

STATE OF TEXAS

COUNTY OF FORT BEND

We, Fort Bend Independent School District acting by and through Addie Heyliger, President and Grayle James, Secretary, being officers of Fort Bend Independent School District, owners of the 76.957 acre tract described in the above and foregoing map of Fort Bend ISD High School No 12, 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 and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs and assigns to warrant and forever defend the title to the land so dedicated.

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

FURTHER, We 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 (or the placement of mobile homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

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, the Fort Bend Independent School District has caused these presents to be signed by Addie Heyliger, its President, hereunto authorized, attested by its Secretary, Grayle James, and its common seal hereunto affixed this ____ day of _____, 2020.

Fort Bend Independent School District

By: _____
Addie Heyliger, President

By: _____
Grayle James, Secretary

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Addie Heyliger, President and Grayle James, Secretary known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 corporation.

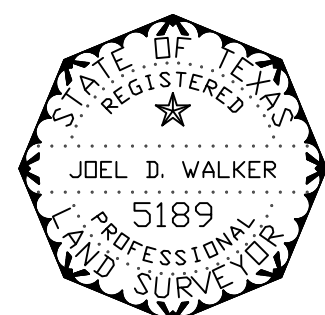
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public in and for _____ County, Texas

(Print Name)

I, Joel D. Walker, 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 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.

Joel D. Walker Date
Texas Registration No. 5189



I, Kyle F. Whitis, 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.

Kyle F. Whitis, P.E. Date
Texas Registration No. 101330

NOTES:

- 1. The coordinates shown hereon are Texas South Central Zone No. 4204, State Plane Coordinates (NAD83) and may be brought to surface (Local Coordinates) by dividing the depicted coordinate by the following combined scale factor of 0.99986771546 (X:S.F.=SURFACE VALUE).
- 2. Bearings depicted hereon are based on Texas State Plane Coordinate System, South Central Zone (NAD83).
- 3. According to F.I.R.M. Map No. 48157C0455L (Community-Panel No. 4802280455I), Map Revised Date: April 2, 2014, the subject property lies within the area designated as Zone "X" unshaded. Determined to be outside the 0.2% annual chance flood.

This statement is based on scaling the location of the subject tract on the above referenced map. This information is to determine flood insurance rates only and is not intended to identify specific flooding conditions.

- 4. Sidewalks must be constructed as part of the issuance of a building permit for each tract.
- 5. No building permits will be issued until all the storm drainage improvements, which may include detention, have been constructed.
- 6. This plat lies wholly within City of Alvin ETJ, Fort Bend County, Texas.
- 7. The owner abandons the 50 foot Unimproved Road Easement recorded under Volume 7, Page 301 of the Fort Bend County Deed Records.
- 8. Sidewalks shall be built or caused to be built no 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.
- 9. All Drainage Easements to be kept clear of fences, buildings vegetation and other obstructions to the operations and maintenance of the drainage facility.
- 10. All property to drain into the drainage easement only through an approved structure.
- 11. There are no known pipelines or pipeline easements within the limits of the Plat boundary.
- 12. The Plat is located in Lighting Zone L22
- 13. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit, Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- 14. The top of all floor slabs shall be a minimum of 61.31 feet above mean sea level (NAVD88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12" above any down gradient roadway or drainage restraint, whichever is higher.
- 15. The drainage system for this subdivision is designed in the accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- 16. One-foot Reserve Dedicated to the Public in Fee as a Buffer Separation Between the Side and End of Streets Where Such Streets Abut 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 Shall Thereupon Become Vested in the Public for Street Right-of-way Purposes and the Fee Title Thereto Shall Revert to and Revest in the Dedicator, His Heirs, Assigns or Successors."

76.957 ACRE
WILLIAM HALL SURVEY
ABSTRACT NO. 31
FORT BEND COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 76.957 acre tract of land located in the William Hall Survey, Abstract Number 31, Fort Bend County, Texas and said 76.957 acre tract of land being all of the called 76.957 acre tract described in the deed to 258 Colony Investments, LLC, recorded under F.B.C.C.F. No. 2019127946, a distance of 114.51 feet, to a 5/8-inch iron rod with cap stamped "GBI" found marking the POINT OF BEGINNING and northwest corner of said remainder of called 353.926 acre tract, and the northeast corner of aforesaid called 76.957 acre tract and the herein described tract;

COMMENCING at 5/8-inch iron rod with cap stamped "Miller Surveying" found marking the southeast corner of Glendale Lakes Section 3, a subdivision recorded under Plat Number (No.) 20190224 Fort Bend County Plat Records (F.B.C.P.R.);

THENCE, South 86 degrees 55 minutes 29 seconds West, along the southerly line of said Glendale Lakes Section 3 and the northerly line of the remainder of the called 353.926 acre tract described in the deed to 258 Colony Investments, LLC, recorded under F.B.C.C.F. No. 2019127946, a distance of 114.51 feet, to a 5/8-inch iron rod with cap stamped "GBI" found marking the POINT OF BEGINNING and northwest corner of said remainder of called 353.926 acre tract, and the northeast corner of aforesaid called 76.957 acre tract and the herein described tract;

THENCE, South 02 degrees 31 minutes 59 seconds East, along the a westerly line of said remainder of called 353.926 acre tract and the easterly line of said called 76.957 acre tract, a distance of 1,220.14 feet, to 5/8-inch iron rod with cap stamped "GBI" found in the northerly Right-of-Way (R.O.W.) line of future Caldwell Ranch Boulevard (based on a width of 70 feet) marking the beginning of a curve to the left, and the southeast corner of said called 76.957 acre tract and the herein described tract;

THENCE, in southwesterly direction, along the northerly R.O.W. line of said future Caldwell Ranch Boulevard and along said curve to the left having a radius of 2,090.00 feet, a central angle of 04 degrees 46 minutes 42 seconds (chord bears, South 73 degrees 56 minutes 26 seconds West, 174.25 feet) and an arc distance of 174.30 feet, to 5/8-inch iron rod with cap stamped "GBI" found marking the end of said curve in the southerly line of said called 76.957 acre tract and the herein described tract;

THENCE, South 71 degrees 33 minutes 05 seconds West, continuing along the northerly R.O.W. line of said future Caldwell Ranch Boulevard, distance of 421.53 feet, to a 5/8-inch iron rod with cap stamped "GBI" found marking the beginning of a curve to the right in the southerly line of said called 76.957 acre tract and the herein described tract;

THENCE, in a southwesterly direction, continuing along the northerly R.O.W. line of said future Caldwell Ranch Boulevard and along said curve to the right, having a radius of 2,910.00 feet, a central angle of 15 degrees 23 minutes 57 seconds (chords bears, South 79 degrees 15 minutes 03 seconds West, 779.76 feet) and an arc distance of 782.11 feet, to a 5/8-inch iron rod with cap stamped "GBI" found marking the end of said curve in the southerly line of said called 76.957 acre tract and the herein described tract;

THENCE, South 86 degrees 57 minutes 01 seconds West, continuing along the northerly R.O.W. line of said future Caldwell Ranch Boulevard, a distance of 592.99 feet, to a 5/8-inch iron rod with cap stamped "GBI" found marking the beginning of a curve to the left in the southerly line of said called 76.957 acre tract and the herein described tract;

THENCE, in a southwesterly direction, continuing along the northerly R.O.W. line of said future Caldwell Ranch Boulevard and said curve to the left, having a radius of 5,040.00 feet, a central angle of 02 degrees 25 minutes 31 seconds (chord bears, South 85 degrees 44 minutes 16 seconds West, 213.32 feet) and an arc distance of 213.34 feet, to a 5/8-inch iron rod with cap stamped "GBI" found marking the end of said curve in the southerly line of said called 76.957 acre tract and the herein described tract;

THENCE, South 84 degrees 31 minutes 30 seconds West, continuing along the northerly R.O.W. line of said future Caldwell Ranch Boulevard, a distance of 58.39 feet, to a 5/8-inch iron rod with cap stamped "GBI" found marking an interior corner of said called 76.957 acre tract and the herein described tract

THENCE, South 03 degrees 05 minutes 12 seconds East, continuing along the northerly R.O.W. line of said future Caldwell Ranch Boulevard, passing at a distance of 6.33 feet an exterior angle in said northerly R.O.W. line and continuing along the southerly line of said called 76.957 acre tract for a total distance of 28.94 feet, to the beginning of a non-tangent curve to the left and an exterior corner of said called 76.957 acre tract and the herein described tract;

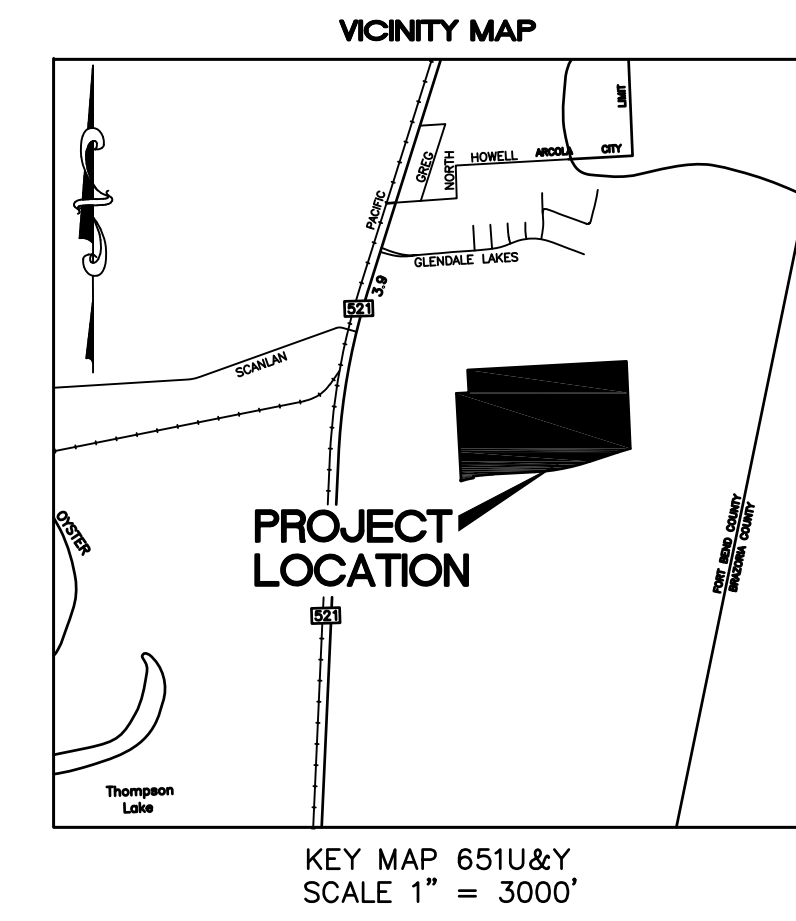
THENCE, in a southwesterly direction, continuing along the southerly line of said called 76.957 acre tract, having a radius of 1,060.00 feet, a central angle of 09 degrees 38 minutes 37 seconds (chord bears, South 76 degrees 06 minutes 48 seconds West, 178.20 feet) and an arc distance of 178.41 feet, to the easterly line of Fort Bend I.S.D. Ferndell Henry Center for Learning, a subdivision recorded under Plat No. 20110173 F.B.C.P.R., being the southwest corner of said called 76.957 acre tract and the herein described tract;

THENCE, North 03 degrees 05 minutes 05 seconds West, along the easterly line of said Fort Bend I.S.D. Ferndell Henry Center for Learning and the westerly line of said called 76.957 acre tract, passing at a distance of 13.84 feet the northerly R.O.W. line of aforesaid future Caldwell Ranch Boulevard and continuing a for a total distance of 1,224.51 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the southwest corner of the called 1.284 acre tract described in the deed to Fort Bend County M.U.D. No. 141 recorded under F.B.C.C.F. No. 2018043550 and the most westerly northwest corner of said called 76.957 acre tract and the herein described tract, from which a 5/8-inch iron rod with cap found, bears North 86 degrees 15 minutes East, 2.88 feet;

THENCE, North 86 degrees 54 minutes 45 seconds East, along the southerly line of said called 1.284 acre tract and said westerly line of said called 76.957 acre tract, a distance of 175.00 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set the southeast corner of said called 1.284 acre tract and an interior corner of said called 76.957 acre and the herein described tract, from which a 5/8-inch iron rod with cap found bears, North 89 degrees 41 minutes East, 2.91 feet;

THENCE, North 03 degrees 05 minutes 12 seconds West, along the easterly line of said called 1.284 acre tract and said westerly line of said called 76.957 acer tract, a distance of 319.53 feet, to a 2-inch iron pipe found marking the northeast corner of said called 1.284 acre tract and the southeast corner of the called 48.60 acre tract described in the deed to Emma Ruth Bly recorded under F.B.C.C.F. No. 2004149678 and the southwest corner of the called 9.081 acre tract described in the deed to Fort Bend County M.U.D. No. 141 recorded under F.B.C.C.F. No. 2018043550 and the most northerly northwest corner of said called 76.957 acre tract and the herein described tract;

THENCE, North 86 degrees 55 minutes 29 seconds East, along the southerly line of said called 9.081 acre tract and the southerly line of aforesaid Glendale Lakes Section 3 common with the north line of said called 76.957 acre tract, a distance of 2,225.47 feet, to the POINT OF BEGINNING and containing a computed area of 76.957 acres of land.



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
Fort Bend County Engineer

Approved by Commissioners' Court of Fort Bend County, Texas, this ____ day of _____, 20__.

Vincent Morales, Jr.
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

KP George
Precinct 2, County Commissioner

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 _____ 20__ 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.

County Clerk Fort Bend County, Texas

By: _____
Deputy

FINAL PLAT
OF
**FORT BEND ISD
HIGH SCHOOL
NO 12**

A SUBDIVISION OF
76.957 ACRES
OUT OF THE
**WILLIAM HALL SURVEY,
ABSTRACT NO. 31
FORT BEND COUNTY, TEXAS**

1 BLOCK 1 RESERVE

DECEMBER 9, 2020

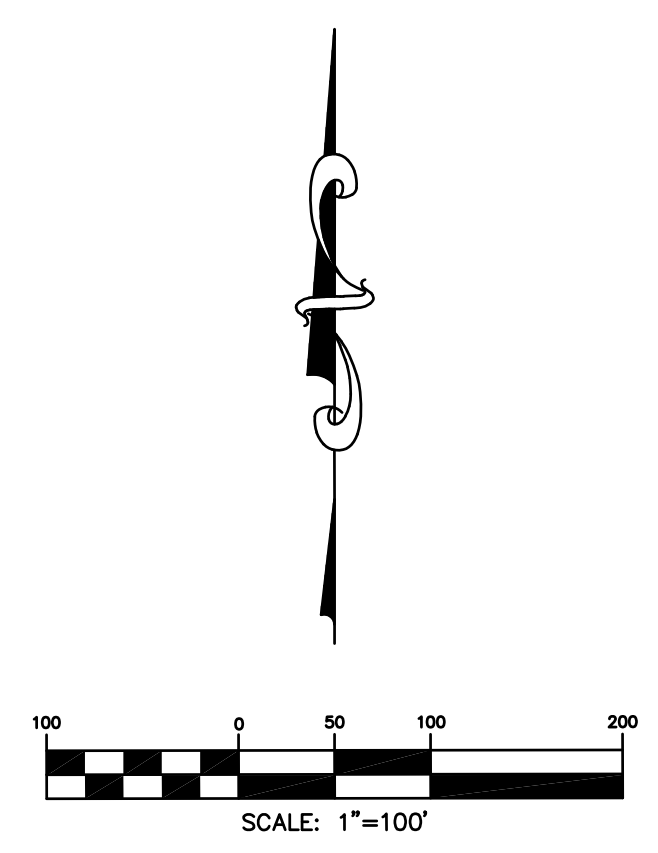
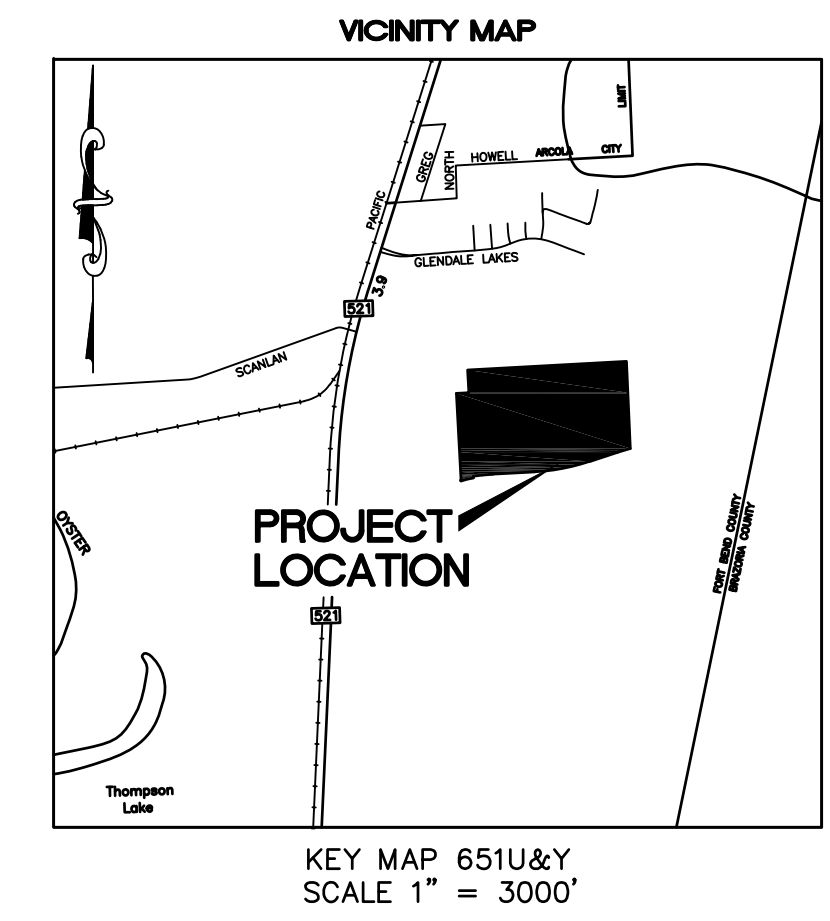
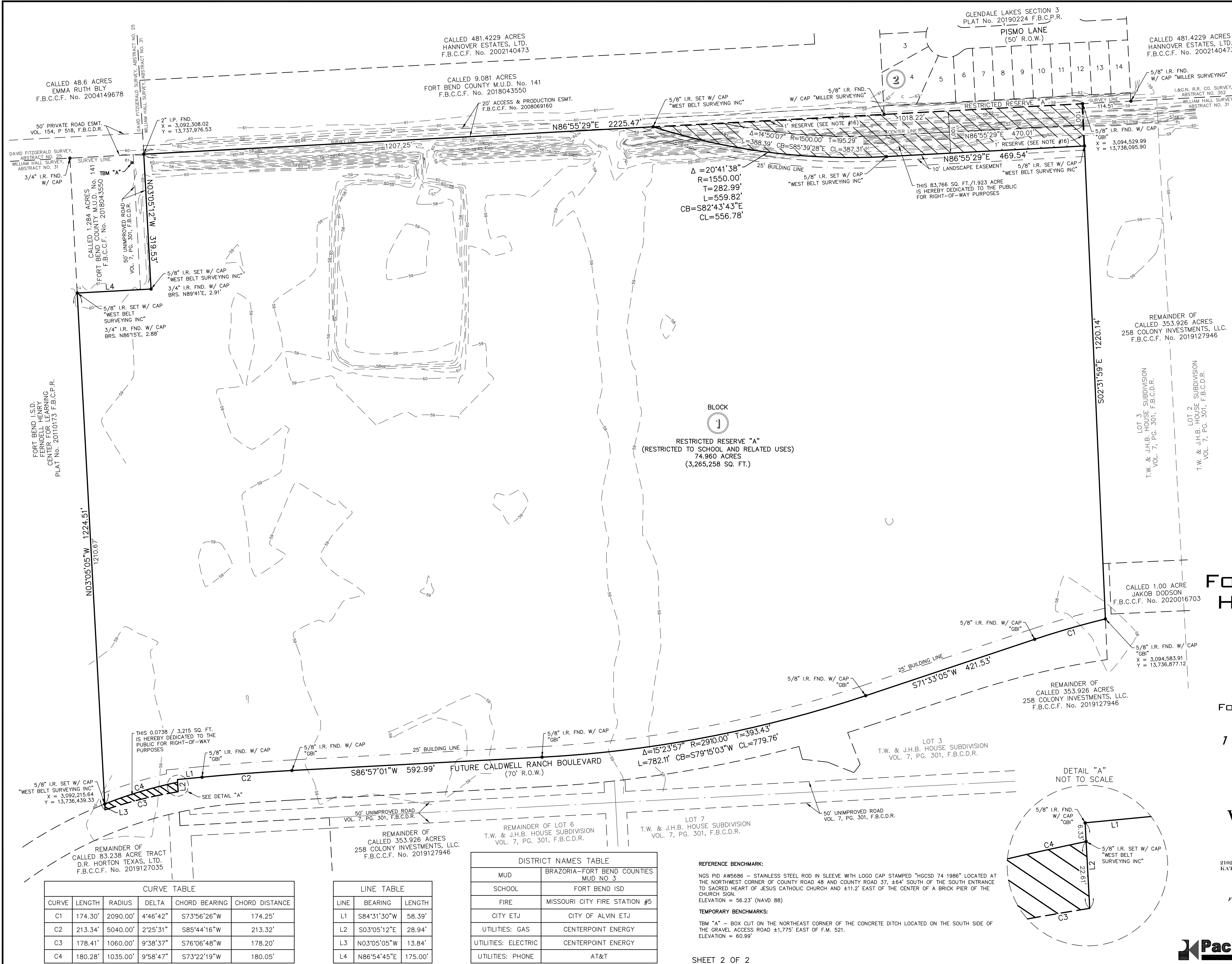
**WEST BELT
SURVEYING, INC.**

21020 PARK ROW KATY, TEXAS 77449 PHONE: (281) 599-8288 FAX: (281) 492-4026

CERTIFIED FIRM NO. 10073800

OWNER:
**FORT BEND INDEPENDENT SCHOOL DISTRICT
16431 LEXINGTON BOULEVARD
SUGAR LAND, TEXAS
281-634-1000**





- ABBREVIATIONS:**
- ESMT.—EASEMENT
 - FND.—FOUND
 - FT.—FEET
 - F.B.C.C.F.—FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R.—FORT BEND COUNTY DEED RECORDS
 - F.B.C.M.R.—FORT BEND COUNTY PLAT RECORDS
 - I.P.—IRON PIPE
 - I.R.—IRON ROD
 - No.—NUMBER
 - PG.—PAGE
 - R.O.W.—RIGHT-OF-WAY
 - SQ.—SQUARE
 - VOL.—VOLUME

FINAL PLAT
OF
**FORT BEND ISD
HIGH SCHOOL
No 12**

A SUBDIVISION OF
76.957 ACRES
OUT OF THE
WILLIAM HALL SURVEY,
ABSTRACT NO. 31
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

DECEMBER 9, 2020

**WEST BELT
SURVEYING, INC.**

21020 PARK ROW KATY, TEXAS 77449 PHONE: (281) 599-8288 FAX: (281) 492-0926

CERTIFIED FIRM NO. 10073800

OWNER:
FORT BEND INDEPENDENT SCHOOL DISTRICT
16431 LEXINGTON BOULEVARD
SUGAR LAND, TEXAS
281-634-1000

Pacheco Koch 20329 STATE HWY 249, SUITE 350 HOUSTON, TX 77070 281.883.0103 TX REG. ENGINEERING FIRM E-469 TX REG. SURVEYING FIRM LS-10008000

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	174.30'	2090.00'	4'46"42"	S73°56'26"W	174.25'
C2	213.34'	5040.00'	2'25"31"	S85°44'16"W	213.32'
C3	178.41'	1060.00'	9'38"37"	S76°06'48"W	178.20'
C4	180.28'	1035.00'	9'58'47"	S73°22'19"W	180.05'

LINE TABLE

LINE	BEARING	LENGTH
L1	S84°31'30"W	58.39'
L2	S03°05'12"E	28.94'
L3	N03°05'05"W	13.84'
L4	N86°54'45"E	175.00'

DISTRICT NAMES TABLE

MUD	BRAZORIA-FORT BEND COUNTIES MUD NO 3
SCHOOL	FORT BEND ISD
FIRE	MISSOURI CITY FIRE STATION #5
CITY ETJ	CITY OF ALVIN ETJ
UTILITIES: GAS	CENTERPOINT ENERGY
UTILITIES: ELECTRIC	CENTERPOINT ENERGY
UTILITIES: PHONE	AT&T

REFERENCE BENCHMARK:
NCS PID AW5686 - STAINLESS STEEL ROD IN SLEEVE WITH LOGO CAP STAMPED "HOCSD 74 1986" LOCATED AT THE NORTHWEST CORNER OF COUNTY ROAD 48 AND COUNTY ROAD 37, ±64' SOUTH OF THE SOUTH ENTRANCE TO SACRED HEART OF JESUS CATHOLIC CHURCH AND ±11.2' EAST OF THE CENTER OF A BRICK PIER OF THE CHURCH SIGN.
ELEVATION = 56.23' (NAVD 88)

TEMPORARY BENCHMARKS:
TBM "A" - BOX CUT ON THE NORTHEAST CORNER OF THE CONCRETE DITCH LOCATED ON THE SOUTH SIDE OF THE GRAVEL ACCESS ROAD ±1,775' EAST OF F.M. 521.
ELEVATION = 60.99'

