

PLAT RECORDING SHEET

PLAT NAME: Lamar CISD Elementary School No 36

PLAT NO: _____

ACREAGE: 14.981

LEAGUE: Rufus Wright Survey

ABSTRACT NUMBER: 344

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 DR. ROOSEVELT NIVENS, its Superintendent of Schools and attested by GREGORY BUCHANAN, its Chief Operations Officer, Owners of the 14.981 acre tract of Land described in the above and foregoing map of **LAMAR CISD ELEMENTARY SCHOOL No 36** 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 on 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 on 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 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 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, 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 DR. ROOSEVELT NIVENS, its Superintendent of Schools hereunto authorized, attested by GREGORY BUCHANAN, its Chief Operations Officer, this ____ day of _____, 2024.

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

By: **DR. ROOSEVELT NIVENS, SUPERINTENDENT OF SCHOOLS**

Attest: **GREGORY BUCHANAN, CHIEF OPERATIONS OFFICER**

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Dr. Roosevelt Nivens, as Superintendent of Schools, 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 ____ day of _____, 2024.

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 Gregory Buchanan, as Chief Operations Officer, 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 ____ day of _____, 2024.

Notary Public in and for the State of Texas

This plat of **LAMAR CISD ELEMENTARY SCHOOL No 36** is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas,

this ____ day of _____, 2024.

Amy Pearce, Chairman Joan Berger, Co-Chair

This plot of of **LAMAR CISD ELEMENTARY SCHOOL No 36** was approved by the City of Fulshear Council on the ____ day of _____, 2024, and signed on this ____ day of _____, 2024; 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

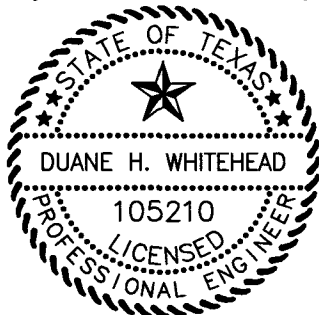
Mariela Rodriguez, City Secretary

GENERAL NOTES

- "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"
"T.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"
- THIS TRACT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 198, FORT BEND COUNTY ASSISTANCE DISTRICT No. 7, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, AND EMERGENCY SERVICE DISTRICT ESD No. 4.
- THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE CITY OF FULSHEAR AND FORT BEND COUNTY, TEXAS.
- THE PROPERTY DEPICTED ON THIS PLAT LIES WITHIN LIGHTING ZONE LZ3 ACCORDING TO THE "ORDERS FOR THE REGULATION OF OUTDOOR LIGHTING".
- 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. 48157C0085M, MAP REVISED JANUARY 29, 2021) IT APPEARS THAT LAMAR CISD ELEMENTARY SCHOOL No 36 LIES WITHIN ZONE X (NO SCREEN) - AREA OF MINIMAL FLOOD HAZARD.
- TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, ALL EXISTING PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE SHOWN ON THE PLAT.
- 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: N.G.S. N-1505X 1987 [PID AW5483] - FOUND STAINLESS STEEL STAD ROD ON NORTH SIDE OF FM-1093 AT 300 FEET EAST OF BESSIE'S CREEK TRACE ROAD. ELEVATION= 109.50' (NAVD88)
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD88.
- THE TOP OF ALL FLOOR SLAB SHALL BE A MINIMUM OF 149.56 FEET (ONE-HUNDRED FORTY-NINE AND FIFTY-SIX-HUNDREDTHS 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 AROUND 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 JANUARY 24, 2024 (FILE No. 22157039602CPL). THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 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= 0.999870017.
- 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.
- 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.
- 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.
- 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 A.D.A.
- RESTRICTIONS: (FORT BEND COUNTY CLERK'S FILE No. 2013123613); (FORT BEND COUNTY CLERK'S FILE No. 2021032496); (FORT BEND COUNTY CLERK'S FILE No. 2022127648).

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. 8430



A FIELD NOTE DESCRIPTION OF 14.981 ACRES OF LAND (CALL 14.98 ACRE TRACT; FORT BEND COUNTY CLERK'S FILE No. 2022127649) BEING A PORTION OF THE CCR WEST INC. OVERALL CALL 471.4 ACRE TRACT (TRACT ONE; FORT BEND COUNTY CLERK'S FILE No. 2020038283) IN THE RUFUS WRIGHT SURVEY, ABSTRACT No. 344, FORT BEND COUNTY, TEXAS.

FOR CONNECTION, BEGIN AT A ONE-HALF INCH IRON PIPE WITH PLASTIC CAP (BGE INC) FOUND FOR THE NORTHEAST CORNER OF RESTRICTED RESERVE "A" OF FORT BEND COUNTY MUD 198 WATER PLANT No. 1 (FORT BEND COUNTY PLAT No. 20210055) IN THE NORTH LINE OF SAID OVERALL CALL 471.4 ACRE TRACT; THENCE; NORTH 87 DEGREES, 31 MINUTES, 41 SECONDS EAST - 66.44 FEET ALONG THE NORTH LINE OF SAID OVERALL CALL 471.4 ACRE TRACT WITH THE SOUTH LINE OF A CALL 182.86 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2020183088) AND THEN WITH THE SOUTH LINE OF A CALL 927.88 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2020073372) TO A THREE-QUARTER INCH DIAMETER IRON ROD WITH PLASTIC CAP (BGE INC) FOUND FOR THE NORTHWEST CORNER OF SAID CALL 14.98 ACRE TRACT; SAID CORNER BEING THE NORTHWEST CORNER OF AND PLACE OF BEGINNING FOR THIS 14.981 ACRE TRACT OF LAND;

THENCE; NORTH 87 DEGREES, 31 MINUTES, 41 SECONDS EAST - 740.27 FEET CONTINUING ALONG THE NORTH LINE OF SAID OVERALL CALL 471.4 ACRE TRACT WITH THE SOUTH LINE OF SAID CALL 927.88 ACRE TRACT TO A THREE-QUARTER INCH DIAMETER IRON ROD WITH PLASTIC CAP FOUND FOR THE NORTHEAST CORNER OF THIS TRACT; SAID CORNER BEING THE NORTHWEST CORNER OF CROSS CREEK WEST SECTION SEVEN (FORT BEND COUNTY PLAT No. 20230183);

THENCE; SOUTHERLY, CROSSING INTO SAID OVERALL CALL 471.4 ACRE TRACT ALONG THE WESTERLY LINE OF SAID CROSS CREEK WEST SECTION SEVEN WITH THE FOLLOWING COURSES AND DISTANCES:

SOUTH 2 DEGREES, 18 MINUTES, 35 SECONDS EAST - 368.87 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP (LABELLED "1943 4349 5829", TYPICAL) SET FOR ANGLE POINT CORNER;

SOUTH 13 DEGREES, 41 MINUTES, 19 SECONDS WEST - 86.96 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP SET FOR ANGLE POINT CORNER;

SOUTH 24 DEGREES, 54 MINUTES, 11 SECONDS WEST - 86.96 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP SET FOR ANGLE POINT CORNER;

SOUTH 36 DEGREES, 25 MINUTES, 46 SECONDS WEST - 81.78 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP SET FOR INTERIOR ANGLE POINT CORNER;

SOUTH 5 DEGREES, 36 MINUTES, 40 SECONDS EAST - 14.85 FEET TO A THREE-QUARTER INCH DIAMETER IRON ROD WITH PLASTIC CAP FOUND FOR INTERIOR ANGLE POINT CORNER;

SOUTH 47 DEGREES, 39 MINUTES, 6 SECONDS EAST - 115.00 FEET TO A THREE-QUARTER INCH DIAMETER IRON ROD WITH PLASTIC CAP (BGE INC) FOUND FOR RE-ENTRANT CORNER OF THIS TRACT;

THENCE; SOUTHWESTERLY, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAZY GRAINS LANE (60 FEET WIDE; FORT BEND COUNTY PLAT No. 20230183) WITH THE FOLLOWING COURSES AND DISTANCES:

SOUTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT BEARS NORTH 47 DEGREES, 39 MINUTES, 6 SECONDS WEST, WITH THE FOLLOWING CURVE DATA:

RADIUS: 570.00 FEET
DELTA: 6 DEGREES, 35 MINUTES, 34 SECONDS
LENGTH: 65.59 FEET
TANGENT: 32.83 FEET
CHORD: SOUTH 45 DEGREES, 38 MINUTES, 41 SECONDS WEST - 65.55 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP SET FOR POINT OF TANGENT CORNER;

SOUTH 48 DEGREES, 56 MINUTES, 28 SECONDS WEST - 127.42 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP SET FOR POINT OF CURVE;

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT WITH THE FOLLOWING CURVE DATA:

RADIUS: 780.00 FEET
DELTA: 5 DEGREES, 26 MINUTES, 13 SECONDS
LENGTH: 74.02 FEET
TANGENT: 37.04 FEET
CHORD: SOUTH 46 DEGREES, 13 MINUTES, 21 SECONDS WEST - 73.99 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP SET FOR POINT OF REVERSE CURVE;

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT WITH THE FOLLOWING CURVE DATA:

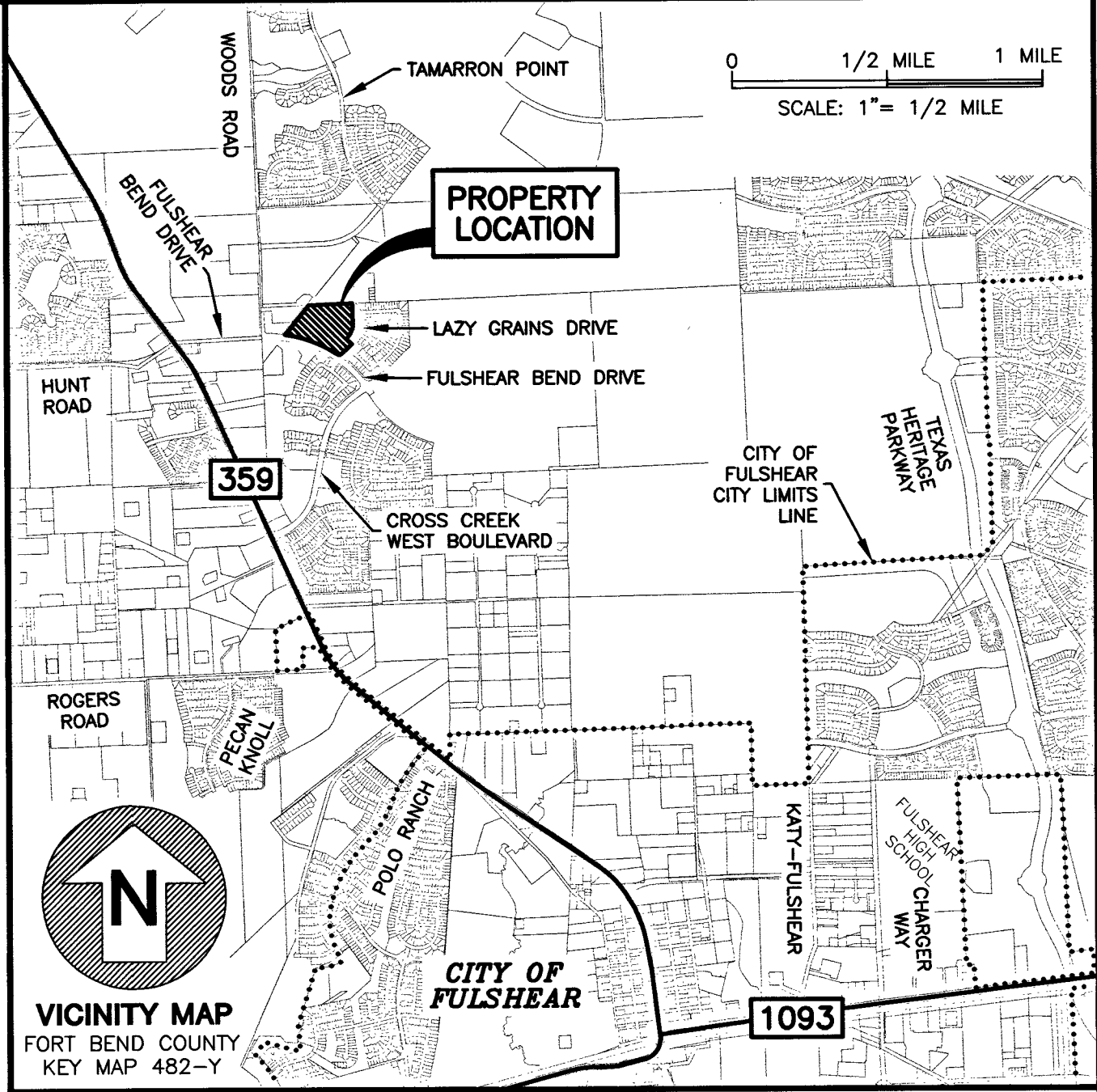
RADIUS: 30.00 FEET
DELTA: 81 DEGREES, 6 MINUTES, 13 SECONDS
LENGTH: 42.47 FEET
TANGENT: 25.67 FEET
CHORD: SOUTH 84 DEGREES, 3 MINUTES, 21 SECONDS WEST - 39.01 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP SET FOR POINT OF REVERSE CURVE;

THENCE; NORTHWESTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF FUTURE FULSHEAR BEND DRIVE (100 FEET WIDE), AT AN ARC LENGTH OF 11.98 FEET PASS A POINT FOR THE NORTHWESTERLY TERMINUS OF A 100-FOOT WIDE RIGHT-OF-WAY (FORT BEND COUNTY PLAT No. 20230184), WITH THE FOLLOWING OVERALL CURVE DATA:

RADIUS: 2050.00 FEET
DELTA: 27 DEGREES, 9 MINUTES, 48 SECONDS
LENGTH: 971.88 FEET
TANGENT: 495.25 FEET
CHORD: NORTH 68 DEGREES, 58 MINUTES, 26 SECONDS WEST - 982.81 FEET TO A THREE-QUARTER INCH DIAMETER IRON ROD WITH PLASTIC CAP (BGE INC) FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE; NORTH 38 DEGREES, 43 MINUTES, 11 SECONDS EAST - 637.46 FEET TO THE PLACE OF BEGINNING AND CONTAINING 14.981 ACRES OF LAND.

PUBLIC FACILITIES	DISTRICT NAMES
COUNTY ASSISTANCE DISTRICT	No. 7
WCID	NONE
MUD	FORT BEND COUNTY M.U.D. 198
LID	NONE
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CONSOLIDATED
E.S.D.	ESD No. 4
FIRE	FIRE DISTRICT FULSHEAR
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	FULSHEAR ETJ
UTILITIES CO.	CENTERPOINT ENERGY SIENERGY CONSOLIDATED COMMUNICATIONS COMCAST



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 _____, 2024.

VINCENT M. MORALES, JR., COMMISSIONER PRECINCT 1 GRADY PRESTAGE, COMMISSIONER PRECINCT 2

W. A. "ANDY" MEYERS, COMMISSIONER PRECINCT 3 DEXTER L. McCOY, 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 _____, 2024, 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 ELEMENTARY SCHOOL No 36

A SUBDIVISION OF 14.981 ACRES OF LAND (CALL 14.98 ACRE TRACT; FORT BEND COUNTY CLERK'S FILE No. 2022127649) BEING A PORTION OF THE CCR WEST INC., OVERALL CALL 471.4 ACRE TRACT (TRACT ONE; FORT BEND COUNTY CLERK'S FILE No. 2020038283) BEING IN THE RUFUS WRIGHT SURVEY, ABSTRACT No. 344, FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE 1 BLOCK

OWNERS
LAMAR CONSOLIDATED
INDEPENDENT
SCHOOL DISTRICT
3911 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

FEBRUARY 21, 2024

SHEET 1 OF 2

LINE	DISTANCE	BEARING
L1	66.44'	N 87°31'41" E
L2	86.96'	S 13°41'19" W
L3	86.96'	S 24°54'11" W
L4	81.78'	S 36°25'46" W
L5	14.85'	S 05°36'40" E

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	570.00	6°35'34"	65.59	32.83	S 45°38'41" W	65.55
C2	780.00	5°26'13"	74.02	37.04	S 46°13'21" W	73.99
C3	30.00	81°06'13"	42.47	25.67	S 84°03'21" W	39.01
C4	2050.00	27°09'48"	971.88	495.25	N 68°58'26" W	962.81

D.R. HORTON-TEXAS, LTD.
CALL 182.86 ACRE TRACT
(TAKEDOWN No. 1 - PART 1;
F.B.C.C.F. No. 2020183088)

FORT BEND COUNTY
MUD No. 222
CALL 1.84 ACRE TRACT
(WATER PLANT No. 1;
F.B.C.C.F. No. 2022027900)

1003 FRANZ INVESTMENTS, LTD.
OVERALL CALL 927.88 ACRE TRACT
(F.B.C.C.F. No. 2020183372)

JOHN J. BOND SURVEY
ABSTRACT No. 113

D.R. HORTON-TEXAS, LTD.
CALL 4.00 ACRE TRACT
(TAKEDOWN No. 1 - PART 2;
F.B.C.C.F. No. 2020183088)

U.E. - UTILITY EASEMENT
B.L. - BUILDING LINE
W.L.E. - WATER LINE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
S.T.M.S.E. - STORM SEWER EASEMENT
A.E. - AERIAL EASEMENT
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.P. - FORT BEND COUNTY PLAT
D.R. - DEED RECORDS OF FORT BEND COUNTY
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
MUD - MUNICIPAL UTILITY DISTRICT
(S) - SET 5/8" IRON ROD WITH CAP
(F) - FOUND 3/4" IRON ROD WITH CAP (BGE INC)
148.5 - ORIGINAL NATURAL GROUND ELEVATION CONTOUR
ALL 5/8" IRON RODS SET BY THIS OFFICE WITH PLASTIC CAPS LABELLED "1943 4349 5829"

ELEVATION REFERENCE: N.G.S. N-1505X 1987 [PID AW5483] - 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. 23 (TBM-23) - SET "D" ON EAST END
OF 24" RCP AT NORTHWEST CORNER OF PROPERTY ON GRAVEL DRIVEWAY
TO WATER PLANT SITE.
ELEVATION= 151.86' X=2,946,682.6' Y= 13,823,897.2'

PLACE OF BEGINNING:
FOUND 3/4" IRON
ROD WITH CAP (BGE)
X= 2,946,723.74'
Y= 13,823,869.42'

FOUND 3/4" IRON
ROD WITH CAP (BGE INC)
X= 2,947,463.22'
Y= 13,823,901.34'

WOODS ROAD - (80' R.O.W.)

CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC
10' EASEMENT WITH AERIAL EASEMENT
(F.B.C.C.F. No. 2021091747)

FORT BEND COUNTY
MUD 198
WATER PLANT No. 1
(F.B.C.P. No. 20210055)

RESTRICTED RESERVE "A"
CALL 2.983 ACRES
(WATER TREATMENT
& RELATED USES)

RESTRICTED RESERVE "A"
CALL 2.182 ACRES

FORT BEND COUNTY
MUD 198
DETENTION BASIN A-4
(F.B.C.C.F. No. 20230212)

10' LANDSCAPE EASEMENT
(F.B.C.P. No. 20230212)

20' W.L.E.
(F.B.C.C.F. No.
2021143940)

50' TEMPORARY
ACCESS EASEMENT
(F.B.C.C.F. No. 2021040504)

TRIMLINE OIL COMPANY, LLC
50' PIPELINE EASEMENT
(F.B.C.C.F. No. 2020090000)
(VOL. 278, PG. 13, (R.))

10' LANDSCAPE
EASEMENT
(F.B.C.P. No.
20230217)

25' STM. S.E.
(F.B.C.P. No. 20230217)

RESERVE "C"
CALL 8.127 ACRE
(DETENTION)

CROSS CREEK WEST
SECTION SIX
(F.B.C.P. No. 20230217)

RESERVE "G"
CALL 1.700 ACRE
(UNRESTRICTED)

25' SAN. S.E.
(F.B.C.P. No. 20230217)

OVERALL CCR WEST, INC.
CALL 471.4 ACRE TRACT
(TRACT ONE;
F.B.C.C.F. No. 2020038283)

LOT 28
BLOCK 1

LOT 30

LOT 31

LOT 32

SPARROW
TERRACE
STREET

100' R.O.W.
(F.B.C.P. No. 20230184)

25' STM. S.E. & W.L.E.
(F.B.C.C.F. No. 20230184)
(F.B.C.C.F. No. 20230184)

15' STM. S.E. & W.L.E.
(F.B.C.C.F. No. 20230184)
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15' STM. S.E.
(F.B.C.C.F. No. 20230184)
(F.B.C.C.F. No. 20230184)

25' BUILDING LINE

25' BUILDING LINE

25' BUILDING LINE

25' BUILDING LINE

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0 60 120 180
SCALE: 1"= 60'

FORT BEND COUNTY
MUD 198
WASTE WATER
TREATMENT PLANT
(F.B.C.P. No. 20210096)

RESTRICTED RESERVE "A"
CALL 2.983 ACRES
(WASTE WATER TREATMENT
AND RELATED USES)

WASTEWATER TREATMENT
PLANT EASEMENT
(F.B.C.C.F. No. 2021143918)

CROSS CREEK WEST
SECTION SIX
(F.B.C.P. No. 20230217)

RESERVE "G"
CALL 1.700 ACRE
(UNRESTRICTED)

25' SAN. S.E.
(F.B.C.P. No. 20230217)

OVERALL CCR WEST, INC.
CALL 471.4 ACRE TRACT
(TRACT ONE;
F.B.C.C.F. No. 2020038283)

LOT 28
BLOCK 1

LOT 30

LOT 31

LOT 32

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