOL. = VOLUME
- PG. = PAGE
- = MONUMENT
- ⊙ = CONTROL MONUMENT



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 COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, CLERK OF THE COUNTY FORT BEND COUNTY, TEXAS  
By: \_\_\_\_\_ DEPUTY

**NOTES:**

- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791022-00529, WITH AN EFFECTIVE DATE OF APRIL 27, 2023 AND DATED MAY 04, 2023.
- THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PLAT BOUNDARY.
- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.9999004806.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157C0095M, EFFECTIVELY DATED JANUARY 29, 2021, THE SUBJECT TRACT APPEARS TO LIE IN ZONE 'X'.
- ALL OF THE PROPERTY LOCATED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE LAMAR INDEPENDENT SCHOOL DISTRICT, FBC ESD NO. 4, PRECINCT 1 AND FORT BEND COUNTY.
- THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ3
- SUBJECT TO RESTRICTIVE COVENANTS OF FULBROOK SECTION THREE 'D', THOSE AS SET FORTH BY INSTRUMENT(S) FILED FOR RECORD UNDER PLAT NO(S): 20160069, 20200065 AND 20200166, OF THE PLAT RECORDS AND UNDER COUNTY CLERK'S FILE NO(S): 1999051521, 1999106775, 2000007463, 2000012289, 2000012290, 2001033992, 2001051640, 2003109758, 2004077903, 2005075239, 2005136150, 2006070090, 2011116009, 2012019115, 2012019116, 2012019117, 2012001918, 2012001919, 2012001920, 2012001921, 2012001922, 2012017472, 2016040422, 2016068381, 2016073290, 2018018452, 2018020277, 2021146094 AND 2022133613, ALL IN FORT BEND COUNTY, TEXAS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 108.00 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 TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 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 PRIORITY TO DEVELOPMENT, BUT SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- 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.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

**METES AND BOUNDS:**

A 4.42 ACRE TRACT OF LAND BEING LOTS 7 AND 8, BLOCK 1, OF FULBROOK SECTION THREE 'D' ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20160069 OF FORT BEND COUNTY, TEXAS, AND LOT 1, BLOCK 1 OF FULBROOK SECTION THREE 'D' REPLAT OF LOTS 1 AND 2, BLOCK 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20200166 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, SAID 4.42 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 2, OF SAID FULBROOK SECTION THREE 'D' REPLAT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF LOWER OXBOW TRACE (CALLED '70' R.O.W.');

THENCE IN AN WESTERLY DIRECTION ALONG AND WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LOWER OXBOW TRACE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET, AN ARC DISTANCE OF 62.13 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 26°22'05" AND A CHORD BEARING AND DISTANCE OF SOUTH 61°09'16" WEST - 61.58 FEET, TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET;

THENCE CONTINUING ALONG AND WITH SAID LOWER OXBOW TRACE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 80.58 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 46°09'58" AND A CHORD BEARING AND DISTANCE OF SOUTH 71°03'13" WEST - 78.41 FEET, TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,965.00 FEET;

THENCE CONTINUING WESTERLY ALONG AND WITH SAID LOWER OXBOW TRACE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 154.24 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 04°29'51" AND A CHORD BEARING AND DISTANCE OF NORTH 83°36'53" WEST - 154.20 FEET, TO THE A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1 AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING WESTERLY ALONG AND WITH SAID LOWER OXBOW TRACE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 604.91 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 17°38'16" AND A CHORD BEARING AND DISTANCE OF NORTH 72°32'52" WEST - 602.52 FEET, TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 7, BEING ALSO THE SOUTHEAST CORNER OF LOT 6 OF SAID FULBROOK SECTION 3-D AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 26°16'16" EAST, ALONG AND WITH THE COMMON LINE OF SAID LOT 6 WITH LOT 7, A DISTANCE OF 350.00 FEET TO A 1/2-INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING SITUATED IN THE SOUTHERLY LINE OF RESERVE "A" BEING A CURVE TO THE LEFT HAVING A RADIUS OF 1,615.00 FEET;

THENCE IN AN EASTERLY DIRECTION ALONG AND WITH SAID COMMON LINE OF SAID RESERVE "A", AN ARC DISTANCE OF 497.16 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 17°38'16" AND A CHORD BEARING AND DISTANCE OF SOUTH 72°32'52" EAST - 495.20 FEET, TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°38'00" WEST, ALONG THE COMMON LINE OF LOT 1 WITH LOT 2, A DISTANCE OF 350.00 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 4.4275 ACRES OF LAND.

**FULBROOK SECTION THREE "D" REPLAT NO. 2**

A SUBDIVISION OF 4.42 ACRES OF LAND BEING LOTS 7 AND 8, BLOCK 1, OF FULBROOK SECTION THREE "D" ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20160069 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND LOT 1, BLOCK 1 OF FULBROOK SECTION THREE "D" REPLAT OF LOTS 1 AND 2, BLOCK 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20200166 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

JOHN RANDON SURVEY, ABSTRACT 76

REASON FOR REPLAT: TO CREATE 2 LOTS  
2 LOTS 0 RESERVES 1 BLOCK  
AUGUST 03 2023

**PRO-SURV**  
SURVEYING AND MAPPING  
P.O. BOX 1366  
FRIENDSWOOD, TEXAS 77549  
EMAIL: [orders@prosurv.net](mailto:orders@prosurv.net)  
PHONE: 281-946-1113  
T.B.P.E.L.S. FIRM #10119300

**OWNERS**

JASON CHARLES WILLIAMS  
JOANNA LYNN WILLIAMS  
30911 LOWER OXBOW TRACE  
FULSHEAR, TX 77441  
PHONE: 281-935-9648

PRESTON LOUIS BLACKMON, JR.  
REBECCA BLACKMON  
30827 LOWER OXBOW TRACE  
FULSHEAR, TX 77441  
PHONE: 713-444-5655