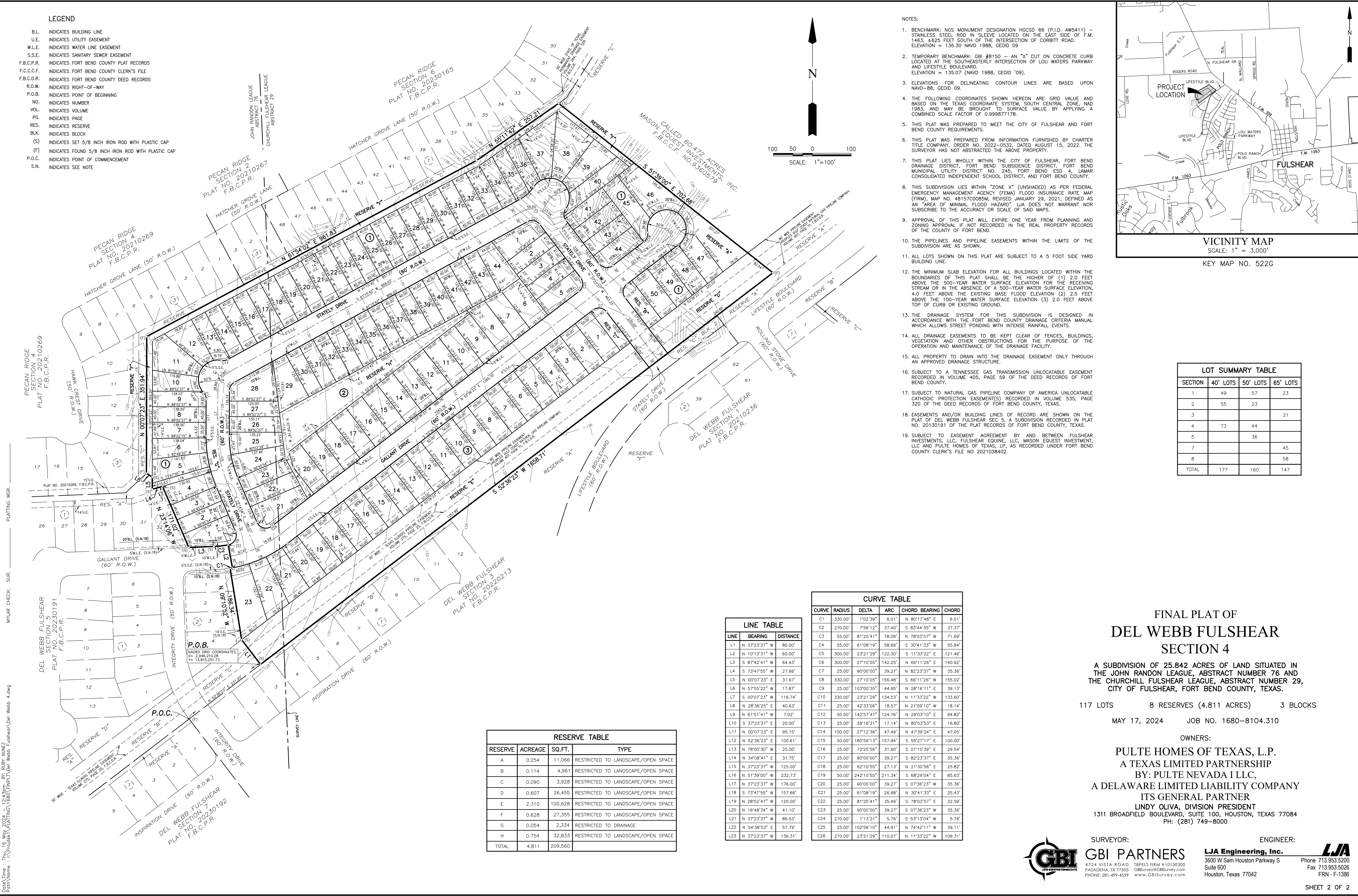






- LEGEND**
- B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - W.L.E. INDICATES WATER LINE EASEMENT
  - S.S.E. INDICATES SANITARY SEWER EASEMENT
  - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
  - F.C.C.F. INDICATES FORT BEND COUNTY CLERK'S FILE
  - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
  - R.O.W. INDICATES RIGHT-OF-WAY
  - P.O.B. INDICATES POINT OF BEGINNING
  - NO. INDICATES NUMBER
  - VOL. INDICATES VOLUME
  - PG. INDICATES PAGE
  - RES. INDICATES RESERVE
  - BLK. INDICATES BLOCK
  - (S) INDICATES SET 5/8 INCH IRON ROD WITH PLASTIC CAP
  - (F) INDICATES FOUND 5/8 INCH IRON ROD WITH PLASTIC CAP
  - P.O.C. INDICATES POINT OF COMMENCEMENT
  - S.N. INDICATES SEE NOTE

- NOTES:**
- BENCHMARK: NGS MONUMENT DESIGNATION HGCD 66 (P.I.D. AW5411) - STAINLESS STEEL ROD IN SLEEVE LOCATED ON THE EAST SIDE OF F.M. 1483, 3625 FEET SOUTH OF THE INTERSECTION OF CORBITT ROAD. ELEVATION = 136.30 NAVD 1988, GEOID 09
  - TEMPORARY BENCHMARK: GBI #8150 - AN "X" CUT ON CONCRETE CURB LOCATED AT THE SOUTHEASTLY INTERSECTION OF LOU WATERS PARKWAY AND LIFESTYLE BOULEVARD. ELEVATION = 135.07 (NAVD 1988, GEOID '09).
  - ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88, GEOID 09.
  - THE FOLLOWING COORDINATES SHOWN HEREON ARE GRID VALUE AND BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983, AND MAY BE BROUGHT TO SURFACE VALUE BY APPLYING A COMBINED SCALE FACTOR OF 0.999877178.
  - THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
  - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0532, DATED AUGUST 15, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
  - THIS PLAT LIES WHOLLY WITHIN THE CITY OF FULSHEAR, FORT BEND DRAINAGE DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND MUNICIPAL UTILITY DISTRICT NO. 245, FORT BEND ESD, 4, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND FORT BEND COUNTY.
  - THIS SUBDIVISION LIES WITHIN "ZONE X" (UNSHADED) AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C0085M, REVISED JANUARY 29, 2021, DEFINED AS AN "AREA OF MINIMAL FLOOD HAZARD". LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
  - 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 AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
  - ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A 5 FOOT SIDE YARD BUILDING LINE.
  - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) 2.0 FEET ABOVE THE 500-YEAR WATER SURFACE ELEVATION FOR THE RECEIVING STREAM OR IN THE ABSENCE OF A 500-YEAR WATER SURFACE ELEVATION, 4.0 FEET ABOVE THE EXISTING BASE FLOOD ELEVATION (2) 2.5 FEET ABOVE THE 100-YEAR WATER SURFACE ELEVATION (3) 2.0 FEET ABOVE TOP OF CURB OR EXISTING GROUND.
  - 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 TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - SUBJECT TO A TENNESSEE GAS TRANSMISSION UNLOCATABLE EASEMENT RECORDED IN VOLUME 405, PAGE 59 OF THE DEED RECORDS OF FORT BEND COUNTY.
  - SUBJECT TO NATURAL GAS PIPELINE COMPANY OF AMERICA UNLOCATABLE CATHODIC PROTECTION EASEMENT(S) RECORDED IN VOLUME 535, PAGE 320 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.
  - EASEMENTS AND/OR BUILDING LINES OF RECORD ARE SHOWN ON THE PLAT OF DEL WEBB FULSHEAR SEC. 5, A SUBDIVISION RECORDED IN PLAT NO. 20130191 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
  - SUBJECT TO EASEMENT AGREEMENT BY AND BETWEEN FULSHEAR INVESTMENTS, LLC, FULSHEAR EQUINE, LLC, MASON EQUEST INVESTMENT LLC AND PULTE HOMES OF TEXAS, LP, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO 2021038402.

| LOT SUMMARY TABLE |          |          |          |
|-------------------|----------|----------|----------|
| SECTION           | 40' LOTS | 50' LOTS | 65' LOTS |
| 1                 | 49       | 57       | 23       |
| 2                 | 55       | 23       |          |
| 3                 |          |          | 21       |
| 4                 | 73       | 44       |          |
| 5                 |          | 36       |          |
| 7                 |          |          | 45       |
| 8                 |          |          | 58       |
| TOTAL             | 177      | 160      | 147      |

| RESERVE TABLE |         |         |                                    |
|---------------|---------|---------|------------------------------------|
| RESERVE       | ACREAGE | SQ.FT.  | TYPE                               |
| A             | 0.254   | 11,066  | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| B             | 0.114   | 4,961   | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| C             | 0.090   | 3,928   | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| D             | 0.607   | 26,455  | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| E             | 2.310   | 100,628 | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| F             | 0.628   | 27,355  | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| G             | 0.054   | 2,334   | RESTRICTED TO DRAINAGE             |
| H             | 0.754   | 32,833  | RESTRICTED TO LANDSCAPE/OPEN SPACE |
| TOTAL         | 4.811   | 209,560 |                                    |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 37°23'37" W | 80.00'   |
| L2         | N 10°13'31" W | 60.00'   |
| L3         | S 87°42'41" W | 64.43'   |
| L4         | S 73°47'55" W | 27.66'   |
| L5         | N 00°07'23" E | 31.67'   |
| L6         | N 57°55'22" W | 17.87'   |
| L7         | S 00°07'23" W | 116.74'  |
| L8         | N 28°36'25" E | 40.63'   |
| L9         | N 61°51'41" W | 7.02'    |
| L10        | S 37°23'37" E | 20.00'   |
| L11        | N 00°07'23" E | 95.15'   |
| L12        | N 52°36'23" E | 100.61'  |
| L13        | N 78°00'30" W | 25.00'   |
| L14        | N 34°08'41" E | 31.75'   |
| L15        | S 37°23'37" W | 125.00'  |
| L16        | N 51°39'00" W | 232.73'  |
| L17        | N 37°23'37" W | 176.00'  |
| L18        | N 28°36'25" E | 157.66'  |
| L19        | N 28°52'47" W | 120.00'  |
| L20        | N 16°48'34" W | 41.10'   |
| L21        | N 37°23'37" W | 86.53'   |
| L22        | N 54°38'53" E | 57.79'   |
| L23        | N 37°23'37" W | 136.31'  |

| CURVE TABLE |         |            |         |               |
|-------------|---------|------------|---------|---------------|
| CURVE       | RADIUS  | DELTA      | ARC     | CHORD BEARING |
| C1          | 330.00' | 1°02'39"   | 6.01'   | N 80°17'48" E |
| C2          | 270.00' | 7°56'12"   | 37.40'  | S 83°44'35" W |
| C3          | 55.00'  | 81°20'41"  | 78.09'  | N 78°03'57" W |
| C4          | 55.00'  | 61°08'19"  | 58.69'  | S 30°41'33" W |
| C5          | 300.00' | 23°21'29"  | 122.30' | S 11°33'22" E |
| C6          | 300.00' | 27°10'05"  | 142.25' | N 66°11'26" E |
| C7          | 25.00'  | 90°00'00"  | 39.27'  | N 82°23'37" W |
| C8          | 330.00' | 27°10'05"  | 156.48' | S 66°11'26" W |
| C9          | 25.00'  | 103°00'35" | 44.95'  | N 28°16'11" E |
| C10         | 330.00' | 23°21'29"  | 134.53' | N 11°33'22" W |
| C11         | 25.00'  | 42°33'06"  | 18.57'  | N 21°09'10" W |
| C12         | 50.00'  | 142°57'47" | 124.76' | N 29°03'10" E |
| C13         | 25.00'  | 39°16'21"  | 17.14'  | N 80°53'53" E |
| C14         | 100.00' | 27°12'36"  | 47.49'  | N 47°39'24" E |
| C15         | 50.00'  | 180°59'13" | 157.94' | S 55°27'17" E |
| C16         | 25.00'  | 72°25'56"  | 31.60'  | S 01°10'39" E |
| C17         | 25.00'  | 90°00'00"  | 39.27'  | S 82°23'37" E |
| C18         | 25.00'  | 62°10'55"  | 27.13'  | N 21°30'56" E |
| C19         | 50.00'  | 242°10'55" | 211.34' | S 68°29'04" E |
| C20         | 25.00'  | 90°00'00"  | 39.27'  | S 07°36'23" W |
| C21         | 25.00'  | 61°08'19"  | 26.88'  | N 30°41'33" E |
| C22         | 25.00'  | 81°20'41"  | 35.49'  | S 78°03'57" E |
| C23         | 25.00'  | 90°00'00"  | 39.27'  | S 07°36'23" W |
| C24         | 270.00' | 1°13'21"   | 5.76'   | S 53°13'04" W |
| C25         | 25.00'  | 102°56'10" | 44.91'  | N 74°42'11" W |
| C26         | 270.00' | 23°21'29"  | 110.07' | N 11°33'22" W |

**FINAL PLAT OF  
DEL WEBB FULSHEAR  
SECTION 4**

A SUBDIVISION OF 25.842 ACRES OF LAND SITUATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76 AND THE CHURCHILL FULSHEAR LEAGUE, ABSTRACT NUMBER 29, CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

117 LOTS      8 RESERVES (4.811 ACRES)      3 BLOCKS

MAY 17, 2024      JOB NO. 1680-8104.310

OWNERS:  
**PULTE HOMES OF TEXAS, L.P.**  
A TEXAS LIMITED PARTNERSHIP  
BY: PULTE NEVADA I LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER  
LINDY OLIVA, DIVISION PRESIDENT  
1311 BROADFIELD BOULEVARD, SUITE 100, HOUSTON, TEXAS 77084  
PH: (281) 749-8000



**GBI PARTNERS**  
4724 VISTA ROAD  
PASADENA, TX 77505  
PHONE: 281-499-4539

**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S  
Suite 600  
Houston, Texas 77042

**LJA**  
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

**SURVEYOR:**

**ENGINEER:**

Date: May 16, 2024  
Time: 12:43pm  
Drawn By: RUPAK MUNI  
Checked By: RUPAK MUNI  
Plotted By: RUPAK MUNI  
Printed By: RUPAK MUNI  
File Name: C:\Users\muni\OneDrive\Documents\Del Webb Fulshear\Del Webb 4.dwg