

PLAT RECORDING SHEET

PLAT NAME: Pecan Hill Estates

PLAT NO: _____

ACREAGE: 4.00

LEAGUE: Nathan Brookshire Survey

ABSTRACT NUMBER: 14

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

NUMBER OF RESERVES: 0

OWNERS: Beau R. Foreman and Sarah Emily Foreman and Cruz Builders & Properties, LLC,

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Beau R. Forman, Sarah Emily Forman and Cruz Builds & Properties, LLC, a Texas limited liability company, acting by and through Walter Cruz, Managing Member being officer of Cruz Builds & Properties, LLC, a Texas limited liability company, owners of the 4.0 acre tract described in the above and foregoing plat of PECAN HILL ESTATES, do hereby make and establish said subdivision plat of said property according to all lines, dedications, restrictions and notations on said plat 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 purpose 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 feet, 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 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, we do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon (or the placement of mobile homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

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 adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the Cruz Builds & Properties, LLC, a Texas limited liability company, has caused these presents to be signed by Walter Cruz, its Managing Member and Sole Officer hereunto authorized, and its common seal hereunto affixed this ___ day of _____, 2025.

Cruz Builds & Properties, LLC, a Texas limited liability company

by: _____

Walter Cruz,
Managing Member

STATE OF TEXAS
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Walter Cruz, known to me to be the person whose name is subscribed to the forging 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 Fort Bend County, Texas

WITNESS, our hands in the City of _____, Texas, this ___ day of _____, 2025.

By: _____
Beau R. Forman
Owner

By: _____
Sarah Emily Forman
Owner

STATE OF TEXAS
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Beau R. Forman and Sarah Emily Forman, known to me to be the persons whose names are subscribed to the forging 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 ___ day of _____, 2025.

Notary public in and for Fort Bend County, Texas

I, Fred W. Lawton, am authorized 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 and 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 and a length of not less than three (3) feet.



Fred W. Lawton
Registered professional land surveyor
Texas Registration No. 2321

We, SFMC LP, DBA GREAT WESTERN HOME LOANS, owner and holder of a lien against the property described in the plat known as PECAN HILL ESTATES, said lien being evidenced by instrument of record in the document No. FBCFN 2024047609 of the Official Public Records of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

SFMC LP, DBA GREAT WESTERN HOME LOANS

By: _____

Print Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the forging 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 Fort Bend County, Texas

I, Juan G. Castillo, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

Given under my hand and seal of office, this ___ day of _____, 2025.

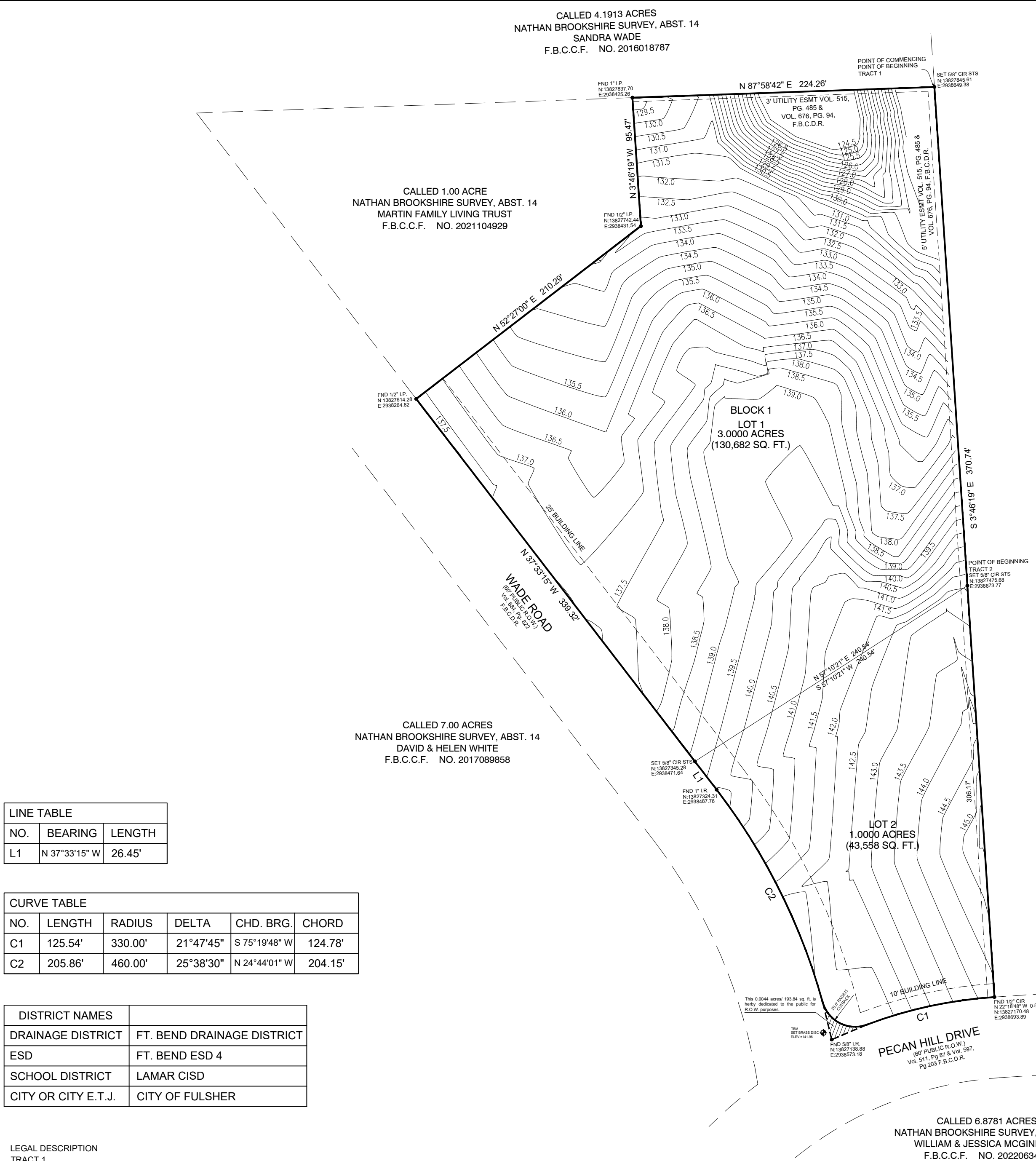
Juan G. Castillo, P.E.
Licensed Professional Engineer No. 114217

This plat of PECAN HILL ESTATES is approved by the City of Fulshear, Texas.

this ___ day of _____, 2025.

Zach Goodlander
City Engineer

Cliff Brouhard
City Manager



| LINE TABLE | | |
|------------|---------------|--------|
| NO. | BEARING | LENGTH |
| L1 | N 37°33'15" W | 26.45' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|---------------|---------|
| NO. | LENGTH | RADIUS | DELTA | CHD. BRG. | CHORD |
| C1 | 125.54' | 330.00' | 21°47'45" | S 75°19'48" W | 124.78' |
| C2 | 205.86' | 460.00' | 25°38'30" | N 24°44'01" W | 204.15' |

| DISTRICT NAMES | |
|---------------------|----------------------------|
| DRAINAGE DISTRICT | FT. BEND DRAINAGE DISTRICT |
| ESD | FT. BEND ESD 4 |
| SCHOOL DISTRICT | LAMAR CISD |
| CITY OR CITY E.T.J. | CITY OF FULSHER |

LEGAL DESCRIPTION
TRACT 1

3,000 ACRES OUT OF 5,000 ACRE OF LAND OUT OF THE NATHAN BROOKSHIRE SURVEY, A/14, FORT BEND COUNTY, TEXAS, BEING OUT OF LOT 17A OF PECAN HILLS, AN UNRECORDED SUBDIVISION, AND BEING A PART OF THAT CERTAIN 111,8055 ACRE TRACT DESCRIBED IN DEED CONVEYING 84.3671 ACRES OF LAND FROM ROY SPILLER ET UX TO WILLIAMS N. CARL, JR., TRUSTEE, RECORDED IN VOLUME 503, PAGE 101, FORT BEND COUNTY DEED RECORDS, SAID 5,000 ACRES BEING DESCRIBED IN VOLUME 676 PAGE 96 FBCD SAID 3,000 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING AT THE NORTHEAST CORNER OF THE SAID 5,000 ACRES:

THENCE SOUTH 03 DEGREES 46 MINUTES 19 SECONDS EAST ALONG THE EAST LINE OF THE 5,000 ACRES, A DISTANCE OF 370.74 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING FOR THE SOUTHEAST CORNER;

THENCE SOUTH 57 DEGREES 10 MINUTES 21 SECONDS WEST ACROSS THE 5,000 ACRES, A DISTANCE OF 240.54 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING ON THE EAST RIGHT OF WAY LINE OF WADE ROAD AND THE WEST LINE OF THE 5,000 ACRES FOR THE SOUTH CORNER;

THENCE NORTH 37 DEGREES 33 MINUTES 15 SECONDS WEST ALONG THE WEST LINE OF THE 5,000 ACRES BEING THE EAST LINE OF WADE ROAD, A DISTANCE OF 339.32 FEET TO A FOUND 1/2 IRON ROD FOR THE WEST CORNER;

THENCE ACROSS THE 5,000 ACRE THE FOLLOWING TWO CALLS:

NORTH 52 DEGREES 27 MINUTES 00 SECONDS EAST, A DISTANCE OF 210.29 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING FOR CORNER; NORTH 03 DEGREES 46 MINUTES 19 SECONDS WEST, A DISTANCE OF 95.47 FEET TO A FOUND 1 INCH IRON ROD ON THE NORTH LINE OF THE 5,000 ACRES.

THENCE NORTH 87 DEGREES 58 MINUTES 42 SECONDS EAST ALONG THE NORTH LINE OF THE 5,000 ACRES, A DISTANCE OF 224.26 FEET TO THE POINT OF BEGINNING OF CONTAINING 3,000 ACRES

TRACT 2
1,000 ACRES OUT OF 5,000 ACRE OF LAND OUT OF THE NATHAN BROOKSHIRE SURVEY, A/14, FORT BEND COUNTY, TEXAS, BEING OUT OF LOT 17A OF PECAN HILLS, AN UNRECORDED SUBDIVISION, AND BEING A PART OF THAT CERTAIN 111,8055 ACRE TRACT DESCRIBED IN DEED CONVEYING 84.3671 ACRES OF LAND FROM ROY SPILLER ET UX TO WILLIAMS N. CARL, JR., TRUSTEE, RECORDED IN VOLUME 503, PAGE 101, FORT BEND COUNTY DEED RECORDS, SAID 5,000 ACRES BEING DESCRIBED IN VOLUME 676 PAGE 96 FBCD SAID 1,000 ACRES OF LAND BEING

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING AT THE NORTHEAST CORNER OF THE SAID 5,000 ACRES:

THENCE SOUTH 03 DEGREES 46 MINUTES 19 SECONDS EAST ALONG THE EAST LINE OF THE 5,000 ACRES, A DISTANCE OF 370.74 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING FOR THE POINT OF BEGINNING.

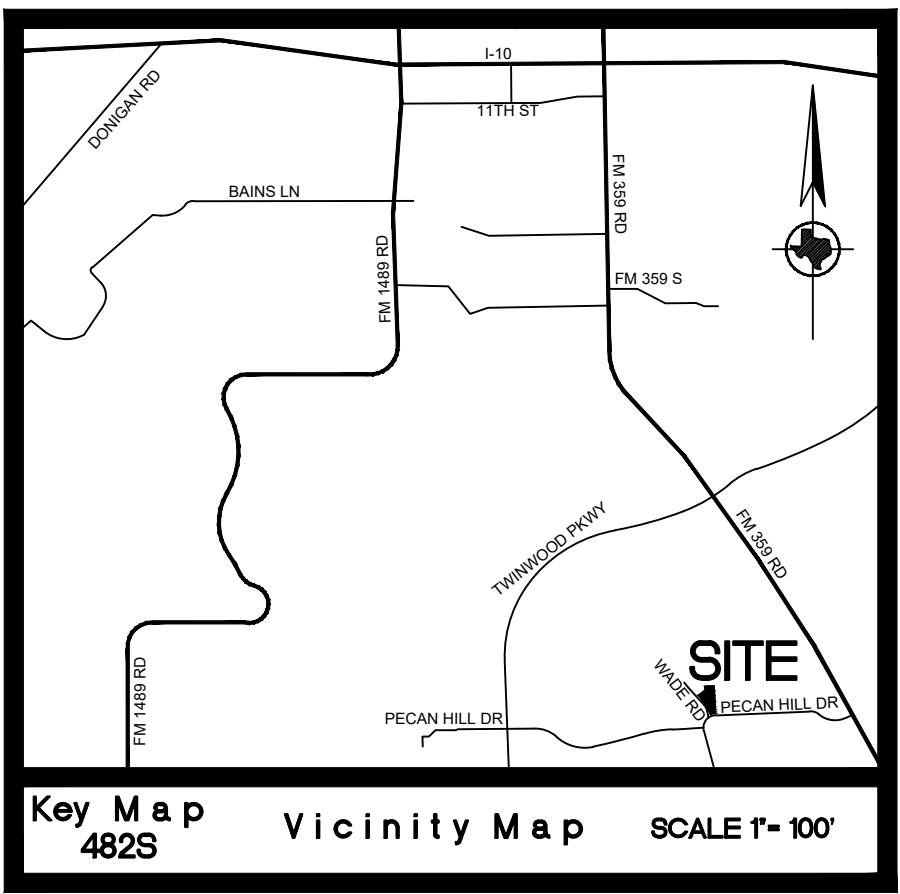
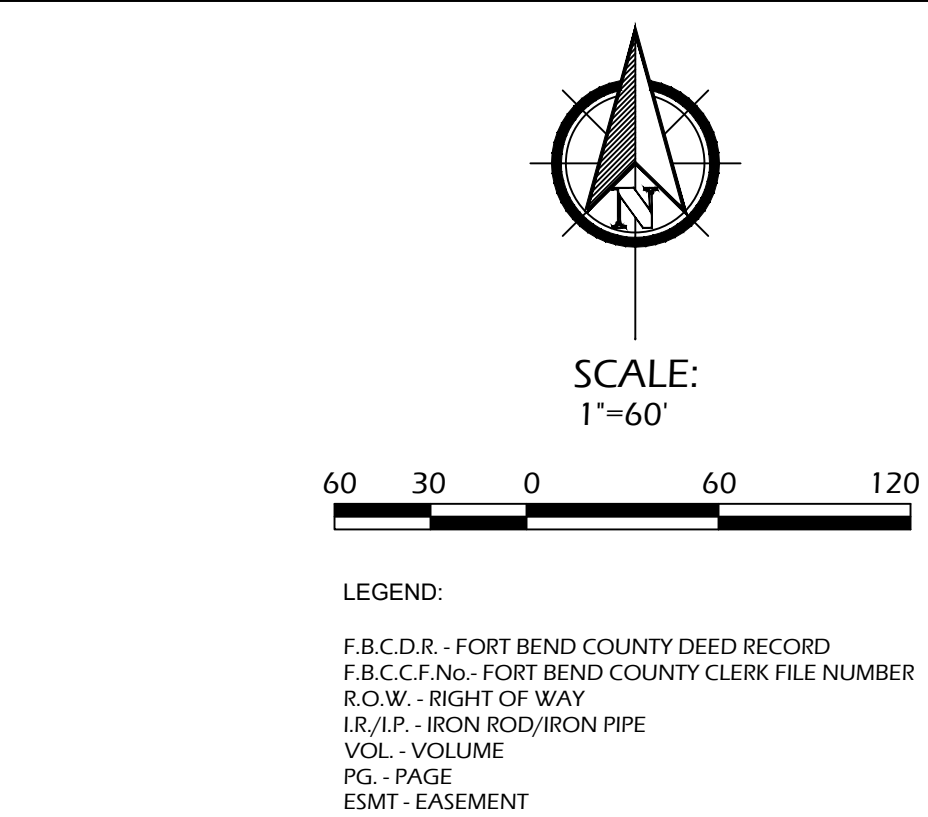
THENCE CONTINUING SOUTH 03 DEGREES 46 MINUTES 19 SECONDS EAST ALONG THE EAST LINE OF 5,000 ACRES, A DISTANCE OF 305.86 FEET TO A POINT FOR THE SOUTHEAST CORNER FROM WHICH A FOUND 1/2 INCH CAPPED IRON ROD BEARS NORTH 22 DEGREES 19 MINUTES 48 SECONDS WEST, 0.53 FEET ON THE NORTH RIGHT OF WAY LINE OF PECAN HILL DRIVE.

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET TO A DELTA OF 21 DEGREES 47 MINUTES 45 SECONDS AND A LENGTH OF 125.54 FEET BEING THE NORTH RIGHT OF WAY LINE OF PECAN HILL DRIVE TO A FOUND 5/8 INCH IRON ROD FOR THE SOUTHWEST CORNER AT THE INTERSECTION OF WADE ROAD;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 460.00 FEET A DELTA OF 25 DEGREES 38 MINUTES 30 SECONDS AND THE EAST RIGHT OF WAY OF WADE ROAD BEING A LENGTH OF 205.86 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING FOR CORNER.

THENCE CONTINUING ALONG THE EAST RIGHT OF WAY OF WADE ROAD NORTH 37 DEGREES 33 MINUTES 15 SECONDS WEST, A DISTANCE OF 26.45 FEET TO A SET 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING FOR THE NORTHWEST CORNER;

THENCE ACROSS THE 5,000 ACRES, NORTH 57 DEGREES 10 MINUTES 21 SECONDS EAST, A DISTANCE OF 240.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,000 ACRES



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this ___ day of _____, 2025.

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

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

KP Geprge
County Judge

Grady Prestage
Precinct 2, 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

- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the combined scale factor of 0.9998524311082.
- All building lines along street rights-of-way are as shown on the plat.
- All setback building lines to be 5' unless otherwise noted.
- All bearings are based on the Texas Coordinate System of 1983, South Central Zone.
- The platted area is located within Zone X unshaded, defined as area of minimal flood hazard, per FEMA Flood Insurance Rate Map Panel No. 48157C 0080M, effective 01-29-2021
- This property lies within the extraterritorial jurisdiction of the City of Fulshear, Lamar CISD and Fort Bend ESD4.
- 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 the A.D.A.
- The top of all floor slabs for lot 1 shall be a minimum of 141.50 feet above mean sea level (NAVD88 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 roadway, drainage restraint, max ponding, or sheet flow elevation. Slabs shall also be no less than 24 inches above the 100-year WSEL of any detention pond serving the development as to be determined during future site designs. The top of all floor slabs for Lot 2 shall be a minimum of 147.00 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of 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.
- Land use within Lot 1 is limited to the existing percentage of impervious cover in place at the time of plat recordation, and Lot 2 is limited to an average imperviousness of no more than 5%. If this percentage is to be exceeded a replat and/or further design of a drainage system and infrastructure in accordance with the Fort Bend County Drainage Criteria Manual will be necessary.
- Any future on-site drainage infrastructure, including detention ponds, shall be located within a dedicated drainage easement with ownership and maintenance responsibility fully assumed by the property owner and this responsibility shall transfer to future owners upon sale of the property.
- Any development within the platted area must ensure that pre-existing, natural drainage patterns and capacities of neighboring properties are not negatively impacted. In addition, all future detention outfall locations must maintain the natural, pre-existing drainage patterns of the site.
- 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.
- All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance by the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
- The Lighting Zone is L23 of the Fort Bend County Lighting Ordinance.
- Absent written authorization by the affected utilities, all utility easements must be kept unobstructed from any non-utility improvements or obstruction by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
- A minimum distance of 10' shall be maintained between residential dwellings.
- 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 minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.
- There are no pipelines or pipeline easements within the platted area shown hereon.
- This plat was prepared from information furnished by Texas American Title Company, File No. 2791025-00918, effective date June 23, 2025.
- Those deed restrictions as set forth by instrument(s) filed for record under Volume 515, Page 485, of the Deed Records of Fort Bend County, Texas, but omitting any covenant or restrictions based on race, color, religion, sex, handicap, familial status or national origin. No mobile homes or live-in trailers shall be placed on the property.

PECAN HILL ESTATES

A SUBDIVISION OF 4.00 ACRES OF LAND
OUT OF THE NATHAN BROOKSHIRE SURVEY, ABSTRACT NO 14
FORT BEND COUNTY, TEXAS
CITY OF FULSHEAR ETJ

2 LOTS 1 BLOCK

OWNERS:
BEAU R. FOREMAN AND SARAH EMILY FORMAN
33112 PECAN HILL
BROOKSHIRE, TEXAS 77423
832-380-0019
AND
CRUZ BUILDERS & PROPERTIES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
33110 PECAN HILL
BROOKSHIRE, TEXAS 77423
832-723-1991

DATE: AUGUST, 2025 SCALE: 1" = 60'

LAND PLANNER
OWENS MANAGEMENT SYSTEMS, LLC
12401 SOUTH POST OAK ROAD, SUITE H
HOUSTON, TEXAS 77045
713-643-6333

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
FIRM NUMBER: 10045400