

PLAT RECORDING SHEET

PLAT NAME: Fulshear Lakes Hillside Section 3

PLAT NO: _____

ACREAGE: 17.923

LEAGUE: John Randon League

ABSTRACT NUMBER: 76

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 67

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 17.923 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR LAKES HILLSIDE SECTION 3, 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, RAINWATER DRAINS, 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 3, 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, THEREINTO 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 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 _____ 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 01/25
AARON G. FERGUSON, R.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 01/08/25
PHILLIP KANE MUDD, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 130524



THIS PLAT OF FULSHEAR LAKES HILLSIDE SECTION 3 IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 11th DAY OF July, 2025.

Amy Pearce
AMY PEARCE, CHAIR

Grace Malveaux
GRACE MALVEAUX, CO-CHAIR

THIS PLAT OF FULSHEAR LAKES HILLSIDE SECTION 3 WAS APPROVED ON _____ DAY OF _____, 2025 BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED 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
DONALD MCCOY, MAYOR

Mariela Rodriguez
MARIELA RODRIGUEZ, CITY SECRETARY

BEING 17.923 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 411.052 ACRE TRACT DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007854 IN THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), SAID 17.923 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE EASTERLY NORTHEAST CORNER OF FULSHEAR LAKES HILLSIDE SECTION 1, A SUBDIVISION OF RECORD IN PLAT NUMBER 20240271 OF THE PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS, SAID POINT LYING IN THE EAST RIGHT-OF-WAY LINE OF FULSHEAR LAKES WAY (CALLED 60-FOOT WIDE) AS SHOWN ON SAID FULSHEAR LAKES HILLSIDE SECTION 1;

THENCE, NORTH 01° 18' 21" WEST, 13.41 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 LEFT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 47° 29' 34", AND A CHORD WHICH BEARS NORTH 25° 03' 08" WEST, 370.47 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 48° 47' 55" WEST, 77.94 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

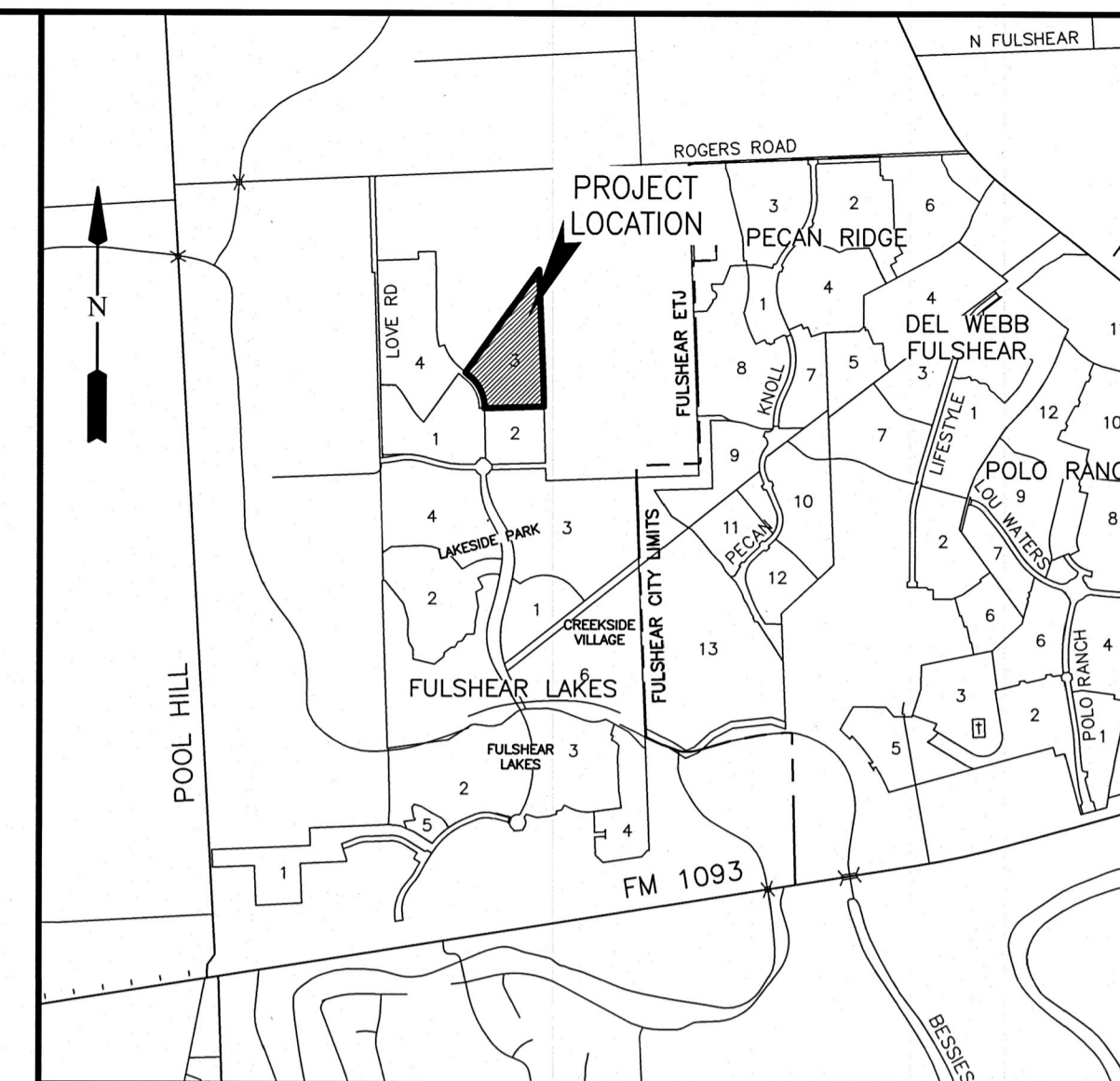
THENCE, NORTH 35° 37' 20" EAST, 230.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 35° 24' 09" EAST, 1,181.88 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER LYING IN AN EAST LINE OF THE AFOREMENTIONED 411.052 ACRE TRACT, COMMON TO THE WEST LINE OF THAT CERTAIN CALLED 58.96 ACRE TRACT DESCRIBED IN THE DEED TO NICEL STUART PATTERSON AND JO-ANNE PATTERSON BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2009110810, F.B.C.O.P.R., FROM WHICH FOUND 1/2-INCH IRON PIPE LYING IN SAID COMMON LINE, BEARS NORTH 02° 21' 32" WEST, 4.13 FEET;

THENCE, SOUTH 02° 21' 32" EAST, ALONG SAID COMMON LINE 1,227.91 FEET TO A 3/4-INCH IRON PIPE FOUND FOR CORNER;

THENCE, SOUTH 01° 43' 27" EAST, CONTINUING ALONG SAID COMMON LINE, 304.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 89° 16' 33" WEST, DEPARTING SAID COMMON LINE, 663.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.923 ACRES OF LAND.



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

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 3

A SUBDIVISION OF 17.923 ACRES OF LAND SITUATED IN
THE JOHN RANDON LEAGUE, ABSTRACT 76,
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS.

67 LOTS 3 RESERVES (1.373 ACRES) 1 BLOCK

AUGUST 11, 2025 JOB NO. 2493-0145.310

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

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.114	48,532	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.051	2,204	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.208	9,059	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.373	59,795	

ROW TABLE		
RESERVE	ACREAGE	SQ.FT.
LESSER BURDOCK WAY	1.008	43,924
SANDHILL PLACE STREET	0.606	26,391
SMOOTH JOYWEED COURT	0.906	39,480
SPREADING BENT COURT	0.704	30,650
TOTAL	3.224	140,445

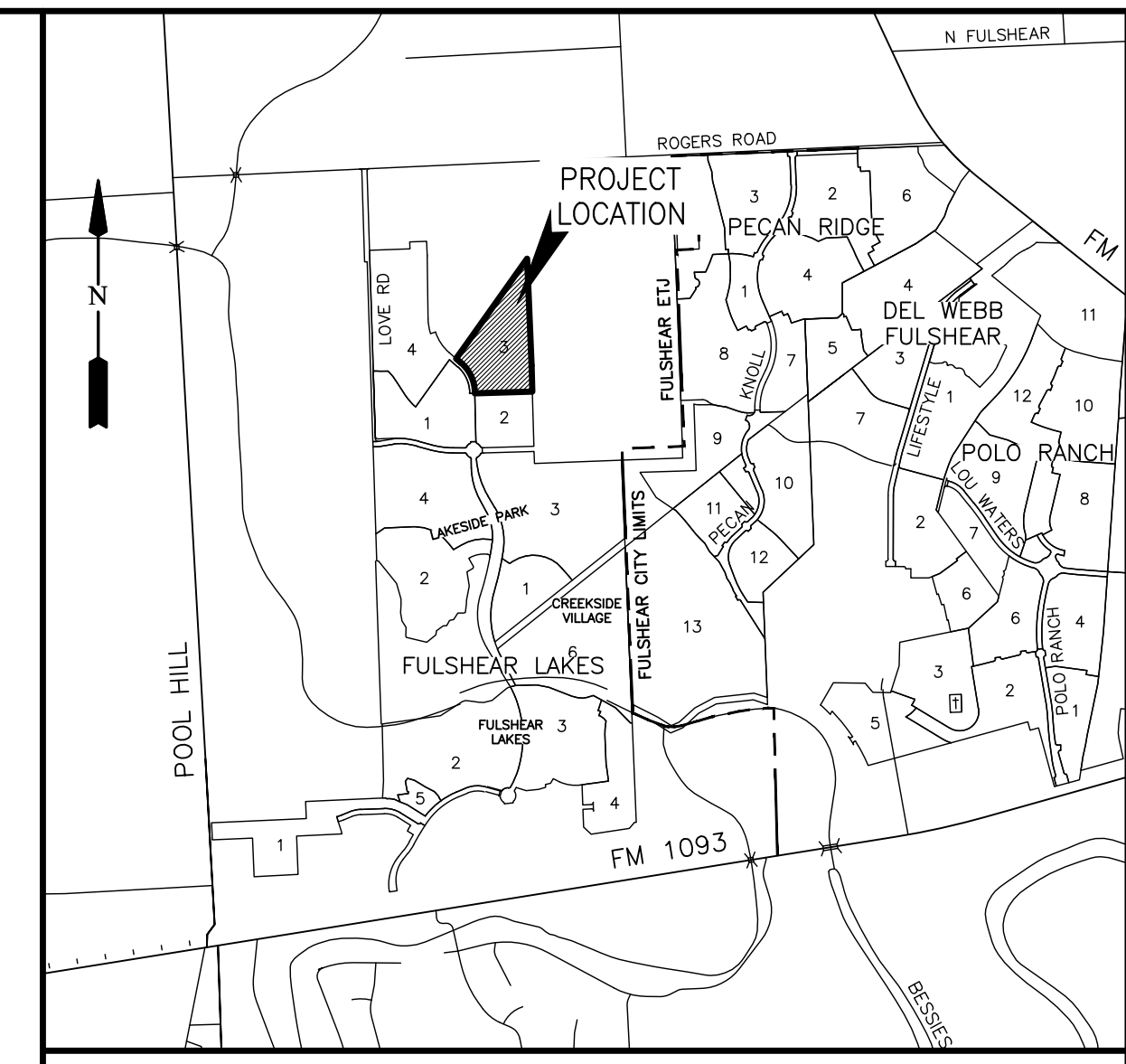
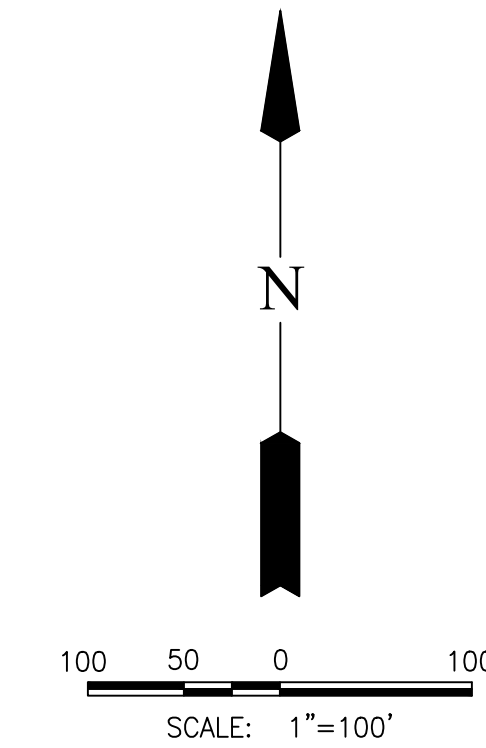
CALLED 411.052 ACRES
FULSHEAR LAKES, LTD
F.N. 2014007854
F.B.C.O.P.R.

CALLED 10.36 ACRES
DENNIS A. CLARK
F.N. 2007065107
F.B.C.O.P.R.

CALLED 58.96 ACRES
NIGEL STUART PATTERSON AND
JO ANNE PATTERSON
F.N. 2009110810
F.B.C.O.P.R.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°18'21" W	13.41'
L2	N 48°47'55" W	77.94'
L3	S 01°43'27" E	92.30'
L4	N 79°58'14" W	98.60'
L5	S 54°35'51" E	4.75'
L6	N 44°49'44" W	4.30'
L7	S 41°48'15" W	2.66'
L8	N 74°36'34" E	20.70'
L9	N 54°35'51" W	103.08'
L10	S 54°35'51" E	4.50'
L11	N 15°35'21" W	1.54'
L12	N 01°43'27" W	92.30'
L13	N 02°21'32" W	86.11'
L14	N 54°35'51" W	103.08'
L15	S 54°35'51" E	112.55'
L16	S 79°58'14" E	75.59'
L17	S 01°43'27" E	91.09'
L18	N 47°21'32" W	7.07'
L19	N 40°33'11" W	69.71'
L20	S 01°43'27" E	115.49'
L21	S 46°43'27" E	12.01'
L22	N 54°35'51" W	110.90'
L23	S 35°03'07" E	74.93'
L24	S 63°42'19" W	37.34'
L25	N 01°43'27" W	91.00'
L26	N 21°33'00" W	20.00'
L27	S 66°14'08" E	61.26'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	460.00'	47°29'34"	381.30'	N 25°03'08" E	370.47'
C2	50.00'	90°00'00"	78.54'	N 43°16'33" E	70.71'
C3	2,000.00'	0°38'04"	22.15'	N 02°02'30" W	22.15'
C4	50.00'	77°36'42"	67.73'	S 41°09'53" E	62.67'
C5	50.00'	115°22'23"	100.68'	N 22°17'02" E	84.51'
C6	100.00'	37°07'37"	64.80'	N 73°09'39" W	63.67'
C7	50.00'	90°00'00"	78.54'	S 80°24'09" W	70.71'
C8	30.00'	67°24'32"	35.30'	S 58°01'12" E	33.29'
C9	25.00'	90°00'00"	39.27'	N 43°16'33" E	35.36'
C10	1,975.00'	0°38'04"	21.87'	N 02°02'30" W	21.87'
C11	25.00'	89°21'56"	38.99'	N 47°02'30" W	35.16'
C12	125.00'	37°07'37"	81.00'	N 73°09'39" W	79.59'
C13	25.00'	90°00'00"	39.27'	S 80°24'09" W	35.36'
C14	25.00'	52°39'04"	22.97'	S 09°04'37" W	22.17'
C15	50.00'	27°02'36"	240.89'	N 59°13'37" W	66.88'
C16	25.00'	43°23'32"	18.93'	N 57°05'55" E	18.48'
C17	25.00'	33°46'06"	14.73'	N 18°31'06" E	14.52'
C18	50.00'	145°50'51"	127.28'	N 74°33'28" E	95.59'
C19	25.00'	22°04'44"	9.63'	S 43°33'29" E	9.57'
C20	75.00'	37°07'37"	48.60'	S 73°09'39" E	47.75'
C21	25.00'	90°38'04"	39.55'	N 42°57'30" E	35.55'
C22	25.00'	77°36'42"	33.88'	N 41°09'53" W	31.33'
C23	25.00'	21°46'15"	9.50'	S 89°08'39" W	9.44'
C24	50.00'	179°37'54"	156.76'	N 11°55'32" W	100.00'
C25	25.00'	42°29'16"	18.54'	N 56°38'47" E	18.12'
C26	25.00'	43°06'49"	18.81'	N 13°50'45" E	18.37'
C27	50.00'	27°00'17"	240.88'	S 49°42'32" E	66.91'
C28	25.00'	52°53'28"	23.08'	S 61°50'53" W	22.27'
C29	25.00'	115°22'23"	50.34'	S 22°17'02" E	42.26'
C30	25.00'	42°34'26"	18.58'	N 78°44'33" E	18.15'
C31	50.00'	152°36'23"	133.17'	S 46°14'28" E	97.16'
C32	25.00'	32°25'15"	14.15'	S 13°51'06" W	13.96'
C33	2,025.00'	0°38'04"	22.43'	S 02°02'30" E	22.42'
C34	25.00'	33°00'17"	14.40'	S 18°13'36" E	14.20'
C35	50.00'	159°25'02"	139.12'	S 44°58'47" W	98.39'
C36	25.00'	36°24'45"	15.89'	N 73°31'05" W	15.62'
C37	30.00'	99°11'14"	51.93'	S 38°40'55" W	45.69'



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

- LEGEND**
- B.L. INDICATES BUILDING LINES
 - A.E. INDICATES AERIAL EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - I.P. INDICATES IRON PIPE
 - H.L&P INDICATES HOUSTON LIGHTING AND POWER
 - R.O.W. INDICATES RIGHT-OF-WAY
 - P.O.B. INDICATES POINT OF BEGINNING
 - F.N. INDICATES FILE NUMBER
 - FND. INDICATES FOUND
 - NO. INDICATES NUMBER
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT 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"
 - +— INDICATES STREET NAME CHANGE

- NOTES:**
- 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.
 - 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 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. 48157C0085B, WITH REVISED DATES OF JANUARY 29, 2021, THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), 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.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 111.62 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 ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
 - 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.
 - 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 THIS SUBDIVISION ARE AS SHOWN.
 - A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 4 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 ADA, OR OTHERWISE NOTED PER THE DEVELOPMENT AGREEMENT.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
 - 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.
 - 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.
 - OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND DRAINAGE EASEMENTS IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216.
 - 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.

FINAL PLAT OF FULSHEAR LAKES HILLSIDE SECTION 3

A SUBDIVISION OF 17.923 ACRES OF LAND SITUATED IN
THE JOHN RANDON LEAGUE, ABSTRACT 76,
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS.

67 LOTS 3 RESERVES (1.373 ACRES) 1 BLOCK
AUGUST 11, 2025 JOB NO. 2493-0145.310

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