

**PLAT RECORDING SHEET**

**PLAT NAME:** Lamar Consolidated ISD Fletcher Morgan Jr. Elementary School

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 14.19

**LEAGUE:** John Randon Survey

**ABSTRACT NUMBER:** 76

**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, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, ACTING BY AND THROUGH JOY WILLIAMS, BOARD PRESIDENT, BEING AN OFFICER OF LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, OWNER OF THE 14.192 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF LAMAR CONSOLIDATED ISD FLETCHER MORGAN JR. ELEMENTARY SCHOOL, 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 LAMAR CONSOLIDATED ISD FLETCHER MORGAN JR. ELEMENTARY SCHOOL, 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 JOY WILLIAMS, ITS BOARD PRESIDENT, THEREUNTO AUTHORIZED, THIS 8th DAY OF June, 2020.

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

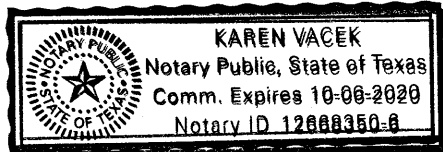
By: Joy Williams  
JOY WILLIAMS, BOARD PRESIDENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOY WILLIAMS, BOARD PRESIDENT 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 8th DAY OF June, 2020.

Karen Vacek  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



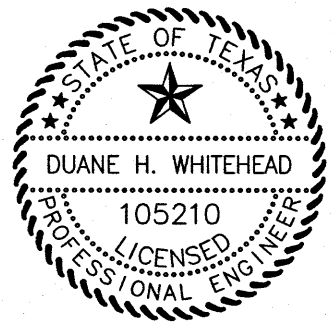
I, AARON G. FERGUSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON 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  
AARON G. FERGUSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6601



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 TO THE BEST OF MY KNOWLEDGE.

Duane H. Whitehead  
DUANE H. WHITEHEAD, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 105210



THIS PLAT OF LAMAR CONSOLIDATED ISD FLETCHER MORGAN JR. ELEMENTARY SCHOOL IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS

THIS 5th DAY OF June, 2020.

Amy Pearce  
AMY PEARCE, CHAIR

Dar Hakin-Rosen  
DAR HAKIN-ROSEN, CO-CHAIR

THIS PLAT OF LAMAR CONSOLIDATED ISD FLETCHER MORGAN JR. ELEMENTARY SCHOOL WAS APPROVED ON 6-16-2020 BY THE CITY FULSHEAR CITY COUNCIL AND SIGNED ON THIS 2nd DAY OF July, 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  
AARON GROFF, MAYOR

Kimberly Kopecky  
KIMBERLY KOPECKY, CITY SECRETARY

BEING 14.19 ACRES (618,201 SQUARE FEET) OF LAND LOCATED IN THE JOHN RANDON LEAGUE, ABSTRACT NUMBER 76, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING ALL OF THAT CERTAIN CALLED 3.157 ACRE TRACT DESCRIBED IN DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2017129223 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY (F.B.C.O.P.R.), ALL OF THAT CERTAIN CALLED 4.7320 ACRE TRACT DESCRIBED AS "TRACT III" IN DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007853, F.B.C.O.P.R., ALL OF LOT 1 OF THE CORNELIUS RANDON ESTATE, A SUBDIVISION OF RECORD IN VOLUME 179, PAGE 128-A, DEED RECORDS OF SAID FORT BEND COUNTY (F.B.C.D.R.), A PORTION OF THAT CERTAIN CALLED 14.313 ACRE TRACT DESCRIBED AS "TRACT II" IN DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007853, F.B.C.O.P.R., A PORTION OF THAT CERTAIN CALLED 70.1425 ACRE TRACT DESCRIBED AS "TRACT I" IN DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2014007852, F.B.C.O.P.R., AND A PORTION OF LOT 8 OF SAID CORNELIUS RANDON ESTATE, SAID 14.19 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, 2001 ADJUSTMENT):

COMMENCING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 1.095 ACRE TRACT DESCRIBED IN DEED TO FULSHEAR LAKES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2017129226, F.B.C.O.P.R., AND SAID LOT 8, COMMON TO THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 5.32 ACRE TRACT DESCRIBED IN DEED TO GLORIA BANKS SIMMONS, ET AL BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2004090412, F.B.C.O.P.R., AND LOT 7 OF SAID CORNELIUS RANDON ESTATE, AND IN THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE FORT BEND COUNTY TOLL ROAD AUTHORITY BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2015058468, F.B.C.O.P.R.;

THENCE, NORTH 01° 03' 45" WEST, DEPARTING SAID NORTH LINE, ALONG THE WEST LINES OF SAID 1.095 ACRE TRACT AND SAID LOT 8, COMMON TO THE EAST LINES OF SAID 5.32 ACRE TRACT AND SAID LOT 7, 100.87 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE NORTHWEST CORNER OF SAID 1.095 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF THE AFORESAID 3.157 ACRE TRACT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01° 03' 45" WEST, ALONG THE EAST LINES OF SAID 5.32 ACRE TRACT AND SAID LOT 7, COMMON TO THE WEST LINES OF SAID 3.157 ACRE TRACT AND SAID LOT 8, 308.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND FOR THE NORTHEAST CORNER OF SAID 5.32 ACRE TRACT AND SAID LOT 7, COMMON TO THE NORTHWEST CORNER OF SAID 3.157 ACRE TRACT AND SAID LOT 8, IN THE SOUTH LINE OF THE HENRIETTA ANDERSON ESTATE (NO RECORDING INFORMATION FOUND) AND LOT 2 OF THE AFORESAID CORNELIUS RANDON ESTATE;

THENCE, NORTH 87° 29' 36" EAST, ALONG THE NORTH LINES OF SAID 3.157 ACRE TRACT AND SAID LOT 8, COMMON TO SOUTH LINES OF SAID HENRIETTA ANDERSON ESTATE AND SAID LOT 2, 59.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA ENG" FOUND FOR THE SOUTHEAST CORNER OF SAID HENRIETTA ANDERSON ESTATE AND SAID LOT 2, COMMON TO THE SOUTHWEST CORNER OF THE AFORESAID 4.7320 ACRE TRACT AND THE AFORESAID LOT 1;

THENCE, NORTH 02° 13' 49" WEST, DEPARTING SAID NORTH LINES, ALONG THE EAST LINES OF SAID HENRIETTA ANDERSON ESTATE AND SAID LOT 2, COMMON TO THE WEST LINES OF SAID 4.7320 ACRE TRACT AND SAID LOT 1, 444.84 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID HENRIETTA ANDERSON ESTATE AND SAID LOT 2, COMMON TO THE NORTHWEST CORNER OF SAID 4.7320 ACRE TRACT AND SAID LOT 1, AND IN THE SOUTH LINE OF THE AFORESAID 14.313 ACRE TRACT;

THENCE, NORTH 12° 08' 12" WEST, DEPARTING SAID SOUTH LINE, 26.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 17° 38' 30" WEST, 119.62 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 67.85 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 08° 42' 10", AND A CHORD WHICH BEARS NORTH 71° 04' 38" EAST, 67.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 67° 43' 33" EAST, 94.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 112.21 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 20° 05' 26", AND A CHORD WHICH BEARS NORTH 77° 48' 16" EAST, 111.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 87° 48' 59" EAST, 269.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

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

THENCE, SOUTH 58° 08' 26" EAST, 175.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 31° 51' 34" WEST, 18.63 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

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

THENCE, SOUTH 29° 20' 54" WEST, 23.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

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

THENCE, SOUTH 29° 20' 54" WEST, 100.17 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 111.61 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 707.00 FEET, A CENTRAL ANGLE OF 09° 02' 42", AND A CHORD WHICH BEARS SOUTH 36° 48' 27" WEST, 24.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

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

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

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

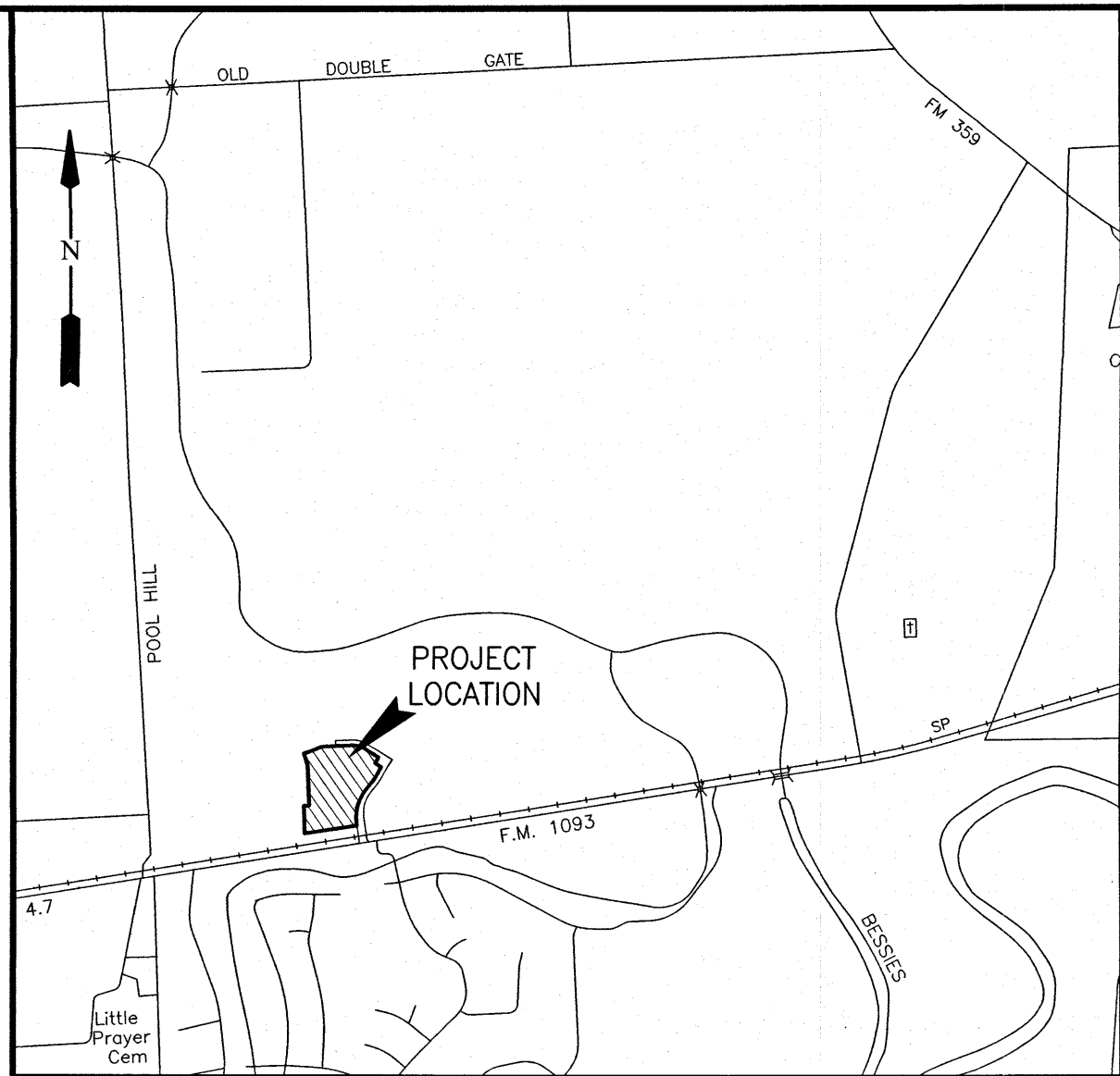
THENCE, 359.41 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 41° 11' 06", AND A CHORD WHICH BEARS SOUTH 12° 00' 35" WEST, 351.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 08° 34' 58" EAST, 13.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 81° 25' 02" WEST, AT 110.18 FEET, PASS THE COMMON EAST CORNER OF THE AFORESAID 1.095 ACRE TRACT AND THE AFORESAID 3.157 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 590.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.19 ACRES (618,201 SQUARE FEET) OF LAND.

ENGINEER:

**KALUZA** INC  
CONSULTING ENGINEERS & SURVEYORS  
ENGINEERING FIRM No. F-1339  
SURVEYING FIRM No. 10010000  
3014 AVENUE I, ROSENBERG, TX. 77471  
PH.261.341.0808 FAX.261.341.6333



VICINITY MAP  
SCALE: 1" = 2,000'

KEY MAP NO. 522 J/N

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

## LAMAR CONSOLIDATED ISD FLETCHER MORGAN JR. ELEMENTARY SCHOOL

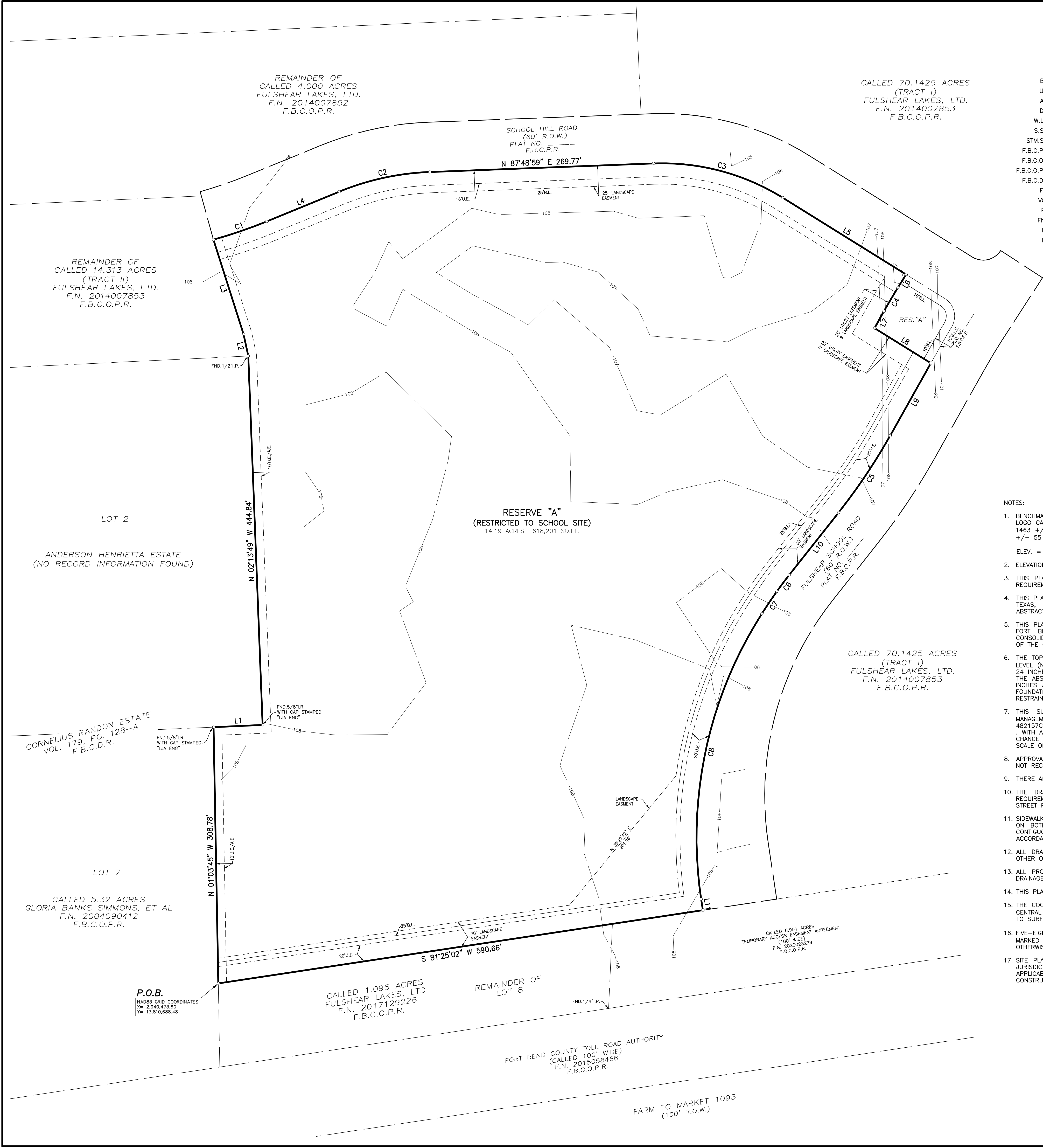
A SUBDIVISION OF 14.19 ACRES OF LAND SITUATED IN  
THE JOHN RANDON SURVEY, ABSTRACT 76,  
FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVES (14.19 ACRES) 1 BLOCK  
JUNE 2, 2020 JOB NO. 1217-0003.310

OWNER:  
**LAMAR CONSOLIDATED  
INDEPENDENT SCHOOL DISTRICT**  
JOY WILLIAMS, BOARD PRESIDENT  
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  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10194382



LEGEND

B.L.

INDICATES BUILDING LINE

U.E.

INDICATES UTILITY EASEMENT

A.E.

INDICATES AERIAL 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

VOL.

INDICATES VOLUME

PG.

INDICATES PAGE

FND.

INDICATES FOUND

I.R.

INDICATES IRON ROD

I.P.

INDICATES IRON PIPE

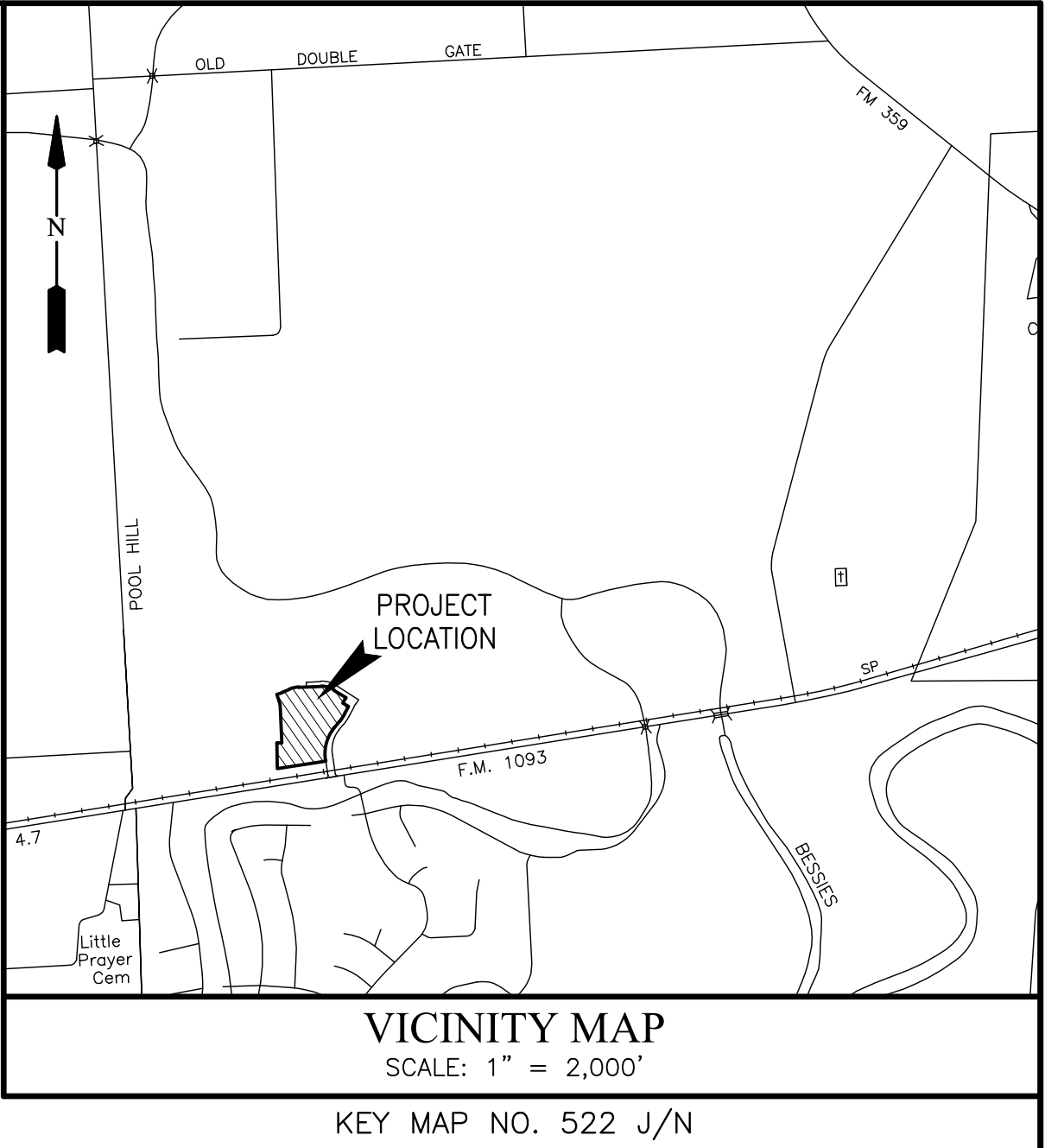
60

30

0

60

SCALE: 1"=60'



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	580.00'	6°42'10"	67.85'	N 71°04'38" E	67.81'
C2	320.00'	20°05'26"	112.21'	N 77°46'16" E	111.63'
C3	275.00'	34°02'36"	163.40'	S 75°09'44" E	161.00'
C4	760.00'	2°30'40"	33.31'	S 30°36'14" W	33.31'
C5	707.00'	9°02'42"	111.61'	S 33°52'15" W	111.49'
C6	450.00'	3°10'17"	24.91'	S 36°48'27" W	24.91'
C7	705.00'	2°37'11"	32.23'	S 33°54'43" W	32.23'
C8	500.00'	4°11'06"	359.41'	S 12°00'35" W	351.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°29'36" E	59.22'
L2	N 12°08'12" W	26.79'
L3	N 17°38'30" W	119.62'
L4	N 67°43'33" E	94.55'
L5	S 58°08'26" E	175.19'
L6	S 31°51'34" W	18.63'
L7	S 29°20'54" W	23.09'
L8	S 58°08'26" E	80.08'
L9	S 29°20'54" W	100.17'
L10	S 38°23'36" W	95.86'
L11	S 08°34'58" E	13.44'

- NOTES:
1.

BENCHMARK: NGS MONUMENT HGCD 66: A STAINLESS STEEL ROD IN SLEEVE THROUGH LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF 1463 AND CORBITT ROAD AND +/- 65 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
- ELEV. = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
2.

ELEVATIONS FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88.
3.

THIS PLAT WAS PREPARED TO MEET THE CITY OF FULSHEAR AND FORT BEND COUNTY REQUIREMENTS.
4.

THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY OF TEXAS, ORDER NO. 2020-0137 DATED APRIL 8, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5.

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, COUNTY ASSISTANCE DISTRICT 7, THE ETJ OF THE CITY OF FULSHEAR AND FORT BEND COUNTY.
6.

THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 112.50 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.
7.

THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 482157C0080L, MAP NO. 482157C0085L, MAP NO. 482157C0090L, MAP NO. 482157C0095L, WITH A REVISED DATE OF 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.
8.

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.
9.

THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
10.

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.
11.

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 RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE ADA.
12.

ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
13.

ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14.

THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
15.

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 0.999877178
16.

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.
17.

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.

ENGINEER:

KALUZA

INC

CONSULTING ENGINEERS & SURVEYORS

ENGINEERING FIRM No. F-1339

SURVEYING FIRM No. 10010000

3014 AVENUE I, ROSENBERG, TX. 77471

PH.281.341.0808 FAX.281.341.6333

LAMAR CONSOLIDATED ISD

FLETCHER MORGAN JR. ELEMENTARY

SCHOOL

A SUBDIVISION OF 14.19 ACRES OF LAND SITUATED IN

THE JOHN RANDON SURVEY, ABSTRACT 76,

FORT BEND COUNTY, TEXAS.

0 LOTS    1 RESERVES (14.19 ACRES)    1 BLOCK

OCTOBER 22, 2020    JOB NO. 1217-0003.310

OWNER:

LAMAR CONSOLIDATED

INDEPENDENT SCHOOL DISTRICT

JOY WILLIAMS, BOARD PRESIDENT

3911 AVENUE I, ROSENBERG, TEXAS 77471

PH: (832) 223-0000

SURVEYOR:

LJA

Surveying, Inc.

2929 Briarpark Drive    Phone 713.953.5200

Suite 175    Fax 713.953.5026

Houston, Texas 77042    T.B.P.L.S. Firm No. 10194382