

PLAT RECORDING SHEET

PLAT NAME: Lamar CISD Viola Randle Elementary School

PLAT NO: _____

ACREAGE: 13.904

LEAGUE: H. &T.C. Railroad Company Survey, Section 105

ABSTRACT NUMBER: 261

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Lamar Consolidated Independent School District

(DEPUTY CLERK)

- B.L. - BUILDING LINE
- A.E. - AERIAL EASEMENT
- U.E. - UTILITY EASEMENT
- W.S.E. - WATER AND 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
- FBC MUD - FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT
- (S) - SET 5/8" IRON ROD WITH CAP
- (F) - FOUND 3/4" IRON ROD WITH CAP (IDS)
- ORIGINAL NATURAL GROUND ELEVATION CONTOUR

H. & T.C. RAILROAD COMPANY SURVEY SECTION 105 ABSTRACT No. 261

JORDAN RANCH STREET DEDICATION No. 4 AND RESERVES (F.B.C.P. No. 20190006)

CHILDRENS LIGHTHOUSE AT JORDAN RANCH (F.B.C.P. No. 20190031)

JORDAN RANCH STREET DEDICATION No. 2 AND RESERVES (F.B.C.P. No. 20170207)

JORDAN RANCH STREET DEDICATION No. 4 AND RESERVES (F.B.C.P. No. 20190006)

JORDAN RANCH STREET DEDICATION No. 4 AND RESERVES (F.B.C.P. No. 20190006)

JORDAN RANCH STREET DEDICATION No. 4 AND RESERVES (F.B.C.P. No. 20190006)

LAKE SPUR MANOR (60' R.O.W.)

TORREY PINES DRIVE (60' R.O.W.)

JORDAN RANCH SEC. 15 (F.B.C.P. No. 20190029)

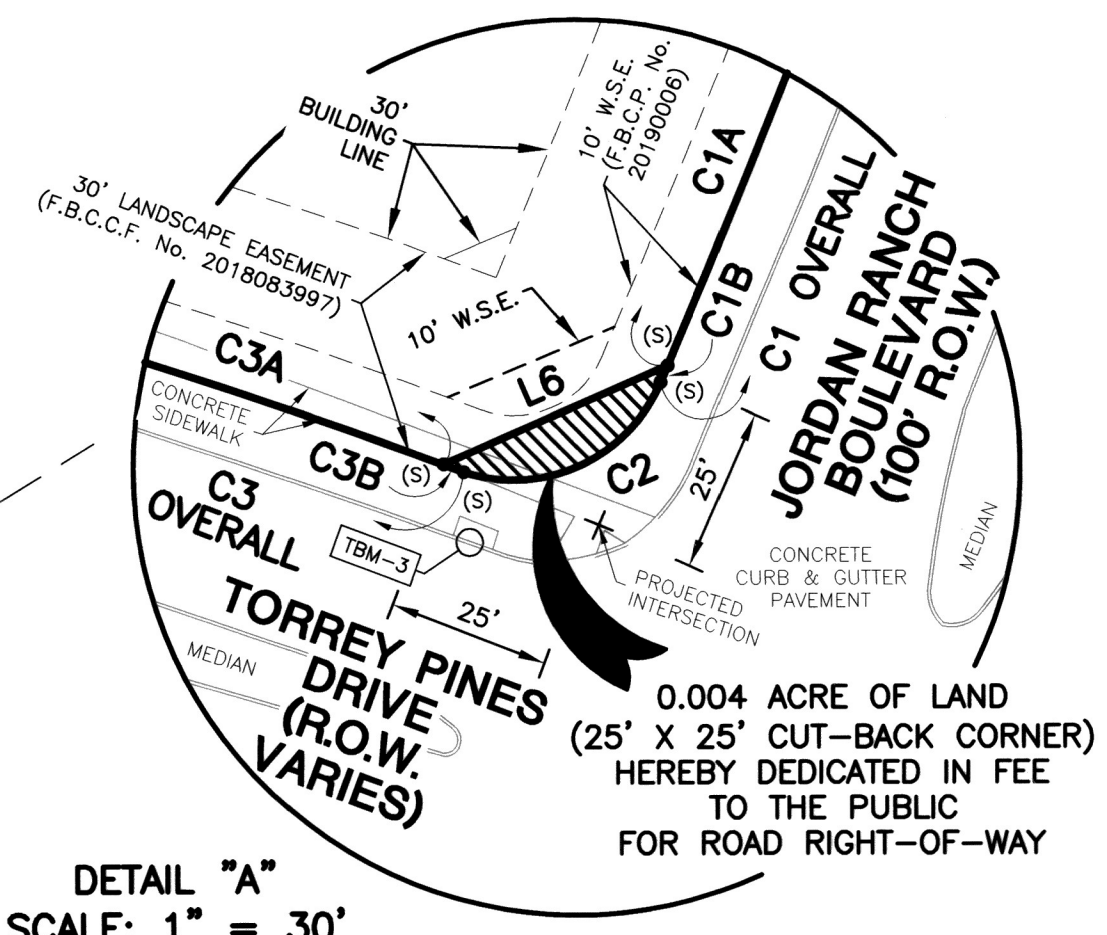
RESTRICTED RESERVE 'A' (13.900 ACRES) (RESTRICTED TO SCHOOL PURPOSES) BLOCK No. 1

JORDAN RANCH SEC. 15 (F.B.C.P. No. 20190029)

TORREY PINES DRIVE (R.O.W. VARIES)

BARBERRY COURT (60' R.O.W.)

H. & T.C. RAILROAD COMPANY SURVEY SECTION 75 ABSTRACT No. 732



ELEVATION REFERENCE & TEMPORARY BENCHMARKS:

ALL ELEVATIONS DEPICTED HEREON ARE REFERENCED TO N.G.S. N-1505X 1987 [PID AWS483] - FOUND STAINLESS STEEL ROD ON NORTH SIDE OF FM-1093 AT 300 FEET EAST OF BESSIE'S CREEK TRACE ROAD. ELEVATION= 109.50' (NAVD88)

TEMPORARY BENCHMARK No. 3 (TBM-3) - SET "T" ON TOP OF CONCRETE INLET BOX AT BACK OF CURB; LOCATED ON NORTH SIDE OF TORREY PINES DRIVE AT WEST SIDE OF JORDAN RANCH BOULEVARD. X= 2,952,473.37' Y= 13,832,790.55' ELEVATION= 151.58'

LINE	DISTANCE	BEARING
L1	112.88'	S 01°19'18" W
L2	50.83'	S 86°46'43" W
L3	125.00'	N 78°47'01" E
L4	14.14'	N 33°47'01" E
L5	154.28'	N 78°47'01" E
L6	36.18'	S 67°28'24" W

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	1755.00	22°07'30"	677.70	343.12	S 12°23'03" W	673.50
C1A	1755.00	22°05'36"	676.73	342.62	S 12°22'06" W	672.54
C1B	1755.00	00°01'54"	0.97	0.49	S 23°25'51" W	0.97
C2	25.00	87°02'22"	37.98	23.74	S 66°58'00" W	34.43
C3	995.00	10°20'28"	179.58	90.04	N 74°41'03" W	179.34
C3A	995.00	10°15'30"	178.15	89.31	N 74°43'32" W	177.91
C3B	995.00	00°04'58"	1.44	0.72	N 69°33'18" W	1.44
C4	500.00	07°00'23"	61.14	30.61	N 83°21'29" W	61.10
C5	1008.10	10°53'38"	191.67	96.13	S 87°41'31" W	191.39
C6	500.00	04°32'00"	39.56	19.79	S 84°30'43" W	39.55
C7	270.00	82°00'18"	386.44	234.73	N 52°13'08" W	354.29

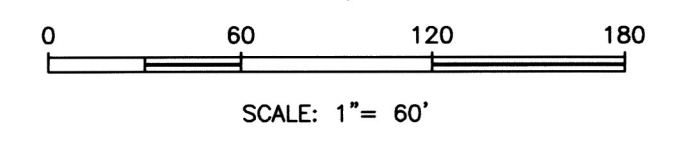
LAMAR CISD VIOLA RANDLE ELEMENTARY SCHOOL

A SUBDIVISION OF 13.904 ACRES OF LAND (FORT BEND COUNTY CLERK'S FILE NO. 2018083998) BEING A PORTION OF A CALL 1352.43 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2015027940) BEING IN THE H. & T. C. RAILROAD COMPANY SURVEY, SECTION NO. 105, ABSTRACT NO. 261, FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE 1 BLOCK
OWNERS
LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
 891 AVENUE I
 ROSENBERG, TEXAS 77471
 PHONE (281) 341-3100

SURVEYOR AND ENGINEER
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

RESERVE:	PURPOSE:	ACREAGE:
A	SCHOOL PURPOSES	13.900
	ROAD RIGHT-OF-WAY	0.004
TOTAL ACREAGE		13.904



File Name: \\FortBend\School\YB\CH22-001 (Jordan Ranch ES#14) Survey\Plot\ES34-ViolaRandle-FP-070122.dwg
 Layout: Tab2
 Date: Friday, July 1, 2022 11:26:22 AM
 Plot: dtdt Friday, July 1, 2022 11:26:47 AM

STATE OF TEXAS

COUNTY OF FORT BEND

We, ALEX HUNT, PRESIDENT, and ZACH LAMBERT, SECRETARY, being officers of LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, Owners of the 13.904 acre tract of Land described in the above and foregoing map of LAMAR CISD VIOLA RANDLE ELEMENTARY SCHOOL do hereby make and establish said subdivision and development plot 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, 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 and adjoining all 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 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 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 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 ALEX HUNT, its President hereunto authorized, attested by ZACH LAMBERT, its Secretary, this 27th day of July, 2022.

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

By: ALEX HUNT, PRESIDENT

Attest: ZACH LAMBERT, SECRETARY

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Alex Hunt, 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 27th day of July, 2022.

Notary Public in and for the State of Texas



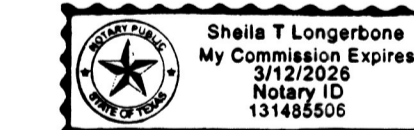
STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Zach Lambert, 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 27th day of July, 2022.

Notary Public in and for the State of Texas



This plat of LAMAR CISD VIOLA RANDLE ELEMENTARY SCHOOL is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas,

this 3rd day of June, 2022.

Amy Pearce, Chair

Dar Makinzadeh, Co-Chair

This plat of LAMAR CISD VIOLA RANDLE ELEMENTARY SCHOOL was approved by the City of Fulshear Council on the 21st day of June, 2022.

and signed on this 16 day of August, 2022; provided, however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within one (1) year hereafter.

Aaron Groff, Mayor

Kimberly Kopecky, City Secretary

GENERAL NOTES

- 1.) "U.E." INDICATES "UTILITY EASEMENT"
"A.E." INDICATES "AERIAL EASEMENT"
"B.L." INDICATES "BUILDING LINE"
"W.L.E." INDICATES "WATER LINE EASEMENT"
"SAN.S.E." INDICATES "SANITARY SEWER EASEMENT"
"STM.S.E." INDICATES "STORM SEWER EASEMENT"
"W.S.E." INDICATES "WATER AND SEWER EASEMENT"
"F.B.C.C.F." INDICATES "FORT BEND COUNTY CLERK'S FILE"
"F.B.C.P." INDICATES "FORT BEND COUNTY PLAT"
"D.R." INDICATES "DEED RECORDS OF FORT BEND COUNTY"
"O.R." INDICATES "OFFICIAL RECORDS OF FORT BEND COUNTY"
"R.O.W." INDICATES "RIGHT-OF-WAY"

2.) THIS TRACT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS; FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 3A, FORT BEND COUNTY ASSISTANCE DISTRICT NO. 7, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND FORT BEND COUNTY DRAINAGE DISTRICT, AND EMERGENCY SERVICE DISTRICT ESD No. 4.

3.) THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE CITY OF FULSHEAR AND FORT BEND COUNTY, TEXAS.

4.) THE PROPERTY DEPICTED ON THIS PLAT LIES WITHIN LIGHTING ZONE LZ3 ACCORDING TO THE "ORDERS FOR THE REGULATION OF OUTDOOR LIGHTING".

5.) 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. 48157C005M, MAP REVISED JANUARY 29, 2021, AND MAP NO. 48157C0020L, PANEL NOT PRINTED) IT APPEARS THAT LAMAR CISD VIOLA RANDLE ELEMENTARY SCHOOL LIES WITHIN ZONE X (NO SCREEN) - AREA OF MINIMAL FLOOD HAZARD.

6.) TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, ALL EXISTING PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN ON THE PLAT.

7.) 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.

8.) ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

9.) 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.

10.) 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.

11.) THE RESERVE ON THIS PLAT IS RESTRICTED TO NON-RESIDENTIAL USE.

12.) ELEVATION REFERENCE: N.G.S. N-1505X 1987 [PID AHS483] - FOUND STAINLESS STEEL ROD ON NORTH SIDE OF FM-1093 AT 300 FEET EAST OF BESSIE'S CREEK TRACE ROAD. ELEVATION= 109.50' (NAVD88)

13.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD88.

14.) THE TOP OF ALL FLOOR SLAB SHALL BE A MINIMUM OF 156.6 FEET (ONE-HUNDRED FIFTY-SIX AND SIX-TENTHS FOOT, 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.

15.) THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PREPARED BY STEWART TITLE COMPANY DATED JUNE 28, 2022 (FILE NO. 18157038266CPL). THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

16.) THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATES SYSTEM OF 1983 (SOUTH CENTRAL ZONE NO. 4204) ALL COORDINATES LISTED ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING A COMBINED SCALE FACTOR= 0.999870028.

17.) 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.

18.) 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.

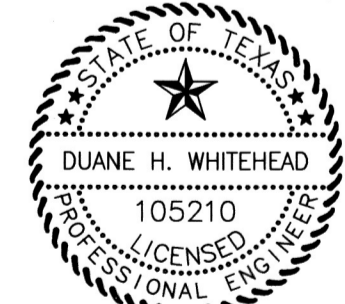
19.) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE 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.

20.) 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 PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A..

21.) LAMAR CISD VIOLA RANDLE ELEMENTARY SCHOOL IS SUBJECT TO RESTRICTIONS AS DESCRIBED IN INSTRUMENTS RECORDED IN: FORT BEND COUNTY CLERK'S FILE NO. 2015116664; FORT BEND COUNTY CLERK'S FILE NO. 2018083996; & FORT BEND COUNTY CLERK'S FILE NO. 2022068271.

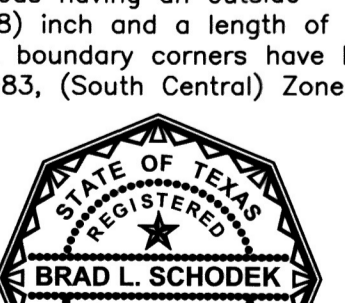
I, Duane H. Whitehead, P.E., a professional engineer registered in the State of Texas, do hereby state that this plat meets all requirements of the City of Fulshear and Fort Bend County to the best of my knowledge.

Duane H. Whitehead, P.E. Texas Registration No. 105210



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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, (South Central) Zone.

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



A FIELD NOTE DESCRIPTION of 13.904 acres of Land (605,658 square feet) being a call 13.904 acre tract (Fort Bend County Clerk's File No. 2018083998) being a portion of a call 1352.43 acre tract (Fort Bend County Clerk's File No. 2015027940) being in the H. & T. C. Railroad Company Survey, Section No. 105, Abstract No. 261, Fort Bend County, Texas.

BEGINNING at a five-eighths inch diameter iron rod with cap stamped 'DS' found in the westerly right-of-way line of Jordan Ranch Boulevard (100 feet wide) for the southeast corner of Reserve 'D', Block No. 1 of Jordan Ranch Street Dedication No. 4 And Reserves Subdivision (Fort Bend County Plat No. 20190006); said beginning corner being the northeast corner of this 13.904 acre tract;

THENCE; Southwesterly, along the westerly right-of-way line of said Jordan Ranch Boulevard (Fort Bend County Plat No. 20190006) being along the easterly line of said call 13.904 acre tract, with the following courses and distances:

South 1 degree, 19 minutes, 18 seconds West - 112.88 feet to a five-eighths inch diameter iron rod with plastic cap (IDS) found for the point of curvature of a tangent curve to the right for corner;

Along said tangent curve to the right with the following curve data:

Radius: 1,755.00 feet
Delta: 22 degrees, 22 minutes, 30 seconds
Length: 677.70 feet
Tangent: 343.12 feet
Chord: South 12 degrees, 23 minutes, 3 seconds West - 673.50 feet to a five-eighths inch diameter iron rod with plastic cap (labelled '1943 4349 5829', typical) set for corner of this tract;

THENCE; Southwesterly, along the cut-back line of the intersection of the westerly right-of-way line of said Jordan Ranch Boulevard with the northerly right-of-way line of Torrey Pines Drive (width varies) being along a compound curve to the right with the following curve data:

Radius: 25.00 feet
Delta: 87 degrees, 2 minutes, 22 seconds
Length: 37.98 feet
Tangent: 23.74 feet
Chord: South 65 degrees, 58 minutes, 0 seconds West - 34.43 feet to a five-eighths inch diameter iron rod with plastic cap set for the point of curvature of a reverse curve to the left for the southeast corner of this tract;

THENCE; Northwesterly, along the northerly right-of-way line of said Torrey Pines Drive (width varies; Fort Bend County Plat No. 20190006) with the southerly line of said call 13.904 acre tract, with the following courses and distances:

Along said reverse curve to the left with the following courses and distances:

Radius: 995.00 feet
Delta: 10 degrees, 20 minutes, 28 seconds
Length: 179.58 feet
Tangent: 90.04 feet
Chord: North 74 degrees, 41 minutes, 3 seconds West - 179.34 feet to a five-eighths inch diameter iron rod with plastic cap (IDS) found for the point of curvature of a compound curve to the left for corner of this tract;

Along said compound curve to the left with the following courses and distances:

Radius: 500.00 feet
Delta: 7 degrees, 0 minutes, 23 seconds
Length: 61.14 feet
Tangent: 30.61 feet
Chord: North 83 degrees, 21 minutes, 29 seconds West - 61.10 feet to a five-eighths inch diameter iron rod with plastic cap (IDS) found for the point of curvature of a compound curve to the left for corner of this tract;

Along said compound curve to the left, at an arc length of 180.06 feet pass a point for a westerly corner of said Jordan Ranch Street Dedication No. 4 And Reserves Subdivision and for an easterly corner of Jordan Ranch Sec. 15 Subdivision (Fort Bend County Plat No. 20190029), with the following overall curve data:

Radius: 1,008.10 feet
Delta: 10 degrees, 53 minutes, 38 seconds
Length: 191.67 feet
Tangent: 98.13 feet
Chord: South 87 degrees, 41 minutes, 31 seconds West - 191.39 feet to a five-eighths inch diameter iron rod with plastic cap (IDS) found for the point of curvature of a reverse curve to the right for corner of this tract;

Along said reverse curve to the right with the following courses and distances:

Radius: 500.00 feet
Delta: 4 degrees, 32 minutes, 0 seconds
Length: 39.56 feet
Tangent: 19.79 feet
Chord: South 84 degrees, 30 minutes, 43 seconds West - 39.55 feet to a point for point of tangent corner of this tract;

THENCE; Westerly, along the northerly and then easterly right-of-way line of said Torrey Pines Drive (60 feet wide; Fort Bend County Plat No. 20190029) with the southerly and then westerly line of said call 13.904 acre tract, with the following courses and distances:

South 86 degrees, 46 minutes, 43 seconds West - 50.83 feet to a five-eighths inch diameter iron rod with plastic cap (IDS) found for the southwest corner of this tract;

Along a tangent curve to the right with the following curve data:

Radius: 270.00 feet
Delta: 82 degrees, 0 minutes, 18 seconds
Length: 386.44 feet
Tangent: 234.73 feet
Chord: North 52 degrees, 13 minutes, 8 seconds West - 354.29 feet to a five-eighths inch diameter iron rod with plastic (IDS) found for a point of tangent corner of this tract;

THENCE; North 11 degrees, 12 minutes, 59 seconds West - 187.34 feet to a five-eighths inch diameter iron rod with plastic cap (IDS) found for the most westerly corner of this tract; said corner being the southwest corner of Lot No. 28, Block No. 1 of said Jordan Ranch Sec. 15 Subdivision;

THENCE; North 78 degrees, 47 minutes, 1 second East - 125.00 feet along the southerly line of said Lot No. 28 to a five-eighths inch iron rod with plastic cap (IDS) found for interior corner of this tract;

THENCE; North 33 degrees, 47 minutes, 1 second East - 14.14 feet along a southeasterly line of said Lot No. 28 to a five-eighths inch diameter iron rod with plastic cap (IDS) found for interior corner of this tract;

THENCE; North 11 degrees, 12 minutes, 59 seconds West - 183.00 feet along an easterly line of said Jordan Ranch Sec. 15 Subdivision to a five-eighths inch diameter iron rod with plastic cap (IDS) found for the most northerly Northwest corner of this tract;

THENCE; North 78 degrees, 47 minutes, 1 second East - 154.28 feet along the northerly line of said call 13.904 acre tract being along a southerly line of said Jordan Ranch Sec. 15 Subdivision to a five-eighths inch diameter iron rod with plastic cap set for angle point corner of this tract;

THENCE; North 82 degrees, 42 minutes, 56 seconds East, at 0.94 feet pass a five-eighths inch diameter iron rod with plastic cap (IDS) found for reference, in all 770.21 feet along the northerly line of said call 13.904 acre tract being along a southerly line of said Jordan Ranch Sec. 15 Subdivision and then along the southerly lines of Reserve 'A' and Reserve 'D' of said Jordan Ranch Street Dedication No. 4 and Reserves Subdivision to the PLACE OF BEGINNING and containing 13.904 acres of Land.

THENCE; North 11 degrees, 12 minutes, 59 seconds West - 187.34 feet to a five-eighths inch diameter iron rod with plastic cap (IDS) found for the most westerly corner of this tract; said corner being the southwest corner of Lot No. 28, Block No. 1 of said Jordan Ranch Sec. 15 Subdivision;

THENCE; North 78 degrees, 47 minutes, 1 second East - 125.00 feet along the southerly line of said Lot No. 28 to a five-eighths inch iron rod with plastic cap (IDS) found for interior corner of this tract;

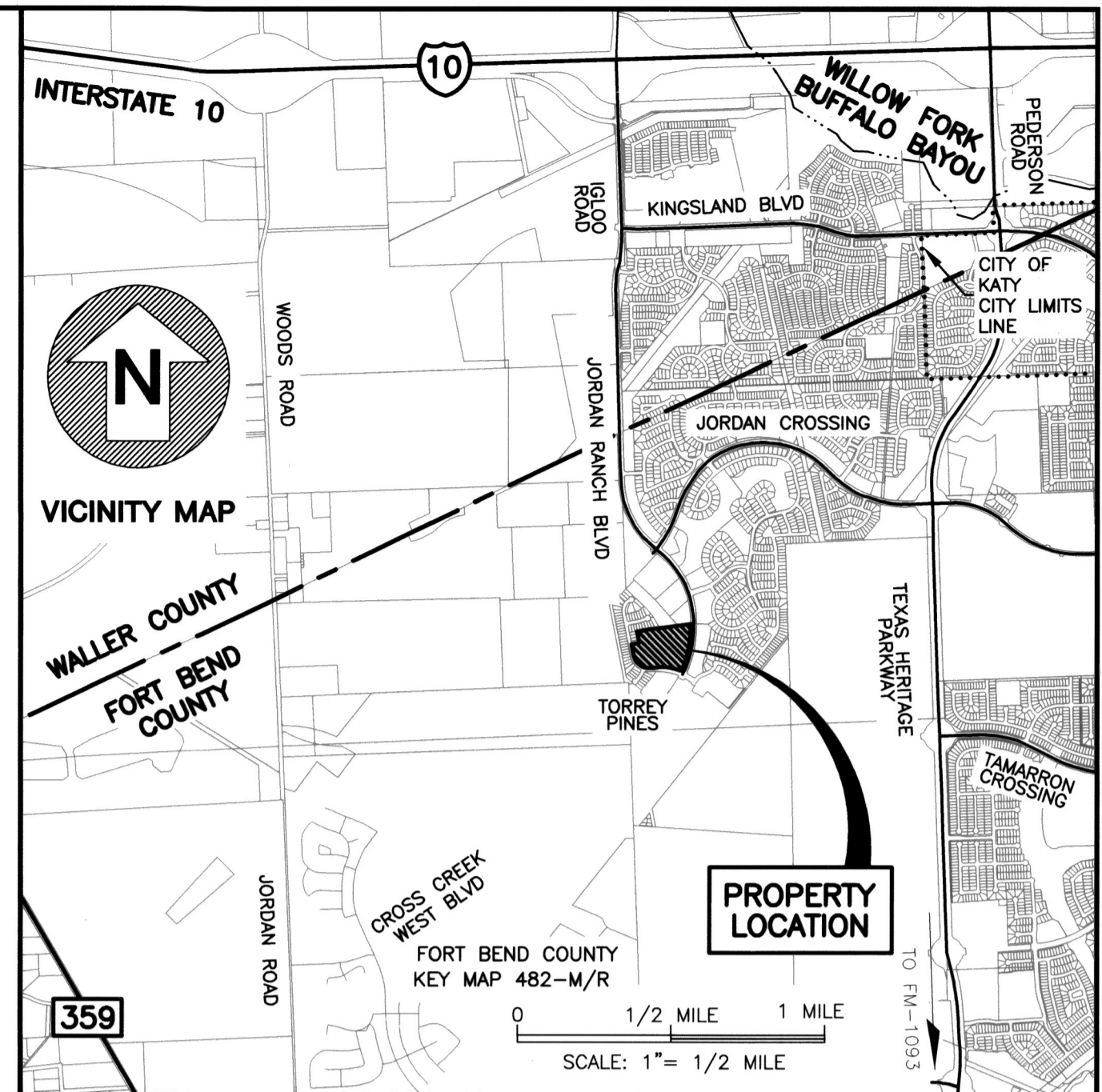
THENCE; North 33 degrees, 47 minutes, 1 second East - 14.14 feet along a southeasterly line of said Lot No. 28 to a five-eighths inch diameter iron rod with plastic cap (IDS) found for interior corner of this tract;

THENCE; North 11 degrees, 12 minutes, 59 seconds West - 183.00 feet along an easterly line of said Jordan Ranch Sec. 15 Subdivision to a five-eighths inch diameter iron rod with plastic cap (IDS) found for the most northerly Northwest corner of this tract;

THENCE; North 78 degrees, 47 minutes, 1 second East - 154.28 feet along the northerly line of said call 13.904 acre tract being along a southerly line of said Jordan Ranch Sec. 15 Subdivision to a five-eighths inch diameter iron rod with plastic cap set for angle point corner of this tract;

THENCE; North 82 degrees, 42 minutes, 56 seconds East, at 0.94 feet pass a five-eighths inch diameter iron rod with plastic cap (IDS) found for reference, in all 770.21 feet along the northerly line of said call 13.904 acre tract being along a southerly line of said Jordan Ranch Sec. 15 Subdivision and then along the southerly lines of Reserve 'A' and Reserve 'D' of said Jordan Ranch Street Dedication No. 4 and Reserves Subdivision to the PLACE OF BEGINNING and containing 13.904 acres of Land.

Table with 2 columns: PUBLIC FACILITIES and DISTRICT NAMES. Rows include COUNTY ASSISTANCE DISTRICT, WCID, MUD, LID, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY OR CITY ETJ, UTILITIES CO.



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 July, 2022.

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 July 1, 2022, AT 0:00 O'CLOCK P.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 INDEPENDENT SCHOOL DISTRICT
3911 AVENUE I ROSENBERG, TEXAS 77471
PHONE (281) 341-3100

LAMAR CISD VIOLA RANDLE ELEMENTARY SCHOOL
A SUBDIVISION OF 13.904 ACRES OF LAND (FORT BEND COUNTY CLERK'S FILE NO. 2018083998) BEING A PORTION OF A CALL 1352.43 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2015027940) BEING IN THE H. & T. C. RAILROAD COMPANY SURVEY, SECTION NO. 105, ABSTRACT NO. 261, FORT BEND COUNTY, TEXAS.

OWNERS: 0 LOTS 1 RESERVE 1 BLOCK
SURVEYOR AND ENGINEER: 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

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

File Name: W:\FortBend\Screen\FBESC122-001 (Jordan Ranch ES#44) Survey\Plat\ES14-ViolaRandle-FP-070122.dwg
Plot Date: Friday, July 1, 2022 11:19:48 AM
Show Date: Friday, July 1, 2022 11:25:02 AM