FULBROOK ON FULSHEAR CREEK SECTION 11

PRELIMINARY SUBDIVISION PLAT

17.4552 ACRES OF LAND PARTIALLY OUT OF CHURCHILL FULSHEAR LEAGUE, ABSTRACT NO. 29
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS
DATE: MARCH 2024

2 BLOCKS
2 RESERVES
(20 LOTS – 80' X 190' AVG.)

OWNER: FULSHEAR LAND PARTNERS LTD.
1600 WEST LOOP SOUTH, #2600 HOUSTON, TEXAS 77027

DEVELOPER: FULSHEAR LAND PARTNERS LTD.
1600 WEST LOOP SOUTH, #2600 HOUSTON, TEXAS 77027

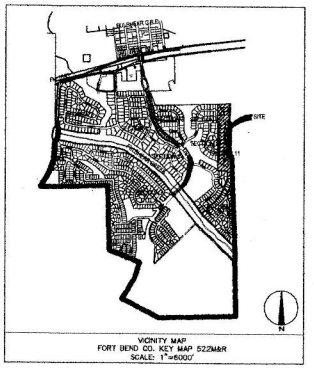
ENGINEER: PAPE–DAWSON, INC.
2107 CITY WEST BLVD., 3RD FLOOR, HOUSTON, TEXAS 77042

LAND PLANNER: SWEITZER + ASSOCIATES, LANDSCAPE ARCHITECTS, INC.
5651 GRAND FLORAL HOUSTON, TEXAS 77041
281–813–8641 sweitzer.assoc@gmail.com

Ⓐ ***RESTRICTED RESERVE "A" LANDSCAPE / OPEN SPACE 5.20 ACRES (226,383.68 SQUARE FEET)***

Ⓑ ***RESTRICTED RESERVE "B" LANDSCAPE / OPEN SPACE 0.344 ACRES (14,964.26 SQUARE FEET)***

NUMBER	DIRECTION	DISTANCE
L1	N 77°39'45" W	30.58
L2	N 47°17'26" W	51.63
L3	N 64°39'43" W	33.30



County: Fort Bend
Project: Fulbrook on Fulshear Creek – Section Eleven Boundary
C.E. No.: 1171-1502
Job Number: 2020-128-022

METES AND BOUNDS DESCRIPTION
17.46 ACRES

Being a 17.46 acre tract of land located in the Churchill Fulshear League, Abstract No. 29, Fort Bend County, Texas; said 17.46 acre tract being a part of a called 74.1858 acre tract of land (Tract 2) recorded in the name of Fulshear Land Partners, LTD in Clerk's File (C.F.) No. 2016012015 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.) and a part of a called 39.4818 acre tract of land (Tract II – Fort Plane) recorded in the name of Fulshear Land Partners, LTD. in C.F. No. 2013028558 of the O.P.R.F.B.C.; said 17.46 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, North American Datum 1983 (NAD 83), South Central Zone):

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of said 74.1858 acre tract and the most southerly northwest corner of Lot 3, Block 3 of Fulshear Run Section One, a subdivision recorded in Plat No. 20150277 of the Plat Records of Fort Bend County (P.R.F.B.C.), and being on the southerly line of a called 59.93 acre tract of land recorded in the name of Robert Judson Pickard, Tr. in C.F. No. 2010007776 of the O.P.R.F.B.C.;

1. Thence, with the easterly line of said 74.1858 acre tract and the westerly line of said Fulshear Run Section One and Fulshear Run Section Three, a subdivision recorded in Plat No. 20200158 of the P.R.F.B.C., South 01 degrees 07 minutes 51 seconds West, a distance of 1,576.89 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at an exterior corner of Restricted Reserve "A" of said Section Three;

2. Thence, with a northerly line of said 74.1858 acre tract and a southerly line of said Section Three, North 87 degrees 47 minutes 19 seconds East, a distance of 84.08 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" set at an exterior corner of said 74.1858 acre tract and an interior corner of said Section Three;

3. Thence, with the easterly line of said 74.1858 acre tract, the westerly line of said Section Three, the westerly line of a called 93.698 acre tract of land recorded in the name of Treesbridge Homes, LLC in C.F. No. 2016070920 of the O.P.R.F.B.C. and the easterly line of aforesaid 39.4818 acre tract, South 02 degrees 07 minutes 32 seconds East, a distance of 653.22 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of Lot 50, Block 1 of Fulbrook on Fulshear Creek Section Four recorded in Plat No. 20140164 of the P.R.F.B.C.;

Thence, with the southerly line of said 74.1858 acre tract and the northerly line of said Fulbrook on Fulshear Creek Section Four, the following six (6) courses:

4. South 87 degrees 52 minutes 28 seconds West, a distance of 124.23 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

5. North 77 degrees 39 minutes 46 seconds West, a distance of 30.58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

6. North 01 degrees 07 minutes 51 seconds East, a distance of 204.23 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

7. North 47 degrees 17 minutes 26 seconds West, a distance of 51.63 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

8. South 88 degrees 37 minutes 44 seconds West, a distance of 221.33 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

9. North 64 degrees 39 minutes 43 seconds West, a distance of 33.30 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southeast corner of Restricted Reserve "B" of Fulbrook on Fulshear Creek Section Ten, a subdivision recorded in Plat No. 20200250 of the P.R.F.B.C. and being on the westerly line of a 80.00-foot wide pipeline easement recorded in C.F. No. 2014047361 of the O.P.R.F.B.C.;

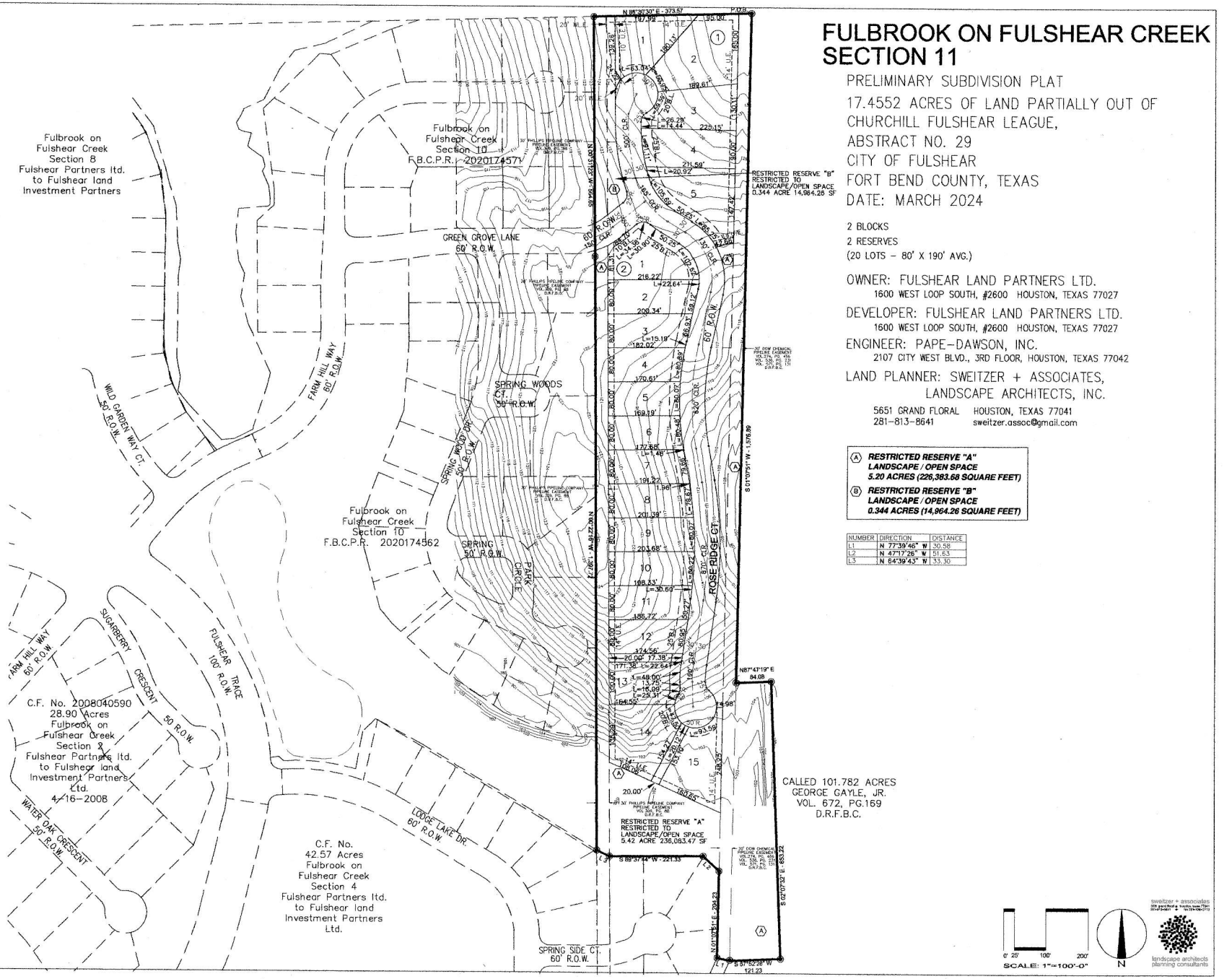
10. Thence, with the easterly line of said Section Ten, the easterly line of Fulbrook on Fulshear Creek Section Nine, a subdivision recorded in Plat No. 20200257 of the P.R.F.B.C., and said westerly line of the pipeline easement, North 00 degrees 22 minutes 16 seconds West, a distance of 1,397.72 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

11. Thence, continuing with the easterly line of said Section Nine and the westerly line of said pipeline easement, North 00 degrees 31 minutes 23 seconds West, a distance of 564.65 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northeast corner of said Section Nine, being on the southerly line of aforesaid 74.1858 acre tract and the southerly line of aforesaid 59.93 acre tract;

12. Thence, with said northerly line of the 74.1858 acre tract and said southerly line of the 59.93 acre tract, North 88 degrees 30 minutes 31 seconds East, a distance of 373.57 feet to the **Point of Beginning** and containing 17.46 acres of land.

GENERAL NOTES:
1. U.E. indicates Utility Easement
2. B.L. indicates Building Line
3. R.O.W. indicates Right-of-Way
4. All known existing easements, rights of way, fee strips, and significant topographical features are noted and accurately identified.
5. The preliminary plat is part of a planned community that the subdivider has a legal or beneficial interest in adjacent property.
6. The extent of the property of such ownership is indicated on the General Plan for Fulbrook on Fulshear Creek.
7. All lots to have a five foot (5') side building line measured perpilat to each lot line.
8. All street rights of way are to be dedicated to the City of Fulshear.
9. The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding during intense rainfall events.
10. All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
11. All property is required to drain into the drainage easement through an approved drainage structure.
12. 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.

FLOODPLAIN INFORMATION:
THE ENTIRE SUBJECT SITE IS LOCATED OUTSIDE OF THE 100 YEAR SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MOST RECENT OFFICIAL INSURANCE RATE MAP NUMBER 48157C0095L DATED: 03-03-2014 ZONES "X"



0' 25' 100' 200'
SCALE: 1"=100'-0"

N

sweitzer + associates
landscape architects
planning consultants