

**PLAT RECORDING SHEET**

**PLAT NAME:** Fulshear Lakes Creekside Section 6

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

**ACREAGE:** 29.006

\_\_\_\_\_

**LEAGUE:** John Randon League

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**ABSTRACT NUMBER:** 76

\_\_\_\_\_

**NUMBER OF BLOCKS:** 6

\_\_\_\_\_

**NUMBER OF LOTS:** 92

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**NUMBER OF RESERVES:** 6

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**OWNERS:** Fulshear Lakes, LTD. And Fort Bend County Municipal Utility District No. 216

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**(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 29.006 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR LAKES CREEKSIDE SECTION 6, 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 CREEKSIDE SECTION 6, 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 2nd DAY OF October, 2023.

FULSHEAR LAKES, LTD.  
A TEXAS LIMITED PARTNERSHIP

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

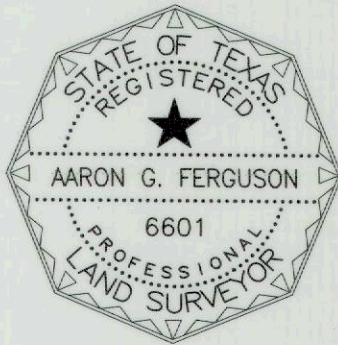
BY: SAMUEL H. YAGER III, VICE PRESIDENT

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,

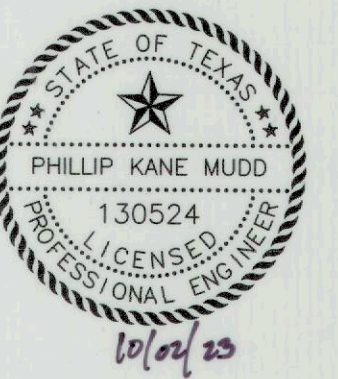
I, AARON G. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON 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.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 CREEKSIDE SECTION 6 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS.  
THIS 1st DAY OF September, 2023.

AMY PEARCE, CHAIR

JOAN BERGER, CO-CHAIR

THIS PLAT OF FULSHEAR LAKES CREEKSIDE SECTION 6 WAS APPROVED ON September 19, 2023 BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS 19th DAY OF September, 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 29.006 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.), ALL OF THAT CERTAIN TRACT OF LAND FORMERLY KNOWN AS DIRECTOR'S LOT "E" DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2024005854, F.B.C.O.P.R., ALL OF THAT CERTAIN TRACT OF LAND FORMERLY KNOWN AS DIRECTOR'S LOT "D" DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2024005848, F.B.C.O.P.R., ALL OF THAT CERTAIN TRACT OF LAND FORMERLY KNOWN AS DIRECTOR'S LOT "C" DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2024005829, F.B.C.O.P.R., ALL OF THAT CERTAIN TRACT OF LAND FORMERLY KNOWN AS DIRECTOR'S LOT "B" DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2024005821, F.B.C.O.P.R., AND ALL OF THAT CERTAIN TRACT OF LAND FORMERLY KNOWN AS DIRECTOR'S LOT "A" DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2024005812, F.B.C.O.P.R., SAID 29.006 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 2015058468, F.B.C.O.P.R.;

THENCE, NORTH 02° 18' 57" WEST, ALONG THE EAST LINE OF SAID 6.901 ACRE TRACT, THE EAST LINE OF SAID 411.052 ACRE TRACT, AND ALONG THE EAST LINE OF RESERVE "B" OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 4, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20220269, IN THE PLAT RECORDS OF FORT BEND COUNTY, (F.B.C.P.R.) COMMON TO THE WEST LINE OF SAID 58.139 ACRE TRACT, 1,617.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTH LINE OF SAID RESERVE "B";

THENCE, SOUTH 87° 41' 03" WEST, DEPARTING THE EAST LINE OF SAID 411.052 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 58.139 ACRE TRACT, AND ALONG THE NORTH LINE OF SAID RESERVE "B", 20.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE COMMON NORTH CORNER OF SAID RESERVE "B" AND RESERVE "A" OF SAID FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 4;

THENCE, NORTH 44° 29' 48" WEST, ALONG THE NORTH LINE OF RESERVE "A", 171.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 02° 18' 57" WEST, DEPARTING THE NORTH LINE OF SAID RESERVE "A", 486.16 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 61° 05' 53" WEST, 177.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 94.48 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 108° 16' 12", AND A CHORD WHICH BEARS NORTH 52° 32' 02" WEST, 81.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 87° 41' 03" WEST, 20.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 73° 20' 20" WEST, 190.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 69° 00' 12" WEST, 30.62 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 78.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90° 20' 57", AND A CHORD WHICH BEARS NORTH 69° 00' 12" WEST, 70.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 69° 00' 12" WEST, 219.53 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 50° 18' 21" WEST, 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, 87.25 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 99° 58' 43", AND A CHORD WHICH BEARS SOUTH 89° 41' 00" WEST, 76.59 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 78° 55' 47" WEST, 96.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 88° 23' 55" WEST, 25.64 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 38° 38' 25" WEST, 130.59 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 51° 21' 35" WEST, 73.12 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 123.24 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 21° 43' 35", AND A CHORD WHICH BEARS SOUTH 62° 13' 23" WEST, 122.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 73° 05' 10" WEST, 100.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 46.51 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 09° 41' 26", AND A CHORD WHICH BEARS SOUTH 68° 14' 27" WEST, 46.46 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 63° 23' 45" WEST, 7.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 18° 23' 45" WEST, 42.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

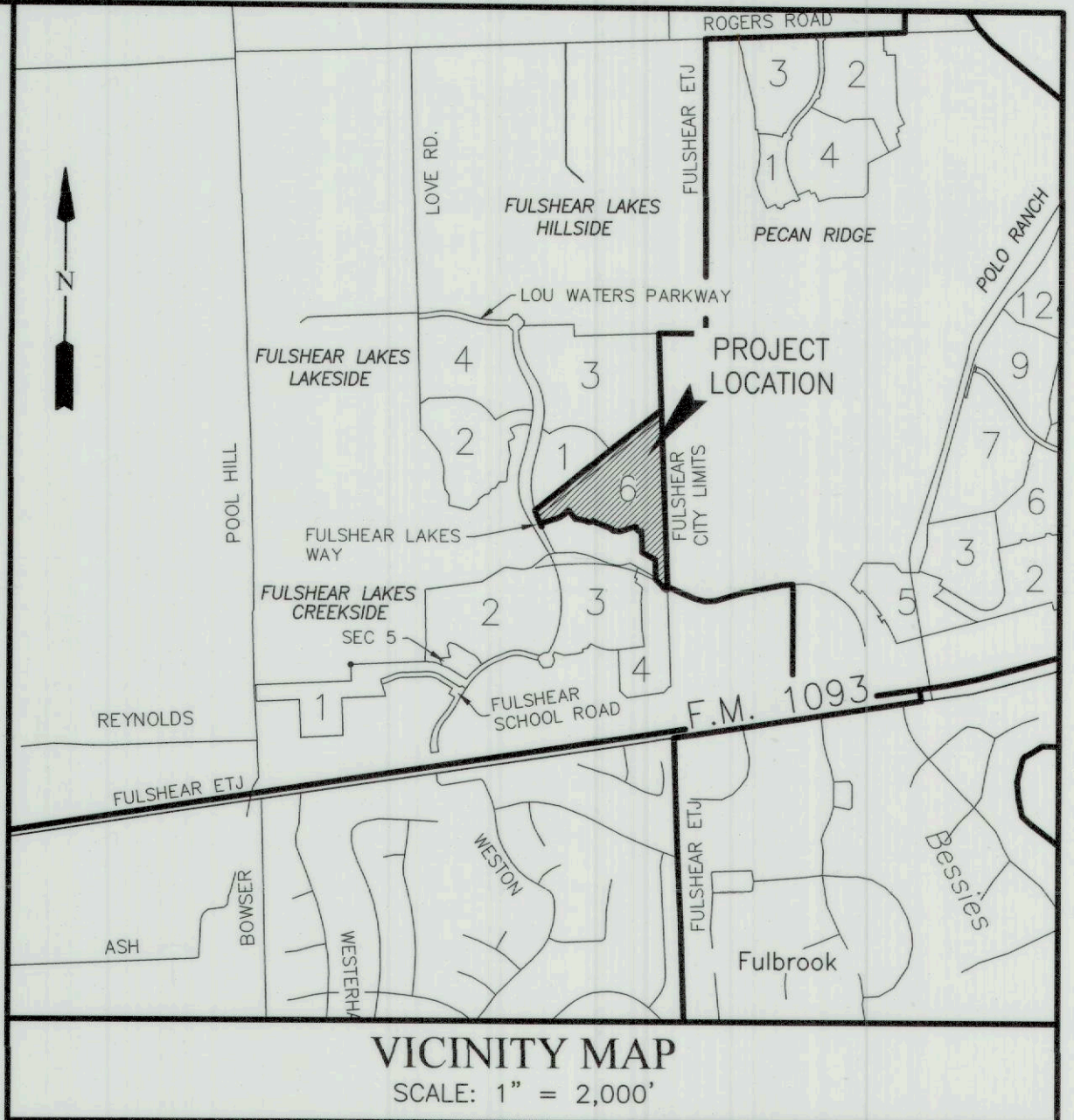
THENCE, NORTH 26° 36' 15" WEST, 49.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 157.24 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 09° 00' 33", AND A CHORD WHICH BEARS NORTH 22° 05' 59" WEST, 157.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 51° 24' 39" EAST, 592.66 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 51° 21' 35" EAST, 625.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 51° 24' 42" EAST, PARTIALLY ALONG THE NORTH LINES OF THE AFOREMENTIONED DIRECTOR'S LOTS "A" THROUGH "E", 695.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET AT THE NORTHEAST CORNER OF SAID DIRECTOR'S LOT "A" COMMON TO THE NORTHWEST CORNER OF DIRECTOR'S LOT 1 DESCRIBED IN THE DEED TO SUSAN WANG BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2021057940, F.B.C.O.P.R., AND IN THE EAST LINE OF THE AFOREMENTIONED DIRECTOR'S LOT "A" DESCRIBED IN THE DEED TO SUSAN WANG BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2021057940, F.B.C.O.P.R.,



VICINITY MAP  
SCALE: 1" = 2,000'

KEY MAP NO. 522J/522K

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 \_\_\_\_\_, 2024.

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 \_\_\_\_\_, 2024 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 CREEKSIDE SECTION 6

A SUBDIVISION OF 29.006 ACRES OF LAND SITUATED IN  
THE JOHN RANDON LEAGUE, ABSTRACT 76,  
FORT BEND COUNTY, TEXAS.

92 LOTS 6 RESERVES (10.407 ACRES) 6 BLOCKS

SEPTEMBER 27, 2023

JOB NO. 2493-0128.310

OWNER:  
FORT BEND COUNTY  
MUNICIPAL UTILITY DISTRICT NO. 216  
TERESA KELLY, VICE PRESIDENT BOARD OF DIRECTORS  
C/O SCHWARTS, PAGE & HARDING, L.L.P.  
1300 POST OAK BOULEVARD, SUITE 2400, HOUSTON, TEXAS 77056  
PH: (713) 623-4531

OWNER:  
FULSHEAR LAKES, LTD.  
A TEXAS LIMITED PARTNERSHIP  
BY: FULSHEAR LAKES GP, LLC  
A TEXAS LIMITED LIABILITY COMPANY

MUJAR CHECK SURVEY  
PLATTING MGR.

AP

PLOT DATE: 9/27/2023 1:52 PM BY: RENE RODRIGUEZ  
MUNICIPAL UTILITY DISTRICT NO. 216



NOTES:

1. 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
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) NOS. 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 SPECIFIC 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 PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE 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 PER THE DEVELOPMENT AGREEMENT GUIDELINES.
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 CONSTRUCTION.
16. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 110.30 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.
19. THE FORT BEND COUNTY DRAINAGE DISTRICT RESERVES THE RIGHT FOR MAINTENANCE OPERATIONS AND CHANNEL IMPROVEMENTS ALONG BESSIE'S CREEK IN RESERVE F.
20. RESERVE C IS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR MAINTENANCE ACCESS ALONG THE DRAINAGE CHANNEL.
21. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS 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.

LINE TABLE			CURVE TABLE						
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD	
L1	S 87°41'03" W	20.00'	C1	1000.00'	9°00'33"	157.24'	N 22°05'59" W	157.08'	
L2	N 61°05'53" W	177.84'	C2	50.00'	108°16'12"	94.48'	N 52°32'02" W	81.04'	
L3	S 87°41'03" W	20.41'	C3	50.00'	90°20'57"	78.84'	N 69°00'12" W	70.93'	
L4	N 69°00'12" W	30.62'	C4	50.00'	99°58'43"	87.25'	S 89°41'00" W	76.59'	
L5	N 50°18'21" W	20.00'	C5	325.00'	21°43'35"	123.24'	S 62°13'23" W	122.50'	
L6	N 78°55'47" W	96.80'	C6	275.00'	9°41'26"	46.51'	S 68°14'27" W	46.46'	
L7	S 88°23'55" W	25.64'	C7	30.00'	90°00'00"	47.12'	S 18°23'45" W	42.43'	
L8	N 38°38'25" W	130.59'	C8	300.00'	9°41'26"	50.74'	N 68°14'27" E	50.68'	
L9	S 51°21'35" W	73.12'	C9	300.00'	21°43'35"	113.76'	N 62°13'23" E	113.08'	
L10	S 73°05'10" W	100.14'	C10	665.00'	46°25'10"	538.76'	S 69°06'22" E	524.15'	
L11	S 63°23'45" W	7.71'	C11	120.00'	28°12'24"	59.08'	S 52°44'37" E	58.48'	
L12	N 26°36'15" W	49.11'	C12	368.00'	25°28'08"	163.58'	S 79°34'53" E	162.24'	
L13	N 63°23'45" E	37.69'	C13	50.00'	36°19'28"	31.70'	S 20°28'41" E	31.17'	
L14	N 73°05'10" E	100.14'	C14	150.00'	18°31'10"	48.48'	S 06°56'38" W	48.27'	
L15	S 38°38'25" E	5.00'	C15	30.00'	93°35'56"	49.01'	S 69°48'18" E	43.74'	
L16	S 51°21'35" W	16.96'	C16	325.00'	9°41'26"	54.97'	N 68°14'27" E	54.90'	
L17	N 87°41'03" E	70.26'	C17	275.00'	21°43'35"	104.28'	N 62°13'23" E	103.66'	
L18	S 38°38'25" E	36.97'	C18	25.00'	42°50'00"	18.69'	N 29°56'35" E	18.26'	
L19	N 87°41'03" E	70.74'	C19	50.00'	27°57'49"	240.82'	S 33°29'31" E	66.94'	
L20	S 38°38'25" E	39.44'	C20	25.00'	53°07'48"	23.18'	S 77°55'29" W	22.36'	
L21	S 87°41'03" W	4.49'	C21	25.00'	83°53'34"	36.61'	S 09°24'48" W	33.42'	
L22	S 16°12'13" W	18.10'	C22	75.00'	30°13'01"	39.55'	S 17°25'28" E	39.10'	
L23	S 87°41'03" W	10.85'	C23	25.00'	43°24'29"	18.94'	S 24°01'11" E	18.49'	
L24	N 63°23'45" E	5.80'	C24	50.00'	27°02'44"	240.90'	N 87°42'03" W	66.88'	
L25	N 73°05'10" E	100.14'	C25	25.00'	52°38'16"	22.97'	N 24°00'11" E	22.17'	
L26	S 51°21'35" W	33.39'	C26	25.00'	90°00'00"	39.27'	N 47°18'57" W	35.36'	
L27	S 87°41'03" W	20.26'	C27	690.00'	14°08'38"	170.33'	N 85°14'38" W	169.90'	
L28	N 87°41'03" E	20.74'	C28	25.00'	102°58'22"	44.93'	S 50°20'30" W	39.12'	
L29	S 87°41'03" W	20.26'	C29	125.00'	1°10'16"	2.55'	S 01°43'49" E	2.55'	
L30	S 87°41'03" W	20.74'	C30	25.00'	35°46'11"	15.61'	S 20°12'02" E	15.36'	
L31	S 87°41'03" W	55.06'	C31	50.00'	27°41'8"	239.38'	N 80°55'57" W	68.00'	
L32	N 78°55'22" W	80.81'	C32	25.00'	58°32'10"	25.54'	N 26°57'08" E	24.44'	
L33	S 46°16'29" W	30.00'	C33	175.00'	9°48'10"	29.94'	N 02°35'08" E	29.90'	
L34	S 50°54'22" E	30.00'	C34	25.00'	77°27'32"	33.80'	N 31°14'33" W	31.28'	
L35	S 87°41'03" W	120.00'	C35	690.00'	20°31'50"	247.24'	N 59°42'24" W	245.94'	
L36	N 87°41'03" E	120.00'	C36	25.00'	79°11'56"	34.56'	N 89°02'27" W	31.87'	
L37	N 02°18'57" W	614.55'	C37	25.00'	90°00'00"	39.27'	S 06°21'35" W	35.36'	
L38	N 02°18'57" W	50.69'	C38	25.00'	26°46'36"	11.68'	S 52°01'43" E	11.58'	
L39	N 05°28'00" E	45.42'	C39	50.00'	27°03'12"	236.18'	S 69°54'05" W	70.32'	
L40	N 87°41'03" E	58.40'	C40	25.00'	63°51'36"	27.86'	N 06°42'37" W	26.44'	
L41	S 88°31'38" E	44.33'	C41	25.00'	90°00'00"	39.27'	N 83°38'25" W	35.36'	
L42	S 83°31'31" E	44.34'	C42	25.00'	85°36'14"	37.35'	S 85°50'18" E	33.97'	
L43	S 78°04'43" E	54.35'	C43	145.00'	23°48'38"	60.26'	S 54°56'30" E	59.83'	
L44	S 72°04'44" E	54.35'	C44	393.00'	25°28'08"	174.69'	S 79°34'53" E	173.26'	
L45	S 66°04'44" E	54.35'	C45	25.00'	90°00'00"	39.27'	S 47°18'57" E	35.36'	
L46	S 60°04'45" E	54.35'	C46	25.00'	90°00'00"	39.27'	S 42°41'03" W	35.36'	
L47	S 44°41'06" E	55.55'	C47	640.00'	41°05'29"	459.00'	N 71°46'12" W	449.22'	
L48	S 49°44'52" E	81.53'	C48	25.00'	102°35'03"	44.76'	N 00°04'04" E	39.02'	
L49	N 42°39'07" W	80.20'	C49	25.00'	126°19'28"	55.12'	S 65°28'41" E	44.61'	
L50	N 38°35'18" W	81.64'	C50	25.00'	90°00'00"	39.27'	S 42°41'03" W	35.36'	
			C51	343.00'	25°28'08"	152.47'	N 79°34'53" W	151.22'	
			C52	95.00'	17°28'43"	28.98'	N 58°06'27" W	28.87'	
			C53	25.00'	100°43'41"	43.95'	N 00°59'45" E	38.51'	

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.254	11,079	RESTRICTED TO LIFT STATION/OPEN SPACE
B	0.179	7,789	RESTRICTED TO OPEN SPACE
C	0.522	22,755	RESTRICTED TO OPEN SPACE
D	4.358	189,847	RESTRICTED TO OPEN SPACE/DRAINAGE
E	3.488	151,939	RESTRICTED TO OPEN SPACE
F	1.606	69,945	RESTRICTED TO OPEN SPACE/DRAINAGE
TOTAL	10.407	453,354	

ROW AREA TABLE		
ROW	ACREAGE	SQ.FT.
BLUETIPPED DANCER COURT	0.654 ACRES	28,506
CLOUSER MINNOW COURT	0.335 ACRES	14,572
COPPER JOHN COURT	0.388 ACRES	16,883
SLENDER SPREADING DRIVE	1.905 ACRES	82,997
SOFTY SAND COURT	0.435 ACRES	19,956
WANDERING GLIDER DRIVE	1.100 ACRES	47,905
TOTAL	4.817 ACRES	210,819

