

Fulshear Run 2017, Phase One Plan

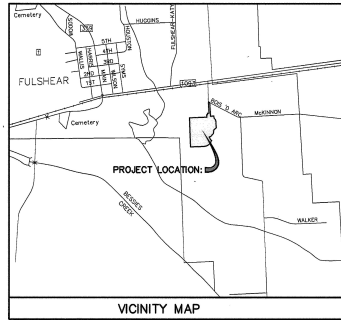


Disclaimer:

The information in this exhibit represents an artist's rendering of some of the proposed elements of the Fulshear Run Community. The Developer, at its sole discretion and without any advance notice, reserves the right to change this rendering and change any or all of the elements contained herein. Elements depicted may or may not be constructed and/or may not be constructed as shown. The particular timing or sequence of the construction of any element depicted is not represented herein. All information being provided by the Developer, including this artist's rendering, is without any warranty (expressed or implied) or any representation for any purpose including but not limited to accuracy, completeness or suitability.

GENERAL NOTES:

- This plot is based on a city planning letter prepared by Charter Title Company, of No. 10360280, and is subject to all terms, conditions, leases and encumbrances appurtenant thereto.
- D.E. indicates Driveway Easement, W.E. indicates Waterway Easement, B.U. indicates Building Line, R.O.W. indicates Right-of-Way, Star Star Easement indicates Storm Sewer Easement, F.B.C. indicates Fort Bend County Map Record, F.B.C. D.R. indicates Fort Bend County Deed Record, F.B.C. P.R. indicates Fort Bend County Public Record.
- All drainage easements shall be kept clear of fences, buildings, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
- All property to drain into the drainage easement only through an approved drainage structure.
- The drainage easement for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street parking with intense rainfall events.
- This subdivision is not directly affected by any pipeline crossing.
- The coordinates shown herein are Texas South Central Zone No. 4934 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the following combined scale 0.99998150.
- This property does lie within the boundaries of Fulshear Municipal Utility District No. 2, The City of Fulshear, Fort Bend County and Harris Consolidated Independent School District.
- All lots subject to a seven and a half (7.5) foot side lot building line on each lot.
- One-foot Reserve dedicated to the public in fee as a buffer separation between the side and end of streets where such streets adjoin adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve plot thereupon become vested in the public for street right-of-way purposes and the fee title hereof shall revert to and remain in the dedicant, his heirs, assigns or successors.



3.584 AC.
OWN DEVELOPMENT
C.F. NO. 20150440
01-02-2015



Curve Table				
Curve #	Radius	Length	Delta	Chord Bearing - Distance
C1	1040.00	47.65	2° 37' 30"	S2° 24' 19" E - 47.64
C2	50.00	49.19	56° 22' 07"	N24° 27' 59" E - 47.23
C3	112.50	41.17	20° 58' 11"	S42° 08' 57" W - 40.84
C4	50.00	49.19	56° 22' 07"	N59° 51' 55" E - 47.23
C5	459.61	423.35	52° 46' 33"	N61° 33' 38" E - 408.84
C6	792.78	76.29	5° 30' 49"	S45° 38' 27" E - 76.26
C7	304.46	171.89	32° 30' 56"	S26° 42' 35" E - 169.62
C8	50.00	34.06	39° 01' 36"	S38° 28' 20" W - 33.40
C9	112.50	47.72	24° 18' 17"	N43° 50' 00" E - 47.37
C10	50.00	49.19	56° 22' 07"	S59° 51' 55" W - 47.23
C11	50.00	49.19	56° 22' 07"	S63° 45' 57" E - 47.23
C12	112.50	48.12	24° 30' 18"	N47° 50' 03" W - 47.75
C13	50.00	49.19	56° 22' 07"	S31° 54' 08" E - 47.23
C14	860.00	8.15	0° 28' 11"	S3° 28' 29" E - 8.15
C15	11.98	40.46	20° 42' 14"	N81° 11' 50" W - 40.24
C16	25.00	39.27	90° 00' 00"	N25° 50' 42" W - 35.36
C17	364.45	598.79	48° 38' 27"	S41° 10' 28" E - 286.65
C18	25.00	37.55	86° 03' 45"	N45° 31' 42" E - 36.12
C19	417.15	217.63	29° 53' 29"	N73° 30' 19" E - 215.17
C20	50.00	49.19	56° 22' 07"	N63° 45' 57" W - 47.23
C21	112.50	57.75	29° 24' 49"	S50° 17' 18" E - 57.12
C22	50.00	54.26	62° 10' 48"	N33° 54' 19" W - 51.64
C23	830.00	192.71	13° 18' 11"	S9° 28' 00" E - 192.28
C24	25.00	42.63	97° 42' 06"	N32° 43' 58" E - 37.85
C25	50.00	50.99	58° 25' 31"	S28° 48' 23" W - 48.81
C26	770.00	20.28	14° 58' 37"	S9° 55' 41" E - 200.70
C27	825.00	98.24	6° 49' 22"	N84° 59' 42" E - 98.18
C28	675.00	104.20	6° 49' 22"	N84° 59' 42" E - 104.13
C29	850.00	101.22	6° 49' 22"	N84° 59' 42" E - 101.16
C30	25.00	35.34	81° 00' 00"	N57° 54' 59" W - 32.47
C31	264.43	59.35	12° 51' 38"	N10° 59' 11" W - 59.23
C32	294.43	66.08	12° 51' 38"	N10° 59' 11" W - 65.95
C33	324.43	72.82	12° 51' 38"	N10° 59' 11" W - 72.67
C34	354.43	79.56	12° 51' 38"	N10° 59' 11" W - 79.47
C35	384.43	86.30	12° 51' 38"	N10° 59' 11" W - 86.28
C36	414.43	93.04	12° 51' 38"	N10° 59' 11" W - 93.09
C37	444.43	99.78	12° 51' 38"	N10° 59' 11" W - 99.90
C38	474.43	106.52	12° 51' 38"	N10° 59' 11" W - 106.71
C39	504.43	113.26	12° 51' 38"	N10° 59' 11" W - 113.50
C40	534.43	120.00	12° 51' 38"	N10° 59' 11" W - 120.24
C41	564.43	126.74	12° 51' 38"	N10° 59' 11" W - 126.98
C42	594.43	133.48	12° 51' 38"	N10° 59' 11" W - 133.72
C43	624.43	140.22	12° 51' 38"	N10° 59' 11" W - 140.46
C44	654.43	146.96	12° 51' 38"	N10° 59' 11" W - 146.70
C45	684.43	153.70	12° 51' 38"	N10° 59' 11" W - 152.94
C46	714.43	160.44	12° 51' 38"	N10° 59' 11" W - 159.18
C47	744.43	167.18	12° 51' 38"	N10° 59' 11" W - 165.42
C48	774.43	173.92	12° 51' 38"	N10° 59' 11" W - 171.66
C49	804.43	180.66	12° 51' 38"	N10° 59' 11" W - 177.90
C50	834.43	187.40	12° 51' 38"	N10° 59' 11" W - 184.14
C51	864.43	194.14	12° 51' 38"	N10° 59' 11" W - 190.38
C52	894.43	200.88	12° 51' 38"	N10° 59' 11" W - 196.62
C53	924.43	207.62	12° 51' 38"	N10° 59' 11" W - 202.86
C54	954.43	214.36	12° 51' 38"	N10° 59' 11" W - 209.10
C55	984.43	221.10	12° 51' 38"	N10° 59' 11" W - 215.34
C56	1014.43	227.84	12° 51' 38"	N10° 59' 11" W - 221.58
C57	1044.43	234.58	12° 51' 38"	N10° 59' 11" W - 227.82
C58	1074.43	241.32	12° 51' 38"	N10° 59' 11" W - 234.06
C59	1104.43	248.06	12° 51' 38"	N10° 59' 11" W - 240.30
C60	1134.43	254.80	12° 51' 38"	N10° 59' 11" W - 246.54
C61	1164.43	261.54	12° 51' 38"	N10° 59' 11" W - 252.78
C62	1194.43	268.28	12° 51' 38"	N10° 59' 11" W - 259.02
C63	1224.43	275.02	12° 51' 38"	N10° 59' 11" W - 265.26
C64	1254.43	281.76	12° 51' 38"	N10° 59' 11" W - 271.50
C65	1284.43	288.50	12° 51' 38"	N10° 59' 11" W - 277.74
C66	1314.43	295.24	12° 51' 38"	N10° 59' 11" W - 283.98
C67	1344.43	301.98	12° 51' 38"	N10° 59' 11" W - 290.22
C68	1374.43	308.72	12° 51' 38"	N10° 59' 11" W - 296.46
C69	1404.43	315.46	12° 51' 38"	N10° 59' 11" W - 302.70
C70	1434.43	322.20	12° 51' 38"	N10° 59' 11" W - 308.94
C71	1464.43	328.94	12° 51' 38"	N10° 59' 11" W - 315.18
C72	1494.43	335.68	12° 51' 38"	N10° 59' 11" W - 321.42
C73	1524.43	342.42	12° 51' 38"	N10° 59' 11" W - 327.66
C74	1554.43	349.16	12° 51' 38"	N10° 59' 11" W - 333.90
C75	1584.43	355.90	12° 51' 38"	N10° 59' 11" W - 340.14
C76	1614.43	362.64	12° 51' 38"	N10° 59' 11" W - 346.38
C77	1644.43	369.38	12° 51' 38"	N10° 59' 11" W - 352.62
C78	1674.43	376.12	12° 51' 38"	N10° 59' 11" W - 358.86
C79	1704.43	382.86	12° 51' 38"	N10° 59' 11" W - 365.10
C80	1734.43	389.60	12° 51' 38"	N10° 59' 11" W - 371.34
C81	1764.43	396.34	12° 51' 38"	N10° 59' 11" W - 377.58
C82	1794.43	403.08	12° 51' 38"	N10° 59' 11" W - 383.82
C83	1824.43	409.82	12° 51' 38"	N10° 59' 11" W - 390.06
C84	1854.43	416.56	12° 51' 38"	N10° 59' 11" W - 396.30
C85	1884.43	423.30	12° 51' 38"	N10° 59' 11" W - 402.54
C86	1914.43	430.04	12° 51' 38"	N10° 59' 11" W - 408.78
C87	1944.43	436.78	12° 51' 38"	N10° 59' 11" W - 415.02
C88	1974.43	443.52	12° 51' 38"	N10° 59' 11" W - 421.26
C89	2004.43	450.26	12° 51' 38"	N10° 59' 11" W - 427.50
C90	2034.43	457.00	12° 51' 38"	N10° 59' 11" W - 433.74
C91	2064.43	463.74	12° 51' 38"	N10° 59' 11" W - 439.98
C92	2094.43	470.48	12° 51' 38"	N10° 59' 11" W - 446.22
C93	2124.43	477.22	12° 51' 38"	N10° 59' 11" W - 452.46
C94	2154.43	483.96	12° 51' 38"	N10° 59' 11" W - 458.70
C95	2184.43	490.70	12° 51' 38"	N10° 59' 11" W - 464.94
C96	2214.43	497.44	12° 51' 38"	N10° 59' 11" W - 471.18
C97	2244.43	504.18	12° 51' 38"	N10° 59' 11" W - 477.42
C98	2274.43	510.92	12° 51' 38"	N10° 59' 11" W - 483.66
C99	2304.43	517.66	12° 51' 38"	N10° 59' 11" W - 489.90
C100	2334.43	524.40	12° 51' 38"	N10° 59' 11" W - 496.14
C101	2364.43	531.14	12° 51' 38"	N10° 59' 11" W - 502.38
C102	2394.43	537.88	12° 51' 38"	N10° 59' 11" W - 508.62
C103	2424.43	544.62	12° 51' 38"	N10° 59' 11" W - 514.86
C104	2454.43	551.36	12° 51' 38"	N10° 59' 11" W - 521.10
C105	2484.43	558.10	12° 51' 38"	N10° 59' 11" W - 527.34
C106	2514.43	564.84	12° 51' 38"	N10° 59' 11" W - 533.58
C107	2544.43	571.58	12° 51' 38"	N10° 59' 11" W - 539.82
C108	2574.43	578.32	12° 51' 38"	N10° 59' 11" W - 546.06
C109	2604.43	585.06	12° 51' 38"	N10° 59' 11" W - 552.30
C110	2634.43	591.80	12° 51' 38"	N10° 59' 11" W - 558.54
C111	2664.43	598.54	12° 51' 38"	N10° 59' 11" W - 564.78
C112	2694.43	605.28	12° 51' 38"	N10° 59' 11" W - 571.02
C113	2724.43	612.02	12° 51' 38"	N10° 59' 11" W - 577.26
C114	2754.43	618.76	12° 51' 38"	N10° 59' 11" W - 583.50
C115	2784.43	625.50	12° 51' 38"	N10° 59' 11" W - 589.74
C116	2814.43	632.24	12° 51' 38"	N10° 59' 11" W - 595.98
C117	2844.43	638.98	12° 51' 38"	N10° 59' 11" W - 602.22
C118	2874.43	645.72	12° 51' 38"	N10° 59' 11" W - 608.46
C119	2904.43	652.46	12° 51' 38"	N10° 59' 11" W - 614.70
C120	2934.43	659.20	12° 51' 38"	N10° 59' 11" W - 620.94
C121	2964.43	665.94	12° 51' 38"	N10° 59' 11" W - 627.18
C122	2994.43	672.68	12° 51' 38"	N10° 59' 11" W - 633.42
C123	3024.43	679.42	12° 51' 38"	N10° 59' 11" W - 639.66
C124	3054.43	686.16	12° 51' 38"	N10° 59' 11" W - 645.90
C125	3084.43	692.90	12° 51' 38"	N10° 59' 11" W - 652.14
C126	3114.43	699.64	12° 51' 38"	N10° 59' 11" W - 658.38
C127	3144.43	706.38	12° 51' 38"	N10° 59' 11" W - 664.62
C128	3174.43	713.12	12° 51' 38"	N10° 59' 11" W - 670.86
C129	3204.43	719.86	12° 51' 38"	N10° 59' 11" W - 677.10
C130	3234.43	726.60	12° 51' 38"	N10° 59' 11" W - 683.34
C131	3264.43	733.34	12° 51' 38"	N10° 59' 11" W - 689.58
C132	3294.43	740.08	12° 51' 38"	N10° 59' 11" W - 695.82
C133	3324.43	746.82	12° 51' 38"	N10° 59' 11" W - 702.06
C134	3354.43	753.56	12° 51' 38"	N10° 59' 11" W - 708.30
C135	3384.43	760.30	12° 51' 38"	N10° 59' 11" W - 714.54
C136	3414.43	767.04	12° 51' 38"	N10° 59' 11" W - 720.78
C137	3444.43	773.78	12° 51' 38"	N10° 59' 11" W - 727.02
C138	3474.43	780.52	12° 51' 38"	N10° 59' 11" W - 733.26
C139	3504.43	787.26	12° 51' 38"	N10° 59' 11" W - 739.50
C140	3534.43	794.00	12° 51' 38"	N10° 59' 11" W - 745.74
C141	3564.43	800.74	12° 51' 38"	N10° 59' 11" W - 751.98
C142	3594.43	807.48	12° 51' 38"	N10° 59' 11" W - 758.22
C143	3624.43	814.22	12° 51' 38"	N10° 59' 11" W - 764.46
C144	3654.43	820.96	12° 51' 38"	N10° 59' 11" W - 770.70
C145	3684.43	827.70	12° 51' 38"	N10° 59' 11" W - 776.94
C146	3714.43	834.44	12° 51' 38"	N10° 59' 11" W - 783.18
C147	3744.43	841.18	12° 51' 38"	N10° 59' 11" W - 789.42
C148	3774.43	847.92	12° 51' 38"	N10° 59' 11" W - 795.66
C149	3804.43	854.66	12° 51' 38"	N10° 59' 11" W - 801.90
C150	3834.43	861.40	12° 51' 38"	N10° 59' 11" W - 808.14
C151	3864.43	868.14	12° 51' 38"	N10° 59' 11" W - 814.38
C152	3894.43	874.88	12° 51' 38"	N10° 59' 11" W - 820.62
C153	3924.43	881.62	12° 51' 38"	N10° 59' 11" W - 826.86
C154	3954.43	888.36	12° 51' 38"	N10° 59' 11" W - 833.10
C155	3984.43	895.10	12° 51' 38"	N10° 59' 11" W - 839.34
C156	4014.43	901.84	12° 51' 38"	N10° 59' 11" W - 845.58
C157	4044.43	908.58	12° 51' 38"	N10° 59' 11" W - 851.82
C158	4074.43	915.32	12° 51' 38"	N10° 59' 11" W - 858.06
C159	4104.43	922.06	12° 51' 38"	N10° 59' 11" W - 864.30
C160	4134.43	928.80	12° 51' 38"	N10° 59' 11" W - 870.54
C161	4164.43	935.54	12° 51' 38"	N10° 59' 11" W - 876.78
C162	4194.43	942.28	12° 51' 38"	N10° 59' 11" W - 883.02
C163	4224.43	949.02	12° 51' 38"	N10° 59' 11" W - 889.26
C164	4254.43	955.76	12° 51' 38"	N10° 59' 11" W - 895.50
C165	4284.43	962.50	12° 51' 38"	N10° 59' 11" W - 901.74
C166	4314.43	969.24	12° 51' 38"	N10° 59' 11" W - 907.98
C167	4344.43	975.98	12° 51' 38"	N10° 59' 11" W - 914.22
C168	4374.43	982.72	12° 51' 38"	N1