

PLAT RECORDING SHEET

PLAT NAME: Lamar CISD Maxine Phelan Elementary School

PLAT NO: _____

ACREAGE: 15.835

LEAGUE: Jane H. Long Survey

ABSTRACT NUMBER: 55

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Lamar Consolidated Independent School District

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, JOY WILLIAMS, PRESIDENT, and JOE HUBENAK, SECRETARY, being officers of LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, Owners of the 15.835 acre tract of Land described in the above and foregoing map of LAMAR CISD MAXINE PHELAN 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 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 ourselves, 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 covenant and agree that all of the property within the boundaries of this plat shall be 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, we 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, 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 JOY WILLIAMS, its President hereunto authorized,

attested by JOE HUBENAK, its Secretary, this 22nd day of April, 2021.

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

By: Joy Williams
JOY WILLIAMS, PRESIDENT

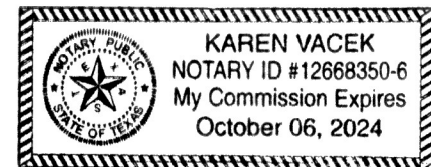
Attest: Joe Hubenak
JOE HUBENAK, SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Joy Williams, 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 she executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22nd day of April, 2021.

Karen Vacek
Notary Public in and for the State of Texas

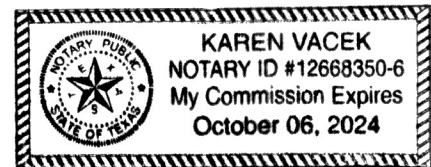


STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Joe Hubenak, 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 he executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22nd day of April, 2021.

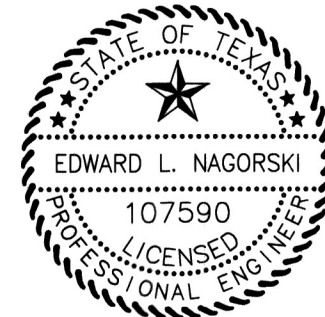
Karen Vacek
Notary Public in and for the State of Texas



PUBLIC FACILITIES	DISTRICT NAMES
COUNTY ASSISTANCE DISTRICT	NONE
WCID	NONE
MUD	FBC MUD 215
LID	FBC LID # 6
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CONSOLIDATED
FIRE	FORT BEND COUNTY
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	RICHMOND ETJ
UTILITIES CO.	CENTERPOINT ENERGY

I, Edward L. Nagorski, P.E., a professional engineer registered in the State of Texas, do hereby state that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Edward L. Nagorski
Edward L. Nagorski, P.E.
Texas Registration No. 107590



I, Brad L. Schodek, 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 rods having an outside diameter of not less than five-eighths inch except as shown hereon.

Brad L. Schodek
Brad L. Schodek
Registered Professional Land Surveyor
Texas Registration No. 6430



STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF LAMAR CISD MAXINE PHELAN ELEMENTARY SCHOOL IS APPROVED ON THIS 27th DAY OF April, 2021, BY THE CITY OF RICHMOND CITY COMMISSION AND SIGNED THIS THE 27th DAY OF April, 2021. PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN SIX (6) MONTHS HEREAFTER.

Rebecca Kennelly Haas
REBECCA KENNELLY HAAS, MAYOR

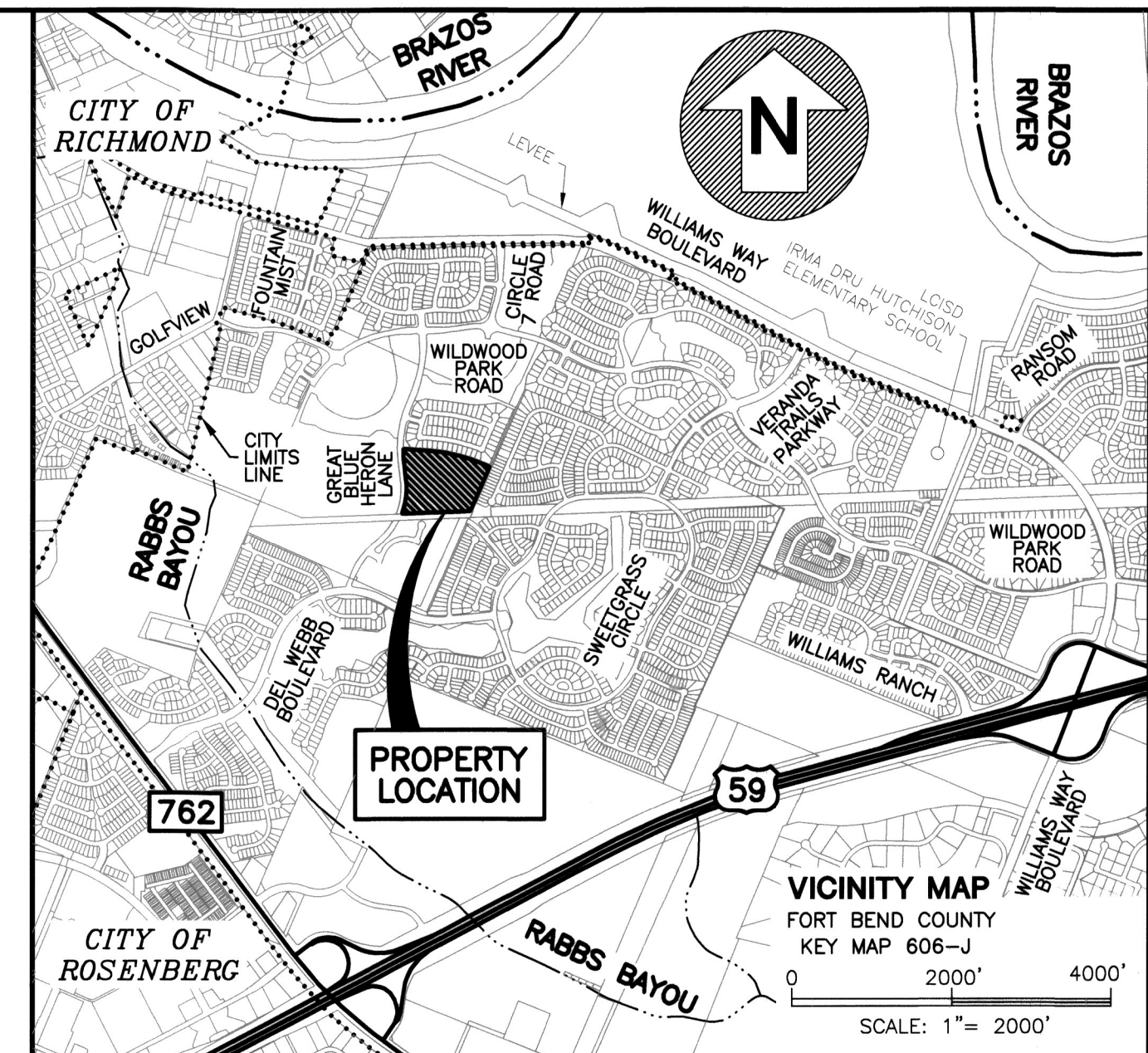
Laura Scarlato
LAURA SCARLATO, CITY SECRETARY

THIS PLAT OF LAMAR CISD MAXINE PHELAN ELEMENTARY SCHOOL IS APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND THIS 27th DAY OF April, 2021.

TERRI VELA
TERRI VELA, CITY MANAGER

SUBDIVISION NOTES

- B.L. - BUILDING LINE
A.E. - AERIAL EASEMENT
U.E. - UTILITY EASEMENT
S.T.M.S.E. - STORM SEWER EASEMENT
W.L.E. - WATER LINE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
R.O.W. - RIGHT-OF-WAY
VOL. - VOLUME
PG. - PAGE
D.R. - DEED RECORDS OF FORT BEND COUNTY
O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
P.R. - PLAT RECORDS OF FORT BEND COUNTY
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
84 - ORIGINAL NATURAL GROUND ELEVATION CONTOUR
ALL 5/8" IRON RODS SET BY THIS OFFICE WITH PLASTIC CAPS LABELLED "1943 4349 5829"
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, CITY OF RICHMOND EXTRA-TERRITORIAL JURISDICTION, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 215, AND FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NUMBER SIX.
- THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE CITY OF RICHMOND AND FORT BEND COUNTY, TEXAS.
- THE PROPERTY DEPICTED ON THIS PLAT LIES WITHIN THE JURISDICTION OF FORT BEND COUNTY LIGHTING ORDINANCE ZONE LZ3, DATED MARCH OF 2004.
- AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP No. 48157C0255L, MAP REVISED APRIL 2, 2014), IT APPEARS THAT LAMAR CISD MAXINE PHELAN ELEMENTARY SCHOOL LIES WITHIN ZONE X SHADED - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD.
- NO EXISTING PIPELINES OR PIPELINE FACILITIES WERE FOUND WITHIN THE LIMITS OF THE SUBDIVISION.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 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.
- ALL DRAINAGE EASEMENTS SHOWN ON THE FOREGOING PLAT WILL BE MAINTAINED BY THE OWNER. HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES, IF NECESSARY.
- THE RESERVE ON THIS PLAT IS RESTRICTED TO NON-RESIDENTIAL USE.
- ELEVATION REFERENCE & TEMPORARY BENCHMARK:
ELEVATION REFERENCE: N.G.S. HGCSD-72 1987 [PID AW5477] - FOUND STAINLESS STEEL ROD IN SLEEVE; LOCATED 3.6 MILES EAST OF FM-762 ALONG SMITHERS LAKE ROAD.
ELEVATION= 69.6' NAVD88
TEMPORARY BENCHMARK No. 2 (TBM-2) - SET "I" ON TOP OF CONCRETE INLET AT BACK OF CURB; LOCATED ON EAST SIDE OF GREAT BLUE HERON LAKE AT 620 FEET SOUTH OF THE CENTERLINE OF FLORE HALL ROAD.
X= 3,003,630.5'
Y= 13,767,261.6'
ELEVATION= 77.38'
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 79.37 FEET (SEVENTY-NINE AND THIRTY-SEVEN ONE-HUNDREDTHS FEET) ABOVE MEAN SEA LEVEL (NAVD 88 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 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PREPARED BY STEWART TITLE COMPANY DATED MARCH 5, 2021 (FILE No. 110046). THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- ALL BEARINGS AND COORDINATES DEPICTED HEREON ARE REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983 (SOUTH CENTRAL ZONE) AND WERE DETERMINED BY GLOBAL POSITIONING SYSTEM METHODS. ALL COORDINATES LISTED ARE GRID AND CAN BE BROUGHT TO SURFACE BY APPLYING A COMBINED SCALE FACTOR= 0.999870017.
- LAMAR CISD MAXINE PHELAN ELEMENTARY SCHOOL IS SUBJECT TO RESTRICTIONS AS DESCRIBED IN INSTRUMENTS RECORDED IN:
FORT BEND COUNTY CLERK'S FILE No. 2018083971,
FORT BEND COUNTY CLERK'S FILE No. 2018083972, AND
FORT BEND COUNTY CLERK'S FILE No. 2018083975.
- LAMAR CISD MAXINE PHELAN ELEMENTARY SCHOOL IS SUBJECT TO DEVELOPMENT AGREEMENTS AS DESCRIBED IN INSTRUMENTS RECORDED IN:
FORT BEND COUNTY CLERK'S FILE No. 2013158031,
FORT BEND COUNTY CLERK'S FILE No. 2015082212,
FORT BEND COUNTY CLERK'S FILE No. 2015128851,
FORT BEND COUNTY CLERK'S FILE No. 2017108436, AND
FORT BEND COUNTY CLERK'S FILE No. 2017082808.
- 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.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE AMERICAN DISABILITY ACT.
- PARKING SETBACKS FOR LAMAR CISD MAXINE PHELAN ELEMENTARY SCHOOL WILL CONFORM TO TABLE 20.1.205A. OF THE INTERIM REGULATIONS.
- LANDSCAPE BUFFER ALONG SIDES ABUTTING RESIDENTIAL USE WILL CONFORM TO SECTION 20.1.212.E. FOR LAMAR CISD MAXINE PHELAN ELEMENTARY SCHOOL.
- LAMAR CISD MAXINE PHELAN ELEMENTARY SCHOOL IS A PORTION OF AN OVERALL CALL 254.32 ACRE TRACT (ANNEXATION TRACT 1) AND IS SUBJECT TO THE TERMS OF A WAIVER OF SPECIAL APPRAISAL FOR THE BENEFIT OF FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT No. 6, AS DESCRIBED IN FORT BEND COUNTY CLERK'S FILE No. 2011082307.



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

J. STACY SLAWINSKI, P.E.

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS _____ DAY OF _____, 2021.

VINCENT M. MORALES, JR., COMMISSIONER PRECINCT 1 GRADY PRESTAGE, COMMISSIONER PRECINCT 2
W. A. "ANDY" MEYERS, COMMISSIONER PRECINCT 3 KEN R. DEMERCHANT, COMMISSIONER PRECINCT 4

KP GEORGE, COUNTY JUDGE

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 _____, 2021, 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

LAMAR CISD MAXINE PHELAN ELEMENTARY SCHOOL

A SUBDIVISION OF 15.835 ACRES OF LAND BEING THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT CALL 15.83 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2018083973) INCLUDING A PORTION OF AN OVERALL CALL 256.73 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2015128843) AND A PORTION OF A CALL 8.31 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2015128844), ALL BEING IN THE JANE H. LONG SURVEY, ABSTRACT No. 55, FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE 1 BLOCK
OWNERS SURVEYOR AND ENGINEER
LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
3911 AVENUE I
ROSENBERG, TEXAS 77471
PHONE (281) 341-3100
KALUZA, INC.
CONSULTING ENGINEERS AND SURVEYORS
ENGINEERING FIRM No. F-1339
TEXAS LICENSED SURVEYING FIRM No. 10010000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
bschodek@kaluzainc.com

APRIL 20, 2021

