



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

J. Stacy Slawinski, P.E.
County Engineer

April 8, 2020

Judge KP George
Fort Bend County Judge
401 Jackson Street, Suite 719
Richmond, Texas 77406-0148

Re: Sponsorship - Public road connection of proposed Fulshear School Road at FM 1093, within the Fulshear Lakes Development on behalf of Fort Bend County Municipal Utility District No. 216

Honorable Judge George:

Fort Bend County Engineering Department has received and reviewed a request (letter attached) from LJA Engineering, Inc., for Fort Bend County to sponsor a project for a public road connection of proposed Fulshear School Road at FM 1093, within the Fulshear Lakes Development on behalf of Fort Bend County Municipal Utility District No. 216.

Any and all cost involved with the project will be borne by Fort Bend County Municipal Utility District No. 216. There will be no cost to Fort Bend County.

The Texas Department of Transportation requests that an agency, such as Fort Bend County, act as a sponsor for the project. This means that the permit for the work will be issued in the name of Fort Bend County and the County accepts responsibility for the terms and conditions of the permit.

We recommend acceptance of the sponsorship and request that this item be placed on the 04/28/2020 Commissioner's Court agenda. We have prepared a letter to Texas Department of Transportation, for the County Judges' signature.

If there are any questions please do not hesitate to call.

Sincerely,

Rick J. Staigle, PE, PTOE
First Assistant County Engineer

Attachment: Scope of Work

cc: Mr. Roy Cordes, Jr. FBC Attorney
Commissioner W. A. "Andy" Meyers, Pct. 3
File

301 Jackson St., Suite 401, Richmond, TX 77469
Phone 281-633-7500

DRAFT

(To be placed on Co. Judge stationery)
(Call to have it e-mailed by Mary Jane
Sowa 281-633-7519)

Current date

Mr. Quincy Allen, P.E.
District Engineer, Houston District
Texas Department of Transportation
P.O. Box 1386
Houston, TX 77251-1386

Re: *Sponsorship - Public road connection of proposed Fulshear School Road at FM 1093, within the Fulshear Lakes Development on behalf of Fort Bend County Municipal Utility District No. 216*

Dear Mr. Allen:

Fort Bend County has received and reviewed a request from LJA Engineering, Inc., for Fort Bend County to sponsor a Texas Department of Transportation project for a public road connection of proposed Fulshear School Road at FM 1093, within the Fulshear Lakes Development on behalf of Fort Bend County Municipal Utility District No. 216, at no cost to the County.

The request was approved by Fort Bend County Commissioner's Court at their meeting dated _____. We request that a permit for the public road connection be issued with Fort Bend County as sponsor for this project.

If there are any questions or need for additional information, please call Rick J. Staigle, P.E. in our Engineering Department at 281-633-7509.

Sincerely,

KP George
Fort Bend County Judge

Anclosures: Resolution
Drawing

cc: Mr. Chris LeBlanc P.E., LJA Engineering, Inc. cleblanc@lja.com
File

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

**RESOLUTION TO SPONSOR A PROJECT TO CONSTRUCT A PUBLIC ROAD
CONNECTION OF PROPOSED FULSHEAR SCHOOL ROAD AT FM 1093, WITHIN
THE FULSHEAR LAKES DEVELOPMENT ON BEHALF OF FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 216**

On this _____ day of _____, 2020, the Commissioners Court, sitting as the governing body of Fort Bend County, Texas, at a regular meeting, upon motion of Commissioner _____, seconded by Commissioner _____, duly put and carried;

WHEREAS, the proposed sponsorship project includes the installation of public road connection of proposed Fulshear School Road at FM 1093, within the Fulshear Lakes Development on behalf of Fort Bend County Municipal Utility District No. 216.

WHEREAS, the funding for such sponsorship of the project is to be provided through sources other than Fort Bend County.

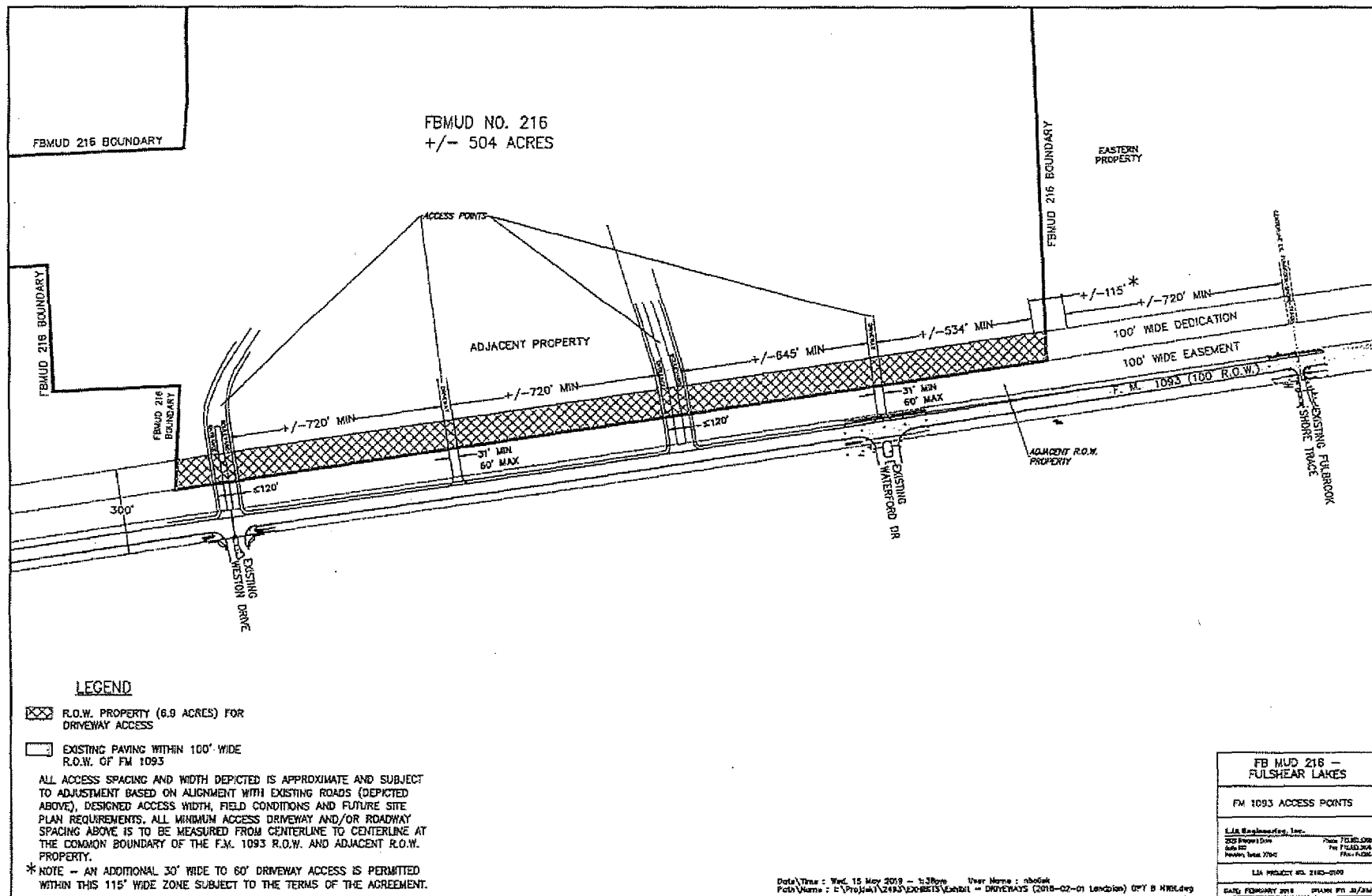
NOW, THEREFORE, BE IT RESOLVED that Fort Bend County expresses its support and sponsorship of such project with the Texas Department of Transportation to cause such improvements to be made at proposed Fulshear School Road at FM 1093.

FORT BEND COUNTY

By: _____
KP George, County Judge

ATTEST:

Laura Richard, County Clerk



STATE OF TEXAS
COUNTY OF FORT BEND

WE, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, ACTING BY AND THROUGH THOMAS RANDALL, SUPERINTENDENT, BEING AN OFFICER OF LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, OWNER OF THE 2.733 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, IF APPLICABLE), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO 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 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, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION, 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.

FURTHER, OWNERS 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, THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THOMAS RANDALL, ITS SUPERINTENDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2020.

LAMAR CONSOLIDATED INDEPENDENT
SCHOOL DISTRICT

By: _____
THOMAS RANDALL, SUPERINTENDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS RANDALL, SUPERINTENDENT OF LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, AARON G. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA SURVEY" UNLESS OTHERWISE NOTED.

AARON G. FERGUSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6601

I, ANDREW CASEY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

ANDREW CASEY, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 136079

THIS PLAT OF FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS _____ DAY OF _____, 2020.

AMY PEARCE, CHAIR

DAR HAKIMZADEH, CO-CHAIR

THIS PLAT OF FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION WAS APPROVED ON _____ DAY OF _____, 2020, 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

BEING 2.733 ACRES OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF THAT CERTAIN CALLED 70.1425 ACRE TRACT KNOWN AS TRACT I DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007853 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 4.000 ACRE TRACT DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007852, F.B.C.O.P.R., AND A PORTION OF THAT CERTAIN CALLED TRACT OF LAND DESCRIBED IN THE DEED TO FORT BEND COUNTY TOLL ROAD AUTHORITY BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2015058468, F.B.C.O.P.R., SAID 2.733 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

COMMENCING FOR REFERENCE AT A 1/2-INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 70.1425 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.095 ACRE TRACT DESCRIBED IN THE DEED TO FULSHEAR LAKES, LTD., BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2017129226, F.B.C.O.P.R., SAID POINT LYING ON THE NORTHERLY LINE OF SAID FORT BEND COUNTY TOLL ROAD AUTHORITY TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 1.095 ACRE TRACT BEARS SOUTH 81° 25' 02" WEST, 473.86 FEET;

THENCE, SOUTH 53° 35' 00" EAST, DEPARTING SAID COMMON LINE, 141.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, THE BEGINNING OF A CURVE, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF FARM TO MARKET (F.M.) 1093 (CALLED 100-FOOT WIDE), COMMON TO THE SOUTHERLY LINE OF SAID FORT BEND COUNTY TOLL ROAD AUTHORITY TRACT;

THENCE, DEPARTING SAID COMMON LINE, 47.12 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS NORTH 36° 25' 02" EAST, 42.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 08° 34' 58" WEST, 183.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 359.41 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 41° 11' 06", AND A CHORD WHICH BEARS NORTH 12° 00' 35" EAST, 351.72 FEET TO A TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 32.23 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 705.00 FEET, A CENTRAL ANGLE OF 02° 37' 11", AND A CHORD WHICH BEARS NORTH 33° 54' 43" EAST, 32.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

THENCE, 24.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 03° 10' 17", AND A CHORD WHICH BEARS NORTH 36° 48' 27" EAST, 24.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, NORTH 38° 23' 36" EAST, 95.86 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 111.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 707.00 FEET, A CENTRAL ANGLE OF 09° 02' 42", AND A CHORD WHICH BEARS NORTH 33° 52' 15" EAST, 111.49 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, NORTH 29° 20' 54" EAST, 100.17 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, NORTH 58° 08' 26" WEST, 80.08 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, NORTH 29° 20' 54" EAST, 23.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 33.31 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 02° 30' 40", AND A CHORD WHICH BEARS NORTH 30° 36' 14" EAST, 33.31 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, NORTH 31° 51' 34" EAST, 18.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, NORTH 58° 08' 26" WEST, 175.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 163.40 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 34° 02' 35", AND A CHORD WHICH BEARS NORTH 75° 09' 44" WEST, 161.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, SOUTH 87° 48' 59" WEST, 174.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 02° 11' 01" WEST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 87° 48' 59" EAST, 174.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 199.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 34° 02' 35", AND A CHORD WHICH BEARS SOUTH 75° 09' 44" EAST, 196.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 58° 08' 26" EAST, 316.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 32° 52' 41" WEST, 66.83 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 38.20 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 03° 31' 47", AND A CHORD WHICH BEARS SOUTH 31° 06' 47" WEST, 38.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 29° 20' 54" WEST, 127.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 121.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 767.00 FEET, A CENTRAL ANGLE OF 09° 02' 42", AND A CHORD WHICH BEARS SOUTH 33° 52' 15" WEST, 120.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

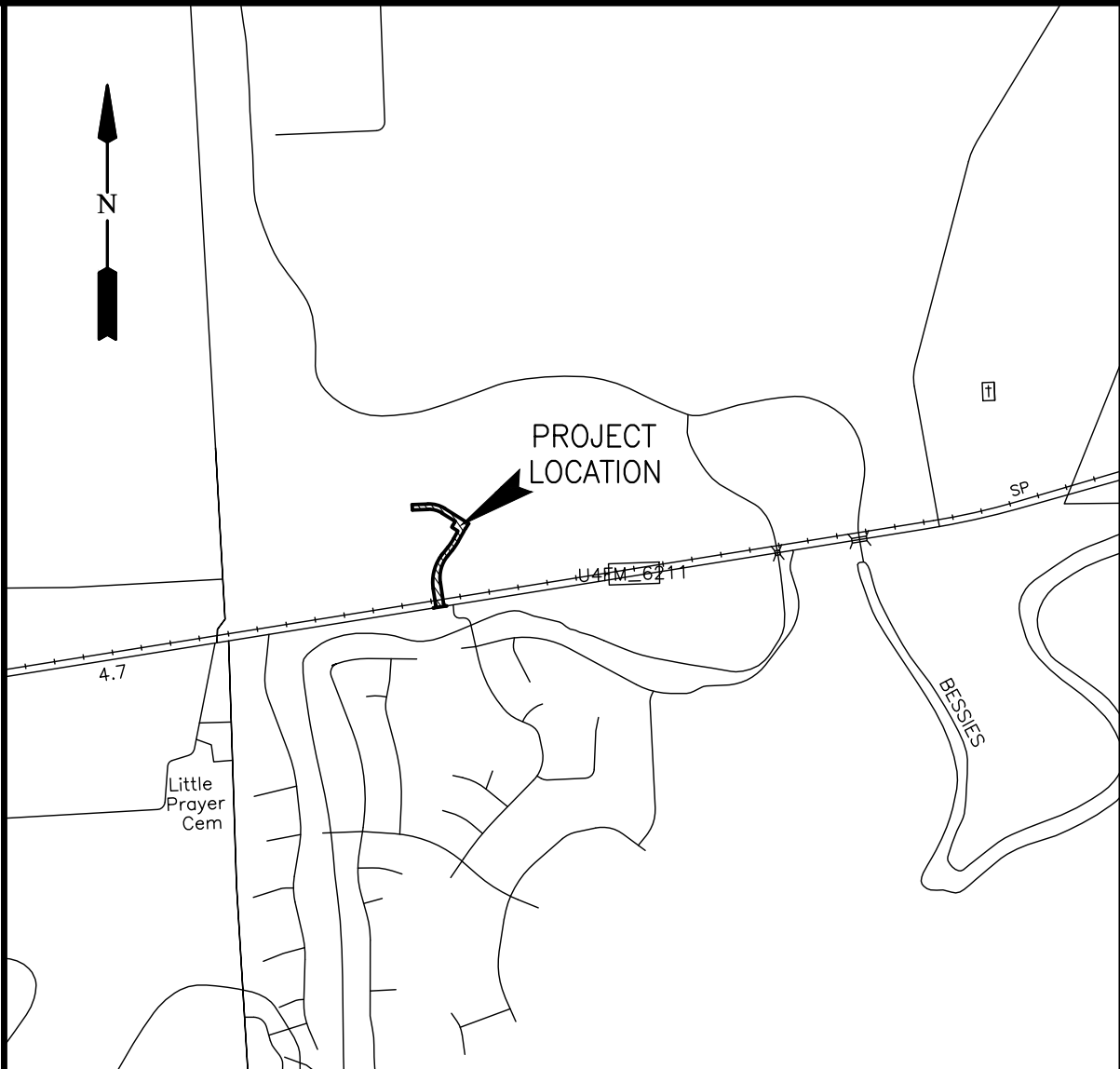
THENCE, SOUTH 38° 23' 36" WEST, 86.86 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 311.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 46° 58' 34", AND A CHORD WHICH BEARS SOUTH 14° 54' 19" WEST, 302.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 08° 34' 58" EAST, 238.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 47.12 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD WHICH BEARS SOUTH 53° 34' 58" EAST, 42.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED F.M. 1093, COMMON TO THE SOUTHERLY LINE OF THE AFOREMENTIONED FORT BEND COUNTY TOLL ROAD AUTHORITY TRACT;

THENCE, SOUTH 81° 25' 02" WEST, ALONG SAID COMMON LINE, 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.733 ACRES OF LAND.



VICINITY MAP
SCALE: 1" = 2,000'

KEY MAP NO. A-76

I, J. STACY SLAWINSKI, 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 ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS _____ DAY OF _____, 2020.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

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 _____, 2020 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

By: _____
DEPUTY

FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION

A SUBDIVISION OF 2.733 ACRES OF LAND SITUATED IN
THE JOHN RANDON SURVEY, ABSTRACT 76,
FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE (0.135 ACRE) 0 BLOCKS

MARCH 17, 2020

JOB NO. 2493-0114

OWNER:

LAMAR CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT

THOMAS RANDALL, SUPERINTENDENT
3911 AVENUE I, ROSENBERG, TEXAS 77471
PH: (832) 223-0000

SURVEYOR:

LJA Surveying, Inc.

2929 Briarpark Drive
Suite 175
Houston, Texas 77042



Phone 713.953.3200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042



Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

CALLLED 4.000 ACRES
FULSHEAR LAKES, LTD.
F.N. 2014007852
F.B.C.O.P.R.

CALLLED 14.313 ACRES
(TRACT II)
FULSHEAR LAKES, LTD.
F.N. 2014007853
F.B.C.O.P.R.

CALLLED 4.7320 ACRES
(TRACT III)
FULSHEAR LAKES, LTD.
F.N. 2014007853
F.B.C.O.P.R.

CALLLED 3.157 ACRES
FULSHEAR LAKES, LTD.
F.N. 2017129223
F.B.C.O.P.R.

CALLLED 1.095 ACRES
FULSHEAR LAKES, LTD.
F.N. 2017129226
F.B.C.O.P.R.

CALLLED 70.1425 ACRES
(TRACT I)
FULSHEAR LAKES, LTD.
F.N. 2014007853
F.B.C.O.P.R.

CALLLED 70.1425 ACRES
(TRACT I)
FULSHEAR LAKES, LTD.
F.N. 2014007853
F.B.C.O.P.R.

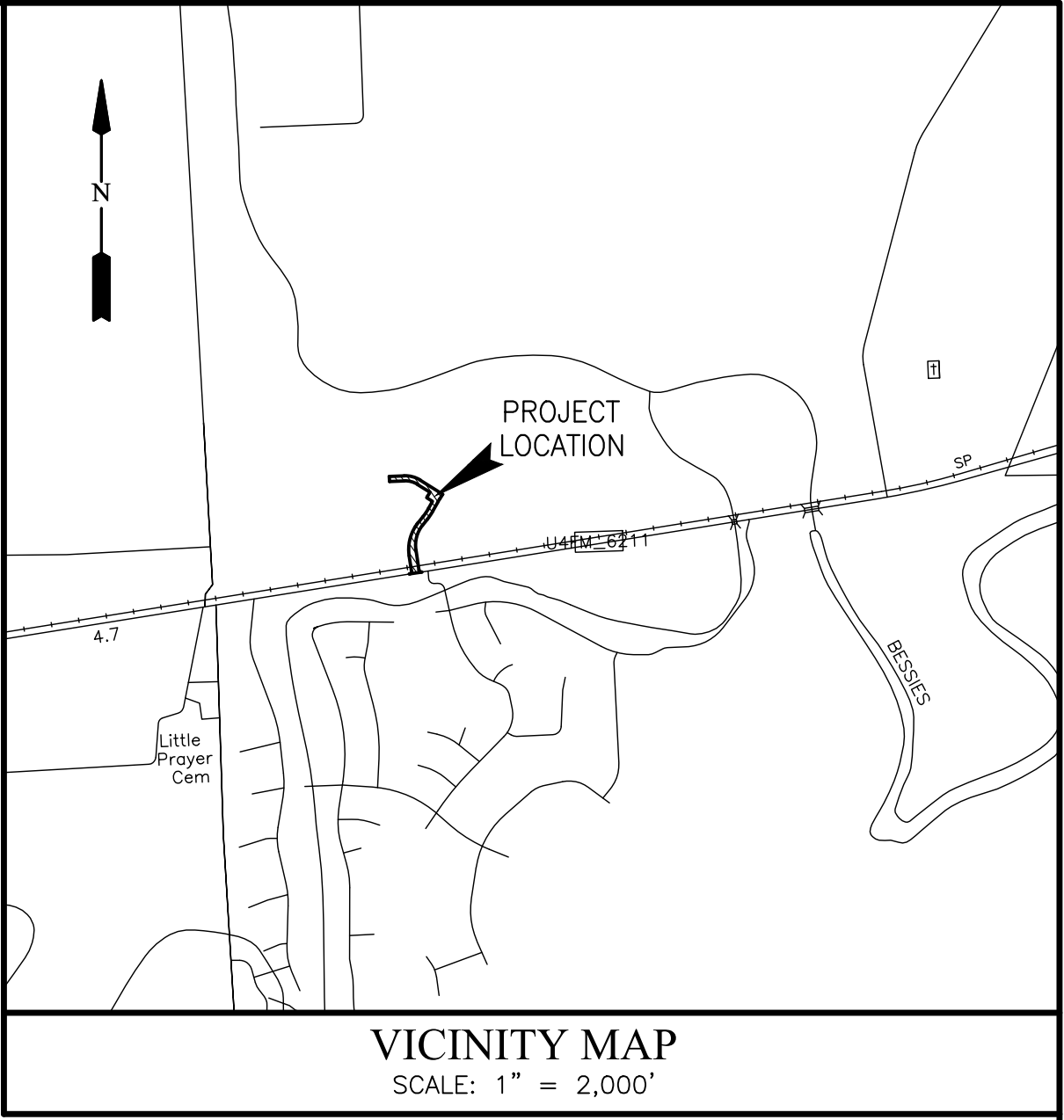
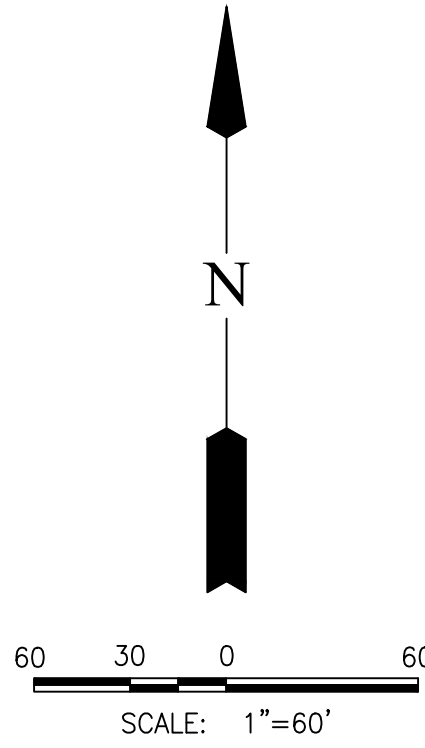
CALLLED 70.1425 ACRES
(TRACT I)
FULSHEAR LAKES, LTD.
F.N. 2014007853
F.B.C.O.P.R.

FORT BEND COUNTY TOLL ROAD AUTHORITY
F.N. 2015058468
F.B.C.O.P.R.

FARM TO MARKET 1093
(100' R.O.W.)

LEGEND

- B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
D.E. INDICATES DRAINAGE EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
STM.S.E. INDICATES STORM SEWER EASEMENT
F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
F.N. INDICATES FILE NUMBER



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.135	5,869	RESTRICTED TO LIFT STATION

NOTES:

- BENCHMARK: NGS MONUMENT HGCS6 66; TOP OF A STAINLESS STEEL ROD THAT IS ENCASED IN A 5 INCH PVC PIPE WITH A LOGO CAP STAMPED HGCS6 66 1986. THE POINT IS LOCATED +/- 72 FEET WEST OF THE CENTERLINE OF FM 1463 AND +/- 0.34 MILES NORTH OF THE INTERSECTION OF FM 1463 AND CHURCHILL FARMS BLVD. KATY, TX.
ELEV. = 136.21 FEET NAVD88
- ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
- THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY OF TEXAS, DATED _____, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 216, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0105L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1,000:1591065.
- FIVE-EIGHTHS (5/8") INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED "LJA SURVEY" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- 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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 38°23'36" E	95.86'
L2	N 29°20'54" E	100.17'
L3	N 58°08'26" W	80.08'
L4	N 29°20'54" E	23.09'
L5	N 31°51'34" E	18.63'
L6	N 02°11'01" W	60.00'
L7	S 57°07'19" E	60.00'
L8	S 32°52'41" W	90.33'
L9	S 38°23'36" W	86.86'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	30.00'	90°00'00"	47.12'	N 36°25'02" E	42.43'
C2	500.00'	41°11'06"	359.41'	N 12°00'35" E	351.72'
C3	705.00'	2°37'11"	32.23'	N 33°54'43" E	32.23'
C4	450.00'	3°10'17"	24.91'	N 36°48'27" E	24.91'
C5	707.00'	9°02'42"	111.61'	N 33°52'15" E	111.49'
C6	760.00'	2°30'40"	33.31'	N 30°36'14" E	33.31'
C7	275.00'	34°02'35"	163.40'	N 75°09'44" W	161.00'
C8	335.00'	34°02'35"	199.05'	S 75°09'44" E	196.13'
C9	25.00'	88°58'53"	38.83'	N 77°22'07" E	35.04'
C10	620.00'	3°31'47"	38.20'	S 31°06'47" W	38.19'
C11	767.00'	9°02'42"	121.08'	S 33°52'15" W	120.96'
C12	380.00'	46°58'34"	311.56'	S 14°54'19" W	302.90'
C13	30.00'	90°00'00"	47.12'	S 53°34'58" E	42.43'
C14	440.00'	46°58'34"	360.75'	N 14°54'19" E	350.73'
C15	737.00'	9°02'42"	116.35'	N 33°52'15" E	116.23'
C16	650.00'	3°31'47"	40.04'	S 31°06'47" W	40.04'
C17	305.00'	34°02'35"	181.22'	N 75°09'44" W	178.57'
C18	680.00'	1°55'47"	22.90'	N 30°18'47" E	22.90'
C19	35.00'	88°58'53"	38.83'	N 77°22'07" E	35.04'

FULSHEAR SCHOOL ROAD AND SCHOOL HILL ROAD STREET DEDICATION

A SUBDIVISION OF 2.733 ACRES OF LAND SITUATED IN
THE JOHN RANDON SURVEY, ABSTRACT 76,
FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE (0.135 ACRE) 0 BLOCKS

MARCH 17, 2020

JOB NO. 2493-0114

OWNER:

LAMAR CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT

THOMAS RANDALL, SUPERINTENDENT
3911 AVENUE I, ROSENBERG, TEXAS 77471

PH: (832) 223-0000

SURVEYOR:

LJA Surveying, Inc.

2929 Briarpark Drive
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Suite 100
Fax 713.953.5026

T.B.P.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
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FRN-F-1386