



713.953.5200  
TBPELS F-1386  
TBPELS 10110501  
www.LJA.com

3600 W Sam Houston Pkwy S, Suite 600 Houston, Texas 77042

January 10, 2025

Fort Bend County Commissioners' Court  
Commissioner Vincent Morales Pct. 1  
1517 Eugene Heimann Circle  
Richmond, TX 77469

Re: Fulshear Lakes Hillside Section 1  
LJA Job No. 2493-0134

Dear Commissioner Morales:

The proposed single family development of Fulshear Lakes Hillside Section 1 consists of 19.007 acres of land with 76 Lots, 7 Reserves in 2 Blocks. This final plat was approved on May 16, 2023 by the City of Fulshear City Council Commission.

We respectfully request the Court to consider granting the following:

A variance to the minimum radius of 30 feet requirement established under Section 5.4(B)(2) of the Fort Bend County Regulations of Subdivisions and allow right-of-way intersection cutbacks to have a radius of 25 feet.

We greatly appreciate your consideration of this variance request.

Please let me know if you have any questions or require additional information.

Thank you

A handwritten signature in black ink, appearing to read 'Nicholas Heaock', written over a light blue horizontal line.

Nicholas Heaock  
Platting - CAD

NH/em



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 19.007 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR LAKES HILLSIDE 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 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, CULLIES, 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 ADJUTING 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 HILLSIDE 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 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 23<sup>rd</sup> DAY OF OCTOBER, 2024.

FULSHEAR LAKES, LTD.  
A TEXAS LIMITED PARTNERSHIP

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

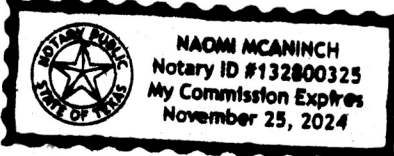
BY: Samuel H. Yager III  
SAMUEL H. YAGER III, VICE PRESIDENT

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 23<sup>rd</sup> DAY OF OCTOBER, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



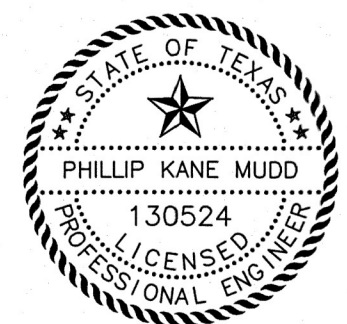
I, AARON G. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON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

THIS 5<sup>th</sup> DAY OF May, 2024.

Ami Pearce  
AMI PEARCE, CHAIR

Jean Berger  
JEAN BERGER, CO-CHAIR

THIS PLAT OF FULSHEAR LAKES HILLSIDE SECTION 1 WAS APPROVED ON THIS May 11<sup>th</sup> DAY OF 2024 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS 11<sup>th</sup> DAY OF November, 2024, 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.

Donald McCoy  
DONALD MCCOY, MAYOR

Mariela Rodriguez  
MARIELA RODRIGUEZ, CITY SECRETARY

BEING 19.007 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 SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 19.007 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 1/2-INCH IRON PIPE FOUND FOR A WESTERLY CORNER OF SAID 411.052 ACRE TRACT, COMMON TO THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 71.56 ACRE TRACT DESCRIBED IN THE DEED TO LAVETTA LAZZARA BY AN INSTRUMENT OF RECORD UNDER VOLUME 2320, PAGE 1231, IN THE DEED RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.D.R.);

THENCE, NORTH 01° 49' 07" WEST, ALONG A WEST LINE OF SAID 411.052 ACRE TRACT, COMMON TO THE EAST LINE OF SAID 71.56 ACRE TRACT, 2,373.01 FEET TO A PK-NAIL PREVIOUSLY SET FOR A WESTERLY CORNER OF SAID 411.052 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF SAID 71.56 ACRE TRACT AND LYING WITHIN THE RIGHT-OF-WAY OF LOVE ROAD (CALLED 30-FOOT WIDE), APPROVED BY COUNTY COMMISSIONERS COURT ON APRIL 28, 1986;

THENCE, NORTH 86° 32' 25" EAST, 62.44 FEET TO THE POINT OF BEGINNING AND SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE BEGINNING OF A CURVE;

THENCE, 49.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94° 36' 29", AND A CHORD WHICH BEARS NORTH 49° 06' 08" WEST, 44.10 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED LOVE ROAD;

THENCE, NORTH 01° 47' 54" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 784.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 88° 12' 06" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, 30.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 82° 29' 06" EAST, 54.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 85° 58' 19" EAST, 85.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 42° 03' 29" EAST, 86.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 33° 38' 42" EAST, 104.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 33° 02' 48" EAST, 158.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 37° 08' 45" EAST, 45.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 39° 04' 13" EAST, 44.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 42° 55' 09" EAST, 44.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 46° 42' 16" EAST, 42.86 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 35° 37' 20" EAST, 670.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 48° 47' 55" EAST, 127.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 331.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 47° 29' 34", AND A CHORD WHICH BEARS SOUTH 25° 03' 08" EAST, 322.15 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 01° 18' 21" EAST, 13.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 88° 16' 33" EAST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 01° 18' 21" EAST, 556.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 88° 41' 39" WEST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 26.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61° 25' 41", AND A CHORD WHICH BEARS SOUTH 28° 24' 30" WEST, 25.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 49.34 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 31° 24' 28", AND A CHORD WHICH BEARS SOUTH 44° 25' 06" WEST, 48.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

THENCE, 26.80 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61° 25' 41", AND A CHORD WHICH BEARS SOUTH 59° 25' 43" WEST, 25.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 89° 51' 27" WEST, 136.73 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 248.25 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 15° 07' 54", AND A CHORD WHICH BEARS NORTH 82° 17' 30" WEST, 247.53 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

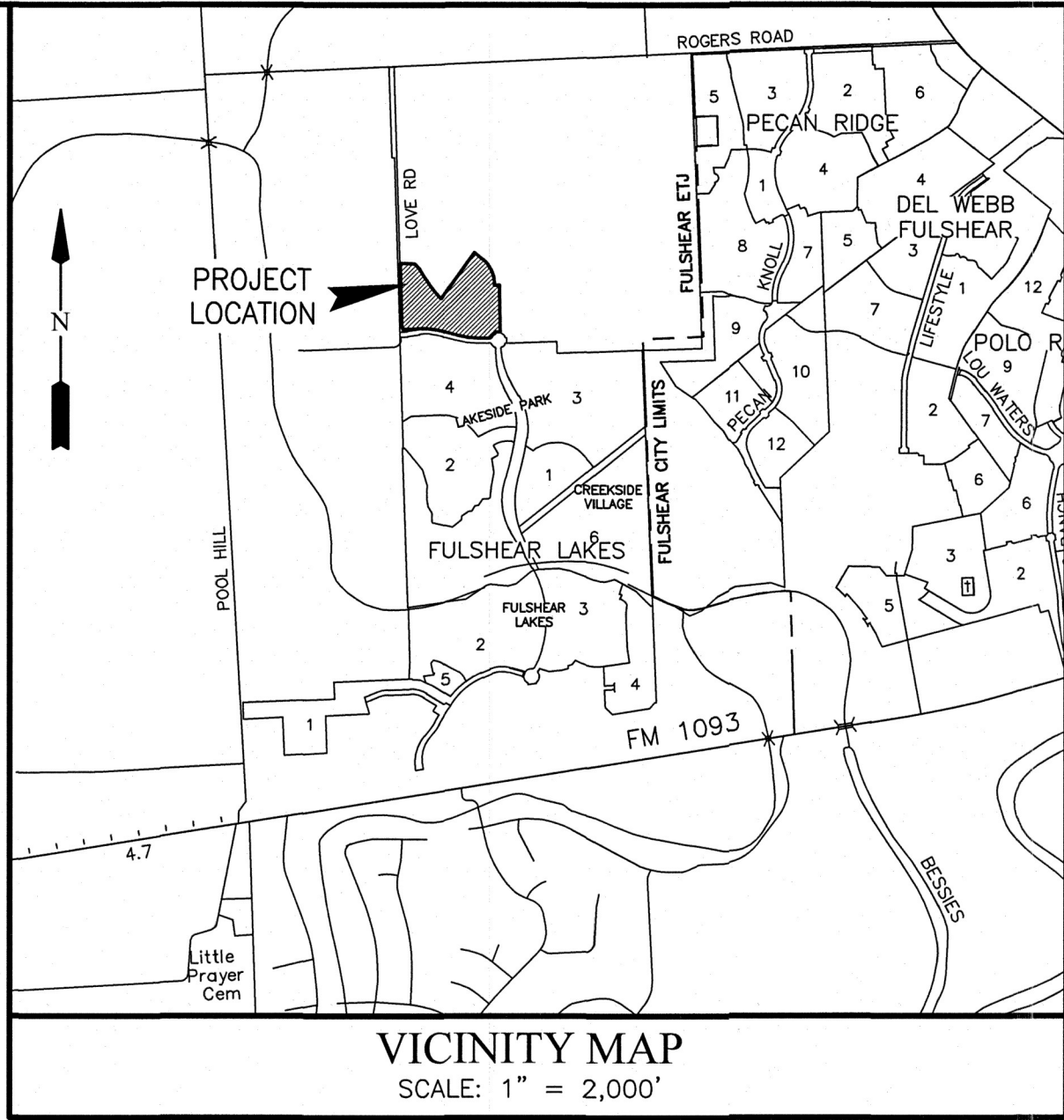
THENCE, NORTH 74° 43' 33" WEST, 154.07 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 158.97 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 08° 50' 35", AND A CHORD WHICH BEARS NORTH 79° 08' 50" WEST, 158.82 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 144.31 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 15° 36' 04", AND A CHORD WHICH BEARS SOUTH 88° 37' 50" WEST, 143.87 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 80° 49' 48" WEST, 145.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 22.67 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 02° 45' 49", AND A CHORD WHICH BEARS SOUTH 82° 12' 43" WEST, 22.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.007 ACRES OF LAND.



VICINITY MAP

SCALE: 1" = 2,000'

KEY MAP NO. 522E

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  
J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS 26<sup>th</sup> DAY OF November, 2024.

Vincent M. Morales, Jr.  
VINCENT M. MORALES, JR.  
PRECINCT 1, COUNTY COMMISSIONER

Grady Prestage  
GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

KP George  
KP GEORGE  
COUNTY JUDGE

W. A. (Andy) Meyers  
W. A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

Baxter L. McCoy  
BAXTER 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 December 4, 2024 AT 2:23 O'CLOCK P.M. IN PLAT NUMBER 20240271 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  
LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS



BY: Cesar Cedillo  
DEPUTY  
CESAR CEDILLO

## FINAL PLAT OF FULSHEAR LAKES HILLSIDE SECTION 1

A SUBDIVISION OF 19.007 ACRES OF LAND SITUATED IN  
THE JOHN RANDON LEAGUE, ABSTRACT 76,  
FORT BEND COUNTY, TEXAS.

76 LOTS 7 RESERVES (3.501 ACRES) 2 BLOCKS

OCTOBER 23, 2024

JOB NO. 2493-0134.310

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:

**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382



ENGINEER:

**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S  
Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386





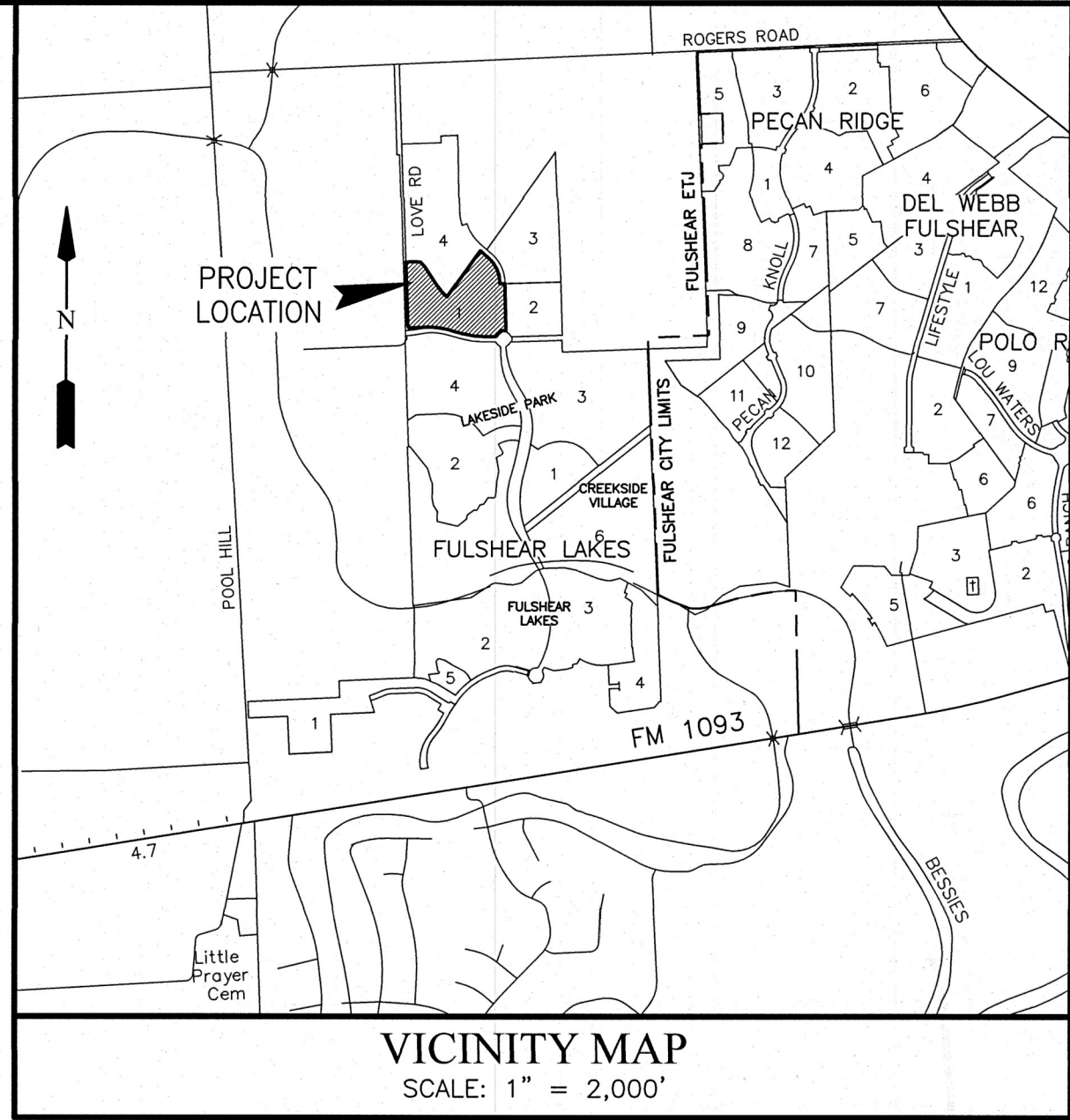
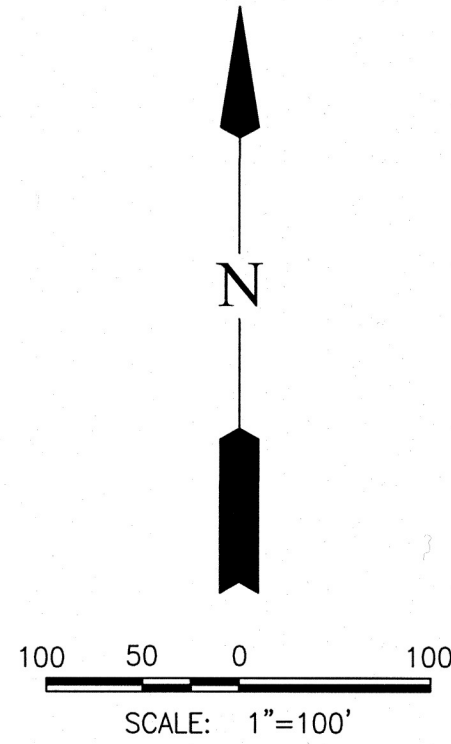
CALLLED 24.187 ACRES  
LISA WISEMAN MOORE 2012  
IRREVOCABLE TRUST  
F.N. 2013111195  
F.B.C.O.P.R.

CALLLED 5.162 ACRES  
DEREK ANDREW EVANS  
F.N. 2020030578  
F.B.C.O.P.R.

CALLLED 71.662 ACRES  
FULSHEAR FARM LLC.  
F.N. 202009327  
F.B.C.O.P.R.

CALLLED 411.052 ACRES  
FULSHEAR LAKES, LTD.  
F.N. 2014007854  
F.B.C.O.P.R.

- LEGEND
- B.L. INDICATES BUILDING LINE  
U.E. INDICATES UTILITY EASEMENT  
D.E. INDICATES DRAINAGE EASEMENT  
R.O.W. INDICATES RIGHT-OF-WAY  
P.O.B. INDICATES POINT OF BEGINNING  
F.N. INDICATES FILE NUMBER  
NO. INDICATES NUMBER  
VOL. INDICATES VOLUME  
PG. INDICATES PAGE  
RES. INDICATES RESERVE  
F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS  
F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS  
F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS  
(S) INDICATES SET 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY"  
(PS) INDICATES PREVIOUSLY SET 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY"



VICINITY MAP  
SCALE: 1" = 2,000'

KEY MAP NO. 522E

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) NO.'S. 48157C0080M AND 48157C0085M, WITH REVISED DATES OF JANUARY 29, 2021, THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN 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. THERE WILL BE A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) UPON COMPLETION OF FINAL LOT GRADING. THE LOMR-F, WHEN APPROVED BY FEMA, WILL REVISE THE EFFECTIVE FLOODPLAIN BOUNDARIES EFFECTIVELY REMOVING THE 100 YR FLOODPLAIN FROM ALL PLATTED LOTS WITHIN THIS SUBDIVISION AS DEPICTED ON FLOOD INSURANCE RATE MAP(S) AS DESCRIBED IN NOTE 5.

7. 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.

8. THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.

9. 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.

10. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS, SURROUNDING SAID PLAT. SIDEWALKS SHALL BE A MINIMUM 4 FEET IN WIDTH ON FRONT PROPERTY LINES OF SINGLE FAMILY LOTS AS LONG AS PASSING AREAS ARE PROVIDED WITH EACH DRIVEWAY AND THE SIDEWALKS AND DRIVEWAYS ARE CONSTRUCTED IN ACCORDANCE WITH THE ADA. ALL OTHER SIDEWALKS NOT ADJACENT TO CURBS SHALL BE A MINIMUM 5 FEET IN WIDTH AND CONSTRUCTED IN ACCORDANCE WITH THE ADA.

11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

13. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.

14. 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

15. 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.

16. 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.

17. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 111.00 FEET (NAVD-88 DATUM, 2001 ADJUSTMENT) ABOVE MEAN SEA LEVEL. 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.

18. A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

19. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216.

20. THE FULSHEAR LAKES HOMEOWNERS ASSOCIATION IS TO OWN AND MAINTAIN THE PROPOSED RETAINING WALL WITHIN RESERVE A.

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.

ROW AREA TABLE		
ROW	ACREAGE	SQ.FT.
PEARL YARROW COURT	0.293 ACRES	12,749
AMERICAN DEERWEED DRIVE	1.546 ACRES	67,359
TALL FOXGLOVE COURT	0.914 ACRES	39,796
VALLEY REDSTEM WAY	0.390 ACRES	17,002
FULSHEAR LAKES WAY	0.766 ACRES	33,371
TOTAL	3.909 ACRES	170,277

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	400.00'	47°29'34"	331.56'	S 25°03'08" E	322.15'
C2	25.00'	61°25'41"	26.80'	S 29°24'30" W	25.54'
C3	90.00'	31°24'28"	49.34'	S 44°25'06" W	48.72'
C4	25.00'	61°25'41"	26.80'	S 59°25'43" W	25.54'
C5	940.00'	15°07'54"	248.25'	N 82°17'30" W	247.53'
C6	1030.00'	8°50'35"	158.97'	N 79°08'50" W	158.82'
C7	530.00'	15°36'04"	144.31'	S 88°37'50" W	143.87'
C8	470.00'	2°45'49"	22.67'	S 82°12'43" W	22.67'
C9	30.00'	94°36'29"	49.54'	N 49°06'08" W	44.10'
C10	1400.00'	3°54'41"	95.58'	S 35°11'24" E	95.56'
C11	805.00'	50°44'14"	712.85'	S 64°29'19" E	689.79'
C12	1000.00'	1°52'01"	32.58'	N 89°12'33" E	32.58'
C13	250.00'	38°14'00"	166.82'	S 72°36'27" E	163.75'
C14	25.00'	90°01'20"	39.28'	N 46°19'01" W	35.36'
C15	1025.00'	1°28'14"	26.31'	S 89°24'26" W	26.31'
C16	830.00'	46°23'28"	672.03'	N 66°39'43" W	653.83'
C17	25.00'	100°54'41"	44.03'	S 86°04'41" W	38.56'
C18	25.00'	41°07'12"	17.94'	S 15°03'44" W	17.56'
C19	50.00'	27°54'01"	240.57'	N 47°39'47" W	67.13'
C20	25.00'	54°32'58"	23.80'	S 62°53'49" E	22.91'
C21	25.00'	72°46'09"	31.75'	N 00°45'42" W	29.66'
C22	1425.00'	3°32'30"	88.08'	N 35°22'30" W	88.07'
C23	25.00'	55°18'18"	24.13'	N 61°15'23" E	23.21'
C24	50.00'	27°52'51"	240.33'	N 48°47'23" E	67.30'
C25	25.00'	39°31'31"	17.25'	S 13°16'27" E	16.91'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C26	1375.00'	4°06'32"	98.60'	S 35°05'29" E	98.58'
C27	780.00'	23°56'14"	325.87'	S 49°06'52" E	323.51'
C28	25.00'	83°17'41"	36.34'	N 77°16'11" E	33.23'
C29	25.00'	48°11'23"	21.03'	N 11°31'39" E	20.41'
C30	50.00'	27°6'22'46"	241.19'	S 54°22'40" E	66.67'
C31	25.00'	48°11'23"	21.03'	S 59°43'01" W	20.41'
C32	25.00'	103°20'08"	45.09'	S 16°02'44" E	39.22'
C33	225.00'	24°00'40"	94.29'	S 79°43'08" E	93.60'
C34	25.00'	89°34'54"	39.09'	N 43°29'06" E	35.23'
C35	25.00'	81°09'17"	35.41'	N 76°11'58" E	32.52'
C36	275.00'	28°30'04"	136.80'	S 77°28'25" E	135.39'
C37	25.00'	90°25'06"	39.45'	S 46°30'54" E	35.48'
C38	25.00'	89°58'32"	39.26'	S 43°40'55" W	35.35'
C39	975.00'	1°28'23"	25.07'	S 89°24'22" W	25.06'
C40	780.00'	21°02'55"	286.55'	N 79°19'59" W	284.94'
C41	25.00'	104°25'51"	45.57'	N 16°35'36" W	39.52'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°12'06" E	30.00'
L2	S 82°29'06" E	54.02'
L3	N 85°58'19" E	85.33'
L4	S 42°03'29" E	86.00'
L5	S 33°38'42" E	104.73'
L6	S 37°08'45" E	45.00'
L7	S 39°04'13" E	44.33'
L8	S 42°55'09" E	44.33'
L9	S 46°42'16" E	42.86'
L10	S 48°47'55" E	127.34'
L11	S 01°18'21" E	13.84'
L12	N 88°16'33" E	60.00'
L13	S 88°41'39" W	60.00'
L14	N 89°51'27" W	136.73'
L15	N 56°45'57" E	7.68'
L16	S 33°14'03" E	52.58'
L17	N 88°16'33" E	48.10'
L18	S 54°22'40" E	6.50'
L19	N 35°37'20" E	164.59'
L20	N 01°18'21" W	40.79'
L21	S 35°37'20" W	52.35'
L22	N 35°37'20" E	66.15'
L23	N 01°18'21" W	105.19'
L24	N 87°35'17" E	123.66'
L25	S 53°45'41" E	20.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L26	S 64°14'34" W	61.58'
L27	N 01°43'27" W	125.00'
L28	S 88°16'33" W	53.69'
L29	N 35°37'20" E	107.66'
L30	N 12°07'44" W	13.43'
L31	N 48°07'32" W	90.90'
L32	S 64°48'40" E	50.03'
L33	S 67°49'39" E	50.03'
L34	S 70°50'38" E	50.03'
L35	S 73°51'37" E	50.03'
L36	S 76°52'36" E	50.03'
L37	S 79°53'35" E	50.03'
L38	S 82°54'34" E	50.03'
L39	S 85°55'33" E	50.03'
L40	S 89°26'57" E	49.12'
L41	S 89°51'27" E	125.00'
L42	N 45°08'33" E	14.14'
L43	S 82°06'51" W	46.58'
L44	N 86°00'49" W	50.25'
L45	N 54°22'40" W	48.43'
L46	S 79°33'25" W	43.80'
L47	N 01°47'54" W	133.16'
L48	S 23°54'39" W	20.12'
L49	S 52°51'15" W	20.00'
L50	S 12°28'07" W	95.92'

## FINAL PLAT OF FULSHEAR LAKES HILLSIDE SECTION 1

A SUBDIVISION OF 19.007 ACRES OF LAND SITUATED IN  
THE JOHN RANDON LEAGUE, ABSTRACT 76,  
FORT BEND COUNTY, TEXAS.

76 LOTS 7 RESERVES (3.501 ACRES) 2 BLOCKS

OCTOBER 23, 2024 JOB NO. 2493-0134.310

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:

**LJA Surveying, Inc.**  
3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
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