

PLAT RECORDING SHEET

PLAT NAME: North Fulshear Estates Replat of Part of Lots 9 and 10

PLAT NO: _____

ACREAGE: 6.283

LEAGUE: C. Fulshear League

ABSTRACT NUMBER: 29

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

NUMBER OF RESERVES: 0

OWNERS: Sean Schobel and Tina Schobel

(DEPUTY CLERK)

STATE OF TEXAS:
COUNTY OF FORT BEND:

We, SEAN SCHOBEL, and TINA SCHOBEL, Herein after referred to as owners of the 6.283 acre tract described in the above and foregoing plat of NORTH FULSHEAR ESTATES REPLAT OF PART OF LOTS 9 AND 10, 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' 0") 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: _____
SEAN SCHOBEL

BY: _____
TINA SCHOBEL

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. 48157C0085M, DATED JANUARY 29, 2021, FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, THIS PROPERTY LIES ENTIRELY WITHIN SPECIAL FLOOD HAZARD AREA ZONE "X" (UNSHADED). AS SUCH, THE PROPERTY IS ENTIRELY OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN.
- 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 FOR IN FORT BEND COUNTY CLERK'S FILE NO(S) VOLUME 773, PAGE 494 DEED RECORDS OF FORT BEND COUNTY, TEXAS, THOSE RECORDED IN/UNDER CLERK'S FILE NOS. (NONE FOUND) 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) PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF DETENTION EASEMENTS SHOWN HEREON.

MINIMUM SLAB ELEVATION: 146.50 FT

ANALYSIS:
ATLAS 14 100-YR ELEVATION N/A - NOT IN SFHA
ATLAS 14 500-YR ELEVATION N/A - NOT IN SFHA
HIGHEST NATURAL GROUND ADJACENT TO LOWEST SLAB + 2 FT = 144.50 + 2.00 = 146.50 (NAVD88)
LOWEST DOWN GRADIENT ROADWAY/DRAINAGE RESTRAINT + 1 FT = 144.0 + 1.00 = 145.0 (NAVD88)

BFE BASED ON FEMA FIRM PANEL NO. 48157C0085M, DATED 01/29/2021.
ALL ELEVATIONS CITED ABOVE ARE NAVD88

DATE: OCTOBER 2024

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

DRAINAGE NOTES:

- 1.) 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 WITH INTENSE RAINFALL EVENTS.
- 2.) ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY.
- 3.) THIS RURAL TYPE SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXSISTED 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 SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- 4.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 146.50 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 THE 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.
- 5.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 6.) LAND USE WITHIN LOT 1 IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 17%, AND LOT 2 IS LIMITED TO THE EXISTING AMOUNT OF IMPERVIOUS COVER IN PLACE AT THE TIME OF PLAT RECORDATION. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.

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.

JACK HARPER, 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. 79741

DATE: OCTOBER 2024

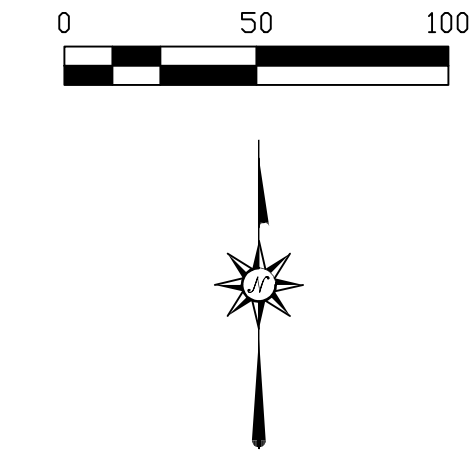
SCALE: 1"=50'

JOB No.: 2023-117

D.M. BEARD SERVICES, L.L.C.
PROFESSIONAL LAND SURVEYING
2007 4TH STREET #883, KATY TX 77492-0883 TEL: 832-913-9866
T.R.E.L.S. FIRM NO. 10194165
Expires 6/2027

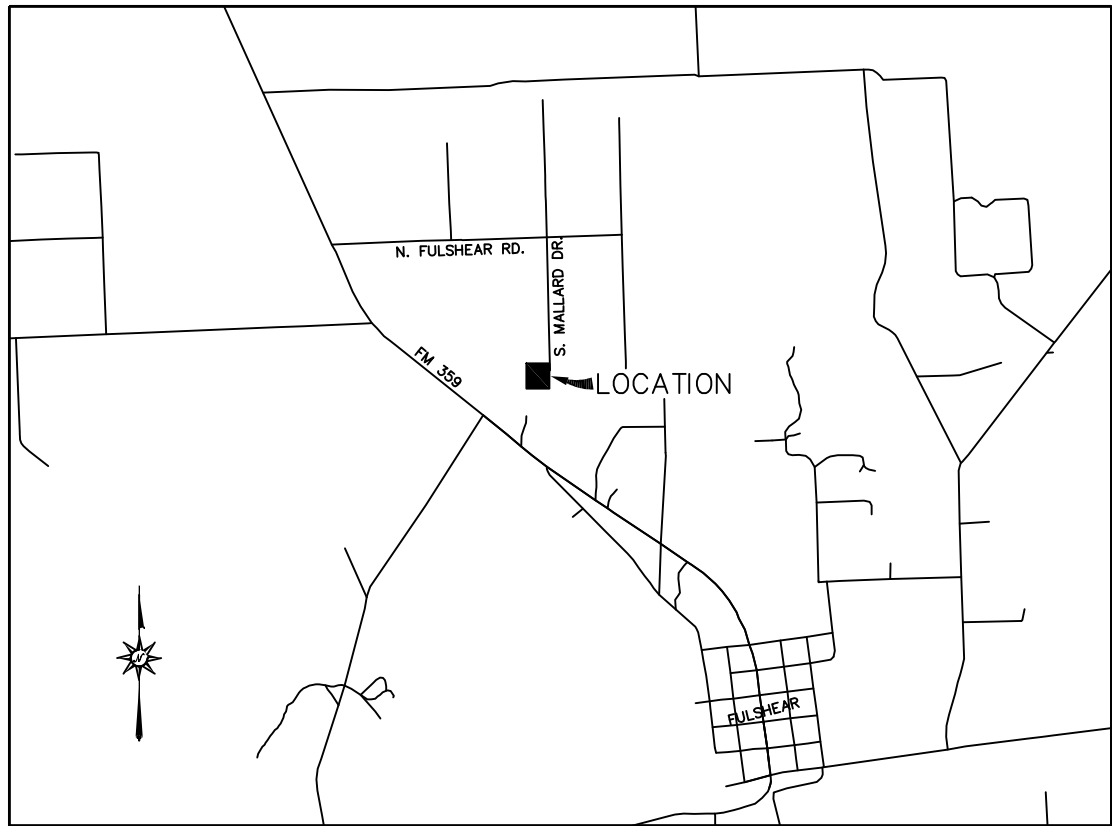
OWNER:
SEAN SCHOBEL
TINA SCHOBEL
6910 S. MALLARD ST.
FULSHEAR, TX. 77441
832-731-0134

SURVEYOR:



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.D.R. - 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. 522D

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 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., 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

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

ADMINISTRATIVE PLAT OF
NORTH FULSHEAR ESTATES
REPLAT OF PART OF LOTS 9
AND 10

(REASON FOR REPLAT: CREATE TWO LOTS)

A SUBDIVISION OF A 6.283 ACRE (273,700
SQUARE FOOT) TRACT BEING A REPLAT OF
PART OF LOTS 9 & 10, NORTH FULSHEAR
ESTATES (VOL. 795, PG. 74 F.B.C.D.R.)
SITUATED IN THE C. FULSHEAR LEAGUE,
ABSTRACT 29, CITY OF FULSHEAR ETJ, FORT
BEND COUNTY, TEXAS

CONTAINING
2 LOTS - 1 BLOCK - 0 RESERVES