

STATE OF TEXAS
COUNTY OF FORT BEND

WE, FULSHEAR LAND PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH DUNCAN K. UNDERWOOD, ITS VICE PRESIDENT, HEREINAFTER REFERRED TO AS OWNERS OF THE 17.46 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FULBROOK ON FULSHEAR CREEK SECTION ELEVEN, DO HEREBY MAKE AND ESTABLISHED SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, 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 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. 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 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 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 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, 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, 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, OWNERS 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 OTHER 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 OPERATION 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 DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF FULBROOK ON FULSHEAR CREEK SECTION ELEVEN WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, FULSHEAR LAND PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DUNCAN K. UNDERWOOD, ITS VICE PRESIDENT

THIS, _____ DAY OF _____, 2024.

FULSHEAR LAND PARTNERS, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: _____
DUNCAN K. UNDERWOOD, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DUNCAN K. UNDERWOOD, VICE PRESIDENT, OF FULSHEAR LAND PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, 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 LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS, _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, THIRD COAST BANK, SSB, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS FULBROOK ON FULSHEAR CREEK SECTION ELEVEN, SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER(S) 2021172217, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THIRD COAST BANK, SSB

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THIRD COAST BANK, SSB, 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 BANKING ASSOCIATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, JOSEPH B. MAY 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 CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

JOSEPH B. MAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5484

I, A. KHOSHAKHLAGH, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF FULSHEAR.

A. KHOSHAKHLAGH
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 101133

THIS PLAT OF FULBROOK ON FULSHEAR CREEK SECTION ELEVEN, IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS.

THIS DAY _____ DAY OF _____, 2024.

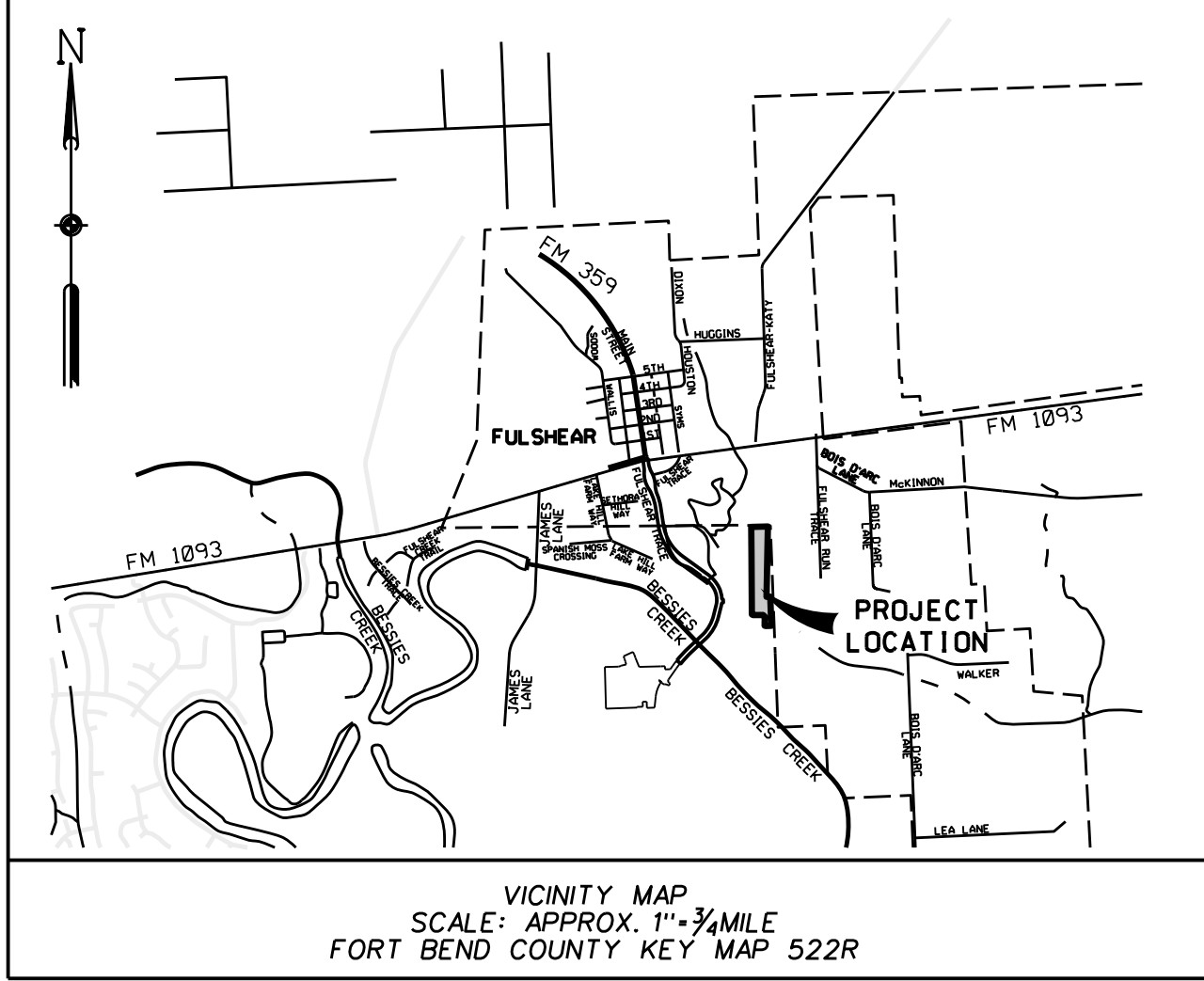
BY: _____
AMY PEARCE, CHAIRMAN

BY: _____
JOAN BERGER, CO-CHAIRMAN

THIS PLAT OF FULBROOK ON FULSHEAR CREEK SECTION ELEVEN, WAS APPROVED ON _____ DAY OF _____, 2024, BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF _____, 2024, 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 MONTHS THEREAFTER.

BY: _____
DONALD MCCOY, MAYOR

BY: _____
MARIELA RODRIGUEZ, CITY SECRETARY



STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2024 A.D., AT _____ O'CLOCK (A.M. OR P.M.), IN PLAT NUMBER _____, OF THE PLAT RECORDS OF SAID COUNTY, WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY, AND DATE LAST ABOVE WRITTEN.

BY: _____
LAURA RICHARD
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

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

DATE: JULY, 2024

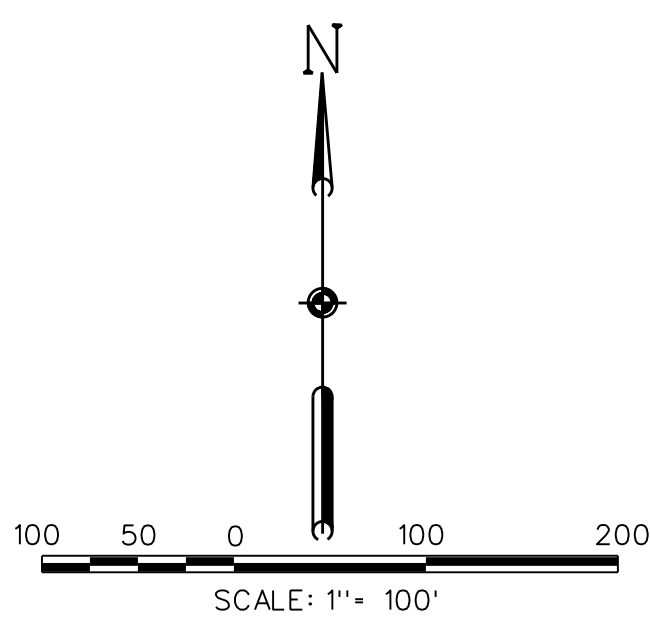
OWNERS:
FULSHEAR LAND PARTNERS, LTD.
A TEXAS LIMITED PARTNERSHIP
1600 WEST LOOP SOUTH, SUITE 2600
HOUSTON, TEXAS 77057
TELEPHONE (713) 623-2466

ENGINEER/SURVEYOR:

PLANNER:
SWEITZER AND ASSOCIATES
13300 KATY FREEWAY
HOUSTON, TEXAS 77079
281-496-3111

**PAPE-DAWSON
ENGINEERS**

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



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

① • INDICATES BLOCK NUMBER

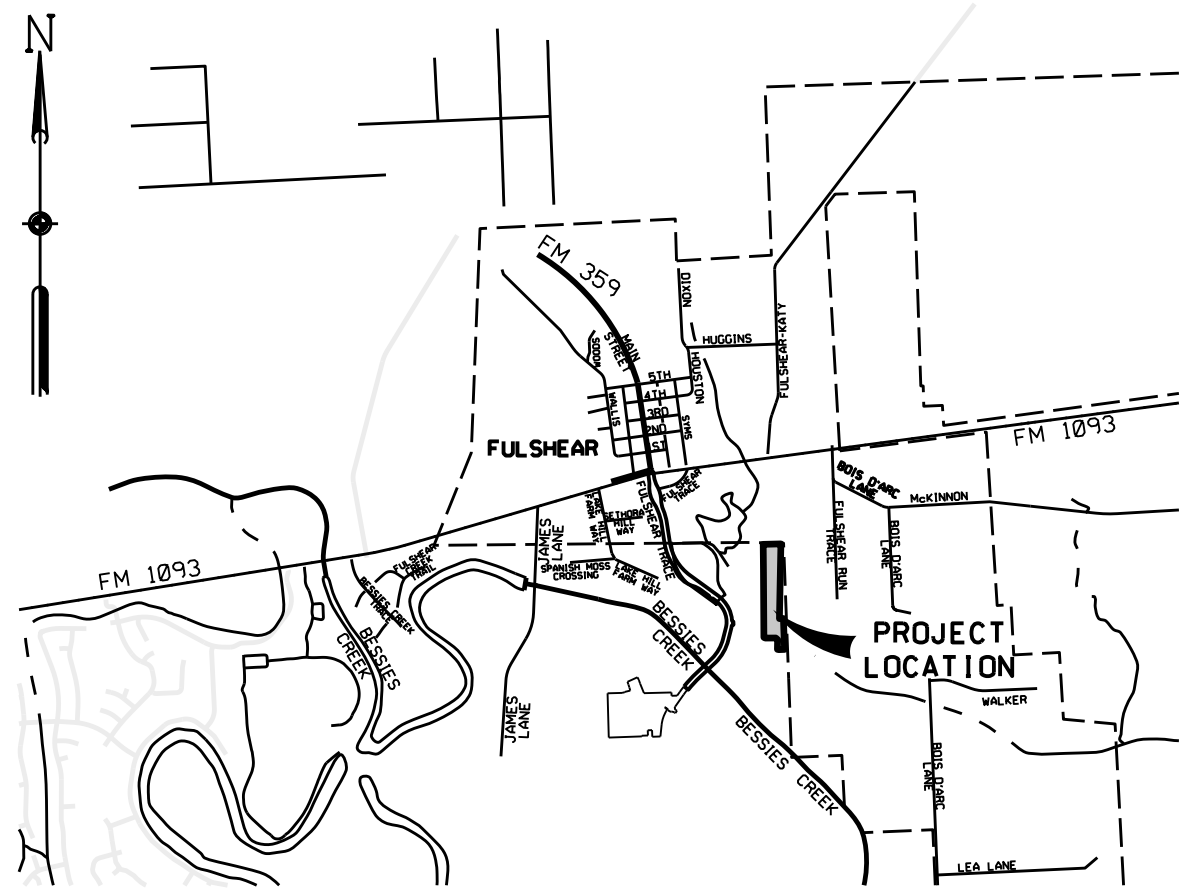
Ⓐ • INDICATES RESERVE

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	431.19	2500.00	9° 52' 56"	N00° 39' 31"E	430.66
C2	445.74	2000.00	12° 46' 10"	N00° 47' 06"W	444.82
C3	233.37	1000.00	13° 22' 16"	S00° 29' 03"E	232.84
C4	148.20	500.00	16° 58' 57"	S02° 17' 24"E	147.66
C5	78.72	150.00	30° 4' 1"	N79° 11' 58"E	77.82
C6	14.94	150.00	5° 42' 25"	S67° 01' 10"W	14.93
C7	231.84	50.00	265° 40' 1"	S85° 43' 03"W	73.33
C8	19.85	25.00	45° 28' 59"	S29° 49' 01"E	19.33
C9	231.74	50.00	265° 33' 23"	N80° 13' 10"E	73.40
C10	17.72	25.00	40° 36' 35"	N12° 41' 34"E	17.35
C11	52.34	25.00	119° 56' 37"	N54° 22' 19"W	43.29
C12	3.12	120.00	1° 29' 25"	S64° 54' 40"W	3.12
C13	28.51	180.00	9° 4' 30"	S68° 42' 12"W	28.48
C14	1.08	120.00	0° 30' 52"	N64° 25' 23"E	1.08
C15	54.57	180.00	17° 22' 10"	N72° 51' 02"E	54.36
C16	34.24	25.00	78° 28' 26"	N42° 17' 54"E	31.63
C17	18.69	25.00	42° 50' 0"	N25° 41' 57"W	18.26
C18	18.69	25.00	42° 50' 0"	S17° 08' 03"W	18.26

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N87° 47' 19"E	84.08
L2	S87° 52' 28"W	121.23
L3	N77° 39' 46"W	30.58
L4	N01° 07' 51"E	204.23
L5	N47° 17' 26"W	51.63
L6	S89° 37' 44"W	221.33
L7	N64° 39' 43"W	33.30
L8	S04° 16' 57"E	61.18
L9	S85° 46' 02"E	10.45
L10	N05° 35' 59"E	72.96
L11	N10° 46' 52"W	21.21
L12	S86° 46' 56"E	20.00
L13	N01° 29' 29"W	6.00



VICINITY MAP
SCALE APPROX. 1" = 1/4 MILE
FORT BEND COUNTY KEY MAP 522R

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, L.P., in Fort Bend County Clerk's File (C.F.) No. 2016032015 of the Official Public Records of Fort Bend County (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 Lot 13, Block 1 of Fulbrook On Fulshear Creek Section Nine, a subdivision recorded in Plat No. 20000257 of the Fort Bend County Plat Records (F.B.C.P.R.) and 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. 2011067776 of the O.P.R.F.B.C.;

1. Thence, with said southerly line of the 59.93 acre tract, North 88 degrees 30 minutes 31 seconds East, a distance of 373.57 feet to a west line of Fulshear Run Section One, a subdivision recorded in Plat No. 20150277 of the F.B.C.P.R.;

Thence, with the west line of said Fulshear Run Section One, the west line of Fulshear Run Section Three, a subdivision recorded in Plat No. 20200158 of the F.B.C.P.R. and the west line of a called 93.698 acre tract of land conveyed to Trendmaker Homes, LLC in Clerk's File No. 2019070026 of the O.P.R.F.B.C., the following three (3) courses:

2. South 01 degrees 07 minutes 51 seconds West, a distance of 1,576.89 feet;

3. North 87 degrees 47 minutes 19 seconds East, a distance of 84.08 feet;

4. South 02 degrees 07 minutes 32 seconds East, a distance of 653.22 feet to the northeast corner of Lot 50, Block 1 of Fulbrook On Fulshear Creek Section Four, a subdivision recorded in Plat No. 20140164 of the F.B.C.P.R.;

Thence, with the north line of said Fulbrook On Fulshear Creek Section Four, the following six (6) courses:

5. South 87 degrees 52 minutes 28 seconds West, a distance of 121.23 feet;

6. North 77 degrees 39 minutes 46 seconds West, a distance of 30.58 feet;

7. North 01 degrees 07 minutes 51 seconds East, a distance of 204.23 feet;

8. North 47 degrees 17 minutes 26 seconds West, a distance of 51.63 feet;

9. South 89 degrees 37 minutes 44 seconds West, a distance of 221.33 feet;

10. North 64 degrees 39 minutes 43 seconds West, a distance of 33.30 feet to the southeast corner of Fulbrook On Fulshear Creek Section Ten, a subdivision recorded in Plat No. 20200256 of the F.B.C.P.R.;

Thence, with the east line of said Fulbrook On Fulshear Creek Section Ten and the east line of aforesaid Fulbrook On Fulshear Creek Section Nine, the following two (2) courses:

11. North 00 degrees 22 minutes 16 seconds West, a distance of 1,397.72 feet;

12. North 00 degrees 31 minutes 23 seconds West, a distance of 564.65 feet to the Point of Beginning and containing 17.46 acres of land.

NOTES:

- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, GF NO. 2024-0379, DATED JUNE 20, 2024 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.E. INDICATES SANITARY SEWER EASEMENT; ST.M.S.E. INDICATES STORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; HL&P INDICATE HOUSTON LIGHTING AND POWER; O.P.R.F.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; D.R.F.B.C. INDICATES FORT BEND COUNTY DEED RECORDS; S.W.B.T. INDICATES SOUTHWESTERN BELL TELEPHONE, S.C.E. INDICATES SANITARY CONTROL EASEMENT.
- 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 1.000119014.
- PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA ARE SHOWN.
- THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0095 L DATED APRIL 2, 2014.
- THIS PROPERTY LIES WITHIN FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1, THE CITY OF FULSHEAR, FORT BEND COUNTY, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND FORT BEND ESD #4.
- CONTROL BENCHMARK: NGS MONUMENT DESIGNATED HGCD 66, LOCATE ALONG THE EAST RIGHT-OF-WAY OF FM 1463 APPROXIMATELY 2.65 MILE NORTH OF FM 1093, ELEVATION 136.60, NAVD 88.
- 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.
- ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY IS TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- 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.
- ALL PROPERTY LIES WITHIN THE CITY LIMITS OF FULSHEAR, TEXAS.
- EASEMENTS RECORDED IN PLAT NO. 20200256, OF THE FORT BEND COUNTY PLAT RECORDS, FORT BEND COUNTY, TEXAS.
- THE TOP OF ALL FINISHED FLOOR SLABS SHALL BE A MINIMUM OF 111.04 FEET MEAN SEA LEVEL, OR 2-FEET ABOVE NATURAL GROUND, OR MINIMUM ADJACENT TOP OF CURB, WHICHEVER IS HIGHER.

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: JULY, 2024

OWNERS:

**FULSHEAR LAND PARTNERS, LTD.
A TEXAS LIMITED PARTNERSHIP**
1800 WEST LOOP SOUTH, SUITE 2800
HOUSTON, TEXAS 77027
TELEPHONE (713) 823-2486

ENGINEER/SURVEYOR:

PLANNER:
SWEITZER AND ASSOCIATES

**PAPE-DAWSON
ENGINEERS**

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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