## PLAT RECORDING SHEET

PLAT NAME:	Fulshear Lakes Lakeside Park Section 1					
DIATING						
PLAT NO:	11.01					
ACREAGE:	11.914					
LEAGUE:	John Randon League					
ABSTRACT NU	JMBER: 76					
NUMBER OF B	ELOCKS: 2					
NUMBER OF LOTS: 47						
NUMBER OF RESERVES: 6						
OWNERS: Fulshear Lakes, LTD.						
***************************************						
	•					
DEPUTY CLERK)						

## 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 11.914 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR LAKES LAKESIDE PARK SECTION 1, 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

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 BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTI 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 1, 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 \_\_\_\_\_\_, 2023.

FULSHEAR LAKES, LTD. A TEXAS LIMITED PARTNERSHIP

AMENDMENTS.

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 \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

, 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 "LUA SURVEY" UNLESS

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

OTHERWISE NOTED.



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 1 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS \_\_\_\_\_\_, DAY OF \_\_\_\_\_\_, 2023.

JOAN BERGER, CO-CHAIR

AMY PEARCE, CHAIR

THIS PLAT OF FULSHEAR LAKES LAKESIDE PARK SECTION 1 WAS APPROVED ON 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 11.914 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 11.914 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):

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF SAID 411.052 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 6.901 ACRE TRACT DESCRIBED IN THE DEED TO FORT BEND COUNTY TOLL ROAD AUTHORITY BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2020131702, F.B.C.O.P.R., COMMON TO THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 58.139 ACRE TRACT DESCRIBED IN THE DEED TO K. R. ARNOLD, AND WIFE, E C ESSER-ARNOLD, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 1999008859, F.B.C.O.P.R., AND IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO FORT BEND COUNTY TOLL ROAD AUTHORITY BY AN INSTRUMENT OF RECORD IN FILE NUMBER

THENCE, NORTH 02° 18' 57" WEST, ALONG THE EAST LINE OF SAID 6.901 ACRE TRACT AND THE EAST LINE OF SAID 411.052 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 58.139 ACRE TRACT AND THE WEST LINE OF THAT CERTAIN CALLED 298.0917 ACRE TRACT DESCRIBED IN THE DEED TO TPHTL ROGERS, LLC BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2020167511, F.B.C.O.P.R., 3,286.04 FEET TO A POINT IN THE EAST LINE OF SAID 411.052 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 298.0917 ACRE TRACT, FROM WHICH A 1/2-INCH IRON PIPE FOUND FOR THE EASTERLY NORTHEAST CORNER OF SAID 411.052 ACRE TRACT, COMMON TO A WESTERLY CORNER OF SAID 298.0917 ACRE TRACT, AND IN THE SOUTH LINE OF THAT CERTAIN CALLED 58.96 ACRE TRACT DESCRIBED IN THE DEED TO NIGEL STUART PATTERSON AND WIFE, JO-ANNE PATTERSON, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2009110810, F.B.C.O.P.R., BEARS NORTH 02° 18' 57" WEST, 1,360.49 FEET;

THENCE, SOUTH 87° 41' 03" WEST, DEPARTING THE EAST LINE OF SAID 411.052 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 298.0917 ACRE TRACT 624.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE POINT OF BEGINNING AND EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 51° 21' 35" WEST, 546.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER:

THENCE, SOUTH 51° 24' 39" WEST, 592.66 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 564.20 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1.000.00 FEET. A CENTRAL ANGLE OF 32° 19' 35". AND A CHORD WHICH BEARS NORTH 01° 25' 55" WEST, 556.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER:

THENCE, NORTH 14° 43' 52" EAST, 131.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A CURVE;

THENCE, 287.50 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3,470.00 FEET, A CENTRAL ANGLE OF 04° 44' 49", AND A CHORD WHICH BEARS NORTH 12° 21' 28" EAST, 287.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 56° 20' 10" EAST, 107.99 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

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

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

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

THENCE, NORTH 83° 09' 13" EAST, 77.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, SOUTH 86° 45' 11" EAST, 77.41 FEET TO A 5/8-INCH IRON ROD WITH CAP

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

STAMPED "LJA SURVEY" SET FOR CORNER;

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

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

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

THENCE, SOUTH 44° 00' 15" EAST, 76.45 FEET TO A 5/8-INCH IRON ROD WITH CAP

STAMPED "LJA SURVEY" SET FOR CORNER; THENCE, SOUTH 38° 38' 25" EAST, 61.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.914 ACRES OF LAND.

CORNER MONUMENTS WILL BE SET AFTER CONSTRUCTION AND BEFORE RECORDATION OF THE ASSOCIATED SUBDIVISION PLAT.

J. STACY SLAWINSKI. P.E. FORT BEND COUNTY ENGINEER APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_\_, 2023. VINCENT M. MORALES, JR. GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER PRECINCT 1, COUNTY COMMISSIONER KP GEORGE W. A. (ANDY) MEYERS DEXTER L. MCCOY

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.

PRECINCT 4, COUNTY COMMISSIONER

FULSHEAR LAKES

SCHOOL ROAD

VICINITY MAP

SCALE: 1" = 2,000'

KEY MAP NO. 522J/522K

FULSHEAR LAKES

CREEKSIDE SEC 5

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

FULSHEAR LAKES -

LOU WATERS PARKWAY

PECAN RIDGE

PROJECT LOCATION

Fulbrook

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

PRECINCT 3, COUNTY COMMISSIONER

SUBDIVISION WITHIN THE WATERSHED.

## FINAL PLAT OF FULSHEAR LAKES LAKESIDE PARK SECTION 1

A SUBDIVISION OF 11.914 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE. ABSTRACT 76. FORT BEND COUNTY, TEXAS.

47 LOTS 6 RESERVES (1.007 ACRES) 2 BLOCKS

OCTOBER 2, 2023

JOB NO. 2493-0129.310

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:

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

Phone 713.953.5200

Fax 713.953.5026

LJA Surveying, Inc.

Suite 175

3600 W Sam Houston Parkway S

LJA Engineering, Inc. 3600 W Sam Houston Parkway S Suite 600

Houston, Texas 77042

**ENGINEER:** 

FRN - F-1386

SHEET 1 OF 2

ELEV. = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM

- 2. ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- 3. THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS
- 4. 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.
- 5. 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.
- 6. 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.
- 7. THE PIPELINE OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION ARE AS SHOWN.
- 8. 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.
- 9. 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.
- 10. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 11. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 12. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- 13. 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. 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.
- 15. 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
- 16. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 110.67 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.
- 17. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 18. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216.

LINE TABLE				CURVE TABLE						
LINE	BEARING	DISTANCE		CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHOR	
L1	S 56°20'10" E	107.99'		C1	1000.00'	32°19'35"	564.20'	N 01°25'55" W	556.75	
L2	N 51°23'08" E	35.37'		C2	3470.00'	4°44'49"	287.50'	N 12°21'28" E	287.41	
L3	N 62°58'03" E	91.65'		С3	120.00'	53°39'26"	112.38	N 78°12'51" E	108.32	
L4	N 73°03'38" E	77.41'		C4	290.00'	80°24'21"	406.97	S 88°24'41" E	374.39	
L5	N 83°09'13" E	77.41'		C5	50.00'	99°35'39"	86.91	S 01°35'19" W	76.38	
L6	S 86°45'11" E	77.41'		C6	145.00'	34°16'28"	86.74	S 68°31'22" W	85.45	
L7	S 76°39'36" E	77.41'		C7	30.00'	102°20'55"	53.59'	S 37°03'37" E	46.74	
L8	S 66°34'01" E	77.41'		C8	95.00'	40°22'48"	66.95	N 71°34'32" E	65.58	
L9	S 56°28'26" E	77.41		C9	315.00'	82°35'00"	454.03'	S 87°19'22" E	415.73	
L10	S 44°00'15" E	76.45		C10	25.00'	32°44'31"	14.29	S 62°24'07" E	14.09	
L11	S 38°38'25" E	61.24'		C11	50.00'	172°24'13"	150.45	S 07°25'44" W	99.78	
L12	S 74°57'26" E	14.56'		C12	25.00'	42°14'42"	18.43'	S 72°30'29" W	18.02	
L13	S 85°39'36" W	64.27'		C13	170.00'	34°16'28"	101.69	S 68°31'22" W	100.18	
L14	S 82°46'25" E	12.00'		C14	30.00'	92°45'47"	48.57	S 39°16'42" W	43.44	
L15	S 85°39'36" W	33.18'		C15	30.00'	93°44'17"	49.08'	S 47°28'15" E	43.79	
L16	N 85°39'36" E	32.24'		C16	120.00'	34°16'28"	71.78	N 68°31'22" E	70.72	
L17	S 56°20'10" E	46.50'		C17	25.00'	99°35'39"	43.46'	N 01°35'19" E	38.19	
L18	S 12°21'51" W	36.85		C18	265.00'	80°24'21"	371.89	N 88°24'41" W	342.11	
L19	S 85°39'36" W	38.70'		C19	145.00'	48°29'54"	122.74	S 75°38'06" W	119.10	
L20	S 04°04'31" W	43.72'		C20	30.00'	85°09'11"	44.59'	S 57°18'28" W	40.59	
L21	N 12°06'29" W	21.58'		C21	3486.00'	1°28'35"	89.83'	N 10°50'16" E	89.83	

RESERVE TABLE									
RESERVE	ACREAGE	SQ.FT.	TYPE						
А	0.209	9,115	RESTRICTED TO OPEN SPACE						
В	0.342	14,902	RESTRICTED TO LANDSCAPE/OPEN SPACE						
С	0.160	6,970	RESTRICTED TO LANDSCAPE/OPEN SPACE						
D	0.150	6,546	RESTRICTED TO LANDSCAPE/OPEN SPACE						
Е	0.033	1,438	RESTRICTED TO OPEN SPACE						
F	0.113	4,940	RESTRICTED TO DRAINAGE						
TOTAL	1.007	43,911							

