

PLAT RECORDING SHEET

PLAT NAME: Lamar Consolidated ISD Elementary School No 38

PLAT NO: _____

ACREAGE: 15.04

LEAGUE: A.Vallet Survey, W.J. Jones Survey and D. Braswell Survey

ABSTRACT NUMBER: 535, 553 and 612

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 GREGORY BUCHANAN, its Chief Operations Officer, Owners of the 15.04 acre tract of Land described in the above and foregoing map of **LAMAR CONSOLIDATED ISD ELEMENTARY SCHOOL No. 38** 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 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 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 GREGORY BUCHANAN, its Chief Operations Officer, hereunto authorized this _____ day of _____, 2025.

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

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

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 _____, 2025.

Notary Public in and for the State of Texas

PLANNING COMMISSION APPROVAL

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of **LAMAR CONSOLIDATED ISD ELEMENTARY SCHOOL No. 38** in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon

and authorizes the recording of this plat this _____ day of _____, 2025.

Wayne Poldrack, Chairman

Cecilio Moreno, Secretary

CITY COUNCIL APPROVAL

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of **LAMAR CONSOLIDATED ISD ELEMENTARY SCHOOL No. 38** in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and

authorizes the recording of this plat this _____ day of _____, 2025.

William Benton, Mayor

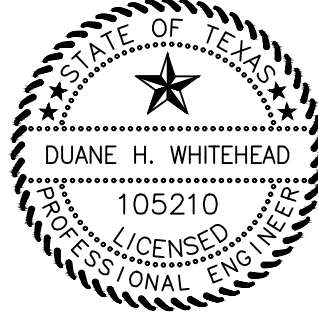
Danyel Swint, City Secretary

S.A. & M.G. RAILROAD
COMPANY SURVEY
SECTION No. 17
ABSTRACT No. 331

S.A. & M.G. RAILROAD
COMPANY SURVEY
SECTION No. 19
ABSTRACT No. 330

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



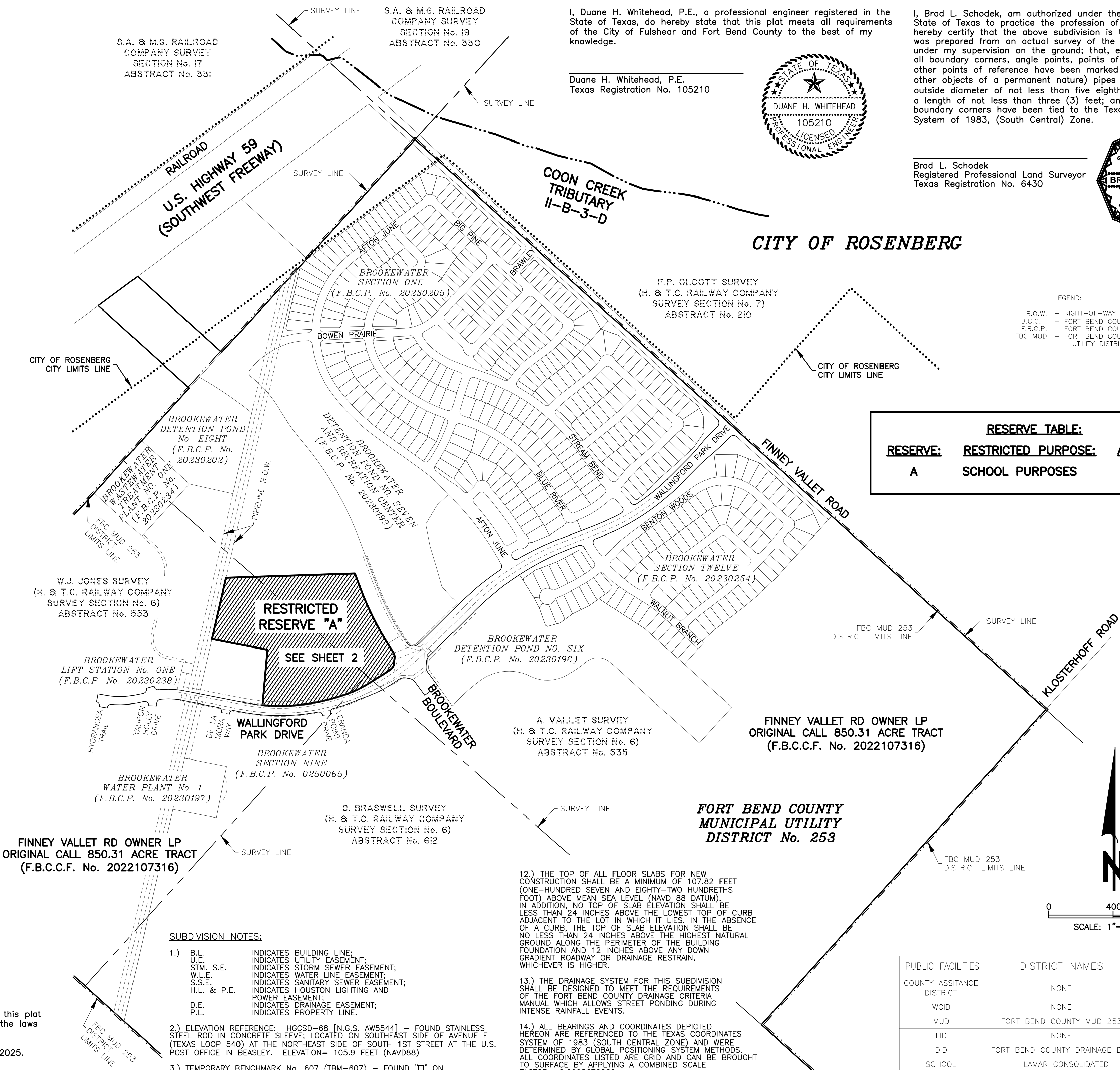
I, Brad L. Schodek, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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



LEGEND:
R.O.W. - RIGHT-OF-WAY
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.P. - FORT BEND COUNTY PLAT
FBC MUD - FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT

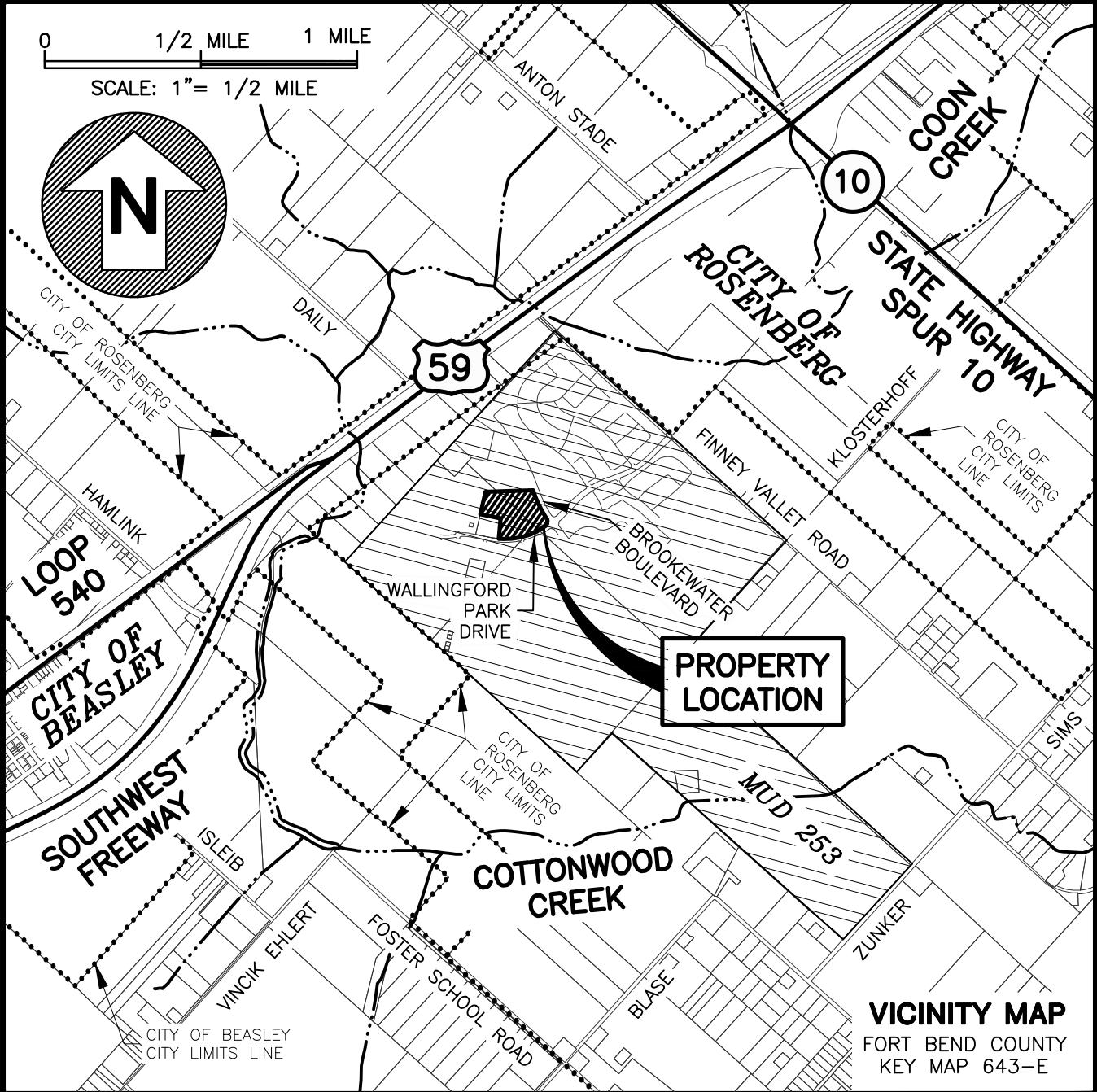
RESERVE TABLE:		
RESERVE:	RESTRICTED PURPOSE:	ACREAGE:
A	SCHOOL PURPOSES	15.04



SUBDIVISION NOTES:

- 1.) B.L. - INDICATES BUILDING LINE;
U.E. - INDICATES UTILITY EASEMENT;
S.W. S.E. - INDICATES STORM SEWER EASEMENT;
W.L. - INDICATES WATER LINE EASEMENT;
S.S.E. - INDICATES SANITARY SEWER EASEMENT;
H.L. & P.E. - INDICATES HOUSTON LIGHTING AND POWER EASEMENT;
D.E. - INDICATES DRAINAGE EASEMENT;
P.L. - INDICATES PROPERTY LINE.
- 2.) ELEVATION REFERENCE: H0CSD-68 [N.G.S. #W55444] - FOUND STAINLESS STEEL ROD IN CONCRETE SLEEVE; LOCATED ON SOUTHEAST SIDE OF AVENUE F (TEXAS LOOP 540) AT THE NORTHEAST SIDE OF SOUTH 1ST STREET AT THE U.S. POST OFFICE IN BEASLEY. ELEVATION= 105.9 FEET (NAVD88)
- 3.) TEMPORARY BENCHMARK No. 607 (TBM-607) - FOUND "T" ON CONCRETE INLET LOCATED ON NORTH SIDE OF WALLINGFORD PARK DRIVE AT 110 FEET WEST OF VERANDA POINT DRIVE. ELEVATION= 108.24 FEET X= 2,957,814.1' Y= 13,744,244.3'
- 4.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD88.
- 5.) THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- 6.) THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PREPARED BY STEWART TITLE COMPANY (FILE No. 23157039628-CPL, DATED MARCH 5, 2025). THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 7.) THIS PLAT LIES WHOLLY WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED ISD, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 253, EMERGENCY SERVICE DISTRICT ESD No. 8, THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF ROSENBERG, AND FORT BEND COUNTY.
- 8.) AS PER THE FEMERAL EMERGENCY MANAGEMENT NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP No. 4815702225L, MAP REVISED APRIL 2, 2014), IT APPEARS THAT LAMAR CONSOLIDATED ISD ELEMENTARY SCHOOL No. 38 LIES WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 9.) 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.
- 10.) THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 11.) FIVE-EIGHTHS INCH (5/8") IRON RODS TWO FEET (2') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.

- 12.) THE TOP OF ALL FLOOR SLABS FOR NEW CONSTRUCTION SHALL BE A MINIMUM OF 107.82 FEET (ONE-HUNDRED SEVEN AND EIGHTY-TWO HUNDRETHS FOOT) 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 RESTRAIN, WHICHEVER IS HIGHER.
- 13.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
- 14.) ALL BEARINGS AND COORDINATES DEPICTED HEREON ARE REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983 (SOUTH CENTRAL ZONE) AND WERE DETERMINED BY GLOBAL POSITIONING SYSTEM METHODS. ALL COORDINATES LISTED ARE GRID AND CAN BE BROUGHT TO SURFACE BY APPLYING A COMBINED SCALE FACTOR: 0.9998670269.
- 15.) THE RESERVE IN THIS SUBDIVISION IS RESTRICTED TO NON-RESIDENTIAL USE.
- 16.) 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.
- 17.) 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.
- 18.) THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE No. L22 AND ZONE No. 253 ACCORDING TO THE "ORDERS FOR THE REGULATION OF OUTDOOR LIGHTING".
- 19.) 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.
- 20.) 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.
- 21.) ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 22.) 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.



I, J. STACY SLAWSKI, 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 SLAWSKI, P.E.

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

_____ DAY OF _____, 2025.

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 _____, 2025, 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 ELEMENTARY SCHOOL No. 38

A SUBDIVISION OF 15.04 ACRES OF LAND BEING
A CALL 15.04 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE
No. 2023056415) BEING A PORTION OF THE FINNEY VALLET RD
OWNER LP, ORIGINAL CALL 850.31 ACRE TRACT (FORT BEND COUNTY
CLERK'S FILE No. 2022107316) IN THE A. VALLET SURVEY,
ABSTRACT No. 535, IN THE W.J. JONES SURVEY, ABSTRACT No. 553,
& IN THE D. BRASWELL SURVEY, ABSTRACT No. 612,
FORT BEND COUNTY, TEXAS.

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

1 RESERVE
SURVEYOR
KALUZA, INC.
CONSULTING ENGINEERS AND SURVEYORS
ENGINEERING FIRM No. F-1339
TEXAS LICENSED SURVEYING FIRM No. 10010000
3074 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
bschodek@kaluzainc.com

MAY 15, 2025

SHEET 1 OF 2

W.J. JONES SURVEY
(H. & T.C. RAILWAY COMPANY
SURVEY SECTION No. 6)
ABSTRACT No. 553

A. VALLET SURVEY
(H. & T.C. RAILWAY COMPANY
SURVEY SECTION No. 6)
ABSTRACT No. 535

FINNEY VALLET RD OWNER LP
ORIGINAL CALL 850.31 ACRE TRACT
(F.B.C.C.F. No. 2022107316)

SET 5/8" IRON ROD WITH CAP
(NOTE: ALL 5/8" IRON RODS SET BY
THIS OFFICE WITH PLASTIC CAPS
LABELLED "1943 4349 5829" TYPICAL)
X= 2,958,114.95'
Y= 13,745,065.10'

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	2050.00	13°04'03"	467.55	234.79	S 27°02'04" E	466.53
C2	50.00	46°38'48"	40.71	21.56	S 10°14'42" E	39.59
C3	100.00	13°53'59"	24.26	12.19	S 06°07'42" W	24.20
C4	50.00	56°02'22"	48.90	26.61	S 27°11'54" W	46.98
C5	1210.00	04°18'38"	91.03	45.54	S 57°22'24" W	91.01
C6	500.00	03°09'57"	27.63	13.82	S 57°56'44" W	27.62
C7	1047.19	05°29'18"	100.31	50.19	S 59°06'25" W	100.27
C8	500.00	06°16'25"	54.75	27.40	S 64°59'16" W	54.72
C9	1220.00	26°58'39"	574.43	292.64	S 81°36'48" W	569.14

LINE	DISTANCE	BEARING
L1	81.97'	S 20°30'04" E

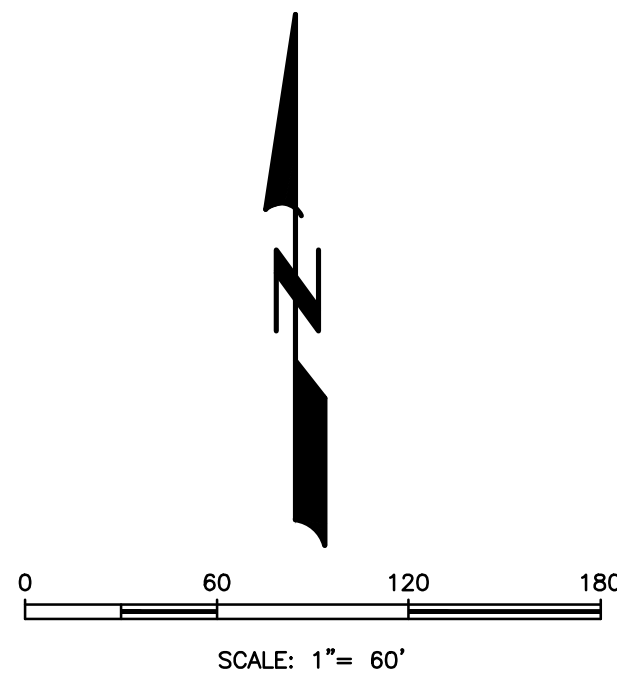
RESTRICTED RESERVE "B"
CALL 4.127 ACRES
(RESTRICTED TO RECREATIONAL USES)

BROOKEWATER
DETENTION POND NO. SEVEN
AND RECREATION CENTER
(F.B.C.P. No. 20230199)

RESTRICTED RESERVE "A"
CALL 18.797 ACRES
(RESTRICTED TO DETENTION)

WALLINGFORD PARK DRIVE
PHASE TWO DRIVE
(F.B.C.P. No. 202300198)

RESTRICTED RESERVE "A"
CALL 16.75 ACRES
(RESTRICTED TO DETENTION)
BROOKEWATER
DETENTION POND NO. SIX
(F.B.C.P. No. 20230196)



- P.U.E. - PUBLIC UTILITY EASEMENT
B.L. - BUILDING LINE
W.L.E. - WATER LINE EASEMENT
SAN.S.E. - SANITARY SEWER EASEMENT
STM.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
(NOTE: ALL 5/8" IRON RODS SET BY THIS OFFICE WITH
PLASTIC CAPS LABELLED "1943 4349 5829" TYPICAL)
107.5 - ORIGINAL NATURAL GROUND ELEVATION CONTOUR

LAMAR CONSOLIDATED ISD ELEMENTARY SCHOOL No 38

A SUBDIVISION OF 15.04 ACRES OF LAND BEING
A CALL 15.04 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE
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OWNER LP, ORIGINAL CALL 850.31 ACRE TRACT (FORT BEND COUNTY
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& IN THE D. BRASWELL SURVEY, ABSTRACT No. 612,
FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE 1 BLOCK
OWNERS SURVEYOR
LAMAR CONSOLIDATED KALUZA, INC.
INDEPENDENT CONSULTING ENGINEERS AND SURVEYORS
ENGINEERING FIRM No. F-1339
SCHOOL DISTRICT TEXAS LICENSED SURVEYING FIRM No. 10010000
3911 AVENUE I
ROSENBERG, TEXAS 77471
PHONE (281) 341-3100
bschodek@kaluzainc.com

MAY 15, 2025 SHEET 2 OF 2

File Name: \\FortBend\\School\\FBSCHL22-008 (LCISD Brookewater ES 38)\\Survey\\Plot\\ES38brookewater_051525.dwg
Layout Tab: 2
Save date: Thursday, May 15, 2025 12:48:33 PM Plot date: Thursday, May 15, 2025 1:19:27 PM