

**PLAT RECORDING SHEET**

**PLAT NAME:** Lamar CISD Elementary School No 37

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 15.00

**LEAGUE:** Micajah Autrey Survey

**ABSTRACT NUMBER:** A-100

**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 15.00 acre tract of Land described in the above and foregoing map of **LAMAR CISD ELEMENTARY SCHOOL No 37** 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 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 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

#### 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"  
"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"  
"CISD" INDICATES "CONSOLIDATED INDEPENDENT SCHOOL DISTRICT"  
"ETJ" INDICATED "EXTRATERRITORIAL JURISDICTION"  
"No" INDICATES "NUMBER"

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. 222, FORT BEND COUNTY ASSISTANCE DISTRICT No. 7, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, AND IN 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. 48157C0085M, MAP REVISED JANUARY 29, 2021) IT APPEARS THAT LAMAR CISD ELEMENTARY SCHOOL No 37 LIES WITHIN ZONE X (NO SCREEN) - AREA OF MINIMAL FLOOD HAZARD.

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

7.) ELEVATION REFERENCE: N.G.S. HGCS0-66 [PID AWS411] - FOUND STAINLESS STEEL ROD IN SLEEVE ON EAST SIDE OF F.M. 1463 AT 500 FEET SOUTH OF ROESNER ROAD.  
ELEVATION= 135.8' (NAVD88)

TEMPORARY BENCHMARK No. 314 (TBM-314) - SET "C" ON TOP OF CONCRETE INLET AT BACK OF CURB; LOCATED ON SOUTH SIDE OF TAMARRON PARKWAY AT 1200 FEET WEST OF THE CENTERLINE OF JORDAN RANCH BOULEVARD.  
ELEVATION= 152.66' X= 2,950,647.87' Y= 13,827,184.27'

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

9.) THE TOP OF ALL FLOOR SLAB SHALL BE A MINIMUM OF 153.05 FEET (ONE-HUNDRED FIFTY-THREE AND FIVE-ONE-HUNDREDTHS 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 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

10.) 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.

11.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

12.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

13.) 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.

14.) THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PREPARED BY STEWART TITLE COMPANY DATED MAY 2, 2025 (FILE No. 23157039681). THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

15.) 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= 1.0001144934.

16.) 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.

17.) 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

18.) 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 JOINED 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.

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.A..

20.) RESTRICTIONS: (FORT BEND COUNTY CLERK'S FILE No. 2020183367),  
(FORT BEND COUNTY CLERK'S FILE No. 2021002956),  
(FORT BEND COUNTY CLERK'S FILE No. 2021003118), &  
(FORT BEND COUNTY CLERK'S FILE No. 2021003807).

21.) POST-CLOSING DEVELOPMENT AGREEMENT: (FORT BEND COUNTY CLERK'S FILE No. 2020183090).

22.) DRAINAGE AND DETENTION EASEMENT AGREEMENT: (FORT BEND COUNTY CLERK'S FILE No. 2020183364).

23.) WATER AND WASTEWATER FACILITIES AGREEMENT: (FORT BEND COUNTY CLERK'S FILE No. 2020183366).

24.) DEVELOPMENT AGREEMENT: (FORT BEND COUNTY CLERK'S FILE No. 2020183531) &  
(FORT BEND COUNTY CLERK'S FILE No. 2024020818).

This final plat of **LAMAR CISD ELEMENTARY SCHOOL No 37** is approved by the City Planning and Zoning Commission of the City of Fulshear,

Texas, this \_\_\_\_ day of \_\_\_\_\_, 2025.

Amy Pearce, Chairman

Grace Malveaux, Co-Chair

This final plat of of **LAMAR CISD ELEMENTARY SCHOOL No 37** was approved by

the City of Fulshear Council on the \_\_\_\_ day of \_\_\_\_\_, 2025,

and signed on this \_\_\_\_ day of \_\_\_\_\_, 2025; 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.

Donald McCoy, Mayor

Mariela Rodríguez, City Secretary

A FIELD NOTE DESCRIPTION OF 15.00 ACRES OF LAND BEING THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT CALL 15.00 ACRE TRACT OF LAND (FORT BEND COUNTY CLERK'S FILE No. 2024011347) BEING THE WESTERLY PORTION OF A CALL 30.56 ACRE TRACT (EXHIBIT A-2 "COMMERCIAL TRACT No. 4"; FORT BEND COUNTY CLERK'S FILE No. 2020183366) OUT OF AN OVERALL CALL 1316.47 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2012149037) BEING IN THE MICAHAH AUTREY SURVEY, ABSTRACT No. 100, FORT BEND COUNTY, TEXAS. THE BEARING BASIS FOR THIS DESCRIPTION IS REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983 (SOUTH CENTRAL ZONE) AND WAS DETERMINED BY GLOBAL POSITIONING SYSTEM METHODS.

BEGINNING AT A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP (QUIDDITY) FOUND FOR THE SOUTH CORNER OF SAID CALL 15.00 ACRE TRACT; SAID CORNER BEING AN ANGLE POINT CORNER IN THE NORTHERLY LINE OF TAMARRON WEST SECTION 11 SUBDIVISION (FORT BEND COUNTY PLAT No. 20230182) AND BEING THE SOUTHWEST CORNER OF A CALL 0.1125 ACRE LAND LEASE (70 FOOT BY 70 FOOT CELL TOWER SITE; FORT BEND COUNTY CLERK'S FILE No. 2023083371 AND No. 2023009516) OUT OF THE REMAINDER OF SAID OVERALL CALL 1316.47 ACRE TRACT; SAID BEGINNING CORNER BEING THE SOUTHEAST CORNER OF THIS 15.00 ACRE TRACT;

THENCE; NORTH 53 DEGREES, 21 MINUTES, 58 SECONDS WEST - 1056.53 FEET ALONG THE NORTHERLY LINE OF BLOCK No. TWO OF SAID TAMARRON WEST SECTION 11 SUBDIVISION TO A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP (LABELLED "1943 4349 5829", TYPICAL) SET FOR THE SOUTHWEST CORNER OF THIS TRACT; SAID CORNER BEING THE WEST CORNER OF SAID CALL 15.00 ACRE TRACT, BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID TAMARRON WEST SECTION 11 SUBDIVISION, AND BEING AN ANGLE POINT IN THE SOUTHEASTERLY LINE OF TAMARRON WEST SECTION 10 SUBDIVISION (FORT BEND COUNTY PLAT No. 20250009);

THENCE; NORTH 33 DEGREES, 7 MINUTES, 1 SECOND EAST - 674.15 FEET ALONG A SOUTHEASTERLY LINE OF BLOCK No. ONE OF SAID TAMARRON WEST SECTION 10 SUBDIVISION TO A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP SET FOR THE NORTHWEST CORNER OF THIS TRACT; SAID CORNER BEING THE NORTH CORNER OF SAID CALL 15.00 ACRE TRACT AND BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID TAMARRON WEST SECTION 10 SUBDIVISION;

THENCE; SOUTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT BEARS NORTH 32 DEGREES, 55 MINUTES, 7 SECONDS EAST, WITH THE FOLLOWING CURVE DATA:

RADIUS: 2450.00 FEET  
DELTA: 16 DEGREES, 33 MINUTES, 0 SECONDS  
LENGTH: 707.69 FEET  
TANGENT: 356.33 FEET

CHORD: SOUTH 65 DEGREES, 21 MINUTES, 23 SECONDS EAST - 705.24 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TAMARRON PARKWAY (100 FEET WIDE; FORT BEND COUNTY PLAT No. 20240118) TO A 5/8 INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT; SAID CORNER BEING THE EAST CORNER OF SAID CALL 15.00 ACRE TRACT AND BEING THE NORTHWEST CORNER OF UNRESTRICTED RESERVE "A" OF SUMMERWELL TAMARRON WEST SUBDIVISION (FORT BEND COUNTY PLAT No. 202500089);

THENCE; SOUTH 10 DEGREES, 32 MINUTES, 34 SECONDS WEST - 845.61 FEET TO A 5/8 INCH DIAMETER IRON ROD FOUND FOR ANGLE POINT CORNER OF THIS TRACT; SAID CORNER BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID SUMMERWELL TAMARRON WEST SUBDIVISION AND BEING THE NORTHWEST CORNER OF SAID CALL 0.1125 ACRE LAND LEASE;

THENCE; SOUTH 5 DEGREES, 33 MINUTES, 13 SECONDS WEST - 70.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 15.00 ACRES OF LAND.

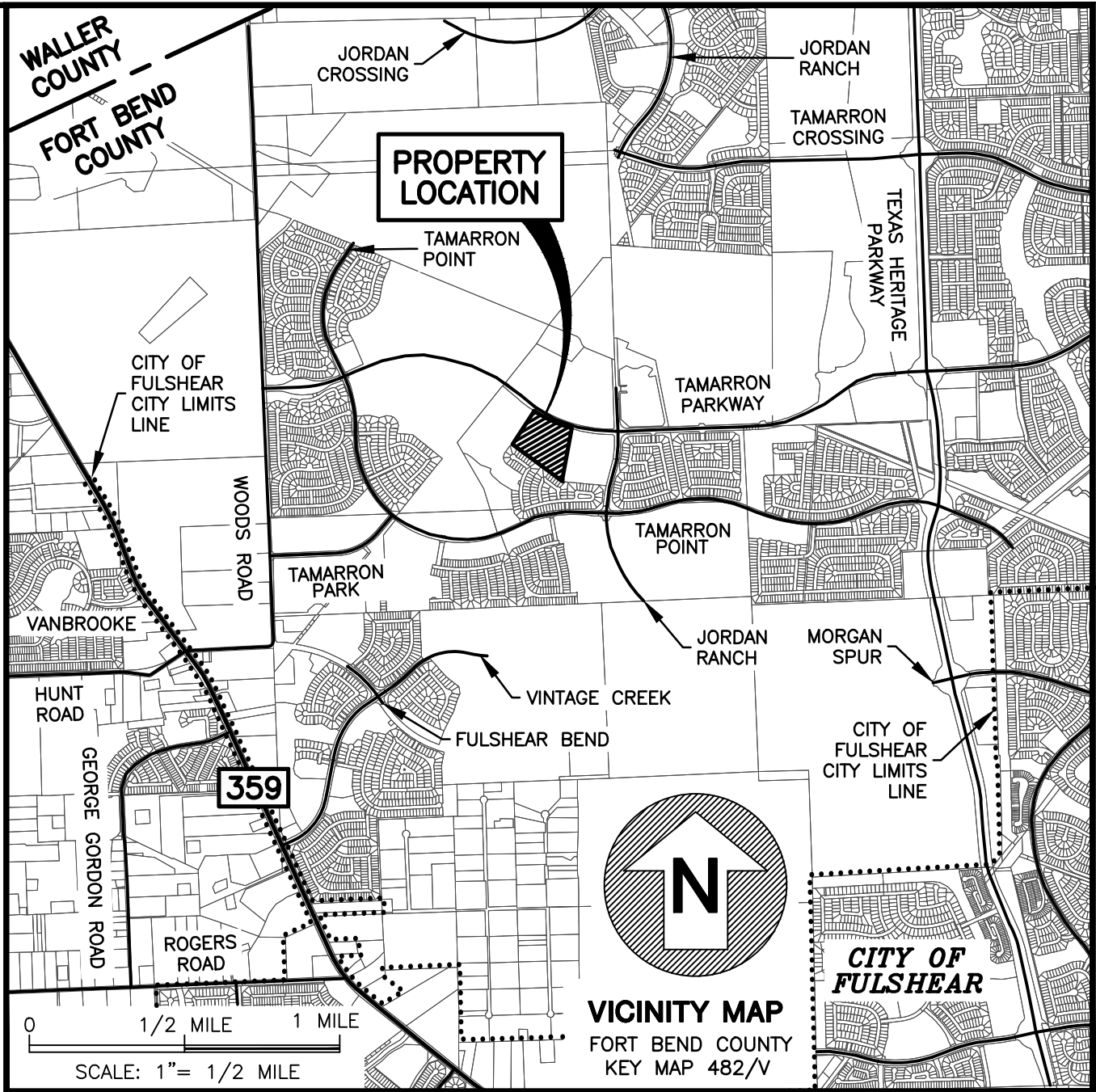
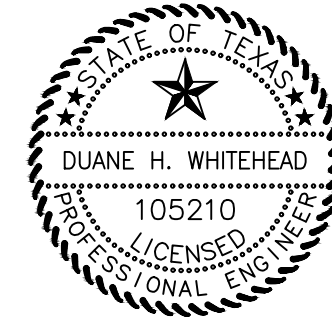
I, Brad L. Schodek, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary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



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, 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 \_\_\_\_\_, 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 CISD ELEMENTARY SCHOOL No 37

A SUBDIVISION OF 15.00 ACRES OF LAND BEING A CALL 15.00 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2024011347) OUT OF AN OVERALL CALL 1316.47 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2012149037) BEING IN THE MICAHAH AUTREY SURVEY, ABSTRACT No. 100, CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS.

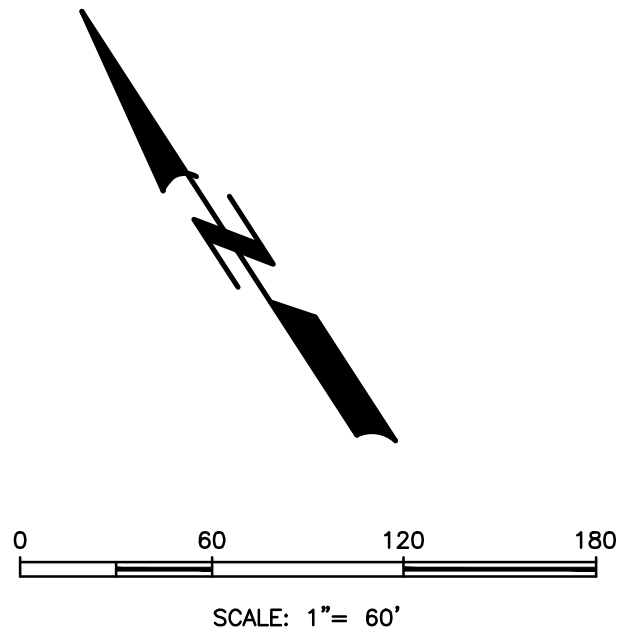
0 LOTS 1 RESERVE 1 BLOCK

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

JUNE 3, 2025

SHEET 1 OF 2



- U.E. - UTILITY EASEMENT  
B.L. - BUILDING LINE  
W.L.E. - WATER LINE EASEMENT  
S.S.E. - SANITARY SEWER EASEMENT  
S.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  
CISD - CONSOLIDATED INDEPENDENT SCHOOL DISTRICT  
FBC MUD - FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT  
No. - NUMBER  
(S) - SET 5/8" IRON ROD WITH CAP
- ALL 5/8" IRON RODS SET BY THIS OFFICE WITH PLASTIC CAPS LABELLED "1943 4349 5829"
- ORIGINAL NATURAL GROUND ELEVATION CONTOUR

F, H, & L 2012 TRUST U/T/A,  
RDF TRUST U/T/A,  
BAMM TRUST U/T/A, &  
KJFS TRUST U/T/A  
OVERALL RAYMOND L. FRANZ  
& JOAN A. FRANZ  
CALL 1316.47 ACRE TRACT  
(F.B.C.C.F. No. 2012149037)

## MICAJAH AUTREY SURVEY ABSTRACT No. 100

TAMARRON PARKWAY  
STREET DEDICATION  
SECTION THREE  
IN TAMARRON WEST  
(F.B.C.P. No. 20240118)

TAMARRON PARKWAY  
PHASE 5  
STREET DEDICATION  
(F.B.C.P. No. 20240123)

JORDAN RANCH BOULEVARD  
(100' R.O.W.)

JORDAN RANCH BOULEVARD  
STREET DEDICATION  
SECTION 1  
IN TAMARRON WEST  
(F.B.C.P. No. 20240123)

RESERVE TABLE:		
RESERVE:	RESTRICTED PURPOSE:	ACREAGE:
A	SCHOOL PURPOSES	15.00

RESTRICTED RESERVE "A"  
(OPEN SPACE, LANDSCAPE,  
INCIDENTAL UTILITY PURPOSES)  
CALL 0.32 ACRE

SET 5/8" IRON  
ROD WITH CAP  
X= 2,950,366.90'  
Y= 13,827,330.78'

FBC MUD 222  
(CALL 0.05 ACRE;  
F.B.C.C.F. No. 2025016636)

DRAINAGE EASEMENT No. 2  
CALL 8.28 ACRES (100' WIDE;  
F.B.C.C.F. No. 2020183364)  
TEMPORARY ACCESS EASEMENT  
CALL 16.63 ACRES  
(F.B.C.C.F. No. 2020183365)

TAMARRON PARKWAY  
(100' R.O.W.)

FBC MUD 222  
10' SAN.S.E. No. 4 (CALL 0.01 ACRE;  
F.B.C.C.F. No. 2025016635)

FOUND 5/8" IRON  
ROD (DISTURBED)

20' LANDSCAPE EASEMENT  
(F.B.C.C.F. No. 2025016638)

D.R. HORTON-TEXAS, LTD.  
25' LANDSCAPE EASEMENT  
CALL 0.409 ACRE  
(F.B.C.C.F. No. 2025025757)

R=2450.00'  
Δ=16°33'00"  
L=707.69'  
T=356.33'  
CHORD=S 65°21'23" E  
705.24'

PRIVATE 10' TEMPORARY  
ACCESS & GRADING EASEMENT  
CALL 0.19 ACRE  
(F.B.C.C.F. No. 2025031042)

UNRESTRICTED  
RESERVE "A"  
CALL 15.38 ACRES

SUMMERWELL  
TAMARRON WEST  
(F.B.C.P. No. 20250089)

RESTRICTED RESERVE "A"  
(15.00 ACRES)  
(RESTRICTED TO SCHOOL PURPOSES)

BLOCK No. 1

BRIGHT MILL COURT  
(60' R.O.W.)

TAMARRON WEST  
SECTION 10  
(F.B.C.P. No. 20250009)

LANGRIDGE DRIVE  
(60' R.O.W.)

WINCHESTER FALLS  
COURT  
(60' R.O.W.)

File Name: \\FortBend\Survey\Projects\2025\104 - CISD - ES37\Survey\Plat\LCSD-ES37-TAMARRON-FP\_060325.dwg  
Layout: Tab:2  
Save date: Tuesday, June 3, 2025 4:47:45 PM

LOT 5  
BLOCK 1

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15  
BLOCK 1

LOT 16

LOCAL PUBLIC UTILITIES  
7.5' UTILITY EASEMENT  
CALL 0.13 ACRE  
(F.B.C.C.F. No. 2023065053)

LOT 10  
BLOCK 2

15' UTILITY EASEMENT  
(F.B.C.P. No. 20230182)

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

15' UTILITY EASEMENT  
(F.B.C.P. No. 20230182)

LOT 18  
BLOCK 2

LOT 19

LOT 20

LOT 21

LOT 22

TAMARRON WEST  
SECTION 11  
(F.B.C.P. No. 20230182)

15' UTILITY EASEMENT  
(F.B.C.P. No. 20230182)

LOT 41  
BLOCK 2

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

LOT 48  
BLOCK 2

F, H, & L 2012 TRUST U/T/A,  
RDF TRUST U/T/A, BAMM TRUST  
U/T/A, & KJFS TRUST U/T/A  
OVERALL RAYMOND L. FRANZ  
& JOAN A. FRANZ  
CALL 1316.47 ACRE TRACT  
(F.B.C.C.F. No. 2012149037)  
SITE CONCEPTS, INC.  
(F.B.C.C.F. No. 2023083371)  
CALL 0.125 ACRE (LAND SITE;  
(F.B.C.C.F. No. 2023083371)  
(70' R.O.W. CALL 0.125 ACRE;  
(F.B.C.C.F. No. 2023083371)  
& No. 2023083371)

FOUND 5/8" IRON  
ROD

PLACE OF BEGINNING:  
FOUND 5/8" IRON  
- ROD WITH CAP (QUANTITY)  
X= 2,950,846.36'  
Y= 13,826,135.85'

## LAMAR CISD ELEMENTARY SCHOOL No. 37

A SUBDIVISION OF 15.00 ACRES OF LAND BEING A  
CALL 15.00 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE  
No. 2024011347) OUT OF AN OVERALL CALL 1316.47 ACRE TRACT  
(FORT BEND COUNTY CLERK'S FILE No. 2012149037) BEING IN  
THE MICAJAH AUTREY SURVEY, ABSTRACT No. 100,  
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS.

0 LOTS 1 RESERVE 1 BLOCK

OWNERS SURVEYOR AND ENGINEER

LAMAR CONSOLIDATED  
INDEPENDENT SCHOOL DISTRICT

3911 AVENUE I  
ROSENBERG, TEXAS 77471

PHONE (281) 341-3100

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

JUNE 3, 2025

SHEET 2 OF 2