

PLAT RECORDING SHEET

PLAT NAME: Lamar Consolidated ISD Beechnut Elementary School

PLAT NO: _____

ACREAGE: 30.517

LEAGUE: I and G.N. Railroad Company Survey & William Stanley Survey

ABSTRACT NUMBER: 353 & 599

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 3

OWNERS: Lamar Consolidated Independent School District & Peek Road Holdings,
LLC

(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, and We, PEEK ROAD HOLDINGS, LLC, a Delaware Limited Liability Company, acting by and through MIKE BRADY, its Vice President, Owners together of the 30.517 acre tract of land described in the above and foregoing map of LAMAR CONSOLIDATED ISD BEECHNUT ELEMENTARY SCHOOL 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 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 obstructions, 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, We, PEEK ROAD HOLDINGS, LLC, do hereby certify that We are the Owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of LAMAR CONSOLIDATED ISD BEECHNUT ELEMENTARY SCHOOL, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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 16 day of September, 2025, and

IN TESTIMONY WHEREOF, the PEEK ROAD HOLDINGS, LLC, has caused these presents to be signed by MIKE BRADY, its Vice President, thereunto authorized this 17 day of September, 2025.

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

Gregory Buchanan
By: GREGORY BUCHANAN, CHIEF OPERATIONS OFFICER

PEEK ROAD HOLDINGS, LLC
A Delaware Limited Liability Company

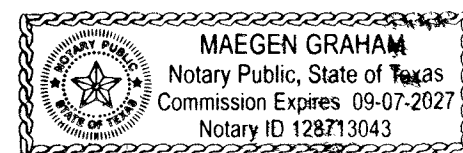
Mike Brady
By: MIKE BRADY, VICE PRESIDENT

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 16 day of September, 2025.

Megan Graham
Notary Public in and for the State of Texas

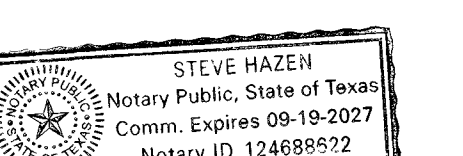


STATE OF
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared Mike Brady, Vice President of PEEK ROAD HOLDINGS, LLC, 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 expressed, in the capacity therein stated, and as the act and deed of said limited liability company.

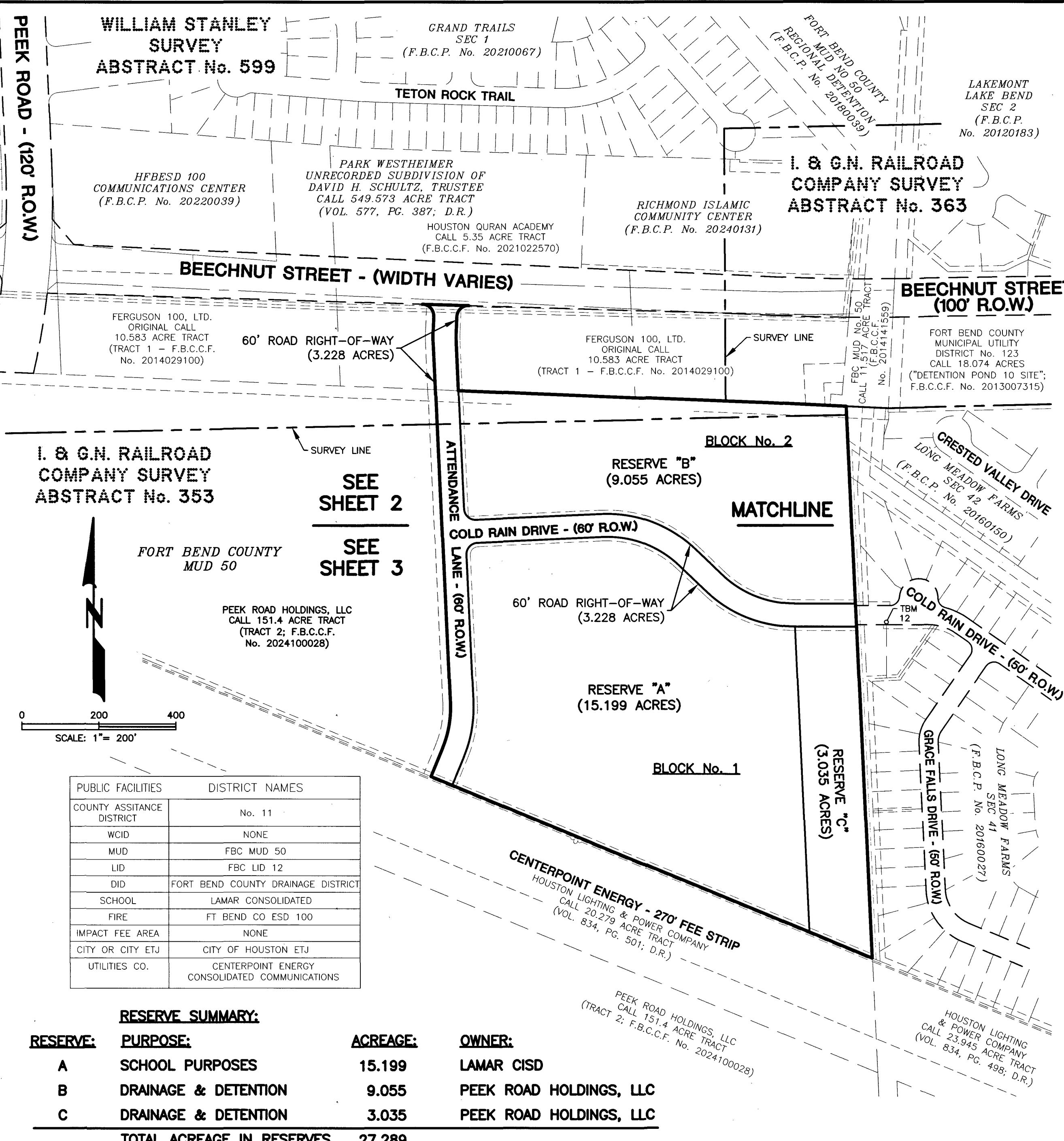
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17 day of Sept, 2025.

Steve Hazen
Notary Public in and for the State of



SUBDIVISION NOTES

- 1.) B.L. - BUILDING LINE
A.E. - AERIAL EASEMENT
U.E. - UTILITY EASEMENT
S.T.S.E. - STORM SEWER EASEMENT
W.L.E. - WATER LINE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
R.O.W. - RIGHT-OF-WAY
VOL. - VOLUME
PAGE - PAGE
DEED - DEED RECORDS OF FORT BEND COUNTY
O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
F.B.C.P. - FORT BEND COUNTY PLAT
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.M.U. - FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT
I.S.D. - INDEPENDENT SCHOOL DISTRICT
o (S) - SET 5/8" IRON ROD WITH CAP
ALL 5/8" IRON RODS SET BY THIS OFFICE WITH PLASTIC CAPS LABELED "1943 4349 5829"
- ORIGINAL NATURAL GROUND ELEVATION CONTOUR
- 2.) THIS TRACT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, FORT BEND COUNTY, TEXAS; FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 50, FORT BEND COUNTY ASSISTANCE DISTRICT No. 11, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND FORT BEND COUNTY DRAINAGE DISTRICT.
- 3.) THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE CITY OF HOUSTON 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. 481570D120L, MAP REVISED APRIL 2, 2014, IT APPEARS THAT LAMAR CONSOLIDATED ISD BEECHNUT ELEMENTARY SCHOOL LIES WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 6.) EXCEPT AS SHOWN HEREON, NO EXISTING PIPELINES OR PIPELINE FACILITIES WERE FOUND WITHIN THE LIMITS OF THE SUBDIVISION.
- 7.) ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, 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. HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES, IF NECESSARY WITHOUT OBLIGATION TO DO SO.
- 11.) THE RESERVES ON THIS PLAT ARE RESTRICTED TO NON-RESIDENTIAL USE.
- 12.) ELEVATION REFERENCE: ALL ELEVATIONS ARE REFERENCED TO NAVD88 (GEOID12B) PER FORT BEND COUNTY MARKER NO. 333 - FOUNDED BRASS DISK IN CONCRETE; LOCATED AT NORTH END OF CONCRETE MEDIAN AT CENTERLINE OF LONG PRAIRIE TRACE, APPROXIMATELY 3200 FEET NORTH OF THE STATE HIGHWAY 99/GRAND PARKWAY FEEDER ROAD. ELEVATION= 95.22' (NAVD88/GEOID12B). TEMPORARY BENCHMARK No. 12 (TBM-12): FOUND "X" ON CONCRETE INLET ON SOUTH SIDE OF GOLD RAIN DRIVE AT 80 FEET EAST OF WEST END OF EXISTING PAVEMENT. ELEVATION= 95.06' X=2,999,331.90' Y=13,810,057.77'
- 13.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD88.
- 14.) THE TOP OF ALL FLOOR SLAB SHALL BE A MINIMUM OF 96.18 FEET (NINETY-SIX AND EIGHTEEN-HUNDRETHS FEET) ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE FINISHED GRADE 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.
- 15.) THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (FILE No. HT07824) DATED MAY 22, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 16.) THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NAD 83 STATE PLANE COORDINATE SYSTEM (NAD83). ALL COORDINATES LISTED ARE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING A COMBINED SCALE FACTOR= 0.999981796.
- 17.) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY OF HOUSTON PLANNING DEPARTMENT APPROVAL IF NOT RECORDED IN THE 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. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 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.) UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME. SEC 42-150(a).
- 21.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE. IF THE BUILDING OR OTHER OBSTRUCTION PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 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 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.) ALL FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST TWELVE INCHES (12") ABOVE THE MAXIMUM EXTREME EVENT PONDING ELEVATION WITHIN THE SITE AND TWO FEET (2') ABOVE THE 100 YEAR ELEVATION OF THE DETENTION POND.
- 24.) UNLOCATED SHELL PIPELINE CORPORATION EASEMENT (VOLUME 293, PAGE 497; DEED RECORDS OF FORT BEND COUNTY, TEXAS). NO VISIBLE EVIDENCE FOUND ON THE GROUND.
- 25.) UNLOCATED SHELL PIPELINE CORPORATION CATHODIC PROTECTION EASEMENT (VOLUME 2418, PAGE 2115; OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS). NO VISIBLE EVIDENCE FOUND ON THE GROUND.



PUBLIC FACILITIES DISTRICT NAMES

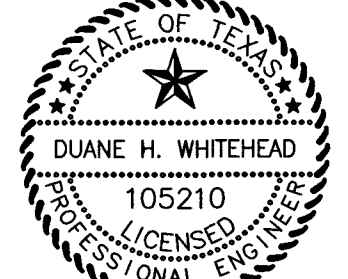
COUNTY ASSISTANCE DISTRICT	No. 11
WCID	NONE
MUD	FBC MUD 50
LID	FBC LID 12
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CONSOLIDATED
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY CONSOLIDATED COMMUNICATIONS

RESERVE SUMMARY:

RESERVE:	PURPOSE:	ACREAGE:	OWNER:
A	SCHOOL PURPOSES	15.199	LAMAR CISD
B	DRAINAGE & DETENTION	9.055	PEEK ROAD HOLDINGS, LLC
C	DRAINAGE & DETENTION	3.035	PEEK ROAD HOLDINGS, LLC
TOTAL ACREAGE IN RESERVES		27.289	

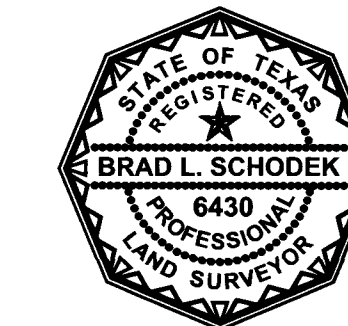
I, Duane H. Whitehead, P.E., a professional engineer registered in the State of Texas, do hereby state that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Duane H. Whitehead
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 that the plat boundary corners have been tied to the Texas Coordinate System of 1983, (South Central) Zone.

Brad L. Schodek
Brad L. Schodek
Registered Professional Land Surveyor
Texas Registration No. 6430



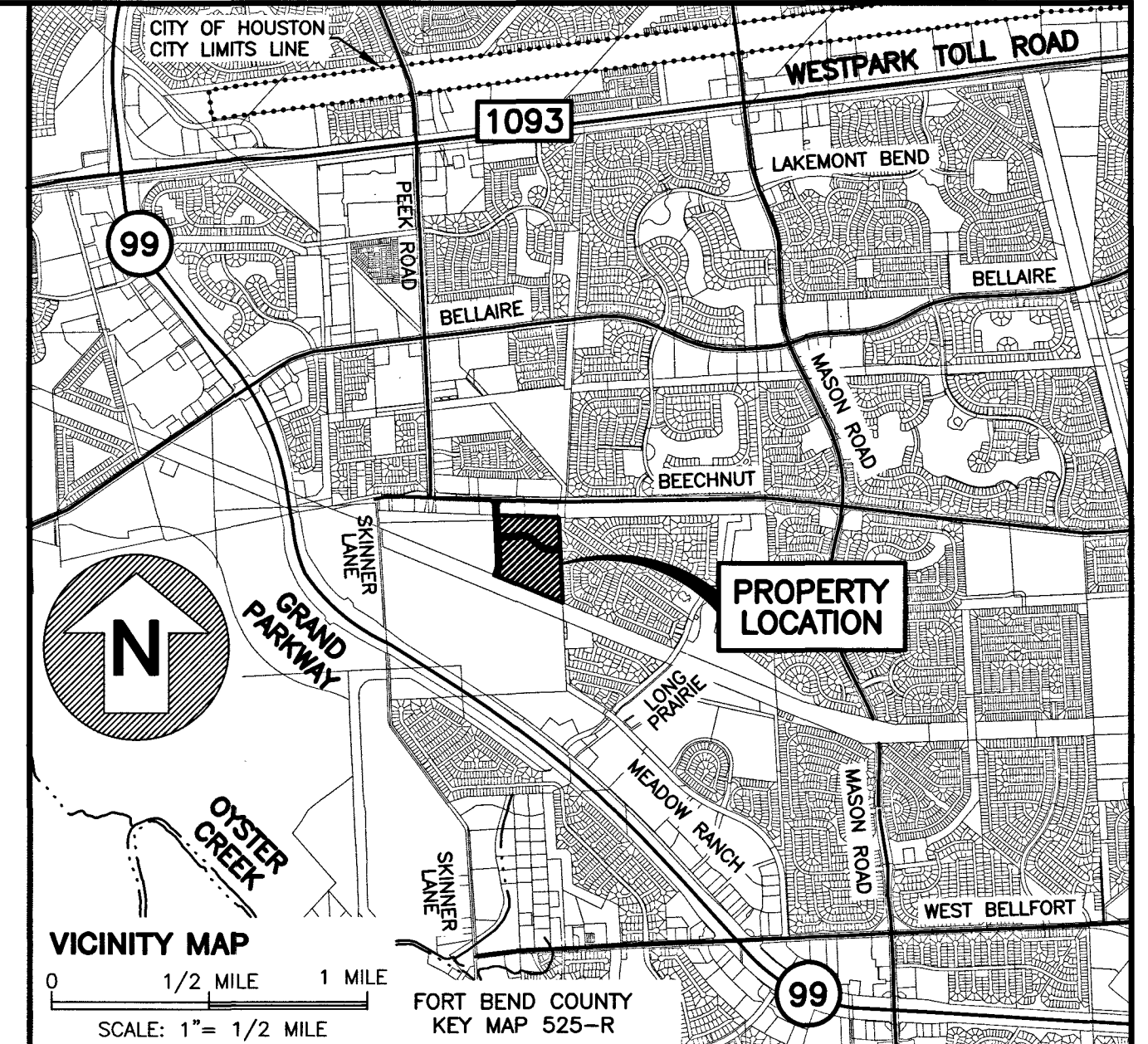
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of LAMAR CONSOLIDATED ISD BEECHNUT ELEMENTARY SCHOOL in conformance with the laws of the State of Texas and the Ordinances of the City of Houston as shown hereon and authorizes the recording of this plat this 15 day of October, 2025.

Lisa M. Clark
Lisa M. Clark
Title Chair

M. Sonny Garza
M. Sonny Garza
Vice Chairman



Vonn Tran
Vonn Tran
Secretary



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
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS
BY: _____
DEPUTY

LAMAR CONSOLIDATED ISD BEECHNUT ELEMENTARY SCHOOL

A SUBDIVISION OF 30.517 ACRES OF LAND OVERALL INCLUDING A 15.199 ACRE TRACT (F.B.C.C.F. Nos. 2022108276 & 2021190846) & A 2.915 ACRE ROADWAY & ACCESS EASEMENT (F.B.C.C.F. Nos. 2021190847 & 2022108277) OUT OF A CALL 151.4 ACRE TRACT OF LAND (TRACT 2; F.B.C.C.F. No. 2024100028) TOGETHER WITH A 0.313 ACRE TRACT (F.B.C.C.F. No. 2022067242) OUT OF AN ORIGINAL CALL 10.583 ACRE TRACT OF LAND (F.B.C.C.F. No. 2014029100), BEING IN THE I. AND G.N. RAILROAD COMPANY SURVEY, ABSTRACT No. 353, AND IN THE WILLIAM STANLEY SURVEY, ABSTRACT No. 599, FORT BEND COUNTY, TEXAS.

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

OWNERS
PEEK ROAD HOLDINGS, LLC
3250 BRIARPARK DRIVE, SUITE 300
HOUSTON, TEXAS 77042
PHONE (713) 368-0823

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

MATCHLINE
(SEE SHEET 2)

MATCHLINE (SEE SHEET 2)

PEEK ROAD HOLDINGS, LLC
(TRACT 1: 151.4 ACRE TRACT
ORIGINAL CALL 166.572 ACRE TRACT
(TRACT 1: F.B.C.C.F. No. 2017053767)
(TRACT 1: F.B.C.C.F. No. 2017053769)

COLD RAIN DRIVE - (60' R.O.W.)
N 87°19'33" E - 326.10'

3.228 ACRES (60' WIDE
ROAD RIGHT-OF-WAY)

RESERVE 'B'
(9.055 ACRES)
(RESTRICTED TO
DRAINAGE & DETENTION)

**COLD RAIN DRIVE
(60' R.O.W.)**

RESERVE 'A'
(15.199 ACRES)
(RESTRICTED TO SCHOOL PURPOSES)

RESERVE 'C'
(3.036 ACRES)
(RESTRICTED TO
DRAINAGE & DETENTION)

LONG MEADOW FARMS
SEC 41
(F.B.C.P. No. 20160027)

LONG MEADOW FARMS
SEC 41
(F.B.C.P. No. 20160027)

LONG MEADOW FARMS
SEC 41
(F.B.C.P. No. 20160027)

**LAMAR CONSOLIDATED ISD
BEECHNUT ELEMENTARY SCHOOL**

A SUBDIVISION OF 30.517 ACRES OF LAND OVERALL
INCLUDING A 15.199 ACRE TRACT (F.B.C.C.F. Nos. 2022108276 &
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AND IN THE WILLIAM STANLEY SURVEY, ABSTRACT No. 599,
FORT BEND COUNTY, TEXAS.

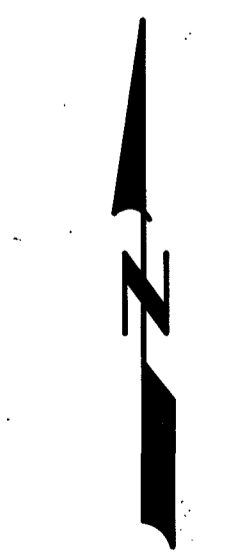
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PHONE (281) 341-3100

OWNERS
PEEK ROAD HOLDINGS, LLC
3250 BRIARPARK DRIVE,
SUITE 300
HOUSTON, TEXAS 77042
PHONE (713) 366-0823

OWNERS
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

LINE	DISTANCE	BEARING
L8	80.96'	S 22°19'08" W
L9	80.96'	N 22°19'08" E
L10	80.96'	N 22°19'08" E
L11	60.07'	S 02°40'27" E
L12	2.42'	EAST

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C6	30.00	90°00'00"	47.12	30.00	S 47°40'27" E	42.43
C7	30.00	90°00'00"	47.12	30.00	S 42°19'33" W	42.43
C8	270.00	46°20'13"	218.36	115.55	N 69°30'21" W	212.46
C9	300.00	46°20'13"	242.62	128.38	N 69°30'21" W	236.06
C10	330.00	46°20'13"	266.88	141.22	S 69°30'21" E	259.67
C11	330.00	43°39'46"	251.48	132.20	N 68°10'07" W	245.44
C12	300.00	43°39'46"	228.62	120.18	S 68°10'07" E	223.13
C13	270.00	43°39'46"	205.76	108.16	S 68°10'07" E	200.81
C14	330.00	24°59'35"	143.95	73.14	S 09°49'21" W	142.81
C15	300.00	24°59'35"	130.86	66.49	S 09°49'21" W	129.83
C16	270.00	24°59'35"	117.78	59.84	N 09°49'21" E	116.85



SCALE: 1" = 60'

File Name: \\FortBend\School\Beechnut\1-003 (LCSB) BEECHNUT\Survey\Plot\ES-BEECHNUT-FP_082925.dwg
Plot date: Wednesday, September 3, 2025 10:45:23 AM
Save date: Friday, August 29, 2025 12:54:41 PM

PEEK ROAD HOLDINGS, LLC
(TRACT 2: 151.4 ACRE TRACT
ORIGINAL CALL 166.572 ACRE TRACT
(TRACT 1: F.B.C.C.F. No. 2017053767)
(TRACT 1: F.B.C.C.F. No. 2017053769)

HOUSTON LIGHTING & POWER COMPANY
CALL 20.279 ACRE TRACT
(VOL. 834, PG. 501, D.R.)

FOUND 5/8" IRON ROD WITH CAP (COSTELLO)
FOR A SOUTHEASTERLY RE-ENTRANT CORNER
OF ORIGINAL CALL 166.572 ACRE TRACT
X = 2,999,294.08'
Y = 13,809,182.69'

HOUSTON LIGHTING & POWER COMPANY
CALL 23.945 ACRE TRACT
(VOL. 834, PG. 498; D.R.)

SET 5/8" IRON ROD WITH CAP
X = 2,998,146.82
Y = 13,809,653.66'

SET 5/8" IRON ROD WITH CAP
X = 2,998,146.82
Y = 13,809,653.66'

SET 5/8" IRON ROD WITH CAP
X = 2,999,251.16'
Y = 13,810,101.52'

SET 5/8" IRON ROD WITH CAP
X = 2,999,093.81'
Y = 13,810,041.53'

SET 5/8" IRON ROD WITH CAP
X = 2,998,146.82
Y = 13,809,653.66'

SET 5/8" IRON ROD WITH CAP
X = 2,998,146.82
Y = 13,809,653.66'

SET 5/8" IRON ROD WITH CAP
X = 2,999,251.16'
Y = 13,810,101.52'

SET 5/8" IRON ROD WITH CAP
X = 2,999,093.81'
Y = 13,810,041.53'

FOUND 5/8" IRON ROD WITH CAP (COSTELLO)
FOR A SOUTHEASTERLY RE-ENTRANT CORNER
OF ORIGINAL CALL 166.572 ACRE TRACT
X = 2,999,294.08'
Y = 13,809,182.69'

HOUSTON LIGHTING & POWER COMPANY
CALL 23.945 ACRE TRACT
(VOL. 834, PG. 498; D.R.)