#### PLAT RECORDING SHEET

PLAT NAME:	Fulbrook Se	ection Two "F" Replat of Lots 5 & 6 of Block 3
DI AT NO.		
PLAT NO:		
ACREAGE:	2.9846	
LEAGUE:	John Randon	n Survey
ABSTRACT NU	UMBER: <u>76</u>	5
NUMBER OF B	BLOCKS:	1
NUMBER OF I	LOTS:	2
NUMBER OF F	RESERVES:	0
OWNERS: W	esley Blackmo	on, Audra Blackmon and Blackmon Family Holdings, LLC
/		
(DEPUTY CLERK)		

## STATE OF TEXAS **COUNTY OF FORT BEND** We. WESLEY BLACKMON AND AUDRA BLACKMON, AND BLACKMON FAMILY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, acting by and through WESLEY BLACKMON AND AUDRA BLACKMON, MANAGING MEMBERS, being officers of BLACKMON FAMILY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, owner hereinafter referred to as Owners (whether one or more) of the 2.9846 acres tract described in the above and foregoing map of FULBROOK SECTION TWO "F" REPLAT OF LOTS 5 & 6 OF BLOCK 3, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), 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 on the land so dedicated. FURTHER, we do hereby declare that all parcels of land designated as lots on this plat separately.

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

FURTHER, we 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 tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we 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, we 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, we 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.

WITNESS our hands in Fort Bend County,	Texas, this	day of
, 2024.	100	

**WESLEY BLACKMON** 

AUDRA BLACKMON

STATE OF TEXAS **COUNTY OF FORT BEND** 

BEFORE ME, the undersigned authority, on this day personally appeared WESLEY BLACKON AND AUDRA BLACKMON, owners, known to me to be the persons whose name are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS , 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

IN TESTIMONY WHEREOF, the BLACKMON FAMILY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, has caused these presents to be signed by WESLEY BLACKMON AND AUDRA BLACKMON, its managing members, thereunto authorized,

BLACKMON FAMILY HOLDINGS. LLC. A TEXAS LIMITED LIABILITY COMPANY

WESLEY BLACKMON **MANAGING MEMBER** 

AUDRA BLACKMON MANAGING MEMBER

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

I, MATHEW J. PROBSTFELD, am authorized 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,

and that all boundary corners, angle points of curvature and other points of reference have

was prepared from an actual survey of the property made under by supervision on the ground

been marked with Iron Rods (or other suitable material) and that the plat boundary corners are

I, MARIO F. COLINA, a Licensed 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.

MATHEW J. PROBSTFELJ

4985

MARIO F. COLINA

99237

PRINT NAME : \_\_\_\_\_

tied to the nearest original subdivision corner.

**MATHEW J. PROBSTFELD** 

State of Texas No. 4985

MÁRIO F. COLINA, P.E.

Licensed Professional Engineer

Texas Registration No. 99237

Registered Professional Land Surveyor

STATE OF TEXAS **COUNTY OF FORT BEND** 

Before me, the undersigned authority, on this day personally appeared **WESLEY** BLACKMON AND AUDRA BLACKMON, authorized representatives of BLACKMON FAMILY HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

We, BBVA, USA, owner and holder of a lien against the property described in the plat known as FULBROOK SECTION TWO "F" REPLAT OF LOTS 5 & 6 OF BLOCK 3, said lien being evidenced by instrument of record in Clerk's File No. 2021085420 of Official Records of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

3Y:	
PRINT NAME :	-
PRINT TITLE:	
PRINT TILE.	-

#### STATE OF TEXAS **COUNTY OF FORT BEND**

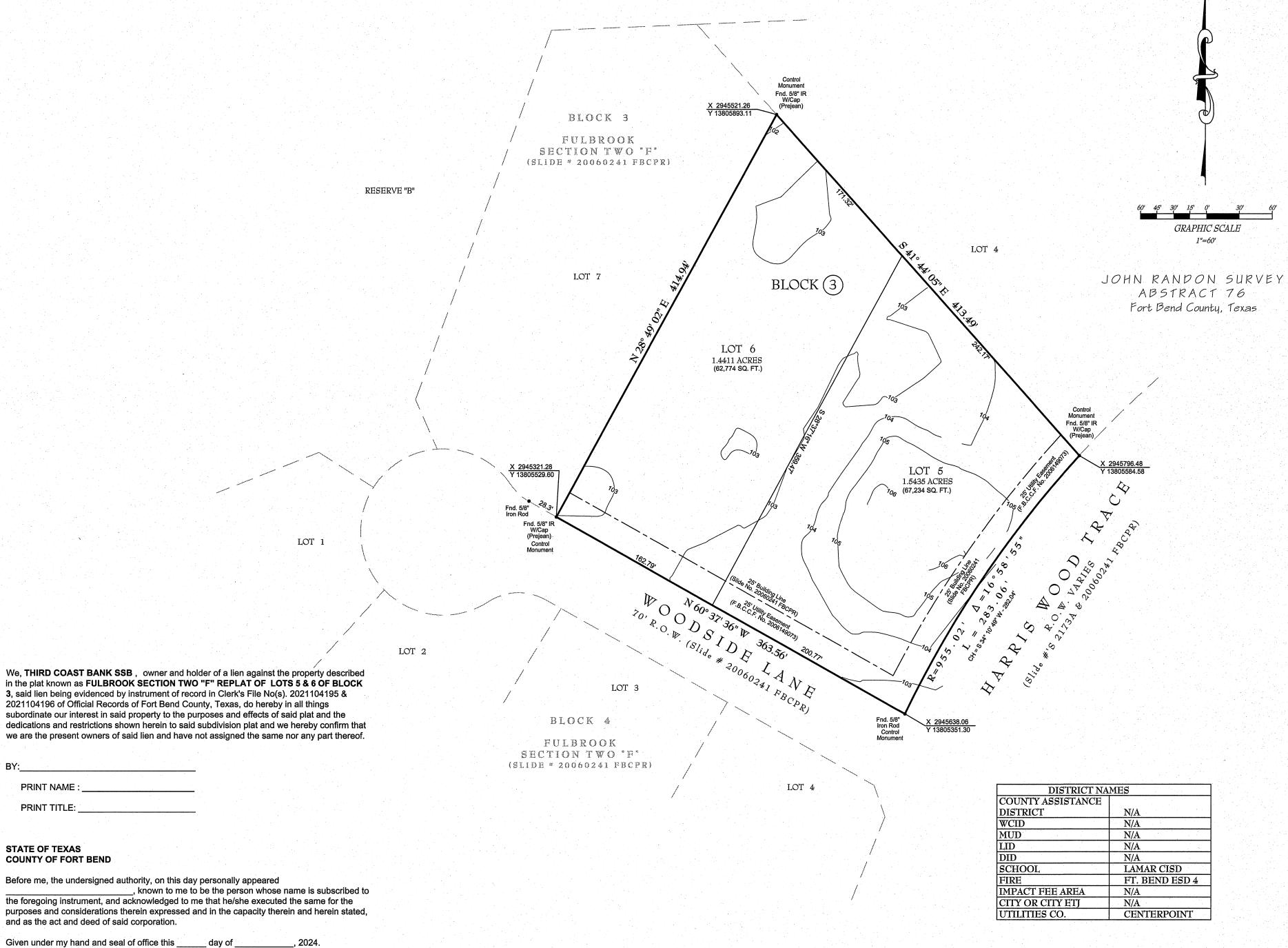
Before me, the undersigned authority, on this day personally appeared

, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

Given under	my hand	l and sea	l of d	office this	day of	<u> </u>	_, 2024
	•						

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME : \_\_\_\_\_



### **GENERAL NOTES & LEGEND**

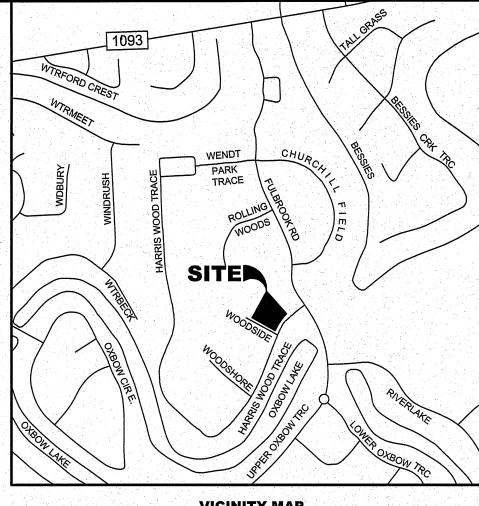
- 1. F.B.C.O.P.R. indicates Fort Bend County Official Public Records; F.B.C.P.R. indicates Fort Bend County Plat Records.
- 2. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- 3. The top of all floor slabs shall be a minimum of 106.98 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 restrain, whichever is higher.
- 4. There are no pipelines or pipeline easements within the platted area shown hereon.
- 5. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- 6. All property to drain into the drainage easement only through an approved drainage structure.
- 7. The coordinates shown hereon are Texas South Central Zone Number 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale: 0.999880644.
- 8. This property lies within Zone "X" as per flood insurance rate maps, map number 48157C 0095 M, dated January 29, 2021. 9. Benchmark: Bronze Disk in concrete on west headwall on Fulbrook Road. Fulbrook Section 2F, Plat # 20060241, FBCPR. Fort Bend County Marker Number 241 Elevation = 102.48
- 10. This plat lies wholly within Fort Bend County, Texas.
- 12. This plat was prepared from information from City Planning Letter issued by Abstract Services of Houston, GF No. 7910-24-4103, effective date August 16, 2024. The surveyor has not

11. The drainage system for this subdivision is designed in accordance with the requirements of the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall

13. This plat lies within Light Zone No. 3 of the Fort Bend County Lighting Ordinance .

abstracted the above property.

- 14. 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 prior to development, but such ponding should not remain for an
- 15. A minimum distance of 10' shall be maintained between residential dwellings.
- 16. 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.
- 17. Subject to Restrictions recorded under County Clerk's File Nos. 1999051521, 1999106775, 2001091640, 2003109758, 2004077903, 2005136150, 2006149073, 2011116009, 2013125399, 2016068381, 2016073290, 2018018452, 2018020277, 2022133614, and 2023085906.



**VICINITY MAP** N.T.S. **KEY MAP 522P** 

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.

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J.	STA	CY S	LAW	INSKI	. P.	Ε.	77	. ".
_				JNTY			EER	

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS, THIS

VINCENT M	. MORALES, JR.		GRAD	Y PRESTAGE		
PRECINCT 1	1, COUNTY COM	MISSIONER	PRECI	NCT 2, COUN	ITY COMMISSI	IONER

**KP GEORGE COUNTY JUDGE** 

W. A. (ANDY) MEYERS **DEXTER L. McCOY** PRECINCT 3, COUNTY COMMISSIONER 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 of the Plat Records of Fort Bend County, Texas. \_\_\_\_o'clock \_\_\_\_m., in Plat Number \_\_\_

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

LAURA R COUNTY FORT BE	CLER	<b>〈</b>	EXAS		

# FULBROOK SECTION TWO "F" REPLAT OF LOTS 5 & 6 OF BLOCK 3

A SUBDIVISION OF 2.9846 ACRES OF LAND BEING A REPLAT OF LOTS 5 AND 6, BLOCK 3, FULBROOK SECTION TWO "F", A SUBDIVISION IN FORT BEND COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 20060241 OF THE PLAT RECORDS OF FORT BEND COUNTY TEXAS, IN THE JOHN RANDON SURVEY, ABSTRACT NO. 76, FORT BEND COUNTY TEXAS

2 LOTS 1 BLOCK NO RESERVE

**REASON FOR REPLAT:** TO RELOCATE LOT LINE BETWEEN LOTS

FORT BEND COUNTY, TEXAS AUGUST 19, 2024

#### OWNERS:

WESLEY BLACKMON AND AUDRA BLACKMON 5002 WOODSIDE LANE • FULSHEAR, TX 77441 BLACKMON FAMILY HOLDINGS, LLC 5010 WOODSIDE LANE • FULSHEAR , TX 77441 (713) 444-5635

**ENGINEERS & SURVEYORS:** 

PROFESSIONAL LAND SURVEYORS

515 PARK GROVE DRIVE, SUITE 102 ▲ KATY, TEXAS 77450 ▲ (281) 829-0034 ▲ FAX (281) 829-0233