

PLAT RECORDING SHEET

PLAT NAME: School of Science and Technology Sugar Land Middle School

PLAT NO: _____

ACREAGE: 11.000

LEAGUE: A.M. Clopper Survey

ABSTRACT NUMBER: 151

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Riverwalk Education Foundation, Inc.

(DEPUTY CLERK)

We, Riverwalk Education Foundation, Inc., owner, hereinafter referred to as Owners of the 11.00 acre tract described in the above and foregoing map of School of Science and Technology Sugar Land Middle School do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions and notations on said map or plot 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 uses herein provided, and hereby bind ourselves, our heirs, successors 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 purpose forever unobstructed aerial easements, the aerial easements shall extend horizontally on additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements of seven feet, six inches (7' 6") for fourteen feet (14' 0") for twenty feet (20' 0") perimeter ground easements of five feet, six inches (5' 6") for twenty feet (20' 0") perimeter ground easements of three feet, six inches (3' 6") for sixteen feet (16' 0") above the 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 purpose forever unobstructed aerial easements, the aerial easements shall extend horizontally on additional ten feet (10' 0") for ten feet (10' 0") perimeter ground easements of seven feet, six inches (7' 6") for fourteen feet (14' 0") for twenty feet (20' 0") perimeter ground easements of five feet, six inches (5' 6") for twenty feet (20' 0") perimeter ground easements of three feet, six inches (3' 6") for sixteen feet (16' 0") above the 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 thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plot shall be used for the purposes of the Riverwalk Education Foundation, Inc. and shall not be used for any other purpose, 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 boulevards, creeks, gulches, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes, and the County of 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 easements clear, fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of such drainage easements shall not be permitted to be placed or constructed 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, the Riverwalk Education Foundation, Inc. has caused these presents to be signed by Fevzi Simsek, its CEO, therunto authorized, this ____ day of _____, 20____.

Riverwalk Education Foundation, Inc.

By: Fevzi Simsek, CEO

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Fevzi Simsek, CEO known to me to be the person 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 do the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20____.

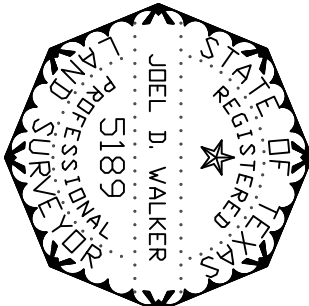
Notary Public in and for _____ County, Texas

(Print Name)

I, Joel D. Walker, 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground, that, except as shown on boundary corners, angle points, points of curvature and other points of the subdivision, the same were obtained from the records of the public records of the County of Fort Bend, Texas, and that the plot boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Joel D. Walker
Texas Registration No. 5189

Date



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plot and subdivision of School of Science and Technology Sugar Land Middle School in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plot this ____ day of _____, 20____.

Martha L. Stein, Chair or, W. Sammy Garza, Vice-Chair

Margaret Wallace Brown, AICP, CNU-A, Secretary

I, Dustin A. Hamon, a Professional Engineer registered in the State of Texas do hereby certify that this plot meets all requirements of Fort Bend County to the best of my knowledge.

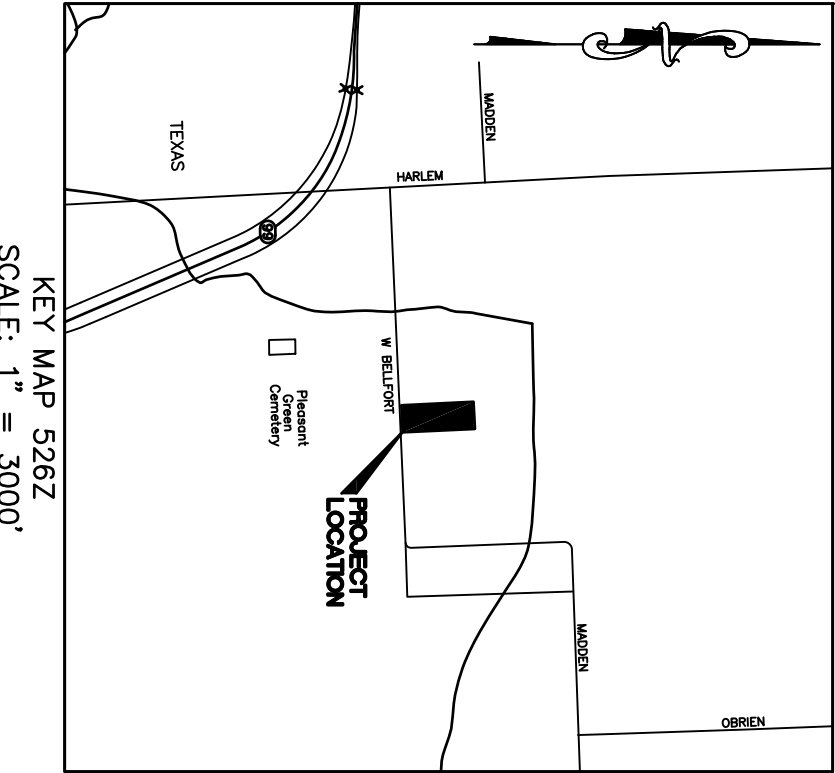
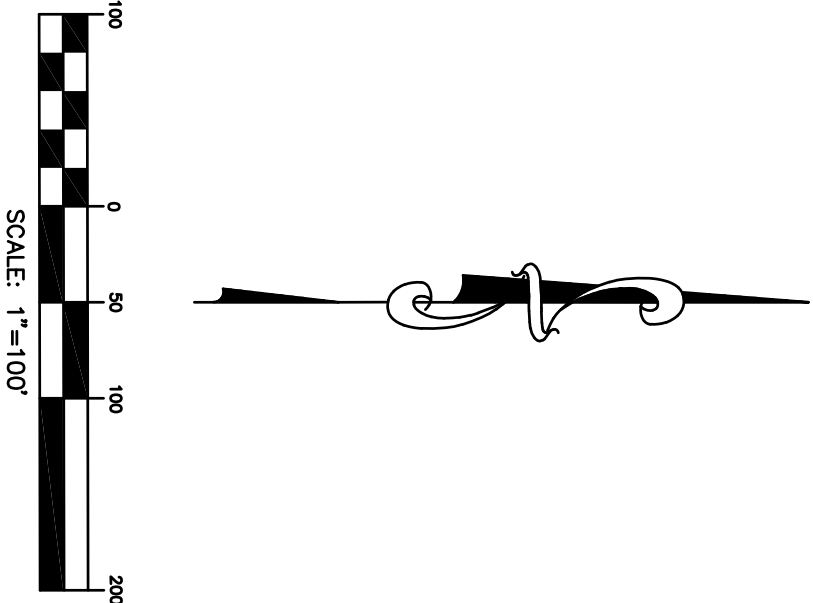
Dustin A. Hamon, P.E.
Texas Registration No. 101103

Date

REMAINDER OF A
CALLED 179.997 ACRES
CALLED ROAD LANDFILL, P.
F.B.C.C.F. No. 2004039961

DISTRICT NAMES TABLE			
COUNTY ASSIGANCE	11 AND 2		
DISTRICT	FORT BEND INDEPENDENT SCHOOL DISTRICT		
FIRE	FORT BEND COUNTY ESD No. 5		
CITY ETJ	CITY OF HOUSTON ETJ		
UTILITIES CO.	CENTERPOINT		

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°39'38"W	6.28'



ABBREVIATIONS:

BL--BUILDING LINE
ESMT--EASEMENT
FND--FOUND
FT--FEET
F.B.C.C.F.--FORT BEND COUNTY CLEEK'S FILE
F.B.C.P.R.--FORT BEND COUNTY PLAT RECORDS
LR--LAND RECORD
NR--NUMBER
PG--PAGE
R.O.W--RIGHT-OF-WAY
SQ--SQUARE
VOL--VOLUME
W.E--WATER LINE EASEMENT

I, J. Stacy Slawinski, Fort Bend County Engineer, do hereby certify that the plot 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 other person or persons shall be allowed to interfere with the subdivision on the intersecting 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 M. Morales, Jr.
Precinct 1, County Commissioner

Gudy Prestage
Precinct 2, County Commissioner

W.A. "Andy" Meyers
Precinct 3, County Commissioner

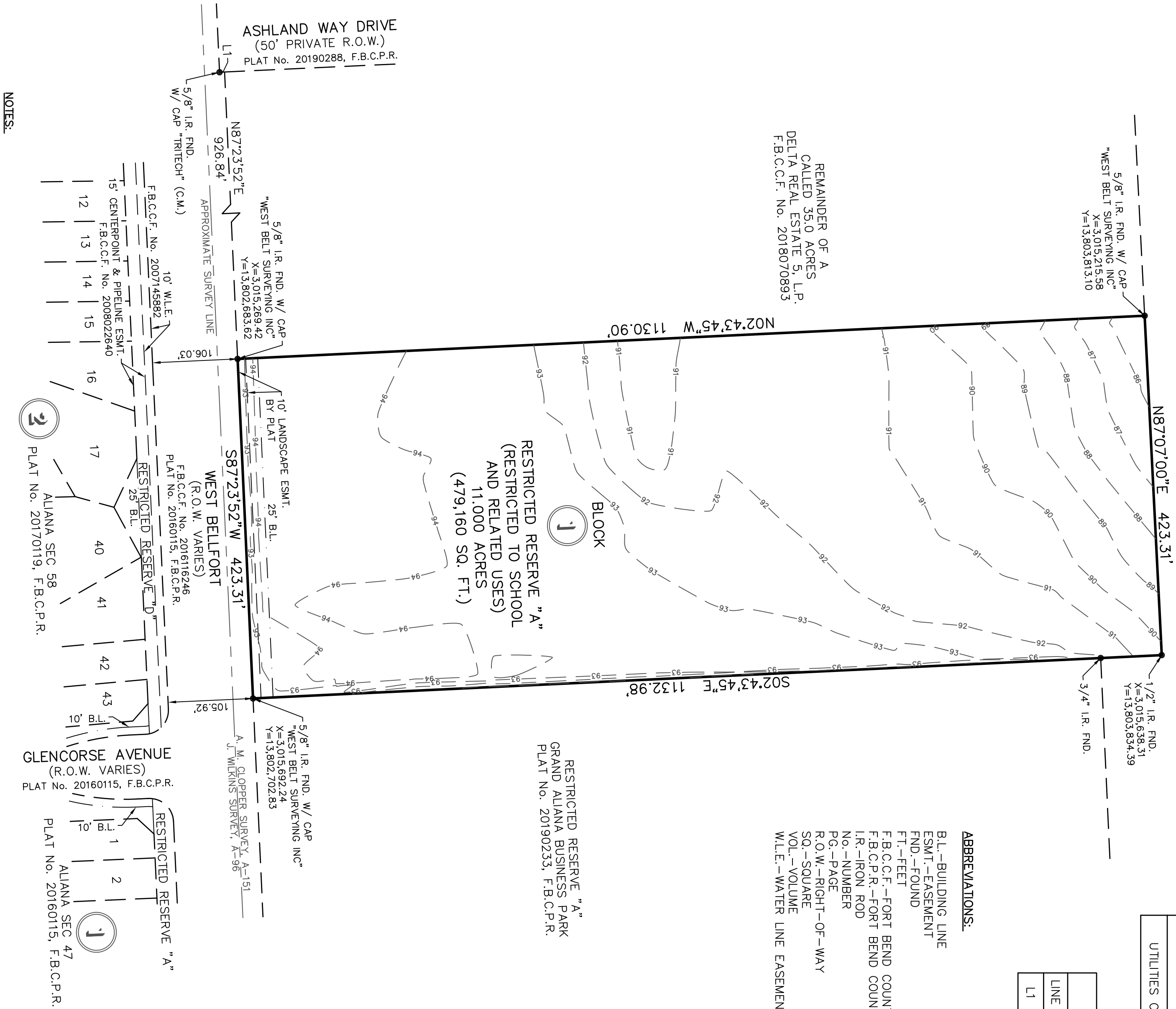
Ken R. DeMarchant
Precinct 4, County Commissioner

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 ____ day of _____, 20____ at _____ o'clock ____ M. in Plat Number _____ of the plot 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



NOTES:

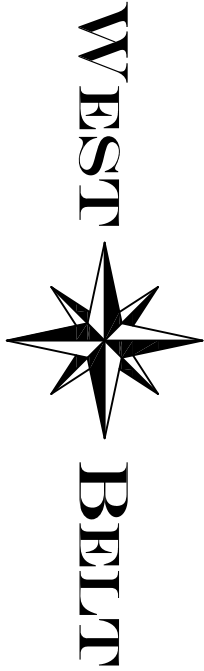
- The coordinates shown hereon are Texas South Central Zone No. 4204, State Plane Coordinates (NAD83) and may be brought to surface (Local Coordinates) by dividing the depicted coordinate by the following combined scale factor of 0.999893154075.
- Bearings depicted hereon are based on Texas State Plane Coordinate System, South Central Zone (NAD83).
- 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.
- The top of all floor slabs shall be a minimum of 95.70 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.
- All Drainage Easements to be kept clear of fences, buildings vegetation and other obstructions to the operations and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved structure.
- This property lies within Zone "X" unbrinked as per flood insurance rate maps, map number 4815/20140L, dated April 02, 2014.
- There are no known pipelines or pipeline easements within the limits of the Plat boundary.
- The Plat is located in Lighting Zone L23
- This plot lies wholly within City of Houston's Extrajurisdictional Jurisdiction, Fort Bend County, Fort Bend Independent School District, Fort Bend County ESD No. 5, Centerpoint Energy and County Assistance District 11 and 2.

SCHOOL OF SCIENCE AND TECHNOLOGY SUGAR LAND MIDDLE SCHOOL

A SUBDIVISION OF
11.000 ACRES
OUT OF THE
A.M. GLOPPER SURVEY,
ABSTRACT NO. 151
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

NOVEMBER 2023



SURVEYING, INC.

21200 PLUM BLVD.
KATY, TEXAS 77450
PHONES: (281) 794-5288
FAX: (281) 792-0629

OFFICE:
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2800 RIVERWALK ROAD, STE. 800
SUGAR LAND, TEXAS 75858
281-467-7183