

PLAT RECORDING SHEET

PLAT NAME: Fulshear Lakes Lakeside Park Section 3

PLAT NO: _____

ACREAGE: 40.776

LEAGUE: John Randon League

ABSTRACT NUMBER: 76

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 77

NUMBER OF RESERVES: 5

OWNERS: Fulshear Lakes, LTD.

(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 40.776 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR LAKES LAKESIDE PARK SECTION 3, 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, SIX INCHES (21'6") IN WIDTH.

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 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, 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 LAKESIDE PARK SECTION 3, 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 _____, 2023.

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 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 _____, 2023.

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 OTHERWISE NOTED.

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

I, PHILLIP KANE MUDD, 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.

PHILLIP KANE MUDD, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 130524

THIS PLAT OF FULSHEAR LAKES LAKESIDE PARK SECTION 3 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2023.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF FULSHEAR LAKES LAKESIDE PARK SECTION 3 WAS APPROVED ON _____ DAY OF _____ BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS 2023, 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

MARIELA RODRIGUEZ, CITY SECRETARY

BEING 40.776 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, FORT BEND COUNTY, TEXAS, BEING 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, IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 40.776 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 1/2-INCH IRON PIPE FOUND FOR THE EASTERLY NORTHEAST CORNER OF SAID 411.052 ACRE TRACT, COMMON TO A WESTERLY CORNER OF THAT CERTAIN CALLED 298.0917 ACRE TRACT DESCRIBED IN THE DEED TO TPHIL ROGERS, LLC BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2020167511, F.B.C.O.P.R., AND IN THE SOUTH LINE OF THAT CERTAIN CALLED 58.96 ACRE TRACT DESCRIBED IN THE DEED TO NIGEL STUART PATTERSON AND WIFE, JOO-ANNE PATTERSON, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2009110810, F.B.C.O.P.R.;

THENCE, SOUTH 02° 18' 57" EAST, DEPARTING THE SOUTH LINE OF SAID 58.96 ACRE TRACT AND ALONG THE EAST LINE OF SAID 411.052 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 298.0917 ACRE TRACT, 901.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE MOST NORTHERLY CORNER OF DIRECTOR'S LOT "A" DESCRIBED IN THE DEED TO TRAVIS BENES BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2021188325, F.B.C.O.P.R., COMMON TO THE NORTHWEST CORNER OF DIRECTOR'S LOT 1 DESCRIBED IN THE DEED TO SUSAN WANG BUT AN INSTRUMENT OF RECORD IN FILE NUMBER 2021057940, F.B.C.O.P.R.;

THENCE, SOUTH 51° 24' 42" WEST, DEPARTING SAID COMMON LINE AND PARTIALLY ALONG THE NORTH LINES OF DIRECTOR'S LOT "E" DESCRIBED IN THE DEED TO PAMELA FOZOUNMAYEH BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2018010608, F.B.C.O.P.R., DIRECTOR'S LOT "D" DESCRIBED IN THE DEED TO HENRY PEYTON BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2015064113, F.B.C.O.P.R., DIRECTOR'S LOT "C" DESCRIBED IN THE DEED TO TERESA KELLY BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2015064110, F.B.C.O.P.R., DIRECTOR'S LOT "B" DESCRIBED IN THE DEED TO PHILLIP S. FROELICH BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2015064107, F.B.C.O.P.R., AND SAID DIRECTOR'S LOT "A", 695.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 51° 21' 35" WEST, 79.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 38° 38' 25" WEST, 61.24 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 41° 30' 38" WEST, 120.29 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 44° 00' 15" WEST, 76.45 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 56° 28' 26" WEST, 77.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 66° 34' 01" WEST, 77.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 76° 39' 36" WEST, 77.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 86° 45' 11" WEST, 77.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 83° 09' 13" WEST, 77.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 73° 03' 38" WEST, 77.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 62° 58' 03" WEST, 91.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 51° 23' 08" WEST, 35.37 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 56° 20' 10" WEST, 107.99 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 85.53 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,470.00 FEET, A CENTRAL ANGLE OF 01° 24' 44", AND A CHORD WHICH BEARS NORTH 09° 16' 41" EAST, 85.53 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 524.15 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 765.00 FEET, A CENTRAL ANGLE OF 39° 15' 26", AND A CHORD WHICH BEARS NORTH 11° 03' 24" WEST, 513.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 30° 41' 07" WEST, 149.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 449.86 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 26° 34' 20", AND A CHORD WHICH BEARS NORTH 17° 23' 57" WEST, 445.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 27.75 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 63° 35' 24", AND A CHORD WHICH BEARS NORTH 27° 40' 55" EAST, 26.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 48.79 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 31° 03' 32", AND A CHORD WHICH BEARS NORTH 43° 56' 51" EAST, 48.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

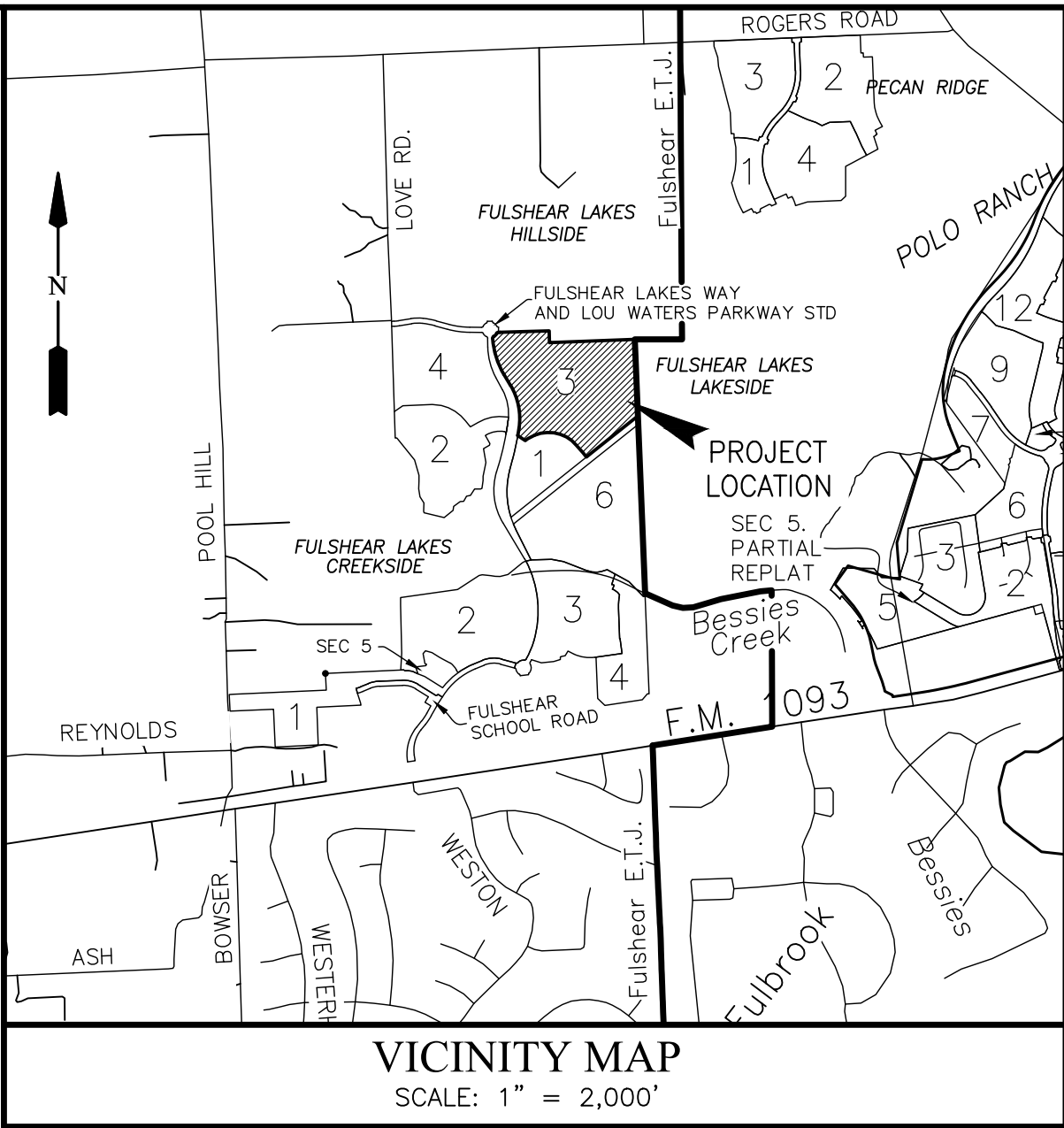
THENCE, 26.36 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 60° 25' 20", AND A CHORD WHICH BEARS NORTH 58° 37' 45" EAST, 25.16 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 19.71 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,000.00 FEET, A CENTRAL ANGLE OF 00° 33' 53", AND A CHORD WHICH BEARS NORTH 88° 33' 29" EAST, 19.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 88° 16' 33" EAST, 578.46 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE WEST LINE OF THE AFOREMENTIONED 58.96 ACRE TRACT, COMMON TO AN EAST LINE OF THE AFOREMENTIONED 411.052 ACRE TRACT;

THENCE, SOUTH 01° 43' 27" EAST, ALONG SAID COMMON LINE, 138.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, NORTH 87° 47' 51" EAST, ALONG THE SOUTH LINE OF SAID 59.96 ACRE TRACT, COMMON TO A NORTH LINE OF SAID 411.052 ACRE TRACT, AT 296.51 FEET PASS A 1-INCH IRON PIPE FOUND FOR REFERENCE IN SAID COMMON LINE, CONTINUING ALONG SAID COMMON LINE FOR A TOTAL DISTANCE OF 1,004.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.776 ACRES OF LAND.



KEY MAP NO. 522 E,F,J,K

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.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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

DEXTER L. MCCOY
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 _____, 2023 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 LAKESIDE PARK SECTION 3

A SUBDIVISION OF 40.776 ACRES OF LAND SITUATED IN
THE JOHN RANDON LEAGUE, ABSTRACT 76,
FORT BEND COUNTY, TEXAS.

77 LOTS 5 RESERVES (14.505 ACRES) 5 BLOCKS

AUGUST 23, 2023 JOB NO. 2493-0131.310

OWNER:

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

1500 CITYWEST BOULEVARD, SUITE 400, HOUSTON, TEXAS 77042
PH. (713) 783-0308

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
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
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386



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 CORBITT 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 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, FORT BEND CAD 7, 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) NO. 48157C0085M, 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.
- 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 PROVIDED 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 IN NOTE 5.
- 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 PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS 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 4 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.
- 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 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 "LJA 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 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.
- 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 110.40 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 RESPONSIBILITY OF THE DRAINAGE RESERVES IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 51°21'35" W	79.34'
L2	N 38°38'25" W	61.24'
L3	N 41°30'38" W	120.29'
L4	N 44°00'15" W	76.45'
L5	N 56°28'26" W	77.41'
L6	N 66°34'01" W	77.41'
L7	N 76°39'36" W	77.41'
L8	N 86°45'11" W	77.41'
L9	S 83°09'13" W	77.41'
L10	S 73°03'38" W	77.41'
L11	S 62°58'03" W	91.65'
L12	S 51°23'08" W	35.37'
L13	N 56°20'10" W	107.99'
L14	S 01°43'27" E	138.59'
L15	N 88°59'05" W	72.48'
L16	N 71°22'05" E	45.57'
L17	N 71°22'05" E	60.00'
L18	S 01°43'27" E	113.59'
L19	S 70°09'48" E	99.77'
L20	N 87°47'51" E	80.00'
L21	N 88°59'05" W	72.48'
L22	S 71°22'05" W	10.00'
L23	N 71°22'05" E	10.00'
L24	N 18°37'55" W	8.89'
L25	N 71°22'05" E	45.57'
L26	N 01°43'27" W	105.00'
L27	N 71°22'05" E	45.57'
L28	N 70°09'48" W	31.30'
L29	N 88°59'05" W	72.48'
L30	S 89°53'47" E	40.00'
L31	S 88°16'33" W	150.00'
L32	S 87°41'03" W	30.00'
L33	N 01°43'27" W	133.85'
L34	S 43°27'11" E	125.65'
L35	N 43°27'11" W	125.65'
L36	S 20°25'48" W	26.76'
L37	S 42°34'31" E	82.90'
L38	S 39°49'57" E	39.85'
L39	N 51°24'17" E	528.50'
L40	N 51°24'42" E	89.72'
L41	S 87°47'51" W	891.41'
L42	N 70°09'47" W	262.29'
L43	N 51°30'50" E	31.12'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	63°35'24"	27.75'	N 27°40'55" E	26.34'
C2	90.00'	31°03'32"	48.79'	N 43°56'51" E	48.19'
C3	25.00'	60°25'20"	26.36'	N 58°37'45" E	25.16'
C4	2000.00'	0°33'53"	19.71'	N 88°33'29" E	19.71'
C5	3470.00'	1°24'44"	85.53'	N 09°16'41" E	85.53'
C6	765.00'	39°15'26"	524.15'	N 11°03'24" W	513.96'
C7	970.00'	26°34'20"	449.86'	N 17°23'57" W	445.84'
C8	300.00'	16°54'27"	88.53'	S 10°10'41" E	88.21'
C9	300.00'	16°25'45"	86.02'	S 10°25'02" E	85.73'
C10	50.00'	90°00'00"	78.54'	N 42°47'51" E	70.71'
C11	50.00'	90°00'00"	78.54'	S 47°12'09" E	70.71'
C12	50.00'	90°00'00"	78.54'	S 42°47'51" W	70.71'
C13	150.00'	22°02'21"	57.70'	N 81°10'59" W	57.34'
C14	150.00'	18°49'17"	49.27'	N 79°34'26" W	49.05'
C15	100.00'	70°21'11"	122.79'	N 53°48'30" W	115.22'
C16	50.00'	90°00'00"	78.54'	N 26°22'05" E	70.71'
C17	75.00'	16°54'27"	22.13'	N 79°49'19" E	22.05'
C18	600.00'	5°28'07"	57.27'	N 74°06'09" E	57.25'
C19	25.00'	90°00'00"	39.27'	S 43°16'33" W	35.36'
C20	275.00'	16°54'27"	81.15'	S 10°10'41" E	80.86'
C21	325.00'	16°25'45"	93.19'	S 10°25'02" E	92.87'
C22	25.00'	67°57'39"	29.65'	S 36°10'59" E	27.95'
C23	125.00'	22°02'21"	48.08'	S 81°10'59" E	47.79'
C24	25.00'	90°00'00"	39.27'	N 42°47'51" E	35.36'
C25	75.00'	90°00'00"	117.81'	N 42°47'51" E	106.07'
C26	75.00'	90°00'00"	117.81'	S 47°12'09" E	106.07'
C27	75.00'	90°00'00"	117.81'	S 42°47'51" W	106.07'
C28	175.00'	22°02'21"	67.32'	N 81°10'59" W	66.90'
C29	125.00'	18°49'17"	41.06'	N 79°34'26" W	40.88'
C30	125.00'	70°21'11"	153.49'	N 53°48'30" W	144.02'
C31	25.00'	90°00'00"	39.27'	N 63°37'55" W	35.36'
C32	625.00'	2°01'11"	22.03'	S 72°22'41" W	22.03'
C33	30.00'	97°40'26"	51.14'	S 24°33'05" W	45.17'
C34	30.00'	87°59'45"	46.07'	S 61°42'36" E	41.68'
C35	575.00'	2°55'26"	29.34'	N 72°49'48" E	29.34'
C36	25.00'	90°00'00"	39.27'	N 26°22'05" E	35.36'
C37	75.00'	90°00'00"	117.81'	N 26°22'05" E	106.07'
C38	100.00'	16°54'27"	29.51'	N 79°49'19" E	29.40'
C39	25.00'	90°00'00"	39.27'	N 43°16'33" E	35.36'
C40	25.00'	90°00'00"	39.27'	N 46°43'27" W	35.36'
C41	25.00'	90°00'00"	39.27'	N 26°22'05" E	35.36'
C42	50.00'	16°54'27"	14.75'	N 79°49'19" E	14.70'
C43	25.00'	74°51'37"	32.66'	S 54°17'39" E	30.39'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.702	30,570	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.083	3,616	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
C	0.979	42,624	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
D	0.072	3,124	RESTRICTED TO OPEN SPACE/DRAINAGE
E	12.669	551,868	RESTRICTED TO OPEN SPACE/DRAINAGE
TOTAL	14.505	631,802	

ROW AREA TABLE		
ROW	ACREAGE	SQ.FT.
EMERALD SPREADING PLACE	0.663 ACRES	28,890
EAST FORKTAIL WAY	0.122 ACRES	5,310
SEDGE SPRITE COURT	0.415 ACRES	18,063
LAKESSIDE PARK DRIVE	1.902 ACRES	82,834
UNICORN CLUBTAIL COURT	0.514 ACRES	22,387
POWDERED DANCER COURT	0.528 ACRES	23,003
SPARKLE DUN COURT	0.497 ACRES	21,637
RED DAMSEL PLACE	0.826 ACRES	36,001
TOTAL	5.467 ACRES	238,125

