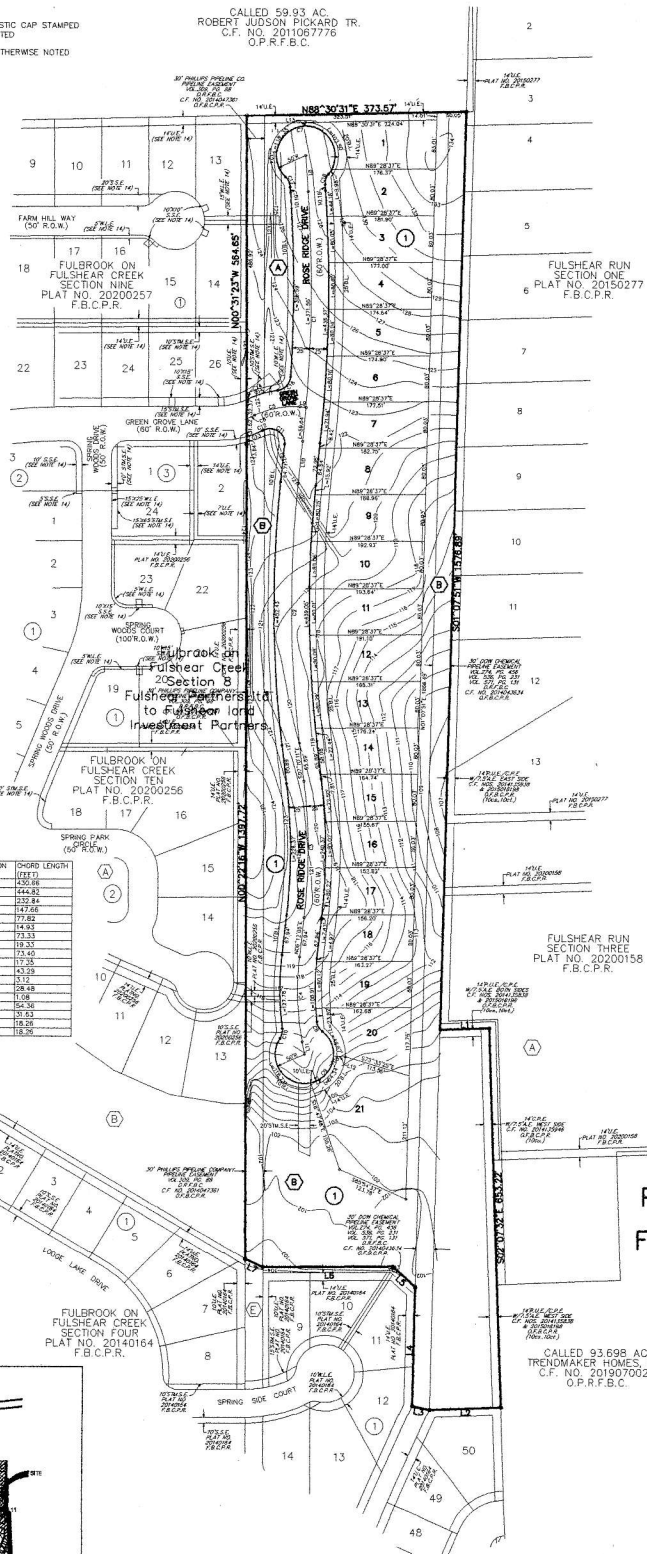


- LEGEND**
- = SET 5/8" - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
 - FOUND 5/8" - INCH IRON ROD UNLESS OTHERWISE NOTED
 - 1 = INDICATES LOT NUMBER
 - 11 = INDICATES BLOCK NUMBER
 - A = INDICATES RESERVE

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.88 AC. / 38,515 SQ.FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE / DRIVEWAY	6.97 AC. / 303,553 SQ.FT.
TOTAL:		7.85 AC. / 342,068 SQ.FT.

CALL 59.93 AC.
ROBERT JUDSON PICKARD TR.
C.F. NO. 2011067776
O.P.R.F.B.C.



LINE DATA TABLE

NUMBER	DIRECTION	LENGTH (FEET)
1	S87°43'19"E	264.08
2	S87°43'28"W	121.33
3	N77°35'46"W	30.88
4	N60°07'31"E	204.23
5	N47°12'05"W	151.83
6	S89°59'44"W	220.32
7	S89°59'43"W	13.97
8	S84°18'57"E	51.18
9	S84°18'57"E	124.45
10	N60°07'31"E	79.98
11	N1°14'06"E	21.00
12	S86°46'36"E	10.00
13	N01°29'29"W	6.00

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE (DEG.)	CHORD DIRECTION (DEG.)	CHORD LENGTH (FEET)
C1	431.18	2500.00	17° 32' 58"	N00°39'31"E	425.08
C2	445.74	2500.00	17° 46' 10"	N00°47'08"W	444.82
C3	233.37	1000.00	17° 32' 19"	N00°39'31"E	233.84
C4	148.20	500.00	18° 58' 57"	S02°17'24"E	147.86
C5	128.52	150.00	32° 47' 19"	N79°10'06"E	77.82
C6	114.94	150.00	37° 42' 35"	S87°01'10"W	14.93
C7	237.84	50.00	88° 41' 25"	S89°43'30"W	73.33
C8	19.85	25.00	45° 28' 59"	S89°43'30"W	18.35
C9	231.74	50.00	260° 32' 12"	N80°13'10"E	73.40
C10	17.12	25.00	42° 36' 30"	N01°14'31"E	17.35
C11	32.34	25.00	119° 56' 37"	S54°27'19"W	43.28
C12	3.19	14.00	1° 28' 20"	S48°14'40"W	5.17
C13	28.51	180.00	8° 41' 30"	S88°42'12"W	28.48
C14	1.98	120.00	2° 30' 53"	S88°42'12"W	1.98
C15	54.37	180.00	17° 32' 19"	N79°10'06"E	54.36
C16	14.14	75.00	78° 23' 44"	N44°17'44"E	37.83
C17	18.89	50.00	42° 50' 07"	S29°41'57"W	18.26
C18	18.69	25.00	42° 50' 07"	S17°08'03"W	18.20

NOTES:

- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, OF NO. _____, DATED _____, AND IS SUBJECT TO ALL TERMS, CONDITIONS, EASES AND ENCUMBRANCES STIPULATED THEREIN.
- 2.B.L. INDICATES BUILDING LINE, U.E. INDICATES UTILITY EASEMENT, A.E. INDICATES AERIAL EASEMENT, S.E. INDICATES SANITARY SEWER EASEMENT, S.E.E. INDICATES STORM SEWER EASEMENT, D.E. INDICATES DRAINAGE EASEMENT, F.M.E. INDICATES FORCE MAIN EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, H.A.P. INDICATES HOUSTON LIGHTING AND POWER CO. P.R.F.B.C. INDICATES FORT BEND COUNTY PLAT RECORDS, D.A.R.C. INDICATES FORT BEND COUNTY DEED RECORDS, & W.R. INDICATES SOUTHWESTERN MILE TELEPHONE S.C.E. INDICATES SANITARY CONTROL EASEMENT.
- 3.THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1:6000.1004.
- 4.PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA ARE SHOWN.
- 5.THE PROPERTY LIES WITHIN UNINSURED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48010001, DATED APRIL 2, 2014.
- 6.THE PROPERTY LIES WITHIN FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1, THE CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND FORT BEND ISD #4.
- 7.CONTROL BENCHMARK: NGS MONUMENT DESIGNATED HIGGS 66, LOCATE ALONG THE EAST RIGHT-OF-WAY OF FM 1463 APPROXIMATELY 2.62 MILE NORTH OF FM 1001, ELEVATION 136.40, NAVD 83.
- 8.THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
- 9.ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 10.ALL PROPERTY IS TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 11.AL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- 12.ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE ON EACH SIDE EXCEPT CORNER LOTS WHICH HAVE A FIVE (5) FOOT SIDE LOT BUILDING LINE ON THE INNER LOT LINE AND A TEN (10) FOOT BUILDING LINE ON THE STREET SIDE.
- 13.ALL PROPERTY LIES WITHIN THE CITY LIMITS OF FULSHEAR, TEXAS.
- 14.EASEMENTS RECORDED IN PLAT NO. 20200255, OF THE FORT BEND COUNTY PLAT RECORDS, FORT BEND COUNTY, TEXAS.
- 15.MINIMUM SLAB ELEVATION IS TO BE 24" ABOVE THE TOP OF ADJACENT STREET CURB.

County: Fort Bend
Project: Fulshear on Fulshear Creek - Section Eleven Boundary
C.F. No.: 1174-192
Job Number: 2020-1284-02

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 Fulbrook on Fulshear Creek, LTD. in C.F. No. 201401361 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 1) - East (East) recorded in the name of Fulbrook on Fulshear Creek, LTD. in C.F. No. 201302858 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, northwestern corner of Lot 3, Block 1 of Fulshear Run Section One, a subdivision recorded in Plat No. 201301777 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, Jr. in C.F. No. 2011067776 of the O.P.R.F.B.C.:

- 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 (S) degrees 17 minutes 31 seconds East, a distance of 1,376.89 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;
- 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;
- Thence, with the easterly line of said 74.1858 acre tract, the westerly line of said Section Three, the westerly line of a called 59.93 acre tract of land recorded in the name of Trendmaker Homes, LLC, in C.F. No. 201907026 of the O.P.R.F.B.C., and the easterly line of a called 59.4818 acre tract, South 12 degrees 07 minutes 12 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. 201401464 of the P.R.F.B.C.;
- Thence, with the southerly line of said 74.1858 acre tract and the southerly line of said Fulbrook on Fulshear Creek Section Four, the following six (6) courses:
 - South 87 degrees 52 minutes 28 seconds West, a distance of 121.23 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
 - 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;
 - 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;
 - 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;
 - South 89 degrees 17 minutes 44 seconds West, a distance of 221.33 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
 - North 64 degrees 39 minutes 43 seconds West, a distance of 37.30 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. 20200255 of the P.R.F.B.C., and being on the westerly line of a 30.00-foot wide pipeline easement recorded in C.F. No. 201404761 of the O.P.R.F.B.C.;
- 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 09 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;
- Thence, continuing with the easterly line of said Section Nine and the westerly line of said pipeline easement, North 09 degrees 31 minutes 31 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 a called 74.1858 acre tract and the southerly line of a called 59.93 acre tract, North 88 degrees 30 minutes 31 seconds East, a distance of 373.37 feet to the Point of Beginning and containing 17.46 acres of land.

PRELIMINARY SUBDIVISION PLAT FULBROOK ON FULSHEAR CREEK SECTION ELEVEN

A SUBDIVISION OF 17.46 ACRES
LOCATED IN THE
CHURCHILL FULSHEAR LEAGUE, A-29
CITY OF FULSHEAR
FORT BEND COUNTY, TEXAS

21 LOTS 1 BLOCK 2 RESERVES

SCALE: 1"=100' DATE: MAY, 2024

OWNERS:
FULSHEAR LAND PARTNERS, LTD.
A TEXAS LIMITED PARTNERSHIP
1600 WEST LOOP SOUTH, SUITE 200
HOUSTON, TEXAS 77027
TELEPHONE: (713) 625-2668

FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1

AND
BRIAN COBBURN
3200 SOUTHWEST BECKLEY, STE. 2000
HOUSTON, TEXAS 77027
TELEPHONE: (713) 460-5462

PLANNER:



ENGINEER/SURVEYOR:



2107 CITYWEST BLVD., 3RD FLOOR, HOUSTON, TX 77042-1
713-468-2500
FAX: 713-468-2501
TELEPHONE: (713) 468-2501