

PLAT RECORDING SHEET

PLAT NAME: Fulbrook Section Three "A" Replat of Lots 4 and 5 of Block 1

PLAT NO: _____

ACREAGE: 2.528

LEAGUE: John Randon Survey

ABSTRACT NUMBER: 76

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

NUMBER OF RESERVES: 0

OWNERS: Otto Breitschwerdt and Jael Breitschwerdt

(DEPUTY CLERK)

STATE OF TEXAS:
COUNTY OF FORT BEND:

We, Otto Breitschwerdt, and Jael Breitschwerdt, Herein after referred to as owners of the 2.528 acre tract described in the above and foregoing plat of FULBROOK SECTION THREE "A" REPLAT OF LOTS 4 AND 5 OF BLOCK 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said map or plat do hereby dedicate to the use of the public forever, all streets, 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, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, owners 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 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 shall be restricted to prevent the drainage of any septic tank 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, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose 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 plat 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, planting, and other obstructions to the operation 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 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.

FURTHER, owners do hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

WITNESS my (or our) hand in Fort Bend County, Texas, this ____ day of _____, 2024.

BY: _____
Otto Breitschwerdt

BY: _____
Jael Breitschwerdt

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this ____ day of _____, 2024.

Notary Public In and For the State of Texas
My Commission Expires: _____

NOTES:

- 1.) THE COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, NO. 4204, GRID COORDINATES.
- 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY EFFECTIVE FLOOD INSURANCE RATE MAP PANEL NO. 48157C0095M, DATED JANUARY 29, 2021, FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, THIS PROPERTY LIES MOSTLY WITHIN SPECIAL FLOOD HAZARD AREA ZONE "X" (UNSHADED), WITH A SMALL PORTION WITHIN ZONE "AE".
- 3.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS LOCATED IN THE E.T.J. OF THE CITY OF FULSHEAR AND WHOLLY WITHIN FORT BEND COUNTY, TEXAS.
- 4.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE L23.
- 5.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 6.) 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.
- 7.) ALL PIPELINE AND PIPELINE EASEMENTS THAT APPEAR IN THE TITLE CERTIFICATE PREPARED BY STEWART TITLE COMPANY ARE SHOWN HEREON.
- 8.) A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 9.) SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS IN RESTRICTIONS, EASEMENTS, BUILDING LINES, AND AGREEMENTS SET FORTH IN FORT BEND COUNTY CLERK'S FILE NO(S) Slide No. 2174/A of the Map and/or Plat Records; County Clerk's File No(s): 59051521, 59106775, 200007463, 2000012289, 2000012290, 2001033992, 200111717, 2003109758, 2004077993, 2005136150, 2010088191, 2011116009, 2012001915, 2012001916, 2012001917, 2012001918, 2012001919, 2012001920, 201201921, 2012001922, 2012017472, 2013125399, 2016068381, 2016073290, 2018018452, 2018020277, 2021146094 & 2022133613 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS; BUT OMITTING ANY COVENANTS, CONDITION, OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
- 10.) AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS.
- 11.) AGREEMENT WITH HOUSTON LIGHTING & POWER COMPANY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN UNDERGROUND/OVERHEAD ELECTRICAL SERVICE DISTRIBUTION SYSTEM, AS SET FORTH IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2002077428 OF THE COUNTY CLERK OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

DISTRICT NAMES
SCHOOL - LAMAR CISD
FIRE - FORT BEND ESD 4

MINIMUM SLAB ELEVATION: 111.1' FT

ANALYSIS:
OXBOW LAKE PRE-ATLAS 14 (FEMA) 100-YR WSEL = 106.0' + 4.0' = 110.0' (NAVD88)
OXBOW LAKE PRE-ATLAS 14 (FEMA) 500-YR WSEL = n/a + 2.0' = n/a (NAVD88)
HIGHEST NATURAL GROUND ADJACENT TO LOWEST SLAB = 109.1' + 2.0' = 111.1' (NAVD88)
LOWEST DOWN GRADIENT ROADWAY/DRAINAGE RESTRAINT = 108.7' + 1.0' = 109.7' (NAVD88)

BFE BASED ON FEMA FIRM PANEL NO. 48157C0095M, DATED 01/29/2021.
ALL ELEVATIONS CITED ABOVE ARE NAVD88

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

I, J. Stacy Slawinski, P.E., 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 natural stream or on any other area or subdivision within the watershed.

I, Darryl M. Beard, 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 accurate; 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 having an outside diameter of not less than five-eighths (5/8) inch and a length of not less than three feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

PRELIMINARY

DARRYL M. BEARD, R.P.L.S.
TEXAS REGISTRATION NO. 6438

THIS IS TO CERTIFY THAT THE CITY MANAGER AND CITY ENGINEER OF THE CITY OF FULSHEAR, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION LOTS 5 AND 6 OF BLOCK 1, FULBROOK SECTION 5C IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCE NO. 2013-1091-SECTION 12 OF THE CITY OF FULSHEAR IS SHOWN HEREON AUTHORIZED THE RECORDING OF THIS PLAT ____ DAY OF _____, 2024.

ZACH GOODLANDER, CITY MANAGER

CLIFF BROUHARD, P.E., PTOE
CITY ENGINEER

I, Burton L. Johnson, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

Burton L. Johnson, P.E.
TEXAS REGISTRATION No. 79471

I, Laura Richard, County Clerk in and for Fort Bend County, Texas, do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2024, at ____ o'clock ____ m., and in Plat Number(s) _____ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

BY: _____
Laura Richard, County Clerk
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS
THIS ____ DAY OF _____, 2024.

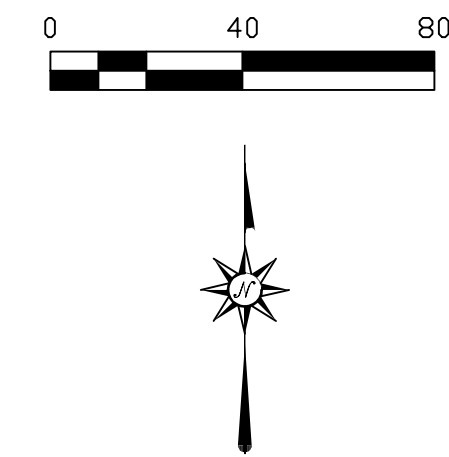
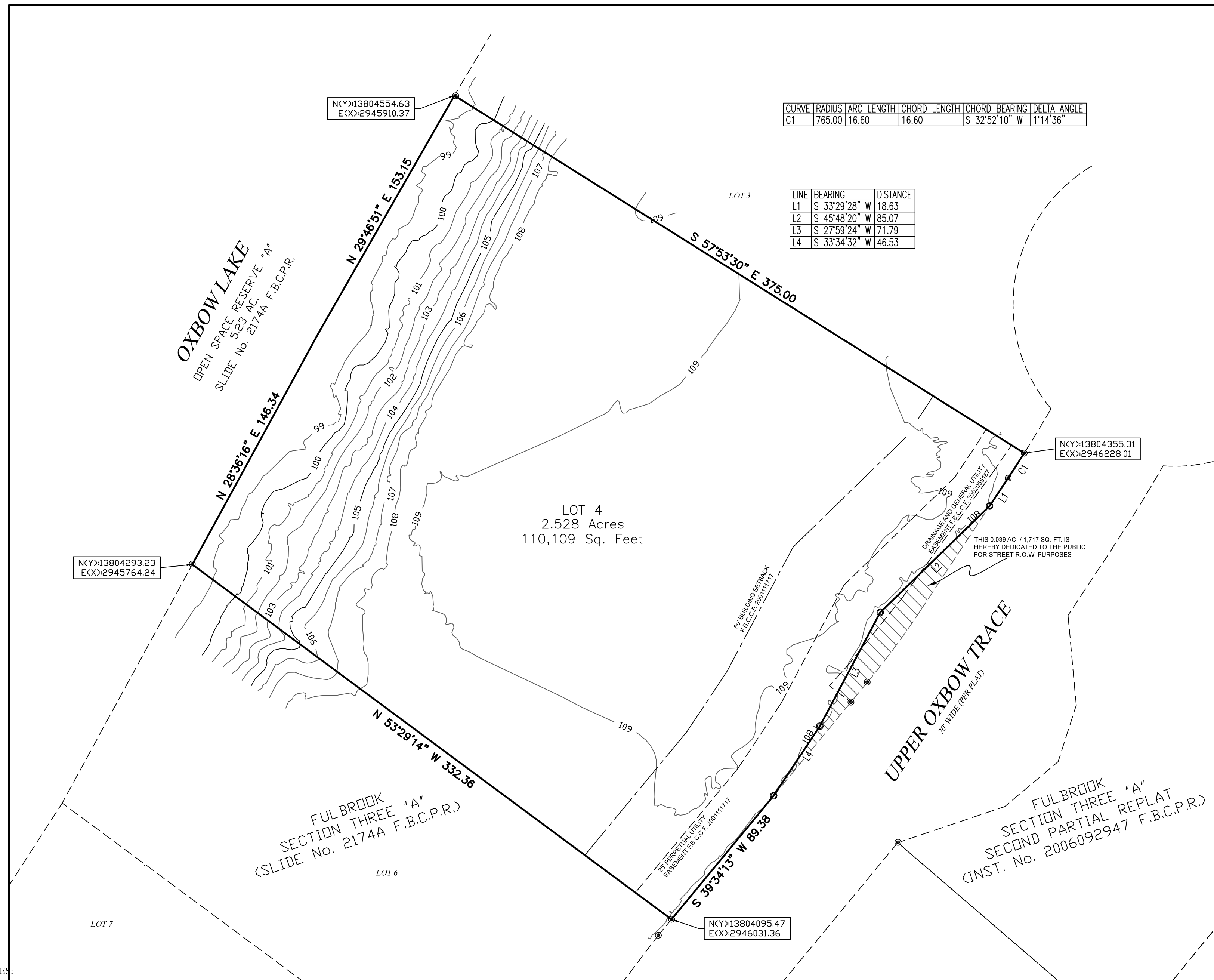
VINCENT M. MORALES, JR., COMMISSIONER
PRECINCT 1

GRADY PRESTAGE, COMMISSIONER
PRECINCT 2

KP GEORGE, COUNTY JUDGE

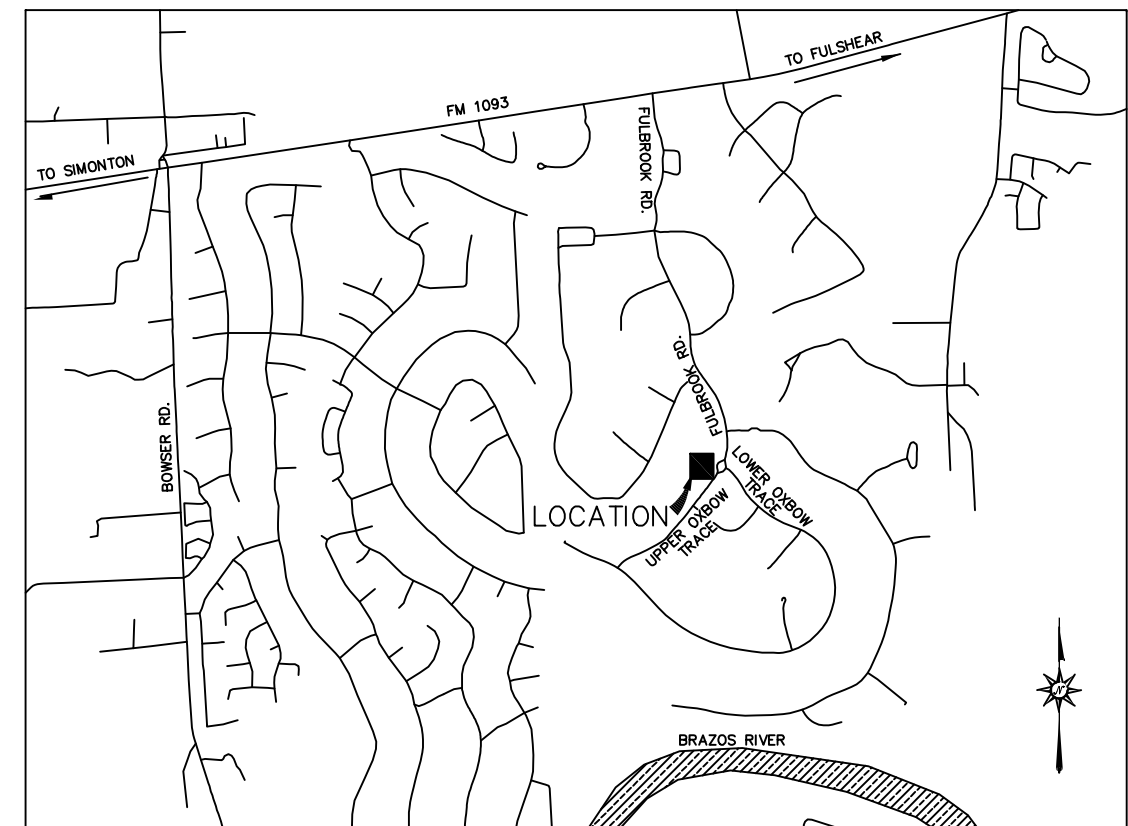
W. A. "ANDY" MEYERS, COMMISSIONER
PRECINCT 3

DEXTER L. McCOY, COMMISSIONER
PRECINCT 4



LEGEND

- B.L. - BUILDING LINE
- U.E. - UTILITY EASEMENT
- FND - FOUND
- IR - IRON ROD
- IRC - IRON ROD WITH CAP
- R.O.W. - RIGHT OF WAY
- SQ - SQUARE
- R.P.L.S. - REGISTERED PROFESSIONAL LAND SURVEYOR
- P.E. - PROFESSIONAL ENGINEER
- F.B.C.F. - FORT BEND COUNTY CLERKS FILE
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- SET 5/8\" IRON ROD WITH CAP STAMPED
* DMBEARD SVCS RPLS 6438*
- FOUND MONUMENT



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP PG. 522 U

BEING a 2.528 acre (110,109 square feet) tract of land located in the John Randon Survey, Abstract 96, Fort Bend County, Texas, being comprised of Lot Four (4), in Block One (1), of Fulbrook, Section Three "A" (3A) a subdivision according to the plat thereof recorded in Slide 2174/A of the Plat Records of Fort Bend County, Texas (P.R.F.B.C.) and conveyed to Otto Breitschwerdt and Jael Breitschwerdt as recorded in instrument number 202300673 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), and Lot Five (5), in Block One (1), of said Fulbrook, Section Three "A" (3A), and conveyed to Otto Breitschwerdt and Jael Breitschwerdt as recorded in instrument number 2023006402 (O.P.R.F.B.C.); said 2.528 acre tract of land being more particularly described by metes and bounds as follows, with the basis of bearing being based on the Texas Coordinate System, South Central Zone 4204, NAD83, derived from GPS observations:

BEGINNING at a 5/8-inch iron rod with cap found in the north right-of-way line of Upper Oxbow Trace (width varies), for the south corner of Lot Three (3), of said Block One (1), for the east corner of said Lot Four (4), and for the east corner of the tract herein described, in a curve to the right having a radius of 765.00 feet;

THENCE along the north right-of-way line of said Upper Oxbow Trace the following six (6) courses:

Southwesterly with said curve to the right having a radius of 765.00 feet, and arc length of 16.60 feet, an internal angle of 01°14'36", a chord bearing of South 32°52'10" West, a chord length of 16.60 feet to a found 5/8-inch iron rod with cap for an exterior corner of the tract herein described;

South 33°29'28" West, 18.63 feet to a 5/8 inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set for an exterior corner of the tract herein described;

South 45°48'20" West, 85.07 feet to a 5/8 inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set for an interior corner of the tract herein described;

South 27°59'24" West, 71.79 feet to a 5/8 inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set for an exterior corner of the tract herein described;

South 33°34'32" West, 46.53 feet to a 5/8 inch iron rod with cap stamped "DMBEARD SVCS RPLS 6438" set for an exterior corner of the tract herein described;

South 39°34'13" West, 89.38 feet to a 5/8 inch iron rod with cap found for the east corner of Lot Six (6) of said Block One (1), for the south corner of said Lot Five (5), and for the south corner of the tract herein described;

THENCE North 53°29'14" West, departing the north right-of-way line of said Upper Oxbow Trace, 332.36 feet to a 5/8-inch iron rod found in a southeasterly line of Open Space Reserve "A", of said Fulbrook, Section Three "A" (3A), for the north corner of said Lot Six (6), for the west corner of said Lot Five (5), and for the west corner of the tract herein described;

THENCE North 28°36'16" East, coincident with a southeasterly line of said Open Space Reserve "A", 146.34 feet to a point for an exterior corner of the tract herein described;

THENCE North 29°46'51" East, coincident with a southeasterly line of said Open Space Reserve "A", 153.15 feet to a 5/8-inch iron rod found in a southeasterly line of said Open Space Reserve "A", for the west corner of said Lot Three (3), for the north corner of said Lot Four (4), and for the north corner of the tract herein described;

THENCE South 57°53'30" East, along the common line between said Lot Three (3) and said Lot Four (4), 375.00 feet to the POINT OF BEGINNING of the herein described tract containing 2.528 acre (110,109 square feet) of land.

ADMINISTRATIVE PLAT OF FULBROOK SECTION THREE "A" REPLAT OF LOTS 4 AND 5 OF BLOCK 1

(REASON FOR REPLAT: CREATE ONE RESIDENTIAL LOT)

A SUBDIVISION OF A 2.528 ACRE (110,109 SQUARE FOOT) TRACT BEING A REPLAT OF ALL LOTS 4 & 5, BLOCK 1, FULBROOK SECTION THREE "A", (PLAT No. 1177134 F.B.C.P.R.) SITUATED IN THE JOHN RANDON SURVEY, ABSTRACT 76 FORT BEND COUNTY, TEXAS

CONTAINING
1 LOT - 1 BLOCK - 0 RESERVES

OWNER:

OTTO BREITSCHWERDT
JAELE BREITSCHWERDT
603 HAWKS RIDGE CT
APEX, NC. 27539-9325
919-521-0358

SURVEYOR:

D.M. BEARD SERVICES, L.L.C.
PROFESSIONAL LAND SURVEYING
3701 W. STREET #883, KATY TX 77492-0883 TEL: 832-913-9866
T.R.P.S. FIRM NO. 10194165
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DATE: MARCH 2024

SCALE: 1"=40'

JOB No.: 2023-96