

**PLAT RECORDING SHEET**

**PLAT NAME:** Fulshear Lakes Hillside Section 4

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

**ACREAGE:** 26.890

**LEAGUE:** John Randon League

**ABSTRACT NUMBER:** 76

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 116

**NUMBER OF RESERVES:** 7

**OWNERS:** Fulshear Lakes, Ltd.

\_\_\_\_\_  
**(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 26.890 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR LAKES HILLSIDE SECTION 4, 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, DRAINS 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 4, 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 5<sup>th</sup> DAY OF September, 2025.

FULSHEAR LAKES, LTD.  
A TEXAS LIMITED PARTNERSHIP

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

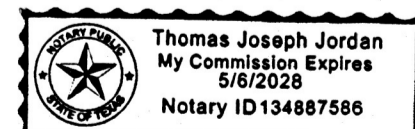
BY: Samuel H. Yager III  
SAMUEL H. YAGER III, VICE PRESIDENT

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 5<sup>th</sup> DAY OF September, 2025.

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 2/13/25  
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 THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

Phillip Kane Mudd 08/04/25  
PHILLIP KANE MUDD, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 130524



THIS PLAT OF FULSHEAR LAKES HILLSIDE SECTION 4 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 1<sup>st</sup> DAY OF November, 2024

Amy Pearce  
AMY PEARCE, CHAIR

Grace Malveaux  
GRACE MALVEAUX, CO-CHAIR

THIS PLAT OF FULSHEAR LAKES HILLSIDE SECTION 4 WAS APPROVED ON THIS November 19, 2024 DAY OF 2024 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON 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 26.890 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 MAHALEY RAYMOND, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2014007854 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 26.890 ACRE TRACT 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 "KALKOMEY SURVEY" FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.5 ACRE TRACT DESCRIBED IN THE DEED TO MAHALEY RAYMOND, BY AN INSTRUMENT OF RECORD IN VOLUME 71, PAGE 259 OF THE DEED RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), COMMON TO A NORTHEAST CORNER OF THAT CERTAIN CALLED 25.527 ACRE TRACT DESCRIBED AS "TRACT 2" IN THE DEED TO FULSHEAR LAKES LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 202111616 F.B.C.O.P.R., AND LYING IN THE WEST RIGHT-OF-WAY LINE OF LOVE ROAD (APPROXIMATELY 30 FOOT WIDE), APPROVED BY FORT BEND COUNTY COMMISSIONERS COURT (4/28/86);

THENCE, SOUTH 01° 20' 51" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, COMMON TO THE EAST LINE OF SAID 25.527 ACRE TRACT, 843.84 FEET TO A GUN BARREL FOUND FOR THE SOUTHEAST CORNER OF SAID 25.527 ACRE TRACT, COMMON TO THE NORTHWEST CORNER OF THAT CERTAIN CALLED 3.936 ACRE TRACT DESCRIBED IN THE DEED TO PRICE GORDON SERVICES, LLC BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2018040175 F.B.C.O.P.R.;

THENCE, NORTH 11° 01' 33" EAST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, 135.16 FEET TO THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING IN THE EAST RIGHT-OF-WAY LINE OF SAID LOVE ROAD;

THENCE, NORTH 87° 57' 21" EAST, 467.35 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 02° 02' 39" WEST, 80.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 87° 57' 21" EAST, 195.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 02° 02' 39" EAST, 159.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 20.28 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 01° 11' 53", AND A CHORD WHICH BEARS SOUTH 01° 29' 42" EAST, 20.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 00° 50' 46" EAST, 710.64 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 172.57 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 16° 45' 29", AND A CHORD WHICH BEARS SOUTH 09° 13' 31" EAST, 171.95 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 72° 23' 45" EAST, 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, 288.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 31° 11' 40", AND A CHORD WHICH BEARS SOUTH 33° 12' 05" EAST, 285.01 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 48° 47' 55" EAST, 186.29 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 381.30 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 47° 29' 34", AND A CHORD WHICH BEARS SOUTH 25° 03' 08" EAST, 370.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 01° 18' 21" EAST, 13.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

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

THENCE, NORTH 01° 18' 21" WEST, 13.84 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 LEFT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 47° 29' 34", AND A CHORD WHICH BEARS NORTH 25° 03' 08" WEST, 322.15 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 48° 47' 55" WEST, 127.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

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

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

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

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

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

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

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

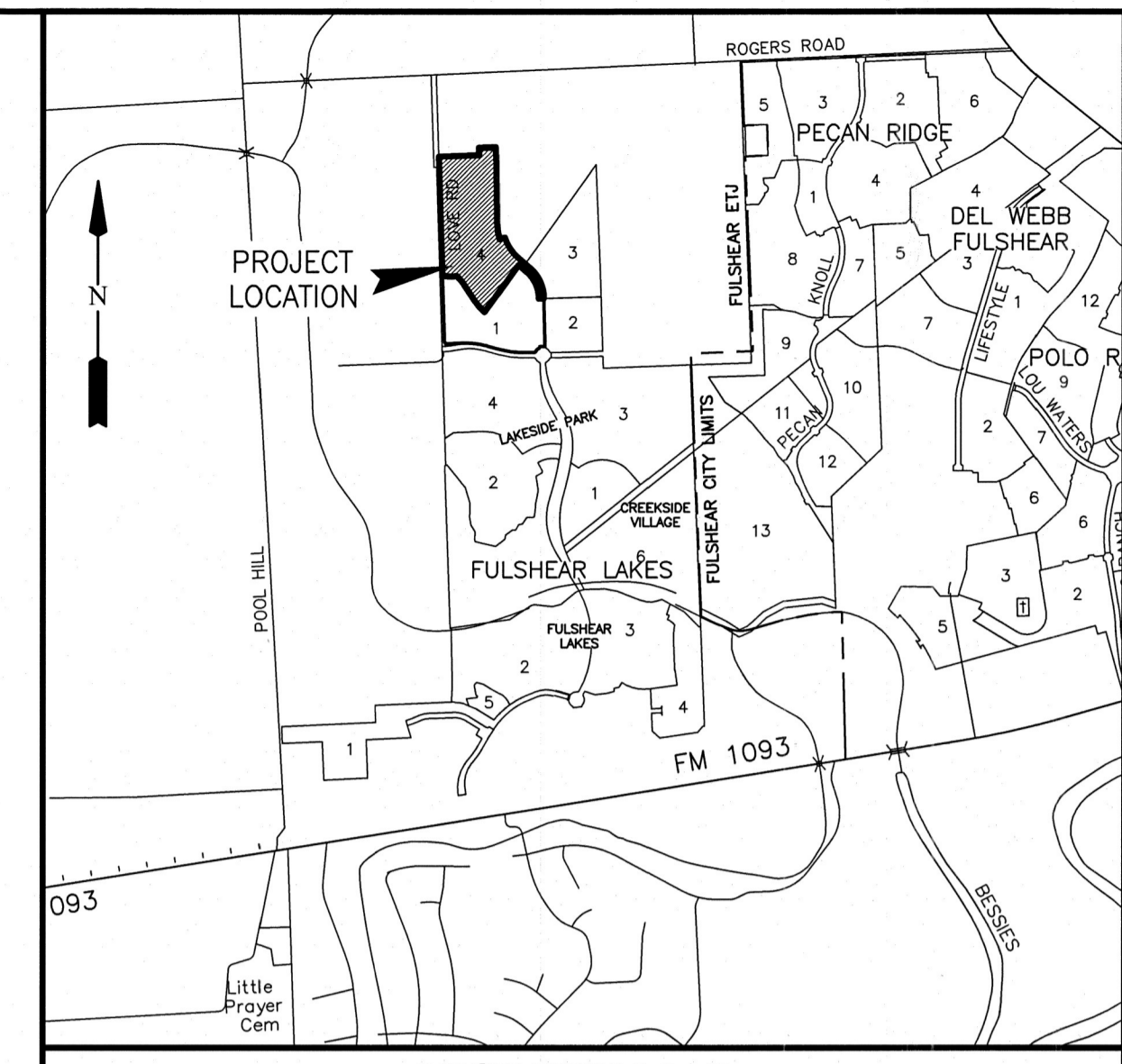
THENCE, NORTH 42° 03' 29" WEST, 86.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

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

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

THENCE, SOUTH 88° 12' 06" WEST, 30.00 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 THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED LOVE ROAD, 1,389.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.890 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, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025 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 HILLSIDE SECTION 4

A SUBDIVISION OF 26.890 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT 76, CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS.

116 LOTS 7 RESERVES (2.388 ACRE) 3 BLOCKS

JANUARY 31, 2025 JOB NO. 2493-0142.310

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

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

CALLED 46.33 ACRES  
FRANCES PECKHAM KELLY  
VOL. 433, PG. 87  
F.B.C.D.R.  
P.R. NO. 08-CPR-020916

CALLED 5.432 ACRES  
EMMA JEAN SMITH  
VOL. 2707, PG. 2128  
F.B.C.D.R.

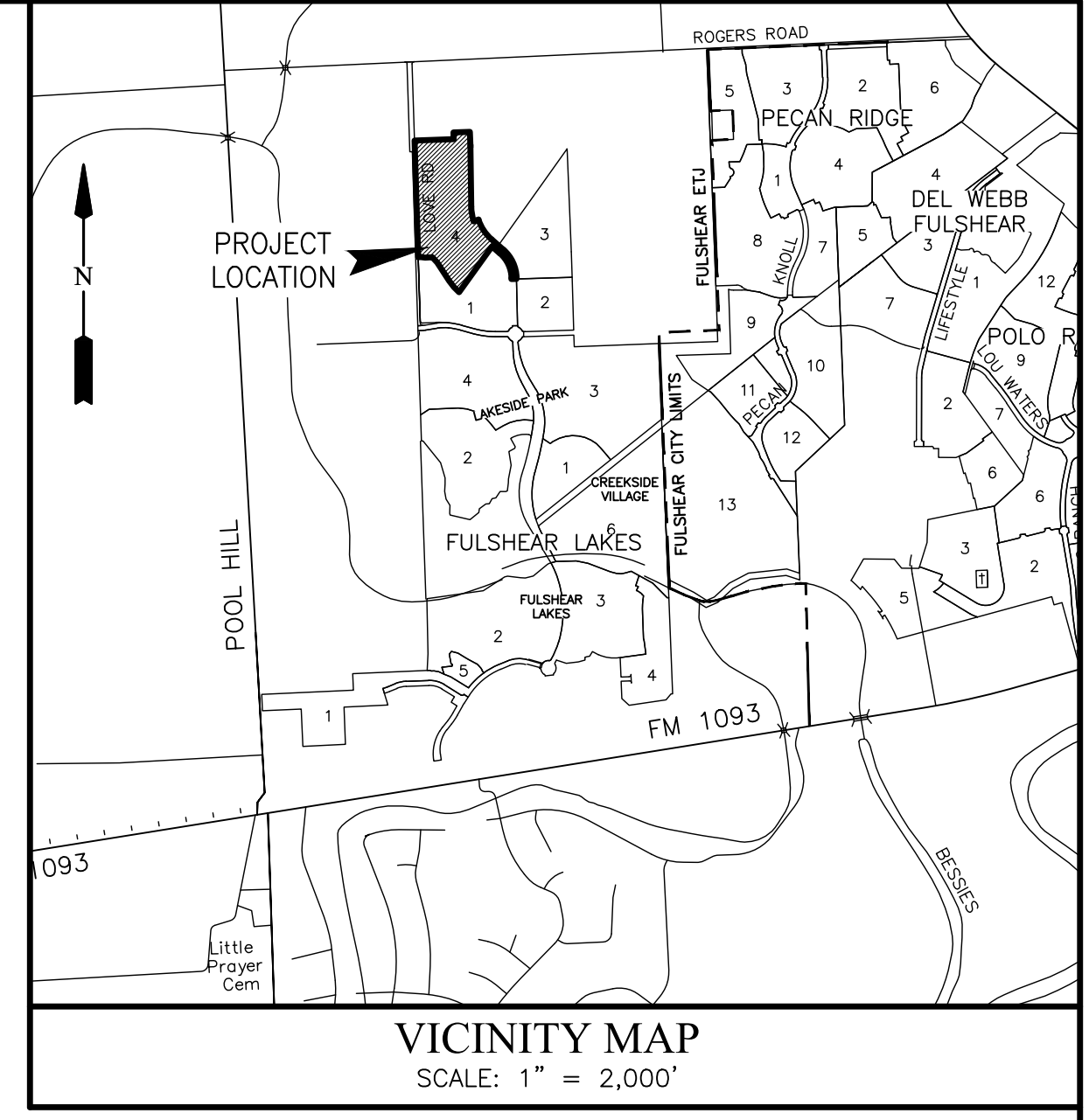
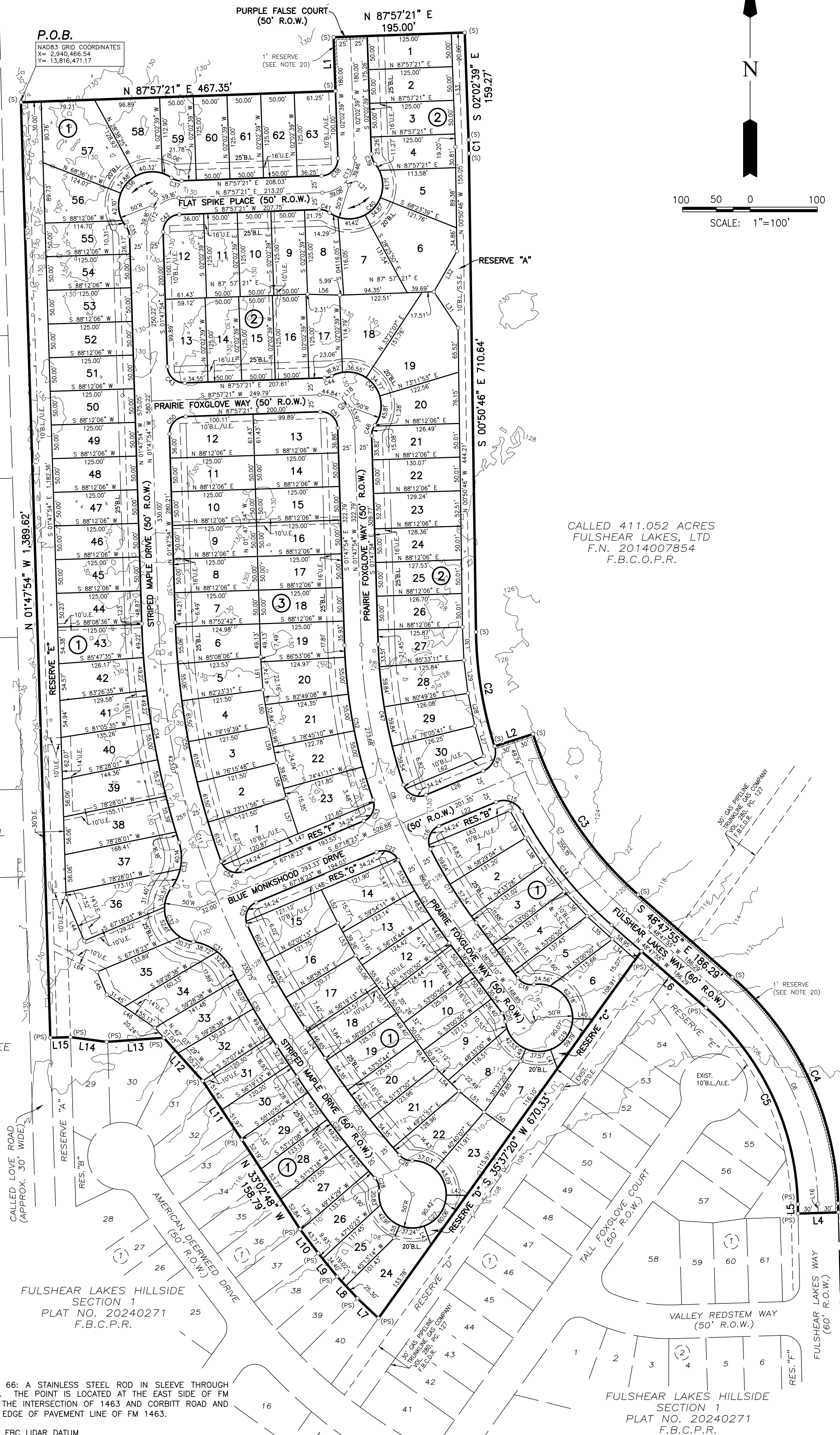
CALLED 5.432 ACRES  
ROOSEVELT PARKER  
VOL. 2715, PG. 1432  
F.B.C.D.R.

CALLED 5.432 ACRES  
LILLIE HALL  
VOL. 2707, PG. 2120  
F.B.C.D.R.

CALLED 5.432 ACRES  
VERNELL SHELTON  
VOL. 2707, PG. 2116  
F.B.C.D.R.

CALLED 5.432 ACRES  
BLANCHE HAMMOND, ET AL  
VOL. 2707, PG. 2112  
F.B.C.D.R.

CALLED 24.166 ACRES  
LISA WISEMAN MOORE, TRUSTEE  
F.N. 2013111095  
F.B.C.O.P.R.



**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	970.00	111°53'	20.28'	S 01°26'42" E	20.28'
C2	590.00	16°45'29"	172.57'	S 09°13'31" E	171.95'
C3	530.00	31°11'40"	288.56'	S 33°12'05" E	285.01'
C4	460.00	47°29'34"	381.30'	S 25°03'08" E	370.47'
C5	400.00	47°29'34"	331.56'	S 25°03'08" W	322.15'
C6	430.00	47°29'34"	356.43'	S 25°03'08" W	346.31'
C7	560.00	31°11'40"	304.89'	S 33°12'05" W	301.14'
C8	750.00	35°11'16"	460.61'	S 19°23'32" W	453.40'
C9	50.00	90°14'45"	78.75'	S 46°55'16" W	70.86'
C10	1,400.00	9°53'10"	241.56'	S 38°37'21" W	241.26'
C11	1,175.00	31°52'53"	653.81'	S 17°44'20" W	645.41'
C12	50.00	89°45'15"	78.33'	S 43°04'44" E	70.56'
C13	50.00	90°00'00"	78.54'	S 42°57'21" E	70.71'
C14	590.00	21°00'56"	216.41'	S 38°17'29" W	215.20'
C15	30.00	84°54'38"	44.46'	S 70°14'18" W	40.50'
C16	25.00	94°06'32"	41.06'	S 20°15'07" W	36.60'
C17	725.00	10°11'00"	128.86'	S 31°53'39" E	128.69'
C18	25.00	61°43'41"	26.93'	S 67°51'00" E	25.65'
C19	50.00	27°26'52"	237.76'	S 37°30'35" W	69.18'
C20	25.00	30°43'11"	13.40'	S 21°37'34" W	13.24'
C21	775.00	10°41'52"	144.70'	S 31°38'14" W	144.49'
C22	25.00	86°24'19"	37.70'	S 69°29'27" W	34.23'
C23	25.00	92°16'10"	40.26'	S 21°10'18" W	36.05'
C24	1,150.00	8°42'59"	174.95'	S 29°19'17" E	174.78'
C25	1,375.00	7°33'22"	181.33'	S 37°27'27" E	181.20'
C26	25.00	49°21'55"	21.54'	S 65°55'06" E	20.88'
C27	50.00	278°21'32"	241.17'	S 47°34'43" W	66.68'
C28	25.00	47°04'32"	20.54'	S 17°46'47" W	19.97'
C29	1,425.00	7°38'16"	189.96'	S 37°29'55" W	189.82'
C30	1,200.00	6°23'56"	134.02'	S 30°28'48" W	133.95'
C31	75.00	54°39'14"	71.54'	S 54°36'27" W	68.86'
C32	50.00	118°59'57"	103.85'	S 22°26'06" W	86.16'
C33	75.00	54°39'14"	71.54'	S 09°44'16" E	68.86'
C34	1,200.00	15°47'28"	330.73'	S 09°41'37" W	329.68'
C35	25.00	36°52'12"	16.09'	S 20°13'59" W	15.81'
C36	50.00	163°29'38"	142.88'	S 43°04'44" E	98.98'
C37	25.00	36°52'12"	16.09'	S 73°36'33" E	15.81'
C38	25.00	90°00'00"	39.27'	S 42°57'21" E	35.36'
C39	25.00	37°03'46"	16.17'	S 20°34'32" E	15.89'
C40	50.00	164°30'42"	143.56'	S 43°08'56" W	99.09'
C41	25.00	37°26'56"	16.34'	S 73°19'11" W	16.05'
C42	25.00	89°45'15"	39.16'	S 43°04'44" W	35.28'
C43	25.00	90°14'45"	39.38'	S 46°55'16" E	35.43'
C44	25.00	25°45'33"	11.24'	S 75°04'34" E	11.15'
C45	50.00	153°29'42"	133.95'	S 41°03'21" E	97.34'
C46	25.00	37°29'24"	16.36'	S 16°56'48" W	16.07'
C47	725.00	16°48'44"	212.74'	S 10°12'16" E	211.97'
C48	25.00	94°04'59"	41.05'	S 65°39'07" E	36.59'
C49	30.00	84°54'38"	44.46'	S 24°51'04" E	40.50'
C50	25.00	89°45'15"	39.16'	S 43°04'44" E	35.28'
C51	25.00	90°14'45"	39.38'	S 46°55'16" E	35.43'
C52	775.00	17°19'24"	234.32'	S 10°27'36" E	233.43'
C53	25.00	86°25'41"	37.71'	S 24°05'33" W	34.24'
C54	25.00	92°49'31"	40.50'	S 66°16'52" W	36.22'
C55	1,150.00	18°04'13"	362.69'	S 10°50'00" W	361.19'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 02°02'39" W	80.00'
L2	N 72°23'45" E	60.00'
L3	S 01°18'21" E	13.41'
L4	S 88°16'33" W	60.00'
L5	N 01°18'21" W	13.84'
L6	N 48°47'55" W	127.34'
L7	N 46°42'16" W	42.86'
L8	N 42°55'09" W	44.33'
L9	N 39°04'13" W	44.33'
L10	N 37°08'45" W	45.00'
L11	N 33°38'42" W	104.73'
L12	N 42°03'29" W	86.00'
L13	S 85°58'19" W	85.33'
L14	N 82°29'06" E	54.07'
L15	S 88°12'06" W	30.00'
L16	N 01°18'21" W	13.62'
L17	S 53°00'50" W	14.48'
L18	N 49°20'24" E	2.00'
L19	N 33°40'47" W	54.07'
L20	N 46°55'16" W	6.45'
L21	S 46°49'37" E	7.00'
L22	S 67°18'23" W	92.00'
L23	S 36°59'10" E	102.80'
L24	S 33°40'47" W	54.07'
L25	N 33°40'47" W	54.07'
L26	N 67°18'23" E	92.02'
L27	N 16°15'30" W	46.93'
L28	N 11°43'57" W	49.41'
L29	N 07°05'20" W	49.43'
L30	N 02°30'39" W	49.14'
L31	N 33°39'37" W	64.99'
L32	N 29°34'18" E	69.13'
L33	N 02°02'39" W	169.20'
L34	N 48°47'55" W	45.71'
L35	N 47°34'50" W	50.87'
L36	N 42°59'29" W	50.28'
L37	N 38°15'45" W	49.56'
L38	N 33°37'32" W	48.34'
L39	N 29°08'51" W	46.20'
L40	S 88°38'05" E	30.00'
L41	N 20°07'15" W	30.00'
L42	S 88°47'21" E	30.00'
L43	N 19°57'59" W	30.00'
L44	S 22°41'37" E	69.66'
L45	S 22°41'37" E	36.67'
L46	S 55°26'42" E	86.58'
L47	N 67°18'23" E	242.52'
L48	N 67°18'23" W	243.02'
L49	S 22°56'13" W	20.00'
L50	N 54°22'40" W	50.75'
L51	N 50°08'39" W	48.79'
L52	N 26°25'50" W	55.00'
L53	S 28°28'36" E	55.03'
L54	S 45°17'14" E	49.60'
L55	S 22°42'43" W	20.00'
L56	N 88°20'49" W	47.79'
L57	S 18°20'30" E	55.30'
L58	S 15°16'08" E	55.00'
L59	S 12°12'17" E	55.00'
L60	S 09°08'25" E	55.00'
L61	S 03°52'26" E	49.23'
L62	N 67°18'23" E	125.74'
L63	N 67°18'23" E	130.73'
L64	S 64°29'50" E	70.53'

**ROW TABLE**

ROW	ACREAGE	SQ.FT.
BLUE MONKSHOOD DRIVE	0.519	22,605
FLAT SPIKE PLACE	0.397	17,291
FULSHEAR LAKES WAY	1.186	51,674
PRAIRIE FOXGLOVE COURT	1.585	68,988
PURPLE FALSE COURT	0.283	12,345
STRIPED MAPLE DRIVE	2.083	90,732
TOTAL	6.053	263,635

- NOTES:
- 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
  - ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
  - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
  - 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.
  - 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.
  - 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 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.
  - THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
  - 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.
  - 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 PERMETER ROADS, SURROUNDING SAID PLAT. SIDEWALKS SHALL BE A MINIMUM 4 FEET IN WIDTH ON FRONT THERETO SINGLES 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.
  - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
  - 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
  - FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
  - 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.
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 112.16 FEET (NAVD-88 DATUM, 2001 ADJUSTMENT) ABOVE 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.
  - A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
  - OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND DRAINAGE EASEMENTS IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216.
  - 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 THEREON SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

**LEGEND**

- |              |  |
|--------------|--|
| B.L.         | INDICATES BUILDING LINE  |
| U.E.         | INDICATES UTILITY EASEMENT   |
| D.E.         | INDICATES DRAINAGE EASEMENT  |
| W.L.E.       | INDICATES WATER LINE EASEMENT  |
| S.S.E.       | INDICATES SANITARY SEWER EASEMENT  |
| ST.M.S.E.    | INDICATES STORM SEWER 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 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"            |
| (PS)         | INDICATES PREVIOUSLY SET 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" |

**RESERVE TABLE**

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.597	26,022	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.157	6,842	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.034	1,483	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
D	0.034	1,482	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
E	1.352	58,886	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.106	4,604	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.106	4,614	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.386	103,933	

**FINAL PLAT OF  
FULSHEAR LAKES HILLSIDE  
SECTION 4**

A SUBDIVISION OF 26.890 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT 76, CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS.

116 LOTS 7 RESERVES (2.386 ACRES) 3 BLOCKS  
JANUARY 31, 2025 JOB NO. 2493-0142.310

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