

**PLAT RECORDING SHEET**

**PLAT NAME:** Fulshear Rose Estates

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

**ACREAGE:** 47.3927

**LEAGUE:** Isaac N. Charles 1/2 League

**ABSTRACT NUMBER:** 17

**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 41

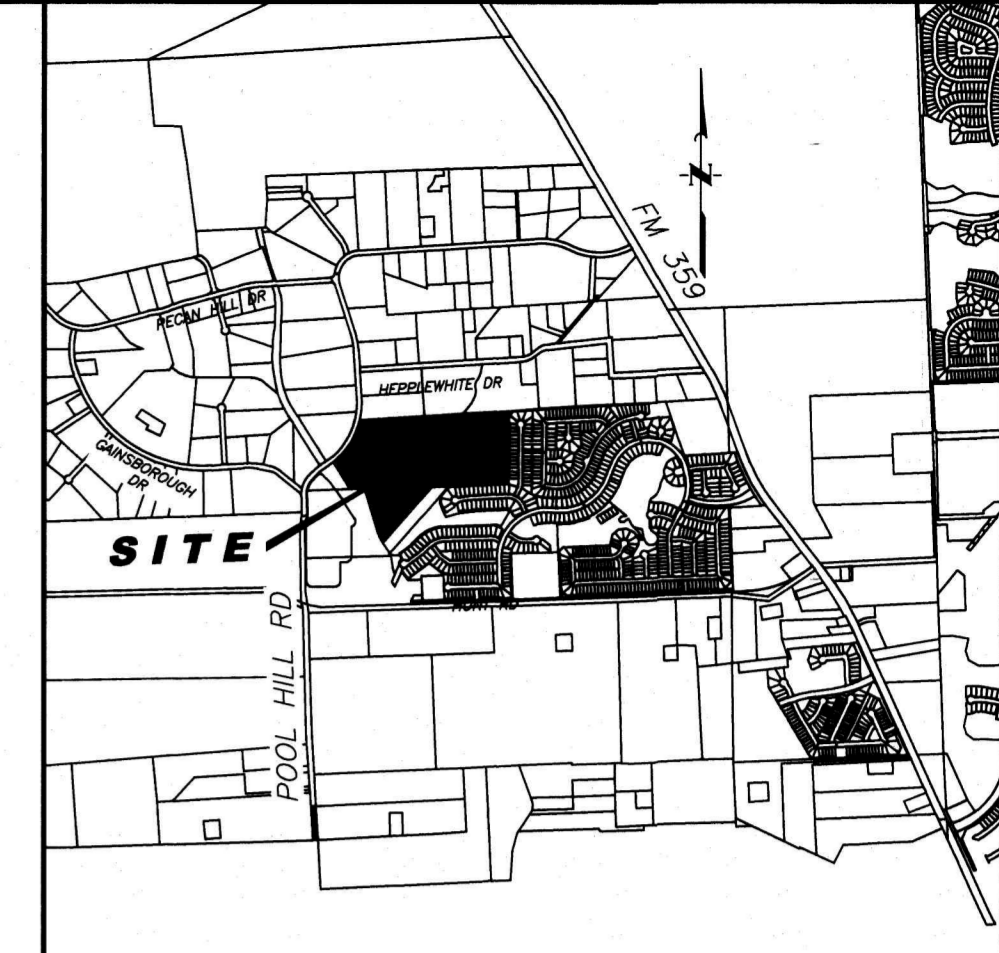
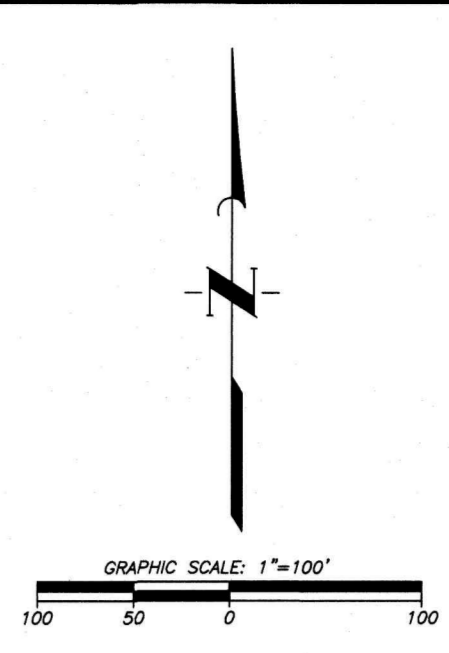
**NUMBER OF RESERVES:** 13

**OWNERS:** Fulshear Rose, LTD., a Texas Limited Partnership

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

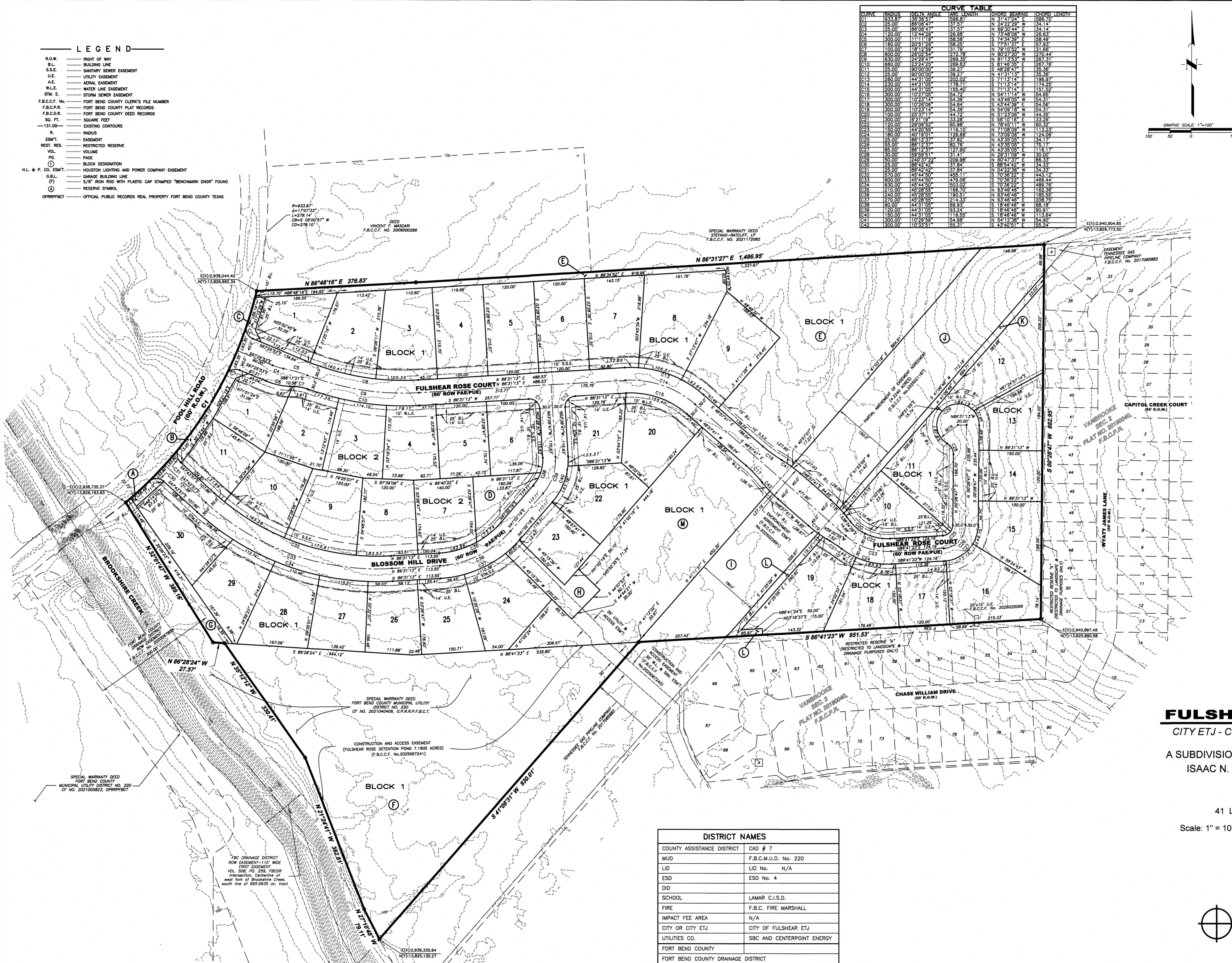
- LEGEND**
- R.O.W. RIGHT OF WAY
  - B.L. BUILDING LINE
  - S.S.E. SANITARY SEWER EASEMENT
  - U.E. UTILITY EASEMENT
  - A.E. AERIAL EASEMENT
  - W.L.E. WATER LINE EASEMENT
  - S.T.M. E. STORM SEWER EASEMENT
  - F.B.C.C.F. No. FORT BEND COUNTY CLERK'S FILE NUMBER
  - F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
  - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
  - SQ. FT. SQUARE FEET
  - 131.00- EXISTING CONTOURS
  - R. RADIUS
  - ESMT. EASEMENT
  - REST. RES. RESTRICTED RESERVE
  - VOL. VOLUME
  - PG. PAGE
  - BLOCK DESIGNATION
  - H.L. & P. CO. ESMT. HOUSTON LIGHTING AND POWER COMPANY EASEMENT
  - G.B.L. GARAGE BUILDING LINE
  - (F) 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BENCHMARK ENGR" FOUND
  - RESERVE SYMBOL
  - OFFICIAL PUBLIC RECORDS REAL PROPERTY FORT BEND COUNTY TEXAS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	833.57	35.0051°	37.57	N 31.7104° E	58.10
C2	25.00	88.0847°	37.57	N 24.2229° W	34.14
C3	25.00	88.0847°	37.57	N 69.3044° E	28.83
C4	1120.00	17.4428°	26.87	N 74.4808° W	28.83
C5	300.00	11.1119°	58.58	S 74.3439° E	58.49
C6	180.00	22.2238°	117.16	S 75.1119° E	117.03
C7	100.00	18.1758°	31.79	N 79.1052° W	31.88
C8	800.00	22.6254°	272.78	N 80.2720° W	270.44
C9	830.00	22.6254°	272.78	N 81.1119° E	270.44
C10	860.00	23.2428°	289.63	S 81.4635° E	287.76
C11	25.00	90.0000°	39.27	N 48.2811° E	35.36
C12	25.00	90.0000°	39.27	N 41.7189° E	35.36
C13	280.00	44.3109°	202.02	S 71.1314° E	198.93
C14	280.00	44.3109°	202.02	N 71.1314° E	198.93
C15	200.00	44.3109°	158.40	N 71.1314° E	151.52
C16	300.00	10.2208°	54.72	N 54.1114° W	54.85
C17	300.00	10.2208°	54.72	N 43.8886° W	54.71
C18	300.00	10.2208°	54.72	S 43.8886° E	54.71
C19	300.00	10.2208°	54.72	S 43.8886° E	54.71
C20	100.00	26.9119°	44.72	N 51.2109° W	44.30
C21	300.00	6.2119°	33.28	S 58.1016° E	33.28
C22	120.00	22.6254°	60.98	N 75.1119° E	60.98
C23	120.00	22.6254°	60.98	N 75.1119° E	60.98
C24	180.00	40.1901°	126.66	N 73.0906° W	124.06
C25	180.00	40.1901°	126.66	N 43.8886° W	124.06
C26	55.00	86.1737°	82.78	N 43.8886° E	75.17
C27	85.00	86.1737°	127.30	N 43.8886° E	116.17
C28	30.00	57.9511°	31.41	N 28.1109° W	30.00
C29	50.00	24.0372°	209.98	N 60.4737° E	86.33
C30	25.00	88.0847°	37.57	N 84.2236° W	34.33
C31	25.00	88.0847°	37.57	N 84.2236° W	34.33
C32	570.00	48.4450°	455.11	S 70.3822° E	443.12
C33	600.00	48.4450°	478.08	S 70.3822° E	466.44
C34	830.00	48.4450°	503.02	S 70.3822° E	489.78
C35	210.00	45.2855°	168.70	N 63.4646° E	162.36
C36	240.00	45.2855°	190.51	N 63.4646° E	183.63
C37	270.00	45.2855°	214.33	N 63.4646° E	208.79
C38	90.00	44.3109°	69.93	S 18.4846° W	68.18
C39	120.00	44.3109°	93.24	S 18.4846° W	90.91
C40	150.00	44.3109°	116.55	S 18.4846° W	113.64
C41	300.00	10.2208°	54.72	N 54.1114° E	54.80
C42	300.00	10.2208°	54.72	N 43.8886° E	54.72



VICINITY MAP SCALE=1"=1000' KEY MAP 482W

- (A) RESTRICTED RESERVE "A" RESTRICTED TO DRAINAGE & UTILITIES PURPOSES ONLY 0.0422 AC. (1,839 SQ. FT.)
- (B) RESTRICTED RESERVE "B" RESTRICTED TO DRAINAGE & UTILITIES PURPOSES ONLY 0.1367 AC. (5,955 SQ. FT.)
- (C) RESTRICTED RESERVE "C" RESTRICTED TO DRAINAGE & UTILITIES PURPOSES ONLY 0.0541 AC. (2,355 SQ. FT.)
- (D) RESTRICTED RESERVE "D" RESTRICTED TO OPEN SPACE PURPOSES ONLY 0.3241 AC. (14,118 SQ. FT.)
- (E) RESTRICTED RESERVE "E" RESTRICTED TO DRAINAGE & UTILITIES PURPOSES ONLY 4.0219 AC. (175,193 SQ. FT.)
- (F) RESTRICTED RESERVE "F" RESTRICTED TO DRAINAGE & UTILITIES PURPOSES ONLY 7.1605 AC. (311,913 SQ. FT.)
- (G) RESTRICTED RESERVE "G" RESTRICTED TO DRAINAGE & UTILITIES PURPOSES ONLY 0.2446 AC. (10,654 SQ. FT.)
- (H) RESTRICTED RESERVE "H" RESTRICTED TO DRAINAGE & UTILITIES PURPOSES ONLY 0.3070 AC. (13,375 SQ. FT.)
- (I) RESTRICTED RESERVE "I" RESTRICTED TO OPEN SPACE PURPOSES ONLY 1.3733 AC. (59,823 SQ. FT.)
- (J) RESTRICTED RESERVE "J" RESTRICTED TO OPEN SPACE PURPOSES ONLY 2.5747 AC. (112,153 SQ. FT.)
- (K) RESTRICTED RESERVE "K" RESTRICTED TO DRAINAGE & UTILITIES PURPOSES ONLY 0.2499 AC. (10,886 SQ. FT.)
- (L) RESTRICTED RESERVE "L" RESTRICTED TO DRAINAGE & UTILITIES PURPOSES ONLY 0.1301 AC. (5,688 SQ. FT.)
- (M) RESTRICTED RESERVE "M" RESTRICTED TO DRAINAGE & UTILITIES PURPOSES ONLY 2.8157 AC. (122,653 SQ. FT.)



**FULSHEAR ROSE ESTATES**  
CITY ETJ - CITY OF FULSHEAR, FORT BEND COUNTY

A SUBDIVISION OF 47.3927 ACRES OF LAND OUT OF THE  
ISAAC N. CHARLES 1/2 LEAGUE ABSTRACT No. 17,  
CITY OF FULSHEAR ETJ,  
FORT BEND COUNTY, TEXAS

41 LOTS 2 BLOCKS 13 RESERVES  
Scale: 1" = 100' Date: NOVEMBER, 2025

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	CAD # 7
MUD	F.B.C.M.U.D. No. 220
LID	LID No. N/A
ESD	ESD No. 4
DID	
SCHOOL	LAMAR C.I.S.D.
FIRE	F.B.C. FIRE MARSHALL
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF FULSHEAR ETJ
UTILITIES CO.	SBC AND CENTERPOINT ENERGY
FORT BEND COUNTY	
FORT BEND COUNTY DRAINAGE DISTRICT	

OWNER:  
FULSHEAR ROSE, LTD., a Texas Limited Partnership  
7500 San Felipe Street, Suite 1070  
HOUSTON, TEXAS 77063  
(713) 952-0200

PREPARED BY:  
**BENCHMARK ENGINEERING CORPORATION™**  
CONSULTING PLANNING SURVEYING  
TBPE REG. No. F-6788 | TBPLS REG. No. 10009000  
2401 FOUNTAINVIEW DRIVE, SUITE 500  
HOUSTON, TX 77057  
(713) 266-9930

STATE OF TEXAS §  
COUNTY OF FORT BEND §

WE, FULSHEAR ROSE, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH BASAM BARAZI, PRESIDENT, BEING AN OFFICER OF FULSHEAR ROSE, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER, HERINAFTER REFERRED TO AS OWNERS OF THE 47.3927 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FULSHEAR ROSE ESTATES, 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), 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 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 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. & 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 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 AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & 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, 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, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE 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 PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING 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, 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, FULSHEAR ROSE, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BASAM BARAZI, PRESIDENT OF FULSHEAR ROSE, LTD., A TEXAS LIMITED PARTNERSHIP, THEREUNTO AUTHORIZED. THIS 27th DAY OF March, 2026.

FULSHEAR ROSE, LTD., A TEXAS LIMITED PARTNERSHIP,

BASAM BARAZI, PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BASAM BARAZI, 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 AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27th DAY OF March, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 11/21/2028



I, SAIB Y. SAOUR, AM AUTHORIZED (OR 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 ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON THE GROUND, THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE.

SAIB Y. SAOUR, R.P.L.S., REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 3540



I, WILLIAM SAOUR, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF FULSHEAR AND FORT BEND COUNTY, TEXAS.

WILLIAM SAOUR, P.E., TEXAS REGISTRATION NO. 116018



THIS PLAT OF FULSHEAR ROSE ESTATES IS ~~APPROVED~~ <sup>denied</sup> BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR,

TEXAS THIS 3rd DAY OF October, 2026

AMY PEARCE, CHAIR  
GRACE MALVEAUX, CO-CHAIR

THIS PLAT OF FULSHEAR ROSE ESTATES WAS APPROVED ON October 21, 2025 BY THE CITY OF FULSHEAR CITY COUNCIL, AND SIGNED ON THIS 19th DAY OF April, 2026 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

METES AND BOUNDS DESCRIPTION  
47.3927 ACRES  
FORT BEND COUNTY, TEXAS  
July 31, 2024

All that certain 47.3927 acres of land being all of a called 30.5277 acre tract of land as conveyed by Special Warranty Deed dated November 6, 2023 to Fulshear Rose, LTD as recorded under Clerk's File No. 2023107134 of the Official Public Records Real Property, Fort Bend County, Texas, all of a called 9.71 acre tract of land as conveyed by General Warranty Deed dated December 12, 2023 to Fulshear Rose, LTD as recorded under Clerk's File No. 2023118106 of the Official Public Records of Real Property, Fort Bend County, Texas, a portion of a 3.199 acre tract of land as conveyed by a Special Warranty Deed dated March 4, 2021 to Fort Bend Municipal Utility District No. 220 as recorded under Clerk's File No. 202104009 of the Official Public Records of Real Property Fort Bend County, Texas and being situated in the Isaac N. Charles Survey, Abstract No. 17, Fort Bend County, Texas and being more particularly described by metes and bounds as follows: (All bearings are based GPS observations using Texas State Plane Coordinate System, South Central Zone, 4204):

**BEGINNING** at a 1/2-inch iron rod found at the northwest corner of said 30.5277 acre tract and the southwest corner of a called 5.1404 acre tract as conveyed by Deed dated December 27, 2005 to Vincent F. Mascari recorded under Clerk's File No. 200600036 of the Official Public Records Real Property, Fort Bend County, Texas and being situated in the east right-of-way line of Pool Hill Road, based on a width of 60-feet;

**THENCE** North 86°48'16" East, along the north line of said 30.5277 acre tract and the south line of said 5.1404 acre tract, for a distance of 376.83 feet to a 1/2-inch iron rod found for angle point;

**THENCE** North 86°31'12" East, along the north line of said 30.5277 acre tract and the south lines of a called 9.09 acre tract as conveyed by Special Warranty Deed dated October 2, 2021 to Stefano-Ratcliff, LP as recorded under Clerk's File No. 2021172082 of the Official Public Records Real Property, Fort Bend County, Texas and a called 10.9816 acre tract as conveyed by Warranty Deed with Vendor's Lien to Joe F. Messina and Mariana Messina as recorded under Volume 2375, Page 1175 of the Deed Records of Fort Bend County, Texas, for a distance of 1,486.95 feet to 5/8-inch iron rod with cap stamped "Benchmark Enggr" set for corner at the northeast corner of said 30.5277 acre tract, the northwest corner of Reserve A, Block 1, Vanhook Sec. 2 as recorded under Plat No. 20190040 of the Plat Records of Fort Bend County, Texas and the northeast corner of the herein described tract;

**THENCE** South 00°28'47" West, along the west line of said Reserve A, the east line of said 30.5277 acre tract for a distance of 882.95 feet to a 5/8-inch iron rod with cap stamped "Benchmark Enggr" set for the southeast corner of said 30.5277 acre tract and the herein described tract;

**THENCE** South 85°41'23" West, along the north line of said Reserve A, the south line of said 30.5277 acre tract for a distance of 951.53 feet to 5/8-inch iron rod with cap stamped "Benchmark Enggr" set for corner situated in the north line of said 31.99 acre tract, the northwest corner of a called 6.86 acre easement as conveyed by a Modification and Partial Release of Pipeline Easement document dated June 15, 2017 between Tennessee Gas Pipeline Company LLC and Vanhook, LLC as recorded under Clerk's File No. 2017085882 of the Official Public Records of Real Property Fort Bend County, Texas and being an interior corner of the herein described tract;

**THENCE** South 41°09'31" West, across said 31.99 acre tract and along the west line of said 6.86 acre easement for a distance of 930.01 feet to a 5/8-inch iron rod with cap stamped "Benchmark Enggr" set in the northeasterly right-of-way line of a called 13.8184 acre Right of Way Easement as conveyed by Fort Bend County Drainage District Right of Way Easement document dated April 18, 2020 to Fort Bend County Drainage District recorded under Clerk's File No. 2020067852 of the Official Public Records of Real Property Fort Bend County, Texas and being the south corner of the herein described tract;

**THENCE** North 27°10'48" West, along the northeasterly right-of-way line of said 13.8184 acre easement for a distance of 79.11 feet to a 5/8-inch iron rod with cap stamped "Benchmark Enggr" set for corner;

**THENCE** North 21°24'41" West, continuing along the northeasterly right-of-way line of said 13.8184 acre easement for a distance of 382.81 feet to a 5/8-inch iron rod with cap stamped "Benchmark Enggr" set for corner;

**THENCE** North 35°12'12" West, continuing along the northeasterly right-of-way line of said 13.8184 acre easement for a distance of 330.41 feet to a 5/8-inch iron rod with cap stamped "Benchmark Enggr" set for corner situated in the south line of said 9.71 acre tract and being an interior corner of the herein described tract, a 5/8-inch iron rod with cap stamped "MK" found for the southeast corner of the said 9.71 acre tract and the lower southwest corner of said 30.5277 acre tract bears South 86°28'24" East 444.12 feet;

**THENCE** North 86°28'24" West, along the north line of said 31.99 acre tract, the south line of said 9.71 acre tract for a distance of 27.57 feet to a 5/8-inch iron rod with cap stamped "Benchmark Enggr" set for corner being an exterior corner of the said 9.71 acre tract and an exterior corner of the herein describe tract;

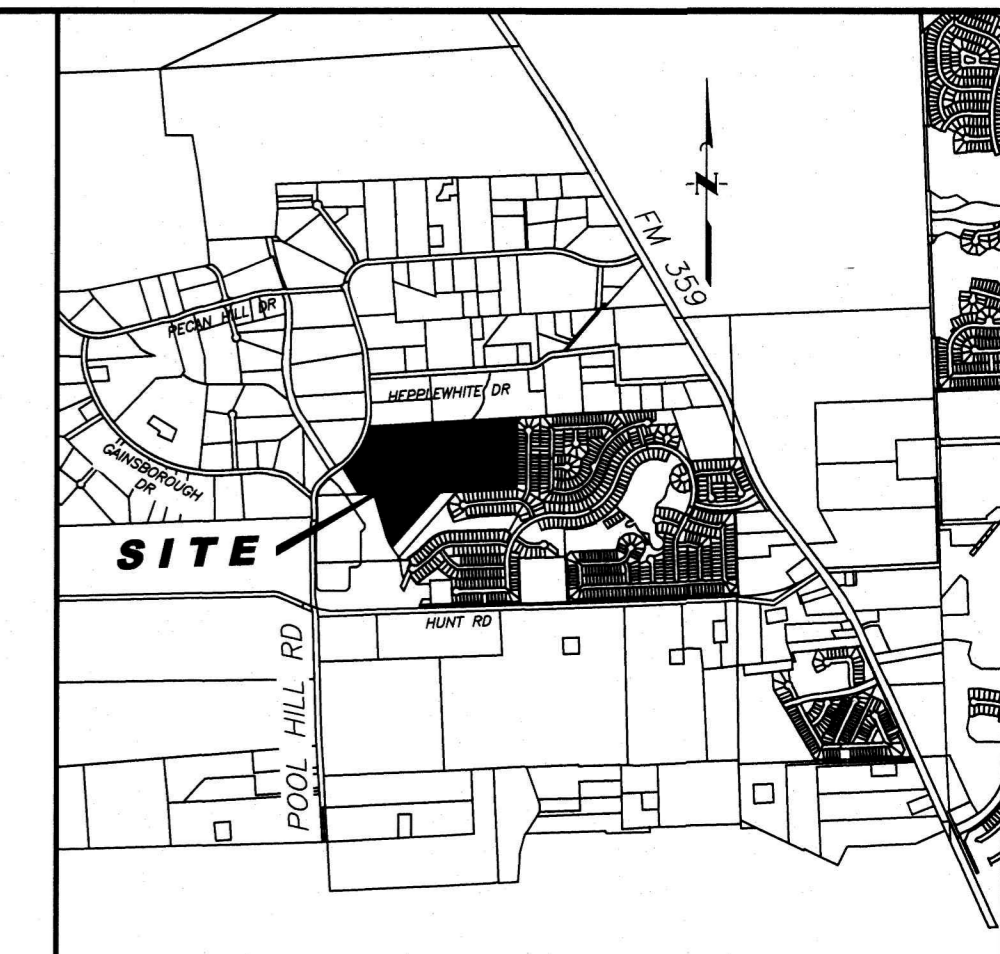
**THENCE** North 32°01'47" West, along an exterior line of said 31.99 acre tract and the west line of said 9.71 acre tract for a distance of 389.16 feet to a 5/8-inch iron rod with cap stamped "Jones and Carter" found situated in the east right-of-way line of said Pool Hill Road, being an exterior corner of the said 9.71 acre tract, an exterior corner of the herein described tract and the point of curvature of a curve to the left;

**THENCE** continuing along the east right-of-way line of said Pool Hill Road, the west line of said 9.71 acre tract in a northeasterly direction along the arc of said curve to the left having a radius of 933.87 feet, a central angle of 36°36'57", passing at an arc length of 535.09 a 5/8-inch iron rod with cap stamped "Jones and Carter" found for the northwest corner of said 9.71 acre tract, the upper southwest corner of said 30.5277 acre tract, continuing for a total arc length of 996.81 and a chord bearing North 31°47'04" East, 586.70 feet to the POINT OF BEGINNING of the herein described tract and containing within these calls of 47.3927 acres or 2,064,427 square feet of land.

This description is based on a survey conducted on the ground of the property described and is issued in conjunction with an exhibit map entitled Land Survey of 47.3927 acres prepared by BENCHMARK ENGINEERING CORPORATION, Job Number 22044.

NOTES

1. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 118.51 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 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.
2. THIS PLAT IS BEING SERVICED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 220, AND IS WITHIN FORT BEND COUNTY DRAINAGE DISTRICT, AND FORT BEND COUNTY SUBSIDENCE DISTRICT.
3. BENCHMARK: HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 190073R FROM THE INTERSECTION OF I-10(WEST) AND PEDERSON ROAD, SOUTH ALONG TEXAS HERITAGE PARKWAY FOR 0.36 MILES TO THE BRIDGE OVER WILLOW FORK. MONUMENT IS LOCATED ON THE SOUTH A HEADWALL ON THE EAST SIDE OF HERITAGE PARKWAY ELEVATION = 154.03 2001 ADJUSTMENT.
4. TEMPORARY BENCHMARK: 1/2" IRON ROD WITH CAP FROM THE INTERSECTION OF POOL HILL ROAD AND BROOKSHIRE CREEK, TRAVEL NORTH ALONG POOL HILL ROAD FOR APPROXIMATELY 869 FEET, IRON ROD IS ON THE LEFT SIDE OF ROAD, 5 FEET FROM THE EDGE OF ASPHALT, TWELVE FEET FROM AN 18" INCH CULVERT ON THE SOUTH SIDE OF A GRAVEL DRIVE.
5. ACCORDING TO THE FEDERAL MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0080M, 48157C0085M, MAP EFFECTIVE JANUARY 29, 2021, FOR COMMUNITY NO. 480228 IN FORT BEND COUNTY, TEXAS AND UNINCORPORATED AREAS, THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" (AREAS INUNDED BY 100-YEAR FLOOD) AND ZONE X UNSHADED (OUTSIDE OF 500 YEAR FLOOD).
6. LIGHTING ZONE DESIGNATION: THIS PROPERTY LIES WITHIN THE "L23" LIGHTING ZONE DESIGNATION IN COMPLIANCE WITH THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS".
7. SIDEWALK NOTE: SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET (5') IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-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.
8. PIPELINE NOTE: IF ANY, ALL EXISTING PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED BOUNDARY HAVE BEEN SHOWN.
9. THERE IS A 5' SIDE BUILDING LINE ON ALL LOTS.
10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOWING WITH INTENSE RAINFALL EVENTS.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 800 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
14. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
15. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE (AS SHOWN ON PLAT) BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.000115162. THE PLAT DRAWING AS SHOWN MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999884051
16. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJUT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED 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 THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
17. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 220 WILL OWN AND BE RESPONSIBLE FOR THE MAINTENANCE OF ALL THE DRAINAGE/RETENTION BASINS WITHIN THE PROPOSED SUBDIVISION.
18. UPON RECORDATION, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 220 WILL OWN AND MAINTAIN THE DRAINAGE EASEMENTS AND RESERVES.
19. THE DRAINAGE DISTRICT HAS THE RIGHT TO USE THE PORTION OF RESERVE G WITHIN ITS EASEMENT ALONG BROOKSHIRE CREEK.
20. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



VICINITY MAP SCALE=1"=1000' KEY MAP 482W

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

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025 AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., IN PLAT NO. \_\_\_\_\_ 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

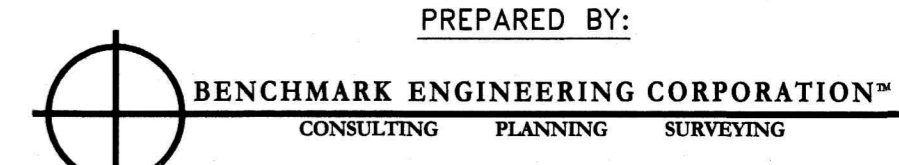
BY: \_\_\_\_\_  
DEPUTY

**FULSHEAR ROSE ESTATES**  
CITY ETJ - CITY OF FULSHEAR, FORT BEND COUNTY.

A SUBDIVISION OF 47.3927 ACRES OF LAND OUT OF THE ISAAC N. CHARLES 1/2 LEAGUE ABSTRACT No. 17, CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS

41 LOTS 2 BLOCKS 13 RESERVES  
Scale: 1" = 100' Date: NOVEMBER, 2025

OWNER:  
FULSHEAR ROSE, LTD., a Texas Limited Partnership  
7500 San Felipe Street, Suite 1070  
HOUSTON, TEXAS 77063  
(713) 852-0200



TBPE REG. No. F-6788 | TBPLS REG. No. 10009000  
2401 FOUNTAINVIEW DRIVE, SUITE 500  
HOUSTON, TX 77057  
(713) 266 - 9930