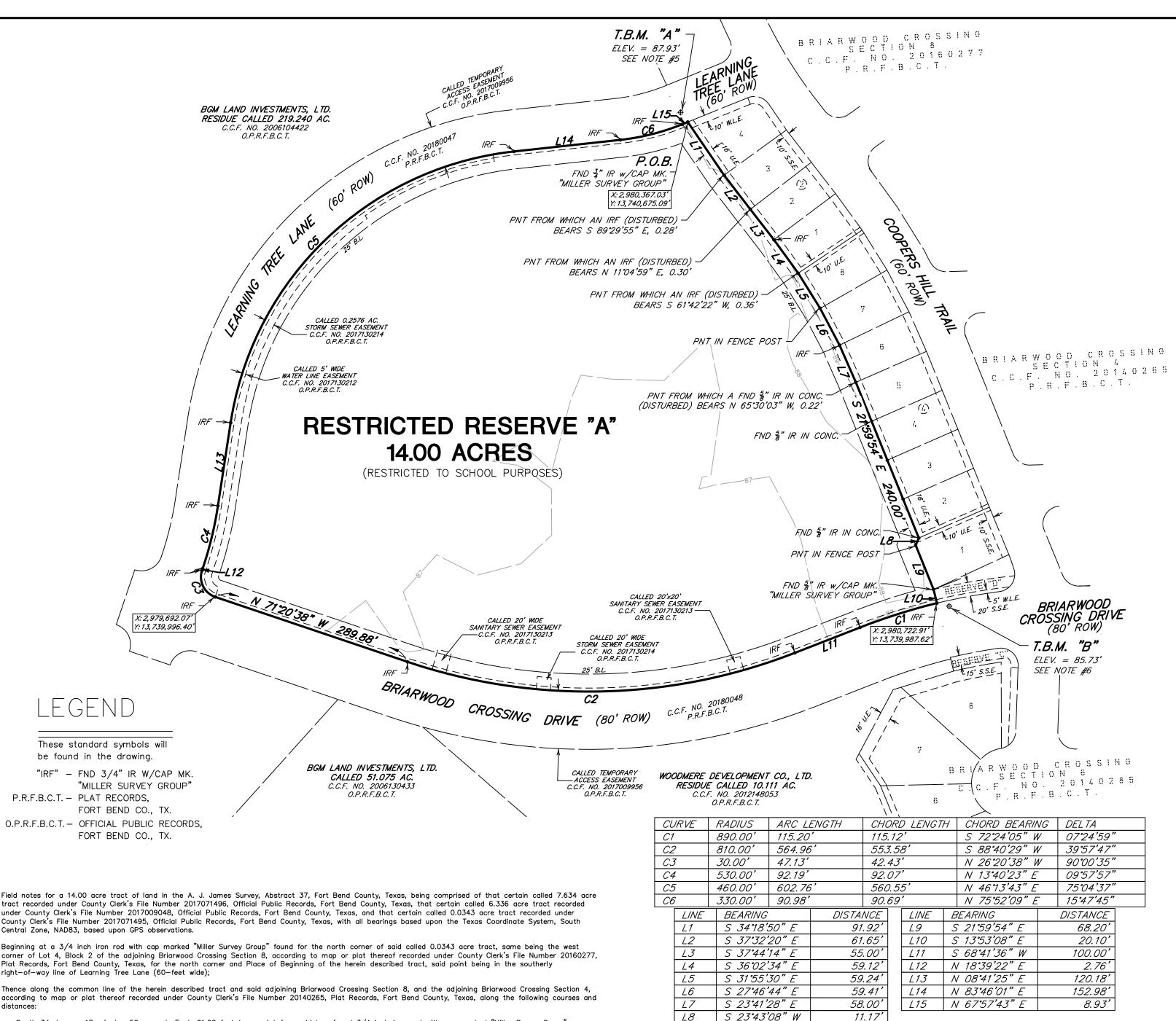
PLAT RECORDING SHEET

PLAT NAME:	Lamar CISD Thomas R. Culver III Elementary School
PLAT NO:	
ACREAGE:	14.00
LEAGUE:	A.J. James Survey
ABSTRACT NUMBER: 37	
NUMBER OF BLOCKS: 1	
NUMBER OF LOTS: 0	
NUMBER OF RESERVES: 1	
OWNERS: Lamar Consolidated Independent School District	
(DEPUTY CLERK	



GENERAL NOTES:

tract recorded under County Clerk's File Number 2017071496, Official Public Records, Fort Bend County, Texas, that certain called 6.336 acre tract recorded under County Clerk's File Number 2017009048, Official Public Records, Fort Bend County, Texas, and that certain called 0.0343 acre tract recorded under County Clerk's File Number 2017071495, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System, South

South 34 degrees 18 minutes 50 seconds East, 91.92 feet to a point from which a found 3/4 inch iron rod with cap marked "Miller Survey Group", (disturbed) bears South 89 degrees 29 minutes 55 seconds East, 0.28 feet;

South 37 degrees 32 minutes 20 seconds East, 61.65 feet to a point from which a found 3/4 inch iron rod with cap marked "Miller Survey Group", (disturbed) bears North 11 degrees 04 minutes 59 seconds East, 0.30 feet:

South 37 degrees 44 minutes 14 seconds East, 55.00 feet to a found 3/4 inch iron rod with cap marked "Miller Survey Group";

South 36 degrees 02 minutes 34 seconds East, 59.12 feet to a point from which a found 3/4 inch iron rod with cap marked "Miller Survey Group", (disturbed) bears South 61 degrees 42 minutes 22 seconds East, 0.36 feet;

South 31 degrees 55 minutes 30 seconds East, 59.24 feet to a point in fence post;

South 27 degrees 46 minutes 44 seconds East, 59.41 feet to a found 3/4 inch iron rod with cap marked "Miller Survey Group";

South 23 degrees 41 minutes 28 seconds East, 58.00 feet to a point from which a found 5/8 inch iron rod in conc., (disturbed) bears North 65 degrees 30 minutes 03 seconds West, 0.22 feet;

South 21 degrees 59 minutes 54 seconds East, 240.00 feet to a found 5/8 inch iron rod in conc;

South 23 degrees 43 minutes 08 seconds West, 11.17 feet to a point in fence post;

South 21 degrees 59 minutes 54 seconds East, 68.20 feet to a found 5/8 inch iron rod with cap marked "Miller Survey Group";

South 13 degrees 53 minutes 08 seconds East, 20.10 feet to a 3/4 inch iron rod with cap marked "Miller Survey Group" found for the east corner of the herein described tract and the aforementioned called 6.336 acre tract, same being the south corner of Reserve "D" of said adjoining Briarwood Crossing Section 4, said point being in the northerly right-of-way line of Briarwood Crossing Drive (80-feet wide), also being the northerly line of the adjoining residue of a called 10.111 acre tract recorded under County Clerk's File Number 2012148053, Official Public Records, Fort Bend County, Texas, said point being in a non-tangent curve to the left;

Thence along the common line of the herein described tract and said adjoining residue of a called 10.111 acre tract and said adjoining residue of a called 219.240 acre tract to 3/4 inch iron rods with caps marked "Miller Survey Group" found for the following courses and distances:

Thence along said non-tangent curve to the left having a radius of 890.00 feet, a central angle of 07 degrees 24 minutes 59 seconds, an arc length of 115.20 feet, and a chord bearing South 72 degrees 24 minutes 05 seconds West, 115.12 feet; Thence South 68 degrees 41 minutes 36 seconds West, 100.00 feet to a curve to the right;

Thence along said curve to the right having a radius of 810.00 feet, a central angle of 39 degrees 57 minutes 47 seconds, an arc length of 564.96 feet, and a chord bearing South 88 degrees 40 minutes 29 seconds West, 553.58 feet;

North 71 degrees 20 minutes 38 seconds West, at 41.36 feet pass the west corner of the aforementioned called 6.336 acre tract, same being the south corner of the aforementioned called 7.634 acre tract, being in the northerly line of said adjoining residue of a called 10.111 acre tract, same being the southerly line of the adjoining residue of a called 219.240 acre tract recorded under County Clerk's File Number 2006104422, Official Public Records, Fort Bend County, Texas, and continuing for a total distance of 289.88 feet to a curve to the right;

Thence along said curve to the right having a radius of 30.00 feet, central angle of 90 degrees 00 minutes 35 seconds, an arc length of 47.13 feet, and a chord bearing North 26 degrees 20 minutes 38 seconds West, 42.43 feet to the end of said curve; North 18 degrees 39 minutes 22 seconds East, 2.76 feet to the beginning of a curve to the left;

Thence along said curve to the left having a radius of 530.00 feet, a central angle of 09 degrees 57 minutes 57 seconds, an arc length of 92.19 feet, and a chord bearing North 13 degrees 40 minutes 23 seconds East, 92.07 feet;

North 08 degrees 41 minutes 25 seconds East, 120.18 feet to the beginning of a curve to the right;

Thence along said curve to the right having a radius of 460.00 feet, a central angle of 75 degrees 04 minutes 37 seconds, an arc length of 602.76 feet, and a chord bearing North 46 degrees 13 minutes 43 seconds East, 560.55 feet;

North 83 degrees 46 minutes 01 second East, 152.98 feet to the beginning of a curve to the left;

Thence along said curve to the left having a radius of 330.00 feet, a central angle of 15 degrees 47 minutes 45 seconds, an arc length of 90.98 feet, and a chord bearing North 75 degrees 52 minutes 09 seconds East, 90.69 feet;

North 67 degrees 57 minutes 43 seconds East, 8.93 feet to the Place of Beginning and containing 14.00 acres of land, more or less.

This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C0400L, Panel 0400, Suffix "L" dated April 2, 2014, for Fort Bend County, Texas and incorporated areas. Zone "X" is defined as greas determined to be outside the 0.2% annual chance floodplain

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation

contours may differ. Jones|Carter assumes no liability as to the accuracy of the location of the flood zone limits. Bearings and coordinates are based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.

Elevations shown hereon on are based on NGS monument J1219, with a published elevation of 84.71', (NAVD88).

4. The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (NAD83) and may be brought to surface by applying the following combined scale factor of 0.99986712.

Temporary Benchmark "A" being a cut "X", located in the top of a curb as shown hereon.

Temporary Benchmark "B" being a set "box cut", located on top of an inlet as as shown hereon.

7. Elevations used for delineating contour lines are based upon U.S.C.&G.S. datum, NAVD88.

8. This plat was prepared to meet Village of Pleak and Fort Bend County requirements.

The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding 10. B.L. indicates building line; U.E. indicates utility easement; STM. S.E. indicates storm sewer easement; W.L.E. indicates water line easement; S.S.E. indicates sanitary sewer easement; H.L. & P.É. indicates Houston Lighting and Power easement; D.E. indicates drainage easement; P.L. indicates

property line; O.P.R.F.B.C.T. indicates Official Public Records, Fort Bend County, Texas.

11. 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 required to drain into the drainage easements through an approved drainage structure.

12. Site plans shall be submitted to Fort Bend County for staff review and approval prior to construction. Driveway requirements for the locations, widths and offset, from an intersection and any existing driveways or proposed driveways, shall conform to the design standards of Fort Bend County.

13. There are no pipelines nor pipeline easements within the limits of the subdivision 14. This tract lies wholly within the jurisdictions of Fort Bend County, Fort Bend County Drainage District, Lamar Consolidated Independent School District,

Fort Bend County M.U.D. 5, the Village of Pleak E.T.J., and Fort Bend County Subsidence District. 15. Approval of this plat will expire one year from City Council approval if not recorded in the Real Property Records of the County of Fort Bend.

16. This tract is located in Lighting Zone LZ2. 17. Five—eights inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and

tangency, and all block corners, unless otherwise noted. 18. No owner of the land subject to an easement may place, build or construct any permanent building, structure or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway/parking lot under the following conditions. the driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access, and

there shall be no obligation of the city to replace/repair any paving removed in the exercise of this easement. 19. The minimum slab elevation shall be 89.00', eighteen inches (18") above the 100—year flood plain elevation and maximum ponding elevation, eighteen inches (18") above natural ground, or twelve inches (12") above the top of curb at the front of the lot, whichever is higher. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.

20. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous ght-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.

21. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction

State of Texas County of Fort Bend

We, James Steenbergen, President, and Kay Danziger, Secretary, being officers of Lamar Independent School District, owner of a 14.00 acre tract of land described in the foregoing map of LAMAR CISD THOMAS R CULVER III ELEMENTARY SCHOOL do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said

FURTHER, Owners do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a place twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown on the attached plat.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement ditch, gully, creek or 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 operations 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

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, Lamar Consolidated Independent School District, has caused these presents to be signed by James Steenbergen, its President hereunto authorized, attested by Kay Danziger, its

Lamar Consolidated Independent School District

Secretary, this ____ day of ______, 2018.

BEFORE ME, the undersigned authority, on this day personally appeared James Steenbergen, as President, Lamar Consolidated Independent School District Board of Trustees, 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 set forth

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ______ day of _____, 2018.

Notary Public in and for the State of Texas

BEFORE ME, the undersigned authority, on this day personally appeared Kay Danziger, as Secretary, Lamar Consolidated Independent School District Board of Trustees, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein set forth. GIVEN UNDER MY HAND AND SEAL OF OFFICE this ______ day of _______, 2018.

Notary Public in and for the State of Texas

This is to certify that the City Council for the Village, Texas has approved this plat and subdivision of LAMAR CISD THOMAS R CULVER III ELEMENTARY SCHOOL in conformance with the laws of the State of Texas and the ordinances of the Village of Pleak as shown hereon and authorized the recording of this

plat this______, 2018.

Erin Walley, City Secretary Larry Bittner, Mayo

Michael John, Mayor Pro-Tem Carolyn Delmar, Alderwoman

Anne Stark, Alderwoman Wade A. Goates, Alderman

Damon Kuhn, Alderman

I, Duane H. Whitehead, a Professional Engineer Registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, and the City of Rosenberg, Texas.

Duane H. Whitehead, Registered Professional Engineer T.B.P.E. Firm Registration No. F-1339



ZDUANE H. WHITEHEAD

105210

I. Chris D. Kalkomey, am authorized 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; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes having a minimum outside diameter of five—eights (5/8) inch and length of not less than three (3) feet.

LAMAR CONSOLIDATED

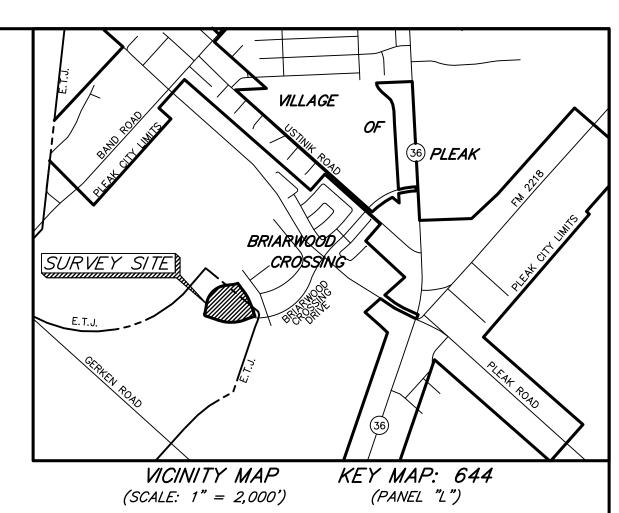
INDEPENDENT SCHOOL DISTRICT

3911 AVENUE I

ROSENBERG, TEXAS 77471

(281) 341-3100

Chris D. Kalkomey, Registered Professional Land Surveyor Texas Board of Professional Land Surveying Registration No. 10046104



I, Richard W. Stolleis, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or any other area or subdivision within the watershed.

Richard W. Stolleis, P.E. Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2018.

Grady Prestage Commissioner, Precinct 2

James Patterson

Commissioner, Precinct 4

Vincent M. Morales, Jr. Commissioner, Precinct

W. A. "Andy" Meyers Commissioner, Precinct 3

Robert E. Hebert

County Judge

I. Laura Richard. County Clerk in and for Fort Bend County, hereby certify that the foreagina instrument with its certificate of authentication was filed for recordation in my office on

___, 2018 at _____ o'clock __. m. In Plat No. __ of the Plat Records of Fort Bend County for said county. Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard, County Clerk Fort Bend County, Texas

SCALE: 1" = 100'

LAMAR CISD THOMAS R CULVER III **ELEMENTARY SCHOOL**

O LOTS, 1 BLOCK, 1 RESERVE BEING 14.00 ACRES IN THE A. J. JAMES SURVEY, ABSTRACT 37 VILLAGE OF PLEAK FORT BEND COUNTY, TEXAS MARCH 2018

ENGINEER: KELLY R. KALUZA & ASSOCIATES, INC. ENGINEERING FIRM NO. F-1339 3014 AVENUE ROSENBERG, TEXAS 77471

(281) 341-0808



Texas Board of Professional Land Surveying Registration No. 10046104 6415 Reading Road • Rosenberg, Texas 77471 • 281.342.2033

K:\R8000\R8000-0661-00 LCISD - 14 Acres in the Angus J. James S\1 Surveying Phase\CAD Files\Final Dwg\R8000-0661-00 FINAL PLAT_V2.dwg Apr 10,2018 - 1:51pm ck JOB No. R8000-0661-00 **DWG. No. 11413** SURVEYOR-C.D.K./DRAFTSMAN-P.E.D.

THE PURPOSE OF THIS PLAT IS TO COMBINE

THREE SEPARATE TRACTS INTO A SINGLE

RESERVE