

PLAT RECORDING SHEET

PLAT NAME: Fulshear Lakes Creekside Village Section 7

PLAT NO: _____

ACREAGE: 3.940

LEAGUE: John Randon League

ABSTRACT NUMBER: 76

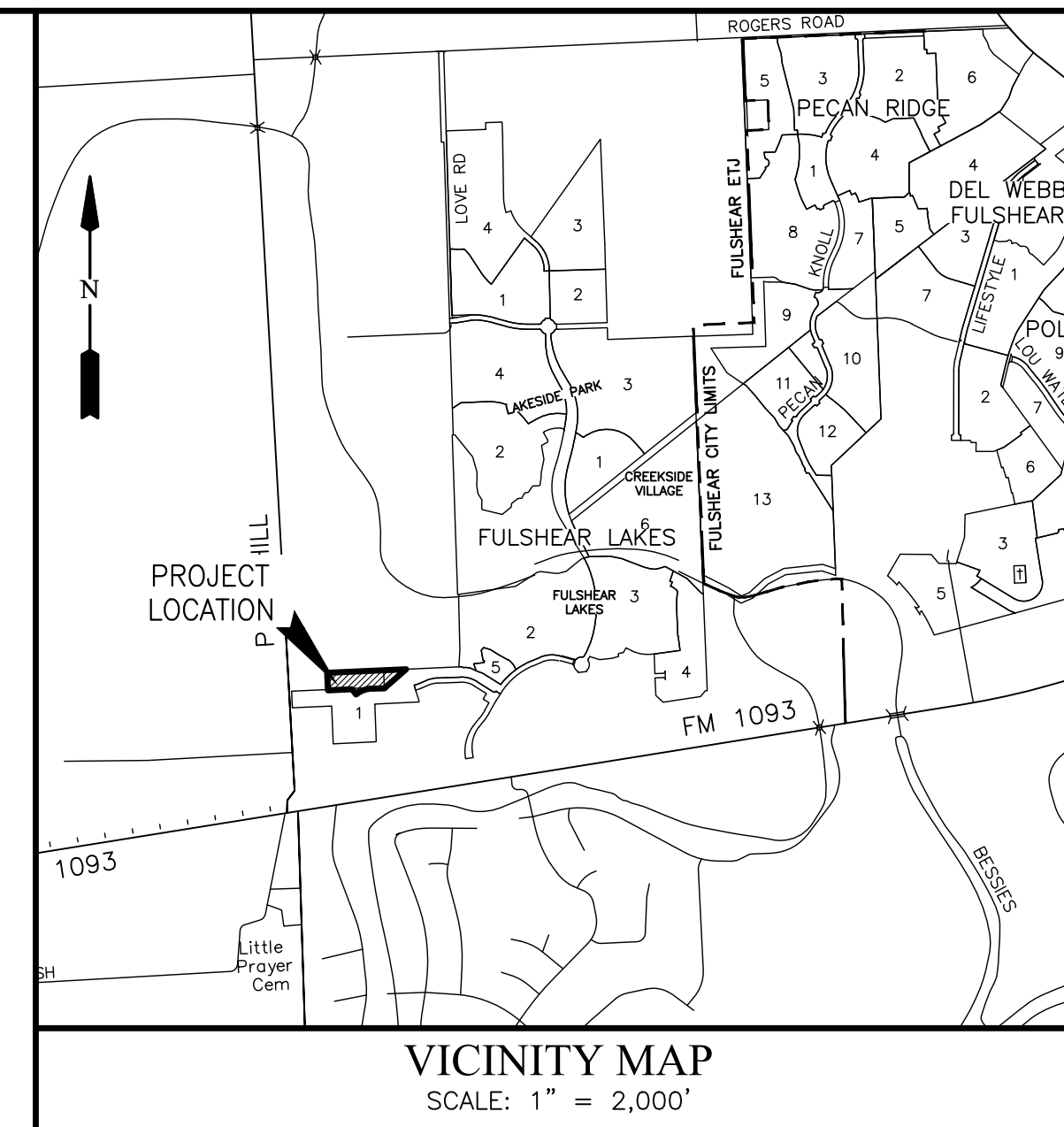
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 14

NUMBER OF RESERVES: 3

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 3.940 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 7, 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, 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 ABUTTING 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 CREEKSIDE VILLAGE SECTION 7, 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 _____ DAY OF _____, 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, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

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 _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

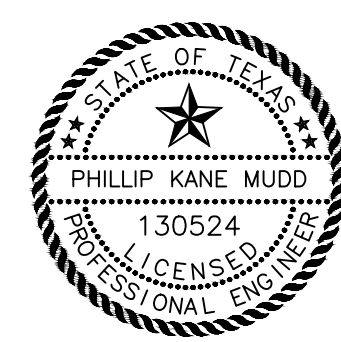
I, AARON G. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON 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, 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, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 130524



THIS PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 7 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2025.

AMY PEARCE, CHAIR

GRACE MALVEAUX, CO-CHAIR

THIS PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 7 WAS APPROVED ON _____ DAY OF _____, 2025, 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, MAYOR

MARIELA RODRIGUEZ, CITY SECRETARY

BEING 3.940 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, FORT BEND COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 3,000 ACRE TRACT DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD., BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2024034145 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND A PORTION OF RESERVE "A" OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 1, A SUBDIVISION OF RECORD IN PLAT NUMBER 20220134 OF THE PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.P.R.), SAID 3.940 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):

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE COMMON NORTH CORNER OF SAID RESERVE "A" AND RESERVE "B" OF SAID FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 1, IN THE SOUTH LINE OF THAT CERTAIN CALLED 1.151 ACRE TRACT DESCRIBED IN THE DEED TO ANNE, R. HARRIS, ET AL BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2017022983, F.B.C.O.P.R.;

THENCE, SOUTH 48° 43' 15" WEST, DEPARTING SAID SOUTH LINE, ALONG THE SOUTHWEST LINE OF SAID RESERVE "A", COMMON TO THE NORTHWEST LINE OF SAID RESERVE "B", 293.18 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER IN SAID COMMON LINE;

THENCE, SOUTH 48° 08' 14" WEST, CONTINUING ALONG SAID COMMON LINE, 46.03 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE COMMON SOUTH CORNER OF SAID RESERVE "A" AND SAID RESERVE "B" IN THE NORTH RIGHT-OF-WAY LINE OF SCHOOL HILL ROAD (CALLED 50-FOOT WIDE) AS SHOWN ON SAID FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 1;

THENCE, SOUTH 88° 34' 22" WEST, ALONG A SOUTH LINE OF SAID RESERVE "A", COMMON TO SAID NORTH RIGHT-OF-WAY LINE, 142.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER IN SAID COMMON LINE, THE BEGINNING OF A TANGENT CURVE;

THENCE, 197.42 FEET CONTINUING ALONG SAID COMMON LINE AND THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 34° 48' 15", AND A CHORD WHICH BEARS SOUTH 71° 10' 15" WEST, 194.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER IN SAID COMMON LINE;

THENCE, SOUTH 53° 46' 07" WEST, CONTINUING ALONG SAID COMMON LINE, 10.72 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE COMMON SOUTH CORNER OF SAID RESERVE "A" AND LOT 15, BLOCK 1 OF SAID FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 1;

THENCE, NORTH 36° 13' 53" WEST, ALONG THE NORTHEAST LINE OF SAID LOT 15, COMMON TO A SOUTHERLY LINE OF SAID RESERVE "A", 76.32 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID LOT 15, COMMON TO A SOUTHERLY CORNER OF SAID RESERVE "A";

THENCE, SOUTH 87° 25' 18" WEST, ALONG THE NORTH LINES OF LOTS 10-15 OF SAID BLOCK 1, COMMON TO A SOUTHERLY LINE OF SAID RESERVE "A", 284.69 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 02° 34' 42" WEST, DEPARTING SAID COMMON LINE AND PARTIALLY ALONG THE WEST LINE OF THE AFOREMENTIONED 3,000 ACRE TRACT, 206.40 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHWEST CORNER OF SAID 3,000 ACRE TRACT, IN THE SOUTH LINE OF THAT CERTAIN CALLED 1.151 ACRE TRACT DESCRIBED IN THE DEED TO DONALD RAY ROGERS BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2017022976, F.B.C.O.P.R.;

THENCE, NORTH 87° 25' 18" EAST, ALONG THE NORTH LINE OF SAID 3,000 ACRE TRACT AND THE AFOREMENTIONED RESERVE "A", AND PARTIALLY ALONG THE SOUTH LINES OF SAID DONALD RAY ROGERS TRACT, THAT CERTAIN CALLED 1.151 ACRE TRACT DESCRIBED IN THE DEED TO CARRIE GREENWOOD BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2017022980, F.B.C.O.P.R., THAT CERTAIN CALLED 1.151 ACRE TRACT DESCRIBED IN THE DEED TO NANCY PARKER DUNN BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2024021426, F.B.C.O.P.R., THAT CERTAIN CALLED 1.151 ACRE TRACT DESCRIBED IN THE DEED TO COLLIN TAPLIN, JR. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2017022981, F.B.C.O.P.R., AND THE AFOREMENTIONED 1.151 ACRE ANNE R. HARRIS TRACT, 929.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.940 ACRES OF LAND.

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 CREEKSIDE VILLAGE SECTION 7

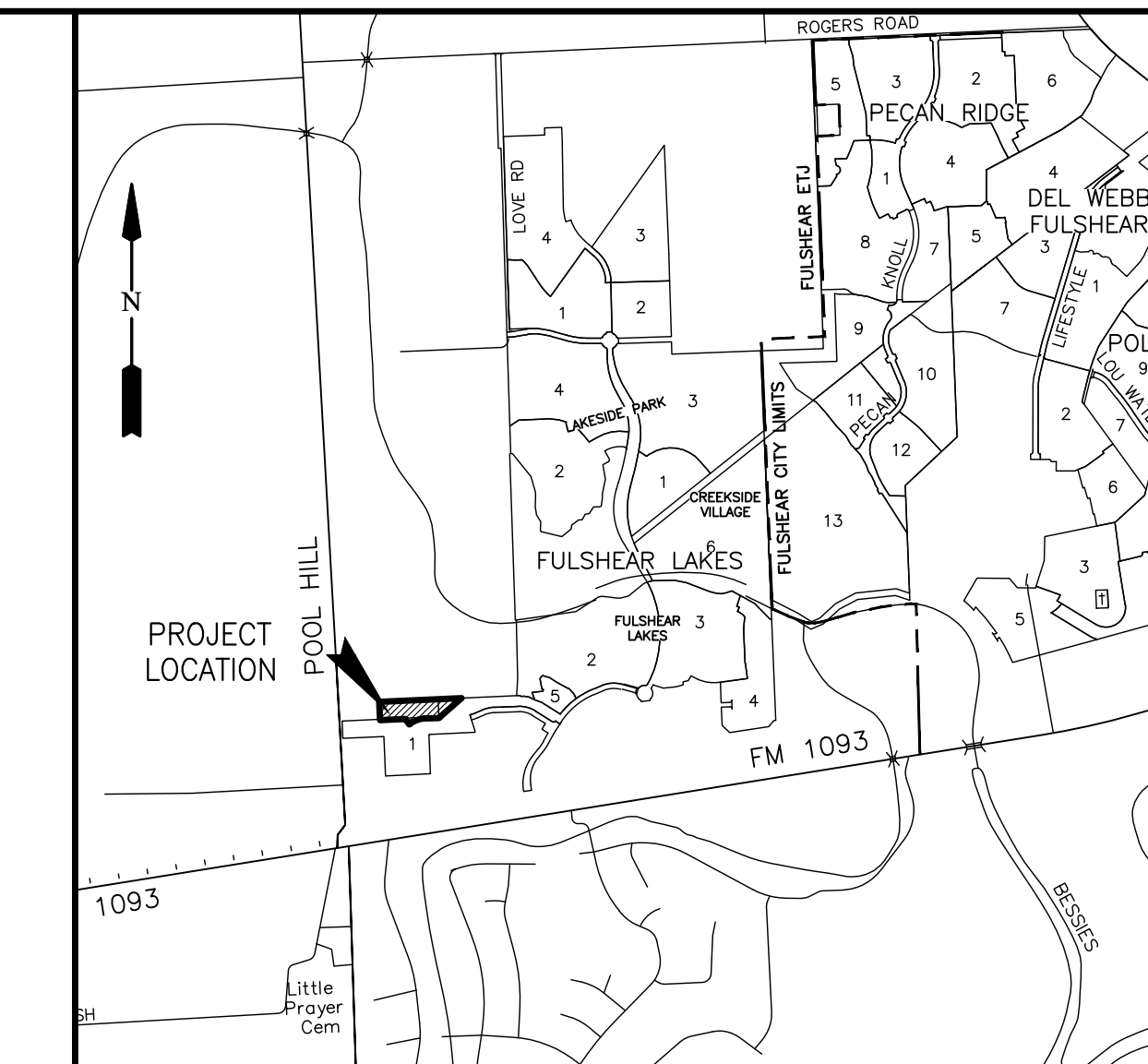
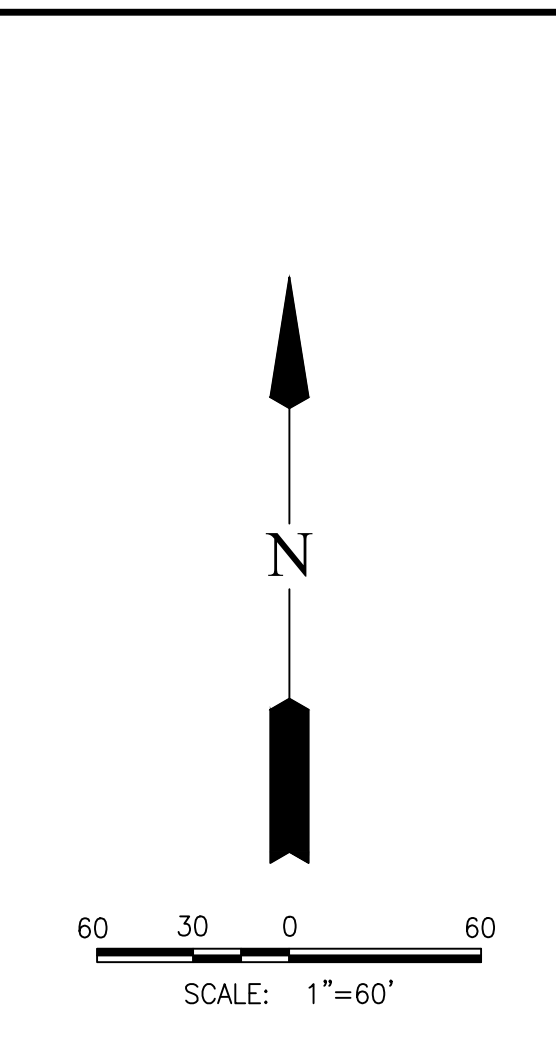
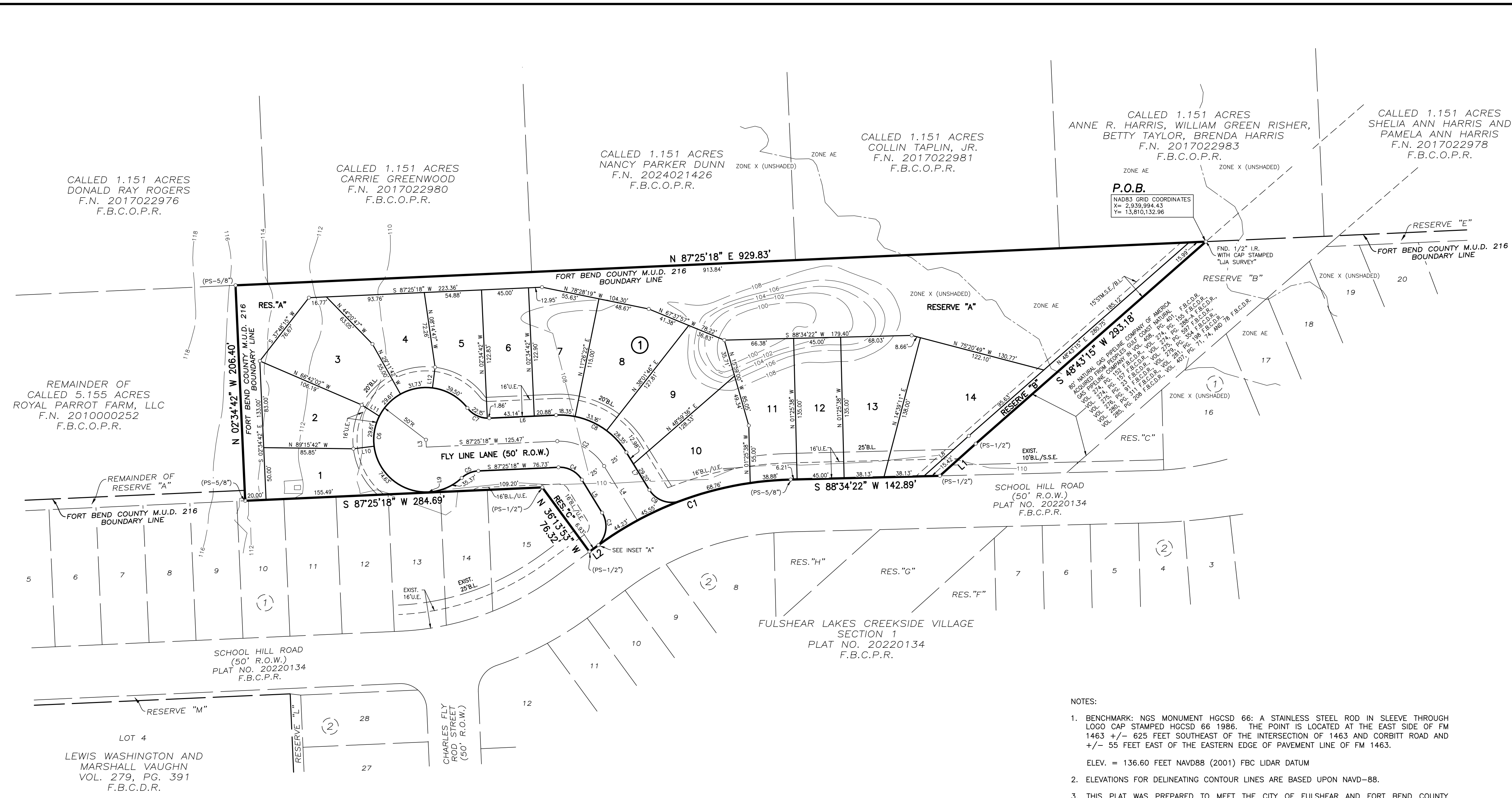
A SUBDIVISION OF 3.940 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT 76, CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS, BEING A PARTIAL REPLAT OF RESERVE "A", FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 1, A SUBDIVISION RECORDED IN PLAT NO. 20220134, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

14 LOTS 3 RESERVES (1.331 ACRES) 1 BLOCK
JANUARY 29, 2025 JOB NO. 2493-0143.310

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



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 522J

REMAINDER OF
CALLED 5.155 ACRES
ROYAL PARROT FARM, LLC
F.N. 2010000252
F.B.C.O.P.R.

CALLLED 1.151 ACRES
CARRIE GREENWOOD
F.N. 2017022980
F.B.C.O.P.R.

CALLLED 1.151 ACRES
NANCY PARKER DUNN
F.N. 2024021426
F.B.C.O.P.R.

CALLLED 1.151 ACRES
COLLIN TAPLIN, JR.
F.N. 2017022981
F.B.C.O.P.R.

CALLLED 1.151 ACRES
ANNE R. HARRIS, WILLIAM GREEN RISHER,
BETTY TAYLOR, BRENDA HARRIS
F.N. 2017022983
F.B.C.O.P.R.

CALLLED 1.151 ACRES
SHEILA ANN HARRIS AND
PAMELA ANN HARRIS
F.N. 2017022978
F.B.C.O.P.R.

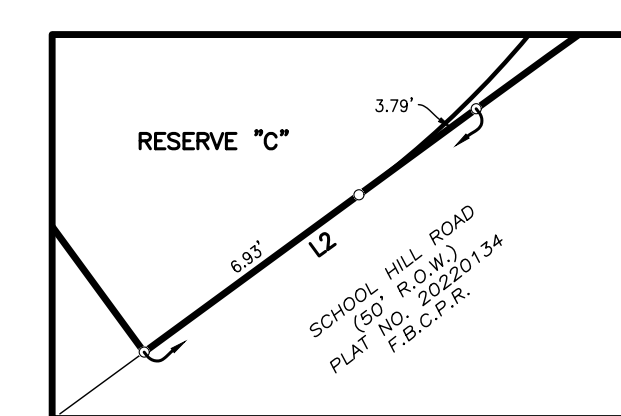
SCHOOL HILL ROAD
(50' R.O.W.)
PLAT NO. 20220134
F.B.C.P.R.

FULSHEAR LAKES CREEKSIDE VILLAGE
SECTION 1
PLAT NO. 20220134
F.B.C.P.R.

LOT 4
LEWIS WASHINGTON AND
MARSHALL VAUGHN
VOL. 279, PG. 391
F.B.C.D.R.

NOTES:
1. BENCHMARK: NGS MONUMENT HGCS 66: A STAINLESS STEEL ROD IN SLEEVE THROUGH LOGO CAP STAMPED HGCS 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 SUBSIDIENCE 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) NOS. 48157C0090M, WITH REVISED DATES OF JANUARY 29, 2021, THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DESCRIBED AS 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE 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.
- 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 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.
- 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 PERIMETER 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 112.36 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM, 2001 ADJUSTMENT). 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 AROUND 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 IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216.
- FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216 IS TO OWN AND MAINTAIN THE PROPOSED RETAINING WALL WITHIN RESERVE A.



INSET "A"
SCALE: 1" = 5'

ROW AREA TABLE		
ROW	ACREAGE	SQ.FT.
FLY LINE LANE	0.407	17,741

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.157	50,402	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
B	0.078	3,389	RESTRICTED TO OPEN SPACE/DRAINAGE
C	0.096	4,161	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.331	57,952	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 48°08'14" W	46.03'
L2	S 53°46'07" W	10.72'
L3	N 02°34'42" W	7.00'
L4	N 31°34'14" W	61.04'
L5	N 31°34'14" W	37.02'
L6	N 87°25'18" E	64.02'
L7	S 31°34'14" E	42.18'
L8	N 48°08'14" E	57.82'
L9	N 02°34'42" W	0.50'
L10	S 82°56'34" W	20.00'
L11	N 57°23'30" W	20.07'
L12	N 07°10'14" E	20.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	325.00'	34°48'15"	197.42'	S 71°10'15" W	194.40'
C2	50.00'	61°00'27"	53.24'	N 62°04'28" W	50.76'
C3	25.00'	85°20'21"	37.24'	N 11°05'57" E	33.89'
C4	25.00'	61°00'27"	26.62'	N 62°04'28" W	25.38'
C5	25.00'	40°32'09"	17.69'	S 67°09'14" W	17.32'
C6	50.00'	27°53'10"	24.07'	N 04°39'45" E	67.20'
C7	25.00'	55°01'01"	24.01'	S 65°04'11" E	23.09'
C8	75.00'	61°00'27"	79.86'	S 62°04'28" E	76.14'
C9	25.00'	78°49'57"	34.40'	S 70°59'13" E	31.75'

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - A.E. INDICATES AERIAL EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - S.T.M.S.E. INDICATES STORM SEWER EASEMENT
 - P.O.B. INDICATES POINT OF BEGINNING
 - R.O.W. INDICATES RIGHT-OF-WAY
 - RES. INDICATES RESERVE
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT
 - 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-1/2) INDICATES PREVIOUSLY SET 1/2 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
 - (PS-5/8) INDICATES PREVIOUSLY SET 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"

FINAL PLAT OF FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 7

A SUBDIVISION OF 3.940 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT 76, CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS, BEING A PARTIAL REPLAT OF RESERVE "A", FULSHEAR LAKES CREEKSIDE VILLAGE SECTION 1, A SUBDIVISION RECORDED IN PLAT NO. 20220134, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

14 LOTS 3 RESERVES (1.331 ACRES) 1 BLOCK
JANUARY 29, 2025 JOB NO. 2493-0143.310

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