PLAT RECORDING SHEET

PLAT NAME: Fort Bend County Municipal Utility District No 275 Water Plant No 1

PLAT NO:

ACREAGE: 1.578

LEAGUE: Morris & Commings Survey and J. Foster Survey

ABSTRACT NUMBER: A-294 & A-26

NUMBER OF BLOCKS: 1

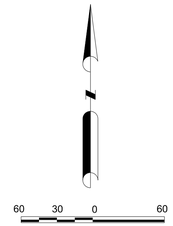
NUMBER OF LOTS: 0

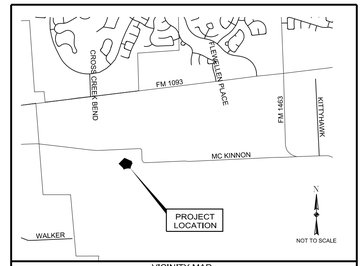
NUMBER OF RESERVES: 1

OWNERS: 129 Fulshear Land Development, LLC

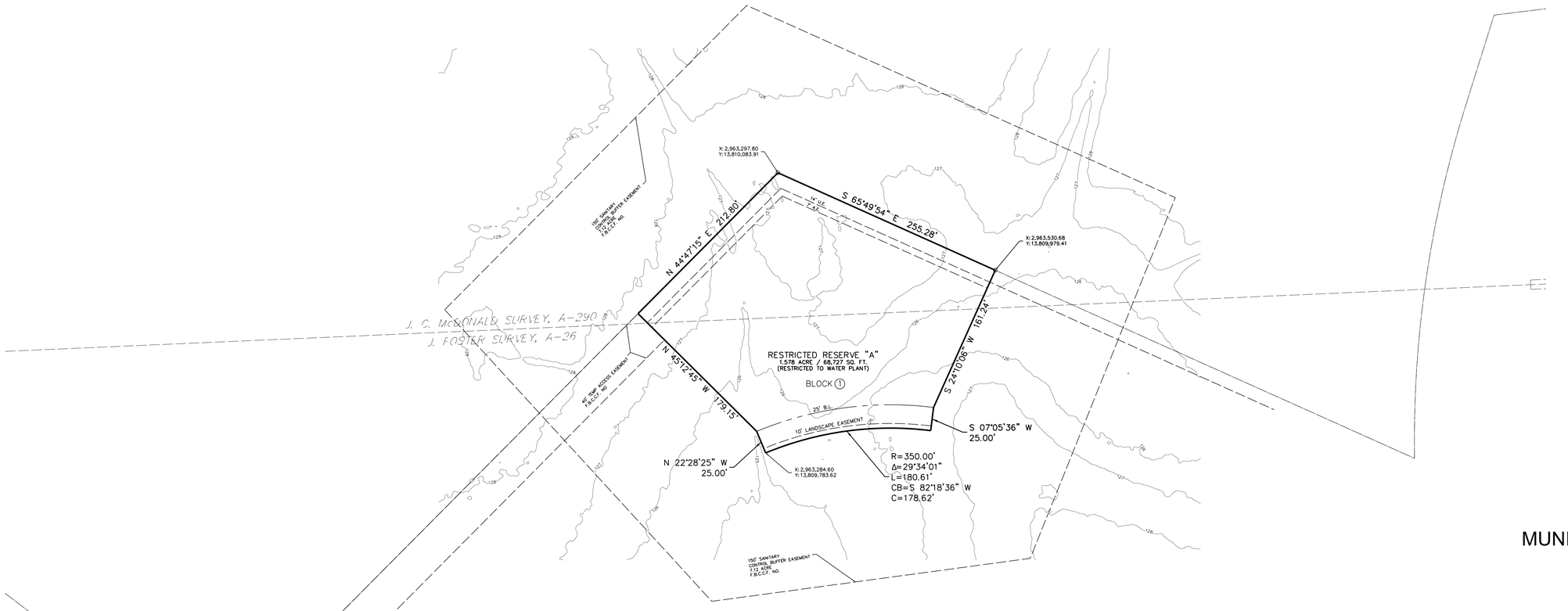
_____

(DEPUTY CLERK)





VICINITY MAP
NOT TO SCALE
KEY MAP PG 523KP



FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO 275
WATER PLANT NO 1

1 BLOCK 1 RESERVE 0 LOTS

A SUBDIVISION OF
1.578 AC. / 68,727 SQ. FT. OF LAND
SITUATED IN THE
MORRIS & CUMMINGS SURVEY, A-294
AND THE J. FOSTER SURVEY, A-26
FORT BEND COUNTY, TEXAS

OWNER:
129 FULSHEAR LAND DEVELOPMENT, LLC

SURVEYOR:
WINDROSE
LAND SURVEYING I PLATTING
11111 RICHMOND AVE., STE 150 I HOUSTON, TX 77082 I 713.458.2281
FIRM REGISTRATION NO. 10108800 I WINDROSESERVICES.COM

ENGINEER:
VSE VOGLER & SPENCER ENGINEERING
Vogler & Spencer Engineering, Inc.
777 North Eldridge Parkway, Suite 500
Houston, Texas 77079
713-782-0042
www.vs-eng.com
Texas P. E. Firm Registration No. F148

JOB NO. 32700-401-01-PLT DATE: FEBRUARY,2026 SHEET 1 OF 2

C-2124

Patricia
10:24:37 AM 2/6/2026
I:\32700 Fulshear-Pond Master MUD\401-01 Water Plant No 1 Phase 1\Plat CAD\Final Plat.dgn

STATE OF TEXAS

COUNTY OF FORT BEND

WE, _____(COMPANY), ACTING BY AND THROUGH_____ (NAME),_____(TITLE), AND_____(NAME),_____(TITLE), OWNERS OF THE _____(ACREAGE) ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF _____(PLAT NAME), DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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 EASMENTS), 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' 6") FOR 10 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 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 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 (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) 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 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 DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY FEET (20'-0") 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, 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, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREMEN, FIREFIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUT HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS.

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. LIGHTING ZONE_____.

IN TESTIMONY WHEREOF, _____(COMPANY NAME), HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____(PERSON SIGNING), ITS _____(TITLE) THEREUNTO AUTHORIZED, THIS _____ DAY OF _____ , 2026.

BY:_____ ATTEST:_____

_____(NAME) _____(NAME)

_____(TITLE) _____(TITLE)

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____(NAME), _____(TITLE), AND _____(NAME),_____(TITLE)KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF ____(COMPNAY NAME).

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS_____ DAY OF _____, 2026.

BY: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, MATTHEW CARPENTER, 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 ACCURATE: WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE 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, (CENTRAL OR SOUTH CENTRAL) ZONE.

STATE OF TEXAS REGISTERED MATTHEW CARPENTER 6942 PROFESSIONAL LAND SURVEYOR

_____
MATTHEW CARPENTER, R.P.L.S.
TEXAS REGISTRATION NO. 6942
WINDROSE SURVEYING AND LAND SERVICES

I, TAYLOR J. REED, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

STATE OF TEXAS RYAN CRAIG VOGLER 127754 LICENSED PROFESSIONAL ENGINEER

_____
RYAN CRAIG VOGLER, P. E.
TEXAS REGISTRATION NO. 127754
VOGLER & SPENCER ENGINEERING, INC.

GENERAL NOTES

1. "A.E." - INDICATES AERIAL EASEMENT.
2. "B.L." - INDICATES BUILDING LINE.
3. "D.E." - DRAINAGE EASEMENT.
4. "U.E." - INDICATES UTILITY EASEMENT.
5. "W.L.E." - INDICATES WATER LINE EASEMENT.
6. THIS PROJECT LIES WITHIN ZONE X (UNSHADED) AS PER F.E.M.A. F.I.R.M. PANEL No. 48157C0115L, REVISED 04/02/2014.
7. THIS PLAT LIES WITHIN THE FOLLOWING ENTITIES:
   A. FORT BEND COUNTY
   B. LAMAR CONSOLIDATED I.S.D.
   C. FORT BEND COUNTY NO. 275
   D. FORT BEND ESD #4
   E. FORT BEND COUNTY LID #7
8. ALL UTILITY EASEMENTS SHOWN EXTEND EQUAL DISTANCE ON EITHER SIDE OF A COMMON LOT LINE UNLESS OTHERWISE NOTED.
9. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 119.6 FEET ABOVE MEAN SEA LEVEL (NAVD 88 datum). IN ADDITION, NO TOP OF SLAB ELECATION SHALL BE LESS THAN 24 INCES 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 BUIDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEMER IS HIGHER.
10. 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.
11. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH APPLICABLE PROVISIONS OF CHAPTER 42, CODE ORDINANCES CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME OF THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
12. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
13. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999870017.
14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES,BUILDINGS,VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
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 CONTIGOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
17. THERE ARE/NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
18. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OPTAIN A DEVELIPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHAL BE OBTAINED FROM FORT BEND COUNTY PRIOR BEGINNING CONSTRUCTION.

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_____, 2026.

_____ _____
VINCENT M. MORALES, JR. GRADY PRESTAGE
COMMISSIONER, PRECINCT 1 COMMISSIONER , PRECINCT 2

_____
K.P. GEORGE
COUNTY JUDGE

_____ _____
W.A. "ANDY" MEYERS DEXTER L. McCOY
COMMISSIONER, PRECINCT 3 COMMISSIONER, PRECINCT 4

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 THE _____DAY OF _____, 2026, AT _____ O'CLOCK _____.M. IN PLAT NUMBER_____OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, THE DAY AND DATE LAST ABOVE WRITTEN.

_____
LAURA RICHARD
COUNTY CLERK FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO 275
WATER PLANT NO 1

1 BLOCK 1 RESERVE 0 LOTS

A SUBDIVISION OF
1.578 AC. / 68,727 SQ. FT. OF LAND
SITUATED IN THE
MORRIS & CUMMINGS SURVEY, A-294
AND THE J. FOSTER SURVEY, A-26
FORT BEND COUNTY, TEXAS

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SURVEYOR:
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Texas P. E. Firm Registration No. F148

JOB NO. 32700-401-01-PLT DATE: FEBRUARY,2026 SHEET 2 OF 2

C-2124

Par1oC
10:25:10 AM 2/6/2026
P:\32700 Fulshear Woods\Master MUD\401-01 Water Plant No 1 Phase 1\Plat CAD\final Plat.dgn