

**PLAT RECORDING SHEET**

**PLAT NAME:** Eagle Landing Park

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

**ACREAGE:** 26.83

**LEAGUE:** John J. Bond Survey

**ABSTRACT NUMBER:** A-113

**NUMBER OF BLOCKS:** 1

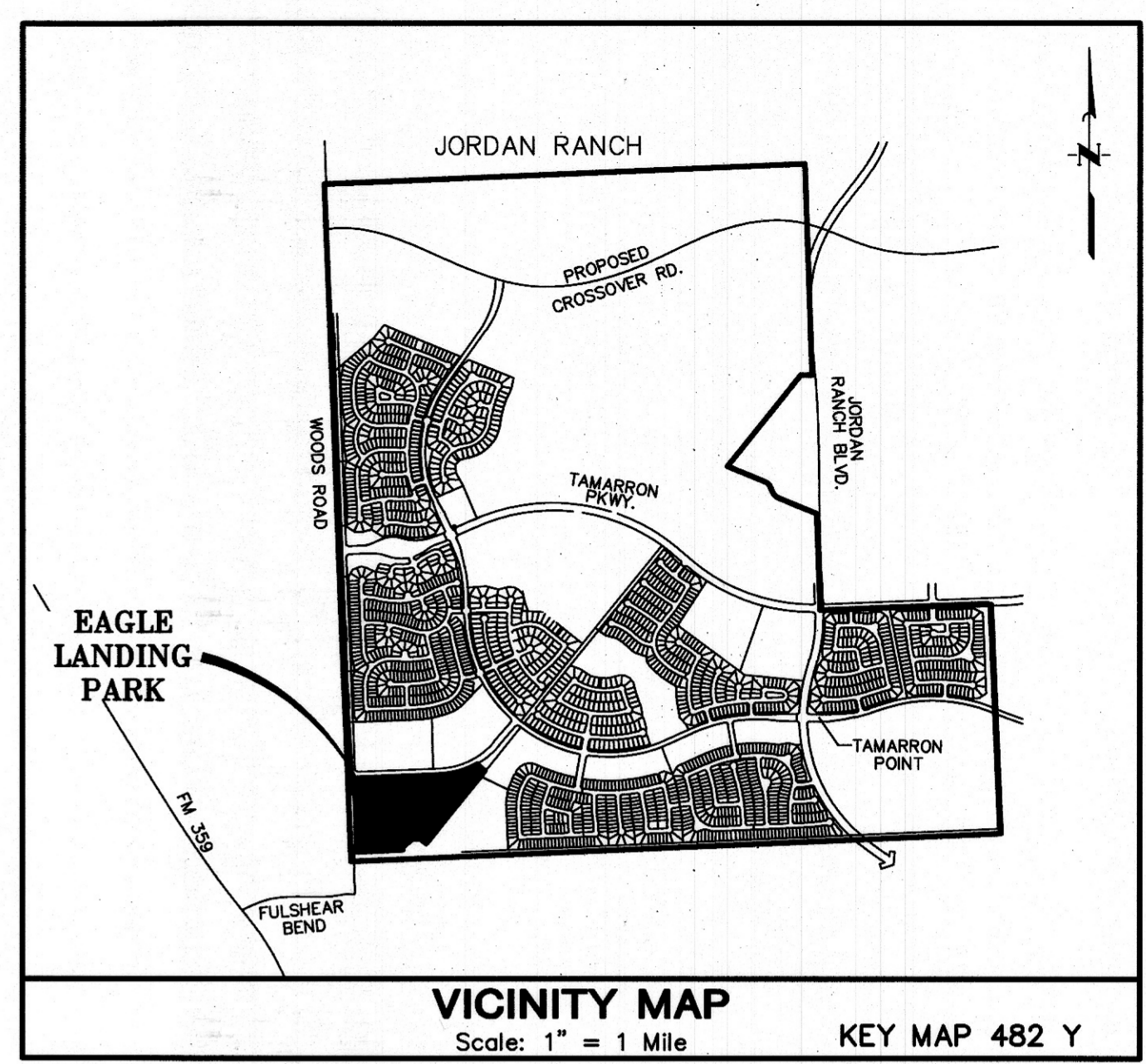
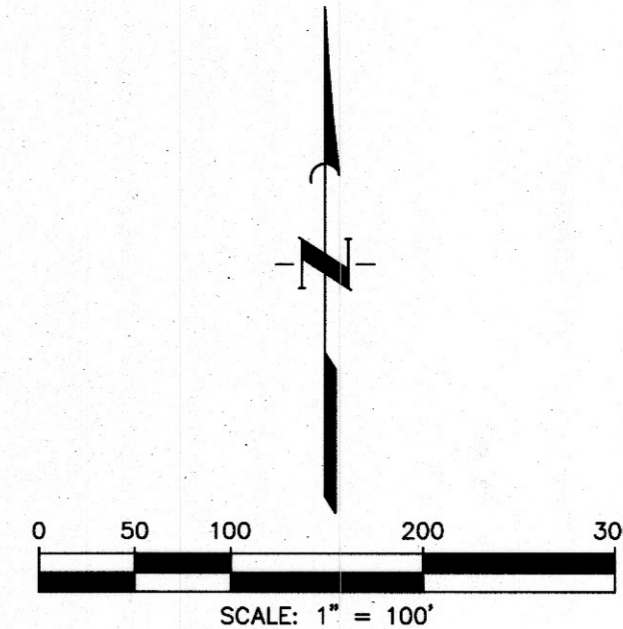
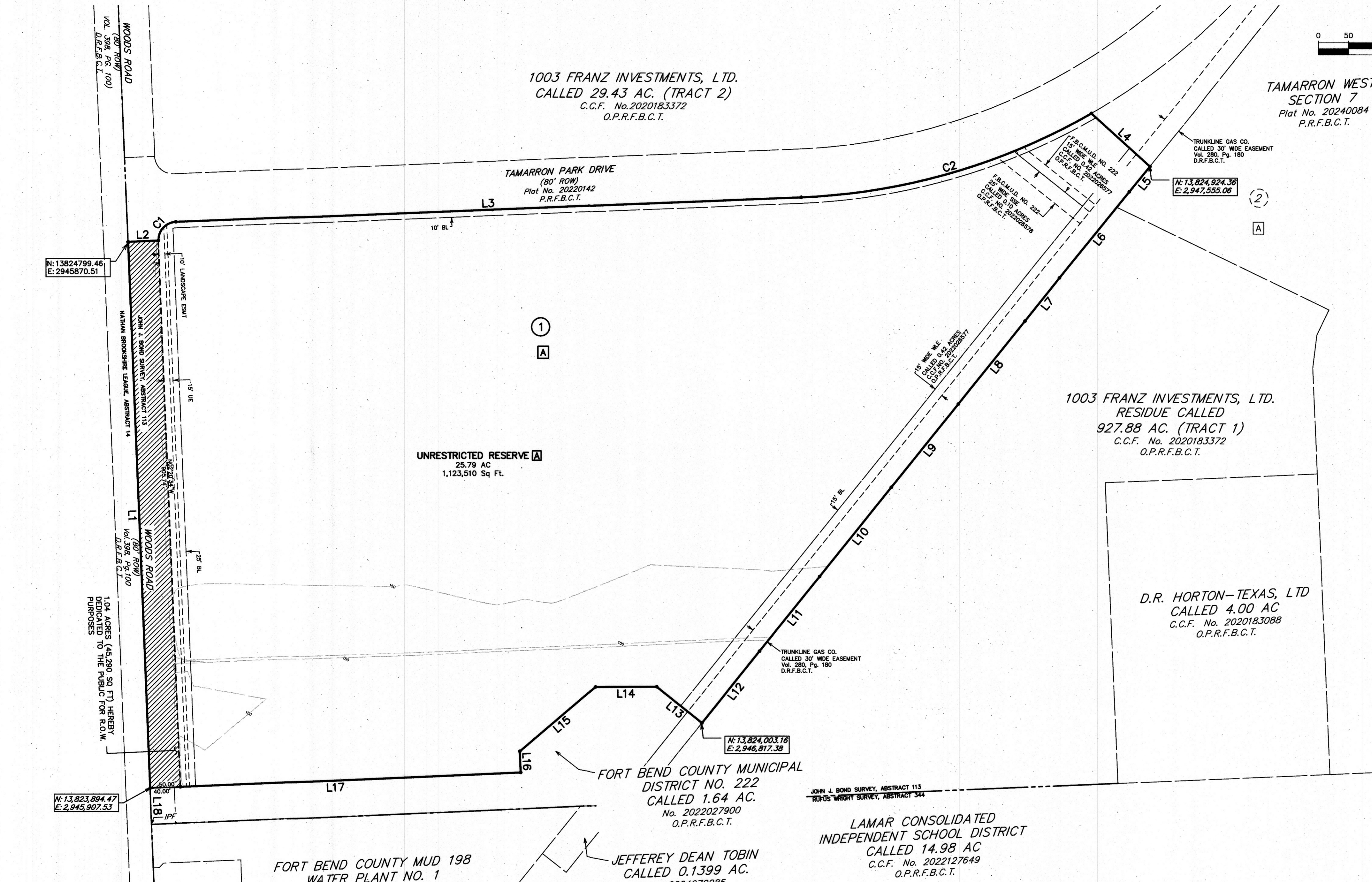
**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** City of Fulshear

\_\_\_\_\_  
**(DEPUTY CLERK)**

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No 222
LID	N/A
DD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	FORT BEND COUNTY EMERGENCY SERVICES DISTRICT No.4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	CAD No. 7



- Legend
- AC ..... "Acres"
  - AE ..... "Aerial Easement"
  - BL ..... "Building Line"
  - C.C.F. .... "County Clerk's File"
  - D.R.F.B.C.T. .... "Deed Records, Fort Bend County, Texas"
  - F.B.C.M.U.D. .... "Fort Bend County Mud"
  - Eam ..... "Easement"
  - IPF ..... "Found 1-inch Iron Pipe"
  - No. .... "Number"
  - O.P.R.F.B.C.T. .... "Official Public Records of Fort Bend County, Texas"
  - P.R.F.B.C.T. .... "Plat Records of Fort Bend County, Texas"
  - ROW ..... "Right-of-Way"
  - SSE ..... "Sanitary Sewer Easement"
  - Sq Ft ..... "Square Feet"
  - Temp ..... "Temporary"
  - UE ..... "Utility Easement"
  - Vol - Pg ..... "Volume and Page"
  - ① ..... "Block Number"
  - ..... "Set 3/4-inch Iron Rod With Cap Stamped 'QUIDDITY' as Per Certification"
- General Notes
- 1) The Coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone and may be brought to surface by applying the following combined scale 0.99985519707.
  - 2) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
  - 3) The pipelines or pipeline easements within the limits of the subdivision are as shown.
  - 4) This plat was prepared from information by CHARTER TITLE COMPANY, dated September 23, 2025. The surveyor has not abstracted the subject tract.
  - 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. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
  - 7) Contours shown hereon are NAVD 88 datum.
  - 8) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
  - 9) All building lines along street right-of-ways as shown on the plat.
  - 10) The top of all floor slabs shall be a minimum of 153.44 feet (NAVD 88 datum), in addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient road way or drainage restraint, whichever is higher.
  - 11) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
  - 12) All property is required to drain into the drainage easement through an approved drainage structure.
  - 13) This tract is located within the City of Fulshear, ETJ, Fort Bend County, Texas, FBC ESD No. 4, Lamar CISD, FBC Assistance CAD No. 7 and within Fort Bend County Municipal Utility District No. 222.
  - 14) According to the Flood Insurance Rate Map (FIRM) No. 48157C0085M for Fort Bend County, Texas effective January 29, 2021, this section lies within Unshaded Zone "X", which includes areas of 0.2% annual chance flood.
  - 15) Elevations shown hereon are based on NGS Monument HGCSO 66, being the top of a stainless steel rod that is encased in a 5-inch pvc pipe with a logo stamped HGCSO 66 1986. Located +/- 72-feet East of the centerline of F.M. Highway 1463 and +/-0.34 miles North of the intersection of F.M. Highway 1463 and Churchill Farms Boulevard, Katy, TX. Holding an elevation of 136.21 feet (NAVD88).
  - 16) Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with A.D.A.
  - 17) Subject tract is within the overall area described in Vol. 1, Pg. 85, and Vol. 1, Pg. 136, D.R.F.B.C.T.
  - 18) Tract is subject to Post-Closing Development Agreement recorded under C.C.F. No. 2020183090, O.P.R.F.B.C.T.
  - 19) Tract is subject to Water and Waste Water Facilities Agreement recorded under C.C.F. No. 2020183366, O.P.R.F.B.C.T.
  - 20) Tract is subject to Drainage and Detention Easement Agreement recorded under C.C.F. No. 2020183364, O.P.R.F.B.C.T.
  - 21) Tract is subject to Development Agreement recorded under C.C.F. No. 2020183531, O.P.R.F.B.C.T.

LINE	BEARING	DISTANCE
L1	N02°20'34"W	905.85'
L2	N87°39'26"E	50.00'
L3	N87°43'53"E	1031.92'
L4	S47°48'42"E	130.23'
L5	S38°58'27"W	53.99'
L6	S38°51'00"W	183.34'
L7	S38°27'36"W	91.38'
L8	S38°42'29"W	175.53'
L9	S38°36'13"W	176.80'
L10	S38°43'30"W	188.79'
L11	S38°44'49"W	158.41'
L12	S38°29'22"W	152.07'
L13	N51°16'49"W	95.94'
L14	S89°40'10"W	100.82'
L15	S49°27'46"W	164.42'
L16	S02°30'28"E	34.95'
L17	S87°31'50"W	611.43'
L18	S02°20'34"E	60.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	90°05'37"	47.17'	N42°41'05"E	42.46'	30.05'
C2	1040.00'	27°42'12"	502.86'	N73°52'47"E	497.97'	256.44'

**MINOR PLAT**  
**EAGLE LANDING PARK**  
A SUBDIVISION OF 26.83 ACRES OF LAND  
OUT OF THE JOHN J. BOND SURVEY, A-113  
CITY OF FULSHEAR, ETJ  
FORT BEND COUNTY, TEXAS  
1 RESERVE 1 BLOCK  
OCTOBER 2024

OWNER  
CITY OF FULSHEAR  
6611 W CROSS CREEK BEND LN  
FULSHEAR, TX 77441  
281.346.1796

ENGINEER/PLANNER/SURVEYOR:  
**QUIDDITY**  
Quiddity Engineering LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. 13230 & 10046100  
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000

STATE OF TEXAS  
COUNTY OF FORT BEND

We, The City of Fulshear, Texas, acting by and through Don McCoy, Mayor, owner hereinafter referred to as Owners of the 26.83 acre tract described in the above and foregoing map of EAGLE LANDING PARK, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 0") 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 feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the 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 the 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 purpose 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 the aerial easement totals thirty feet (30' 0") in width.

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, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby 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 time and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adapted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, City of Fulshear, Texas has caused these presents to be signed by Don McCoy, Mayor, thereunto authorized, this 12th day of November, 2024.

By: The City of Fulshear, Texas

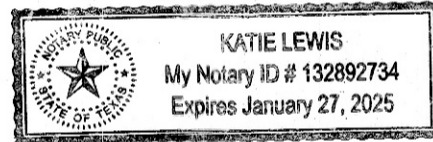
By: Don McCoy  
Don McCoy, Mayor

STATE OF TEXAS §  
COUNTY OF Fort Bend §

BEFORE ME, the undersigned authority, on this day personally appeared Don McCoy, Mayor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of November, 2024.

Katie Lewis  
Notary Public in and for the State of Texas



Katie Lewis  
Print Name

My commission expires: January 27, 2025

I, Hala A. Elmachtoub, 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.



Hala Elmachtoub  
Hala A. Elmachtoub, P.E.  
Professional Engineer No. 144386

I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/agency and other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8-inch diameter iron rod with surveyor's cap.



Chris D. Kalkomey  
Chris D. Kalkomey  
Registered Professional Land Surveyor  
Texas Registration No. 5869

This plat of EAGLE LANDING PARK was approved by the City Engineer of the City of Fulshear, Texas

This 21 day of OCTOBER, 2024.

Cliff Brubaker  
Cliff Brubaker, P.E., PTOE

This plat of EAGLE LANDING PARK was approved on by the City Manager of City of Fulshear signed on this

18th day of October, 2024.

Zach Goodlander  
Zach Goodlander, City Manager

STATE OF TEXAS §  
COUNTY OF FORT BEND §

A METES & BOUNDS description of a 26.83 acre tract of land in the John J. Bond Survey, Abstract 113, Fort Bend County, Texas, being out of and a part of the residue of that certain called 182.86 acre tract recorded under County Clerk's File Number 2020183088, Official Public Records, Fort Bend County, Texas, and all of and that certain called 26.00 acre tract recorded under County Clerk's File Number 2022026784, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Commencing at a 1-inch iron pipe found in the centerline of Woods Road (80-foot wide) for the southwest corner of an adjoining called 182.86 acre tract recorded under County Clerk's File Number 2020183088, Official Public Records, Fort Bend County, Texas, and the southwest corner of said John J. Bond Survey, Abstract 113, same being the northwest corner of Fort Bend County MUD 198 Water Plant No. 1, according to map or plat thereof recorded under County Clerk's File Number 20210055, Plat Records, Fort Bend County, Texas, and the northwest corner of the Rufus Wright Survey, Abstract 344, as located in Jordan Ranch, said point being in the east line of the Nathan Brookshire League, Abstract 14;

Thence North 02 degrees 20 minutes 34 seconds West along the centerline of Woods Road, being the west line of said called 182.86 acre tract, 60.00 feet to a point for the southwest corner and Place of Beginning of the herein described tract;

Thence North 02 degrees 20 minutes 34 seconds West along the centerline of Woods Road, same being the west line of said called 182.86 acre tract, 805.85 feet to a point for the lower northwest corner of the herein described tract, same being the southwest corner of the adjoining Tamarron Park Drive and Tamarron Point Street Dedication, according to map or plat thereof recorded under County Clerk's File Number 20220142, Plat Records, Fort Bend County, Texas;

Thence along the northerly line of the herein described tract, same being the north line of the residue of said called 182.86 acre tract, the northerly line of said called 26.00 acre tract and the southerly line of said adjoining Tamarron Park Drive and Tamarron Point Street Dedication with the following courses and distances:

North 87 degrees 39 minutes 26 seconds East, 50.00 feet to a point in a non-tangent curve to the right;  
Thence with said non-tangent curve to the right, having a central angle of 90 degrees 05 minutes 37 seconds, an arc length of 47.17 feet, a radius of 30.00 feet, and a chord bearing North 42 degrees 41 minutes 05 seconds East, 42.46 feet;

North 87 degrees 43 minutes 53 seconds East, 1,031.92 feet to the beginning of a curve to the left;  
Thence with said curve to the left, having a central angle of 27 degrees 42 minutes 12 seconds, an arc length of 502.86 feet, a radius of 1,040.00 feet, and a chord bearing North 73 degrees 52 minutes 47 seconds East, 497.97 feet;

South 47 degrees 48 minutes 42 seconds East, 130.23 feet to a point for the northeast corner of the herein described tract, same being the northeast corner of said called 26.00 acre tract, being in the southeast line of a called 30-foot wide easement recorded in Volume 280, Page 180, Deed Records, Fort Bend County, Texas, same being the northwest line of the adjoining Tamarron West Section 7, according to map or plat thereof recorded under County Clerk's File Number 20240084, Plat Records, Fort Bend County, Texas;

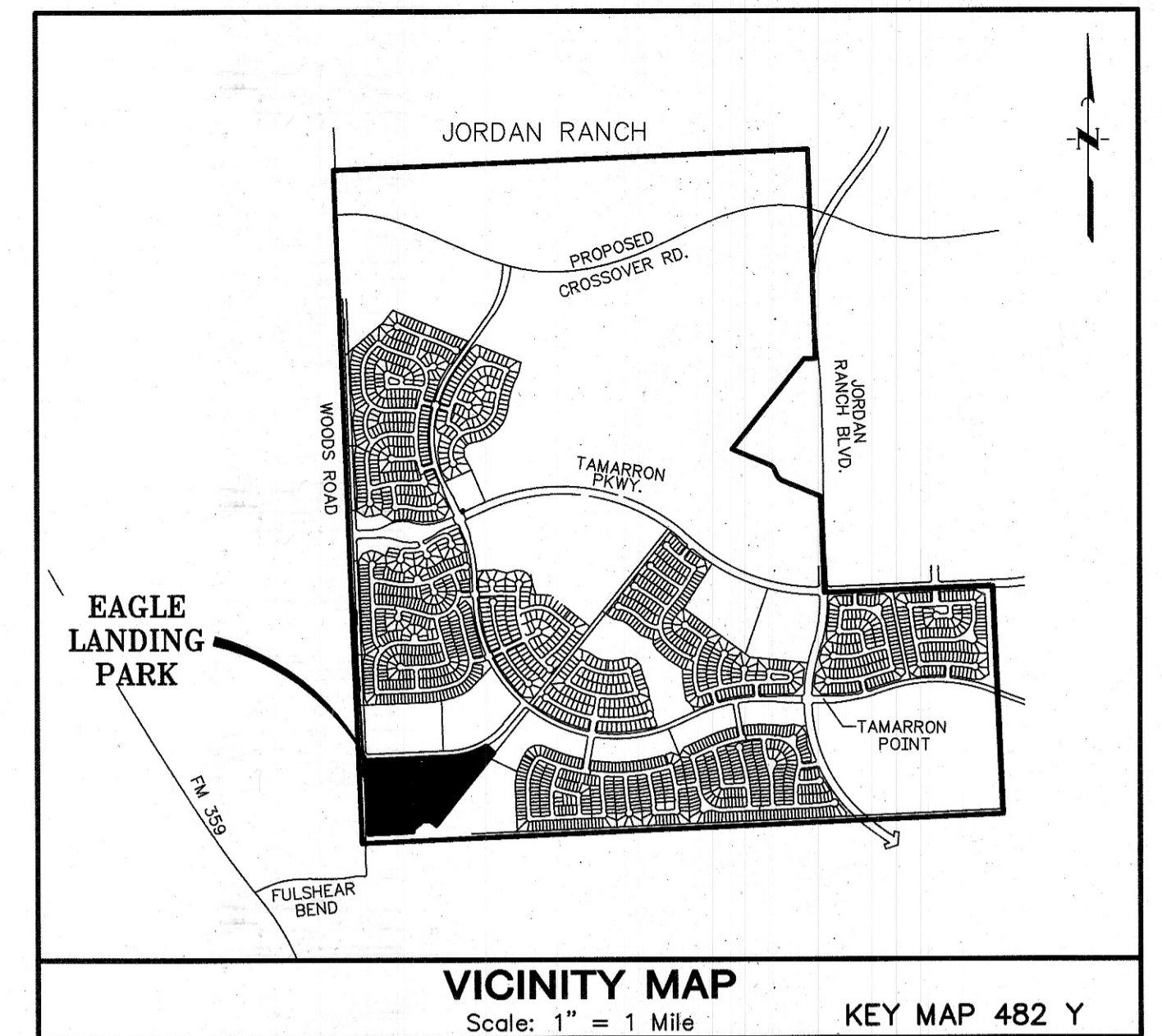
Thence along the easterly line of the herein described tract, same being the easterly line of said called 26.00 acre tract, the southeast line of said adjoining called 30-foot wide easement, the northwest line of said adjoining Tamarron West Section 7, and an interior line of the residue of an adjoining called 927.88 acre tract recorded under County Clerk's File Number 2020183372, Official Public Records, Fort Bend County, Texas, with the following courses and distances:

South 38 degrees 58 minutes 27 seconds West, 53.99 feet;  
South 38 degrees 51 minutes 00 seconds West, 183.34 feet;  
South 38 degrees 27 minutes 36 seconds West, 91.38 feet;  
South 38 degrees 42 minutes 29 seconds West, 175.53 feet;  
South 38 degrees 36 minutes 13 seconds West, 176.80 feet;  
South 38 degrees 43 minutes 30 seconds West, 188.79 feet;  
South 38 degrees 44 minutes 49 seconds West, 158.41 feet;  
South 38 degrees 29 minutes 22 seconds West, 152.07 feet to a point for the southeast corner of the herein described tract, same being the southeast corner of said called 26.00 acre tract an interior corner of the residue of said adjoining called 927.88 acre tract;

Thence along the southerly line of the herein described tract, same being the southerly line of said called 26.00 acre tract, the northerly line of an adjoining called 1.64 acre tract recorded under County Clerk's File Number 2022027900, Official Public Records, Fort Bend County, Texas, and an interior line of the residue of said called 927.88 acre tract, with the following courses and distances:

North 51 degrees 16 minutes 49 seconds West, 95.94 feet;  
South 89 degrees 40 minutes 10 seconds West, 100.82 feet;  
South 49 degrees 27 minutes 46 seconds West, 164.42 feet;  
South 02 degrees 30 minutes 28 seconds East, 34.95 feet;

South 87 degrees 31 minutes 50 seconds West, at 571.43 feet pass the northwest corner of said called 1.64 acre tract, same being the southwest corner of said called 26.00 acre tract, and continue crossing the residue of said called 182.86 acre tract for a total distance of 611.43 feet the Place of Beginning and containing 26.83 acres of land, more or less.



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 registration in my office on \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_ am. 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.

Laura Richard  
Laura Richard  
Fort Bend County, Texas  
Deputy

By: \_\_\_\_\_

I, J. Stacy Slowinski, 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 Slowinski  
J. Stacy Slowinski, P.E.  
Fort Bend County Engineer

Date \_\_\_\_\_

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Vincent M. Morales, Jr.  
Vincent M. Morales, Jr.  
Commissioner, Precinct 1

Grady Prestage  
Grady Prestage  
Commissioner, Precinct 2

KP George  
KP George  
County Judge

W.A. "Andy" Meyers  
W.A. "Andy" Meyers  
Commissioner, Precinct 3

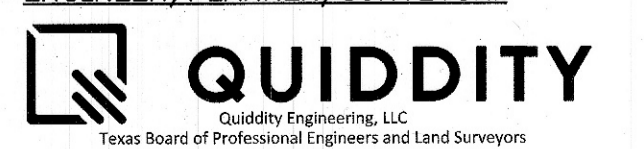
Dexter L. McCoy  
Dexter L. McCoy  
Commissioner, Precinct 4

# MINOR PLAT EAGLE LANDING PARK

A SUBDIVISION OF 26.83 ACRES OF LAND  
OUT OF THE JOHN J. BOND SURVEY, A-113  
CITY OF FULSHEAR, ETJ  
FORT BEND COUNTY, TEXAS  
1 RESERVE 1 BLOCK  
OCTOBER 2024

OWNER  
CITY OF FULSHEAR  
6611 W CROSS CREEK BEND LN  
FULSHEAR, TX 77441  
281.346.1796

ENGINEER/PLANNER/SURVEYOR:



Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-23290 & T0046100  
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77459 • 832.913.4000