

PLAT RECORDING SHEET

PLAT NAME: Lamar CISD Tamarron Elementary School

PLAT NO: _____

ACREAGE: 12.58

LEAGUE: Micajah Autrey Survey

ABSTRACT NUMBER: 100

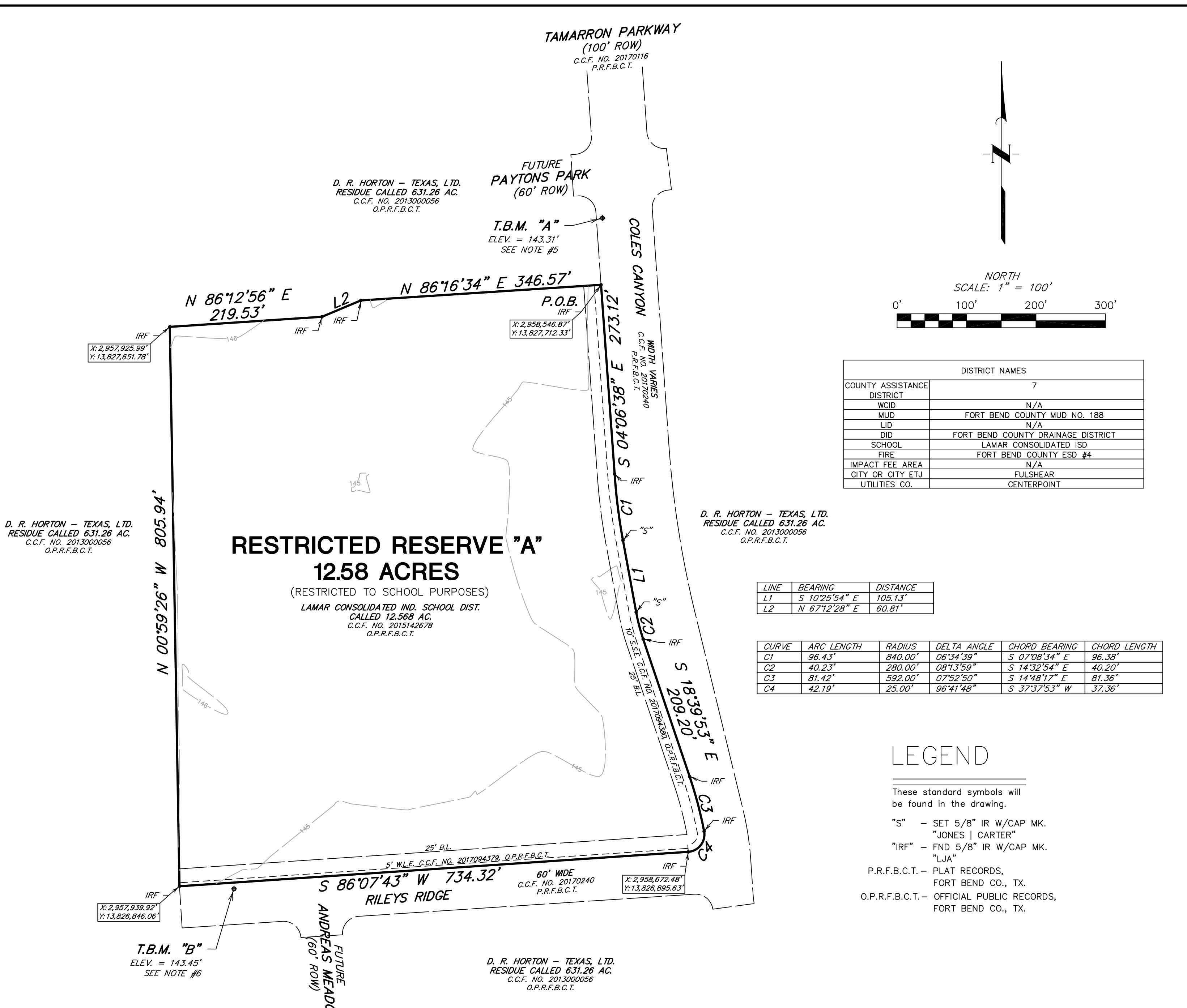
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Lamar Consolidated Independent School District

(DEPUTY CLERK)



GENERAL NOTES:

- This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C0085L, Panel 85, Suffix "L" dated April 2, 2014, for Fort Bend County, Texas and incorporated areas. Zone "X" is defined as areas 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 surveyor. 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 OF 1983, South Central Zone, based upon GPS observations.
- Elevations shown hereon are based on NGS monument HGCSD 66, holding an elevation of 136.21', (NAVD88).
- 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 1.0001151080.
- Temporary Benchmark "A" being a cut "X", located in the top of an inlet as shown hereon. Elevation = 143.31' (NAVD88).
- Temporary Benchmark "B" being a cut "X", located in the top of an inlet as shown hereon. Elevation = 143.45' (NAVD88).
- Elevations used for delineating contour lines are based upon U.S.C.&G.S. datum, NAVD88.
- This plat was prepared to meet City of Fulshear 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 with intense rainfall events.
- B.L. indicates building line; U.E. indicates utility easement; S.M. S.E. indicates storm sewer easement; W.L.E. indicates water line easement; S.S.E. indicates sanitary sewer easement; H.L. & P.E. 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.
- 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.
- 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.
- There are no pipelines nor pipeline easements within the limits of the subdivision.
- 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. 188, the City of Fulshear E.T.J., and Fort Bend County Subsidence District.
- 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.
- This tract is located in Lighting Zone LZ3.
- Five-eighths (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.
- 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 and 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.
- The minimum slab elevation shall be 147.75', 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 inches (18") above natural ground.
- Stilewalks 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 right-of-way of all perimeter roads surrounding said plat. In accordance with the A.D.A.
- 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.

Field notes for a 12.58 acre tract of land in the Micajah Autrey Survey, Abstract 100, Fort Bend County, Texas, being that certain called 12.568 acre tract recorded under County Clerk's File Number 2015142678, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a 5/8 inch iron rod with cap marked "LJA" found for the northeast corner of said called 12.568 acre tract, same being a corner of the adjoining residue of a called 631.26 acre tract recorded under County Clerk's File Number 2013000056, Official Public Records, Fort Bend County, Texas, for the northeast corner and Place of Beginning of the herein described tract, said point being in the westerly right-of-way line of Coles Canyon (width varies) as recorded under County Clerk's File Number 20170240, Plat Records, Fort Bend County, Texas;

Thence along the easterly line of the herein described tract, same being the westerly right-of-way line of Coles Canyon, with the following courses and distances:

South 04 degrees 06 minutes 38 seconds East, 273.12 feet to a 5/8 inch iron rod with cap marked "LJA" found at the beginning of a non-tangent curve to the left;

Thence along said non-tangent curve to the left having a radius of 840.00 feet, a central angle of 06 degrees 34 minutes 39 seconds, an arc length of 96.43 feet, and a chord bearing South 07 degrees 08 minutes 34 seconds East, 96.38 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set at the end of said curve;

South 10 degrees 25 minutes 54 seconds East, 105.13 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set at the beginning of a curve to the left;

Thence along said curve to the left having a radius of 280.00 feet, a central angle of 08 degrees 13 minutes 59 seconds, an arc length of 40.23 feet, and a chord bearing South 14 degrees 32 minutes 54 seconds East, 40.20 feet to a 5/8 inch iron rod with cap marked "LJA" found at the end of said curve;

South 18 degrees 39 minutes 53 seconds East, 209.20 feet to a 5/8 inch iron rod with cap marked "LJA" found at the beginning of a non-tangent curve to the right;

Thence along said non-tangent curve to the right having a radius of 592.00 feet, a central angle of 07 degrees 52 minutes 50 seconds, an arc length of 81.42 feet, and a chord bearing South 14 degrees 48 minutes 17 seconds East, 81.36 feet to a 5/8 inch iron rod with cap marked "LJA" found at the beginning of a curve to the right, being a transition from the westerly right-of-way line of Coles Canyon to the northerly right-of-way line of Riley's Ridge;

Thence along said curve to the right having a radius of 25.00 feet, a central angle of 96 degrees 41 minutes 49 seconds, an arc length of 42.19 feet, and a chord bearing South 37 degrees 37 minutes 53 seconds West, 37.36 feet to a 5/8 inch iron rod with cap marked "LJA" found at the end of said curve, being in the northerly right-of-way line of Riley's Ridge (60' wide);

Thence South 86 degrees 07 minutes 43 seconds West along the south line of the herein described tract, same being the north right-of-way line of Riley's Ridge, 734.32 feet to a 5/8 inch iron rod with cap marked "LJA" found for the southwest corner of the herein described tract, being in an interior line of the aforementioned adjoining residue of a called 631.26 acre tract;

Thence North 00 degrees 59 minutes 26 seconds West along the common line of the herein described tract and said adjoining residue of a called 631.26 acre tract, 805.94 feet to a 5/8 inch iron rod with cap marked "LJA" found for the northwest corner of the herein described tract, same being a reentry corner of said adjoining residue of a called 631.26 acre tract;

Thence continuing along said common line to 5/8 inch iron rods with caps marked "LJA" found at the following courses and distances:

North 86 degrees 12 minutes 56 seconds East, 219.53 feet;

North 67 degrees 12 minutes 28 seconds East, 60.81 feet;

North 86 degrees 16 minutes 34 seconds East, 346.57 feet to the Place of Beginning and containing 12.58 acres of land, more or less.

State of Texas
County of Fort Bend

We, James Steenberg, President, and Kathryn Kaminski, Secretary, being officers of Lamar Consolidated Independent School District, owner of a 12.58 acre tract of land described in the foregoing map of LAMAR CISD TAMARRON 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 maps or plat.

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 an approved drainage structure.

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 Steenberg, its President hereunto authorized, attested by Kay Danziger, its Secretary, this ____ day of _____, 2019.

Lamar Consolidated Independent School District

By: _____ Attest: _____
James Steenberg, President Kathryn Kaminski, Secretary

BEFORE ME, the undersigned authority, on this day personally appeared James Steenberg, 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 _____, 2019.

Notary Public in and for the State of Texas

BEFORE ME, the undersigned authority, on this day personally appeared Kathryn Kaminski, 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 _____, 2019.

Notary Public in and for the State of Texas

This plat of LAMAR CISD TAMARRON ELEMENTARY SCHOOL is approved by the City Planning Commission of the City of Fulshear, Texas, this ____ day of _____, 2019.

Notary Public in and for the State of Texas

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS ____ DAY OF _____, 2019.

Vincent M. Morales, Jr. Commissioner, Precinct 1
Grady Prestage Commissioner, Precinct 2
KP George County Judge
Ken R. DeMerchant Commissioner, Precinct 4
W. A. "Andy" Meyers Commissioner, Precinct 3

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2019 at _____ o'clock _____ m. In Plot No. _____ of the Plat Records of Fort Bend County for said county. At Richmond, Texas, the day and date last above written.

Laura Richard, County Clerk
Fort Bend County, Texas
Deputy



LEGEND

These standard symbols will be found in the drawing.

"S" - SET 5/8" IR W/CAP MK.
"JONES | CARTER"
"IRF" - FND 5/8" IR W/CAP MK.
"LJA"
P.R.F.B.C.T. - PLAT RECORDS, FORT BEND CO., TX.
O.P.R.F.B.C.T. - OFFICIAL PUBLIC RECORDS, FORT BEND CO., TX.

Amy Pearce, Chairperson Austin Weant, Co-Chairperson

This plat of LAMAR CISD TAMARRON ELEMENTARY SCHOOL was approved on ____ day of _____, 2019, 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 (6) months hereafter.

Aaron Groff, Mayor Kimberly Kopecky, City Secretary

I, Anthony J. Schulle, 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.

Anthony J. Schulle, Registered Professional Engineer
Texas Registration No. 120328
T.B.P.E. Firm Registration No. F-1339

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-eighths (5/8) inch and length of not less than three (3) feet.

Chris D. Kalkomey, Registered Professional Land Surveyor
Texas Registration No. 5869
Texas Board of Professional Land Surveying Registration No. 10046104

STATE OF TEXAS
ANTHONY J. SCHULLE
120328
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
CHRIS D. KALKOMEY
5869
REGISTERED PROFESSIONAL LAND SURVEYOR

LAMAR CISD TAMARRON ELEMENTARY SCHOOL
0 LOTS, 1 BLOCK, 1 RESERVE
BEING 12.58 ACRES IN THE
MICAJAH AUTREY SURVEY, ABSTRACT 100
FORT BEND COUNTY, TEXAS
APRIL 2019

JONES | CARTER

OWNER:
LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
3911 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-3100

ENGINEER:
KALUZA, INC.
ENGINEERING FIRM NO. F-1339
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808

Texas Board of Professional Land Surveying Registration No. 10046104
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033

SURVEYOR-C.D.K./DRAFTSMAN-P.E.D. JOB No. RB000-0715-00 DWG. No. 12805