PLAT RECORDING SHEET

PLAT NAME:	Lamar Consolidated ISD Campus Complex Eight West		
PLAT NO:	E 4 A 00		
ACREAGE:	ACREAGE: 71.288		
LEAGUE:	Nathan Brookshire Survey		
ABSTRACT NU	UMBER: 14		
NUMBER OF I	BLOCKS: 2		
NUMBER OF I	LOTS: 0		
NUMBER OF RESERVES: 8			
OWNERS: La	mar Consolidated Independent School District		
(DEPUTY CLERK)			

COUNTY OF FORT BEND

We. LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, acting by and through GREGORY BUCHANAN, its Chief Operations Officer, Owners of the 71.288 acre tract of Land described in the above and foregoing map of LAMAR CONSOLIDATED ISD CAMPUS COMPLEX EIGHT WEST 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, 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 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

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

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 GREGORY BUCHANAN, its Chief Operations Officer, hereunto

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

By: GREGORY BUCHANAN, CHIEF OPERATIONS OFFICER

STATE OF TEXAS

COUNTY OF FORT BEND

authorized this day of

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

Notary Public in and for the State of Texas

DUBLIC EXCHITIES

	PUBLIC FACILITIES	DISTRICT NAMES
	COUNTY ASSITANCE DISTRICT	No. 7
	WCID	NONE
	MUD	FORT BEND COUNTY M.U.D. 201
	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	SIMONTON ETJ
	UTILITIES CO.	CENTERPOINT ENERGY
		CONSOLIDATED COMMUNICATIONS
		COMCAST

DISTRICT NAMES

GENERAL NOTES

INDICATES "UTILITY EASEMENT" INDICATES "AERIAL EASEMENT" INDICATES "BUILDING LINE" "W.L.E." INDICATES "WATER LINE EASEMENT" "SAN.S.E. INDICATES "SANITARY SEWER EASEMENT" INDICATES "STORM SEWER EASEMENT" "STM.S.E. "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" INDICATES "OFFICIAL RECORDS OF FORT BEND COUNTY" "0.R." "W.C.D.R." INDICATES "WALLER COUNTY DEED RECORDS" INDICATES "WALLER COUNTY CLERK'S FILE" "W.C.C.F.

INDICATES "RIGHT-OF-WAY"

2.) THIS TRACT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SIMONTON, FORT BEND COUNTY, TEXAS, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 201, FORT BEND COUNTY ASSISTANCE DISTRICT No. 7, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, AND EMERGENCY SERVICE DISTRICT ESD No. 4.

3.) THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF 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. 48157C0080M AND MAP No. 48157C0085M, MAPS REVISED JANUARY 29, 2021) IT APPEARS THAT A PORTION OF LAMAR CONSOLIDATED ISD CAMPUS COMPLEX EIGHT WEST LIES WITHIN ZONE X (NO SCREEN) - AREA OF MINIMAL FLOOD HAZARD AND A PORTION OF LAMAR CONSOLIDATED ISD CAMPUS COMPLEX EIGHT WEST LIES WITHIN ZONE AE - SPECIAL FLOOD HAZARD AREAS

6) THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN.

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. FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES, IF NECESSARY, BUT IT IS NOT OBLIGATED TO DO SO.

11.) RESTRICTED RESERVES "A", "B", "C", "D", "E", "F", AND "G" TO BE MAINTAINED BY OWNER.

12.) 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. 1 (TBM-1) - FOUND 3-1/4" DIAMETER TEXAS DEPARTMENT OF TRANSPORTATION BRASS DISK IN CONCRETE AT CENTER OF HEADWALL ON EAST END OF 5-FOOT WIDE BOX CULVERT UNDER STATE FARM MARKET HIGHWAY No. 359; LOCATED 1290 FEET NORTH OF THE CENTERLINE OF TIGER RUN BOULEVARD. ELEVATION= 150.23' X=2,939,616.87' Y=13,831,199.00'

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

14.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 142.00 FEET (ONE-HUNDRED FORTY-TWO FEET, 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 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAIN. WHICHEVER IS HIGHER.

15.) THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PREPARED BY STEWART TITLE COMPANY DATED FEBRUARY 24, 2025 (FILE No. 23157039652-CPL). THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

> CALL 82.3025 ACRE TRACT (VOL. 1393, PG. 101; W.C.D.R.)

> > LAUREL FARMS WATER PLANT No. 1 (F.B.C.P. No. 20240035)

LAUREL FARMS

LAUREL FARMS

BOULEVARD

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 = 0.999870017.

COUNTY LINE &

OVERALL SHEET LAYOUT

SCALE: 1"= 600'

SURVEY LINE

17.) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM COUNTY APPROVAL IF NOT RECORDED IN THÉ 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 TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION

NATHAN BROOKSHIRE

SURVEY

ABSTRACT No. 16

(F.B.C.C.F. No. 2006146817)

(VOL. 998, PG. 753; W.C.D.R.) (VOL. 1330, PG. 240; D.R.)

ORIGINAL CALL

RESERVE

CITY OF

SIMONTON EXTRA-

TERRITORIAL JURISDICTION

100' STRIP

477.895 ACRE TRACT

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 COUNTY 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 PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A..

21.) DIRECT ACCESS TO STATE FARM MARKET HIGHWAY No. 359 IS DENIED TO RESERVES "A" AND "D".

22.) A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME BESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.

23.) MEMORANDUM OF DEVELOPMENT AGREEMENT (FORT BEND COUNTY CLERK'S FILE No. 2015022737).

24.) THE FORT BEND COUNTY DRAINAGE DISTRICT HAS THE RIGHT TO USE THE 260-FOOT WIDE EASEMENT ALONG BROOKSHIRE CREEK FOR MAINTENANCE OPERATIONS AND FUTURE EXPANSION OF THE CREEK.

25.) THE 60-FOOT WIDE DRAINAGE EASEMENT CROSSING RESERVE "F" IS INTENDED TO FOLLOW AN EXISTING NATURAL DRAIN CONNECTED TO STATE FARM MARKET HIGHWAY No. 359 AND WILL BE MAINTAINED BY THE OWNER. FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES, IF NECESSARY, BUT IT IS NOT OBLIGATED TO

> 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

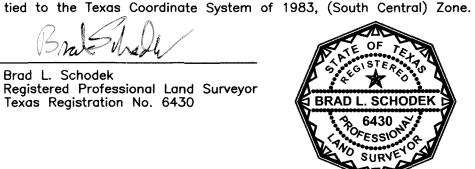
Duane H. Whitehead, P.E. Texas Registration No. 105210



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

12 mo wester Brad L. Schodek

Registered Professional Land Surveyor Texas Registration No. 6430



DISCOVERY HILLS PARKWAY RESERVE "A", BLOCK 1 512.81 ACRE TRACT (COMMERCIAL) CALL 29.67 ACRES (VOL. 1272, PG. 838; D.R.) CITY OF SIMONTON TWINWOOD (U.S.), INC. TWINWOOD DISTRIBUTION EXTRA-TERRITORIAL (VOL. 1330, PG. 240; D.R.) CENTER II JURISDICTION (W.C.C.F. No. 2207614) 100' STRIP WALLER COUNTY CALL 4.00 ACRE DRILL SITE FORT BEND COUNTY (F.B.C.C.F. No. 2013104496) COUNTY LINE & SURVEY LINE NATHAN **BROOKSHIRE** SURVEY

ABSTRACT No. 14

DISTRICT No. 214 FF TEXAS HOLDINGS LP ORIGINAL CALL 192.04 ACRE TRACT (TRACT 3, PART 1; F.B.C.C.F. No. 2013104491)

FORT BEND COUNTY

MUNICIPAL UTILITY

FF TEXAS HOLDINGS LP FORT BEND COUNTY CALL 382.36 ACRE TRACT MUNICIPAL UTILITY (TRACT 4; F.B.C.C.F. DISTRICT No. 195 No. 2013104491)

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

CALL 99.99 ACRE TRACT

(F.B.C.C.F. No. 2023119352)

FORT BEND COUNT

MUNICIPAL UTILITY

CALL 30 14 ACRES

DISTRICT No. 213

("TWINWOOD

BUSINESS PARK

PHASES 4 & 5

DETENTION AND

AMENITY LAKE)

TOTAL ACREAGE

RESERVE TABLE: RESTRICTED PURPOSE: **ACREAGE:** SCHOOL PURPOSES 37.460 1.158 LANDSCAPE/OPEN SPACE 0.199 LANDSCAPE/OPEN SPACE 1.220 OPEN SPACE 13.092 DETENTION 13.956 OPEN SPACE 0.384 WATER PLANT 3.819 PUBLIC ROAD RIGHT-OF-WAY

71.288

CAMPUS COMPLEX EIGHT WEST A SUBDIVISION OF 71.288 ACRES OF LAND BEING THE LAMAR CONSOLIDATED

LAMAR CONSOLIDATED ISD

INDEPENDENT SCHOOL DISTRICT CALL 71.29 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2023115118) OUT OF AN ORIGINAL CALL 477.895 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2006146817 & VOLUME 998, PAGE 753; DEED RECORDS OF WALLER COUNTY, TEXAS) IN THE NATHAN BROOKSHIRE SURVEY, ABSTRACT No. 14, FORT BEND COUNTY, TEXAS.

> 8 RESERVES 2 BLOCKS 0 LOTS

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

90

1489

BROOKSHIRE

CITY LIMITS

COUNTY

BROOKSHIRE -

HUNT ROAD

SIMONTON

SUBDIVISION WITHIN THE WATERSHED.

W. A. "ANDY" MEYERS, COMMISSIONER PRECINCT 3

J. STACY SLAWINSKI, P.E.

KP GEORGE, COUNTY JUDGE

LAURA RICHARD, COUNTY CLERK

FORT BEND COUNTY, TEXAS

DEPUTY

1489

KINGSLAND

CROSSING

脚 BOULEVARD

PROPERTY

CITY OF

FULSHEAR 1093

DEXTER L. McCOY, COMMISSIONER PRECINCT 4

1 MILE 2 MILES /

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS

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

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY. HEREBY CERTIFY THAT THE

MY OFFICE ON _______, 2025, AT___O'CLOCK___.M. IN PLAT NUMBER OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

_ DAY OF ______ , 2025

SCALE: 1"= 1 MILE

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

FORT BEND COUNTY KEY MAP 481-R/482-N

LOCATION

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

MARCH 3, 2025

SHEET 1 OF 3

