Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

J. Stacy Slawinski, P.E.
County Engineer

July 29, 2026

Commissioner Vincent M. Morales, Jr.
Fort Bend County Precinct 1
151 Stadium Drive, Ste 122
Sugar Land, TX 77498

RE: Street Name Change – from Tiger Run Boulevard to Wolfpack Way within Recorded plats Lamar Consolidated ISD Campus Eight East and Lamar Consolidated ISD Campus Eight West

Dear Commissioner:

Lamar CISD, requests a street name change from Tiger Run Boulevard to Wolfpack Way, as indicated on the attachment. The Lamar Consolidated ISD Campus Eight East plat was recorded on 3/25/2025, instrument #20250063 Fort Bend County Records and the Lamar Consolidated ISD Campus Eight West plat recorded on 3/25/2025, instrument #20250056 Fort Bend County Records. This street name change does not affect any property addresses outside the Lamar CISD school campus.

The request to set a public hearing has been placed on the next available agenda 8/13/2026.

If you have any questions, please do not hesitate to call.

Sincerely,

Hugo Sanchez
Development Services Manager

HS/cmv

cc: Richard Stolleis, Kaluza Inc. rstolleis@kaluzainc.com
Jennifer D. Vasquez, Fort Bend CAD JenniferVasquez@fbcad.org
Mike Smallwood, CenterPoint Energy mike.smallwood@centerpointenergy.com
Brian Fields, FBC Road & Bridge
Scott Wieghat, FBC Road & Bridge
Brad Clarida, FBC Road & Bridge
Rudy Castaneda, FBC Sheriff's Office
Manuel Zamora, FBC Sheriff's Office
FBC GIS Department
FBC Construction Department

File

7/28/2026

Mr. J. Stacy Slawinski, PE
County Engineer
Fort Bend County Engineering Department
301 Jackson Street, Suite 401
Richmond, Texas 77469

RE: County Road Street Name Change for Tiger Run Boulevard

Dear Mr. Slawinski,

On behalf of Lamar CISD, we request that Tiger Run Boulevard be changed to Wolfpack Way.

This street was previously dedicated by Lamar CISD on the Subdivision Plats titled Lamar Consolidated ISD Campus Complex Eight East (Clerk File No. 20250063) and Lamar Consolidated ISD Campus Complex Eight West (Clerk File No. 20250056).

This roadway is located within the referenced Subdivision Plats serving the Lamar CISD School Campus. We would appreciate you confirming when this street change is placed on the Commissioners Court agenda.

Thank you in advance for your assistance in completing this street name change. If you should have any questions or need additional information, please contact me.

Respectfully,

Kevin McKeever
Lamar CISD

cc: Rick Staigle, PE, PTOE, First Assistant County Engineer

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 100.867 acre tract of Land described in the above and foregoing map of **LAMAR CONSOLIDATED ISD CAMPUS COMPLEX EIGHT EAST** 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 4th day of March, 2025.

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

By: Gregory Buchanan
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 4th day of March, 2025.

Maegen Graham
Notary Public in and for the State of Texas

MAEGEN GRAHAM
Notary Public, State of Texas
Commission Expires 05-07-2027
Notary ID 12871304

This final plat of **LAMAR CONSOLIDATED ISD CAMPUS COMPLEX EIGHT EAST** is approved by the City Planning and Zoning Commission of the City of Fulshear, Texas, this 16th day of December, 2024.

Amy Pearce, Chairman

Joan Berger, Co-Chair

This final plat of of **LAMAR CONSOLIDATED ISD CAMPUS COMPLEX EIGHT EAST** was approved by the City of Fulshear Council on the 17th day of December, 2024, and signed on this 7th day of March, 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 Rodriguez, City Secretary

GENERAL NOTES

1) "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"
"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"
"W.C.C.F." INDICATES "WALLER COUNTY CLERK'S FILE"
"W.C.D.R." INDICATES "WALLER COUNTY DEED RECORDS"
"R.O.W." INDICATES "RIGHT-OF-WAY"

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. 214 AND PARTIALLY IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 195, FORT BEND COUNTY ASSISTANCE DISTRICT No. 7, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, AND PARTIALLY 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 CAMPUS COMPLEX EIGHT EAST 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.) 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", AND "C" TO BE MAINTAINED BY OWNER.

12.) ELEVATION REFERENCE: N.C.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 SLAB SHALL BE A MINIMUM OF 157.50 FEET (ONE-HUNDRED FIFTY-SEVEN AND ONE-HALF 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 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 STEWART TITLE COMPANY DATED FEBRUARY 24, 2025 (FILE No. 2315703967TCPL). THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

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.

17.) 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.

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.

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 CITY 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 RESERVE "A" AND RESERVE "B".

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 VESTED 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.) DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS: (FORT BEND COUNTY CLERK'S FILE No. 2021032496) & (FORT BEND COUNTY CLERK'S FILE No. 2023119351).

24.) THE PIPELINE EASEMENT DESCRIBED IN INSTRUMENT RECORDED IN FORT BEND COUNTY CLERK'S FILE No. 2008083956 IS LOCATED SOUTH OF HEPPLEWHITE ROAD APPROXIMATELY 1 MILE SOUTH AND IS NOT LOCATED WITHIN THE BOUNDARIES OF THIS SUBDIVISION.

25.) MEMORANDUM OF DEVELOPMENT AGREEMENT (FORT BEND COUNTY CLERK'S FILE No. 2023053395).

26.) THE PORTION OF RESERVE "A" LOCATED WITHIN THE CALL 4.00 ACRE DRILL SITE IS SUBJECT TO RESTRICTIONS AS DESCRIBED IN INSTRUMENT RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2013104496.

A FIELD NOTE DESCRIPTION OF 100.867 ACRES OF LAND OVERALL BEING THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT CALL 99.99 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2023119352) OUT OF AN ORIGINAL CALL 192.04 ACRE TRACT (TRACT 3, PART 1 - FORT BEND COUNTY CLERK'S FILE NO. 2013104491) TOGETHER WITH THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT CALL 0.8756 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2024064490) OUT OF AN ORIGINAL CALL 382.36 ACRE TRACT (TRACT 4; FORT BEND COUNTY CLERK'S FILE NO. 2013104491), ALL BEING IN THE NATHAN BROOKSHIRE SURVEY, ABSTRACT NO. 14, 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 ONE-HALF INCH INSIDE DIAMETER IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID CALL 99.99 ACRE TRACT AND FOR THE NORTHWEST CORNER OF SAID CALL 0.8756 ACRE TRACT IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE FARM MARKET HIGHWAY NO. 359 (100 FEET WIDE); SAID CORNER BEING THE SOUTHWEST CORNER OF SAID ORIGINAL CALL 192.04 ACRE TRACT AND BEING THE NORTHWEST CORNER OF SAID ORIGINAL CALL 382.36 ACRE TRACT; SAID BEGINNING CORNER BEING A POINT OF COMPOUND CURVE IN THE WESTERLY LINE OF THIS 100.867 ACRE TRACT;

THENCE, NORTHWESTERLY, ALONG THE WESTERLY LINE OF SAID CALL 99.99 ACRE TRACT WITH THE NORTHEASTERLY LINE OF SAID STATE FARM MARKET HIGHWAY NO. 359 (CALL 0.652 ACRE - VOLUME 264, PAGE 307; DEED RECORDS OF FORT BEND COUNTY, TEXAS) ALONG A CURVE TO THE LEFT, THE RADIUS POINT BEARS SOUTH 54 DEGREES, 23 MINUTES, 20 SECONDS WEST, WITH THE FOLLOWING CURVE DATA:

RADIUS: 11,780.86 FEET
DELTA: 0 DEGREES, 20 MINUTES, 5 SECONDS
LENGTH: 68.83 FEET
TANGENT: 34.41 FEET
CHORD: NORTH 35 DEGREES, 46 MINUTES, 43 SECONDS WEST - 68.83 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP (LANDTECH) FOUND FOR CORNER OF THIS TRACT;

THENCE, NORTH 35 DEGREES, 55 MINUTES, 18 SECONDS WEST - 1032.88 FEET CONTINUING ALONG THE WESTERLY LINE OF SAID CALL 99.99 ACRE TRACT WITH THE NORTHEASTERLY LINE OF SAID STATE FARM MARKET HIGHWAY NO. 359 TO A 5/8 INCH DIAMETER IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT; SAID CORNER BEING THE WESTERLY NORTHWEST CORNER OF SAID ORIGINAL CALL 99.99 ACRE TRACT AND BEING THE NORTHEAST CORNER OF SAID CALL 0.652 ACRE TRACT;

THENCE, NORTH 84 DEGREES, 36 MINUTES, 59 SECONDS EAST - 58.18 FEET ALONG THE SOUTH LINE OF A CALL 0.138 ACRE TRACT OF LAND FOR ROAD RIGHT-OF-WAY (VOLUME 264, PAGE 217; DEED RECORDS OF FORT BEND COUNTY, TEXAS) TO A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP (LANDTECH) FOUND FOR INTERIOR CORNER OF THIS TRACT;

THENCE, NORTH 35 DEGREES, 56 MINUTES, 55 SECONDS WEST - 91.16 FEET ALONG THE EASTERLY LINE OF SAID CALL 0.138 ACRE TRACT TO A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP (LANDTECH) FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT; SAID CORNER BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID CALL 99.99 ACRE TRACT;

THENCE, NORTH 64 DEGREES, 48 MINUTES, 51 SECONDS EAST - 3133.06 FEET ALONG THE NORTHERLY LINE OF SAID CALL 99.99 ACRE TRACT WITH THE SOUTHERLY LINE OF AN ORIGINAL CALL 512.81 ACRE TRACT (VOLUME 1272, PAGE 838; DEED RECORDS OF WALLER COUNTY, TEXAS) BEING ALONG THE COMMON FORT BEND COUNTY AND WALLER COUNTY LINE TO A THREE-QUARTER INCH DIAMETER IRON ROD WITH PLASTIC CAP (BGE) FOUND FOR THE NORTHEAST CORNER OF THIS TRACT; SAID CORNER BEING THE NORTHEAST CORNER OF SAID CALL 99.99 ACRE TRACT;

THENCE, SOUTH 3 DEGREES, 18 MINUTES, 52 SECONDS EAST - 2174.17 FEET CROSSING A PORTION OF SAID ORIGINAL CALL 192.04 ACRE TRACT ALONG THE EAST LINE OF SAID CALL 99.99 ACRE TRACT TO A THREE-QUARTER INCH DIAMETER IRON ROD WITH PLASTIC CAP (BGE) FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT; SAID CORNER BEING THE SOUTHEAST CORNER OF SAID CALL 99.99 ACRE TRACT;

THENCE, SOUTH 86 DEGREES, 41 MINUTES, 8 SECONDS WEST - 1685.26 FEET ALONG THE SOUTH LINE OF SAID CALL 99.99 ACRE TRACT WITH THE NORTH LINE OF SAID ORIGINAL CALL 382.36 ACRE TRACT TO A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP (LABELLED "1943 4349 5829", TYPICAL) SET FOR POINT OF TANGENT CORNER OF THIS TRACT; SAID CORNER BEING THE EAST CORNER OF SAID CALL 0.8756 ACRE TRACT;

THENCE, SOUTHWESTERLY, CROSSING A PORTION OF SAID ORIGINAL CALL 382.36 ACRE TRACT ALONG THE SOUTHERLY LINE OF SAID CALL 0.8756 ACRE TRACT WITH THE FOLLOWING COURSES AND DISTANCES:

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

RADIUS: 950.00 FEET
DELTA: 30 DEGREES, 1 MINUTE, 32 SECONDS
LENGTH: 497.84 FEET
TANGENT: 254.78 FEET
CHORD: SOUTH 71 DEGREES, 40 MINUTES, 22 SECONDS WEST - 492.17 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP SET FOR POINT OF COMPOUND CURVE OF THIS TRACT;

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

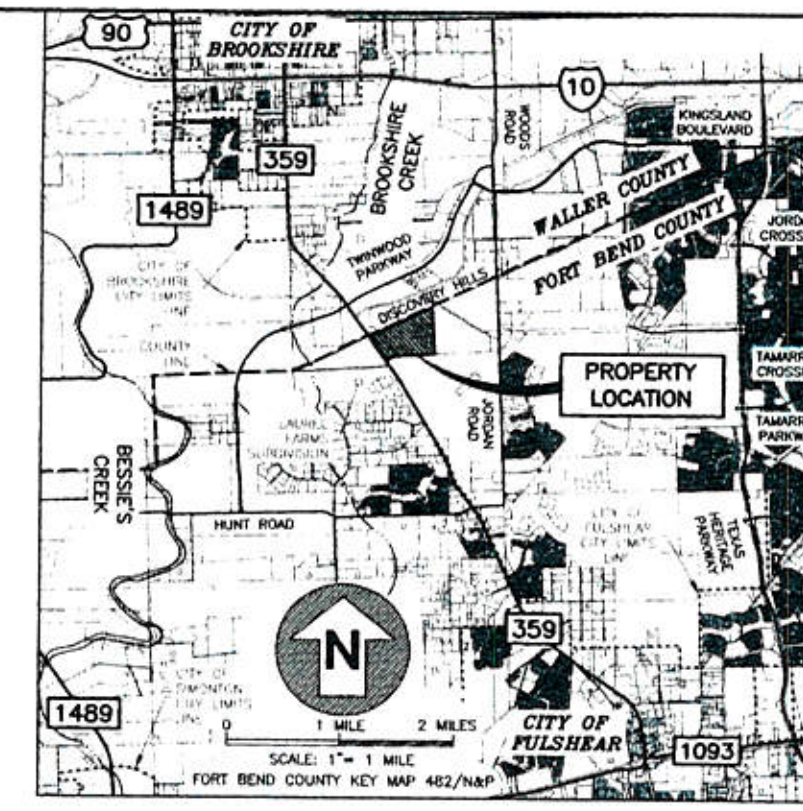
RADIUS: 30.00 FEET
DELTA: 91 DEGREES, 11 MINUTES, 38 SECONDS
LENGTH: 47.75 FEET
TANGENT: 30.63 FEET
CHORD: SOUTH 11 DEGREES, 3 MINUTES, 47 SECONDS WEST - 42.87 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT;

SOUTH 55 DEGREES, 27 MINUTES, 59 SECONDS WEST - 40.00 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH PLASTIC CAP SET FOR THE SOUTHWEST CORNER OF THIS TRACT; SAID CORNER BEING THE SOUTHWEST CORNER OF SAID CALL 0.8756 ACRE TRACT;

THENCE, NORTHWESTERLY, ALONG THE WESTERLY LINE OF SAID CALL 0.8756 ACRE TRACT WITH THE NORTHEASTERLY LINE OF SAID STATE FARM MARKET HIGHWAY NO. 359 (CALL 0.616 ACRE - VOLUME 2644, PAGE 332; DEED RECORDS OF FORT BEND COUNTY, TEXAS) ALONG A NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT BEARS SOUTH 55 DEGREES, 27 MINUTES, 59 SECONDS WEST, WITH THE FOLLOWING CURVE DATA:

RADIUS: 11,559.16 FEET
DELTA: 1 DEGREE, 6 MINUTES, 23 SECONDS
LENGTH: 223.19 FEET
TANGENT: 111.60 FEET
CHORD: NORTH 35 DEGREES, 5 MINUTES, 13 SECONDS WEST - 223.19 FEET TO THE PLACE OF BEGINNING AND CONTAINING 100.867 ACRES OF LAND.

PUBLIC FACILITIES	DISTRICT NAMES
COUNTY ASSISTANCE DISTRICT	No. 7
WCID	NONE
MUD	FORT BEND COUNTY M.U.D. 214 & 195
LID	NONE
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CONSOLIDATED
ESD	ESD No. 4 (PARTIAL)
FIRE	[illegible]
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	[illegible]
UTILITIES	[illegible]



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 25th DAY OF March, 2025.

VINCENT M. MORALES, JR., COMMISSIONER PRECINCT 1

GRADY PRESTAGE, COMMISSIONER PRECINCT 2

W. K. "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 March 25, 2025, AT 3:57 O'CLOCK P.M. IN PLAT NUMBER 20250063 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.

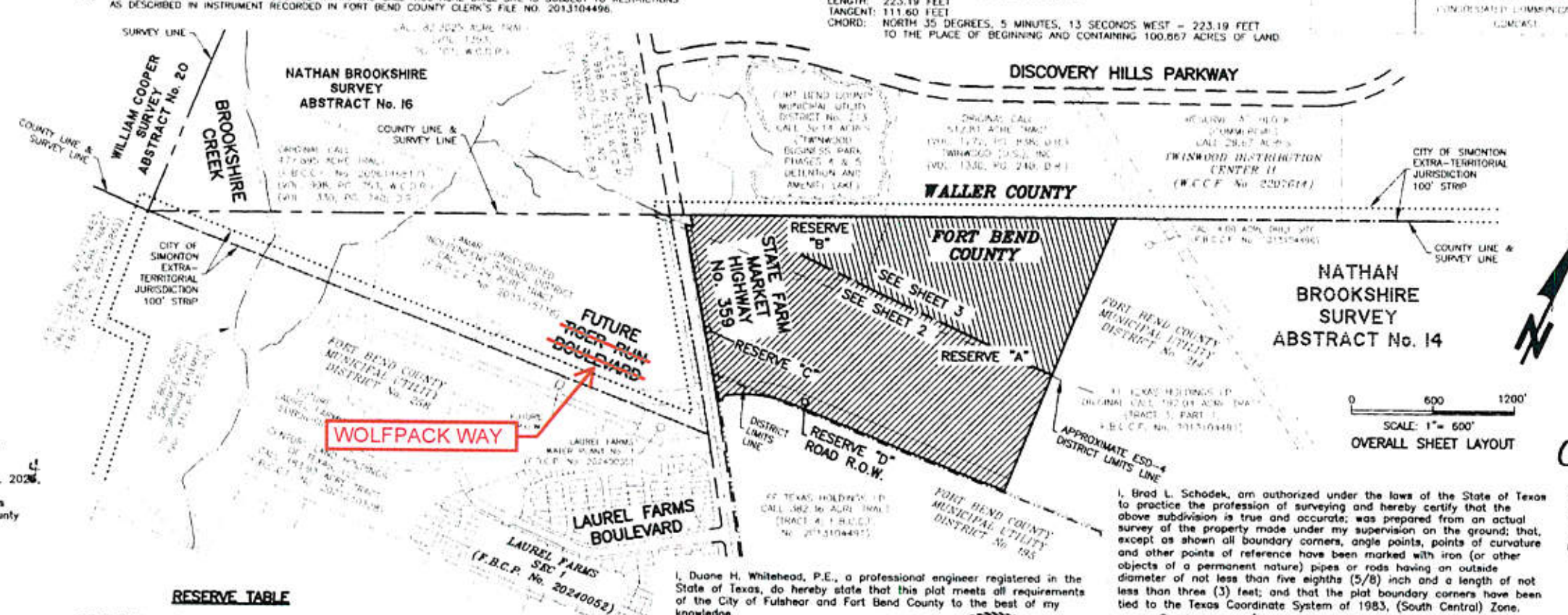
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: Cesar Cedillo
DEPUTY

16 pgs 2025027749

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard, County Clerk
Fort Bend County Texas
March 25, 2025 03:57:50 PM
FEE $12637.00 CC1

20250063



RESERVE TABLE

RESERVE:	RESTRICTED PURPOSE:	ACREAGE:
A	SCHOOL PURPOSES	79.586
B	DRAINAGE & DETENTION	14.920
C	LANDSCAPING & DRAINAGE	1.060
D	PUBLIC ROAD RIGHT-OF-WAY	5.301
	TOTAL ACREAGE	100.867

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

FINAL PLAT

LAMAR CONSOLIDATED ISD CAMPUS COMPLEX EIGHT EAST

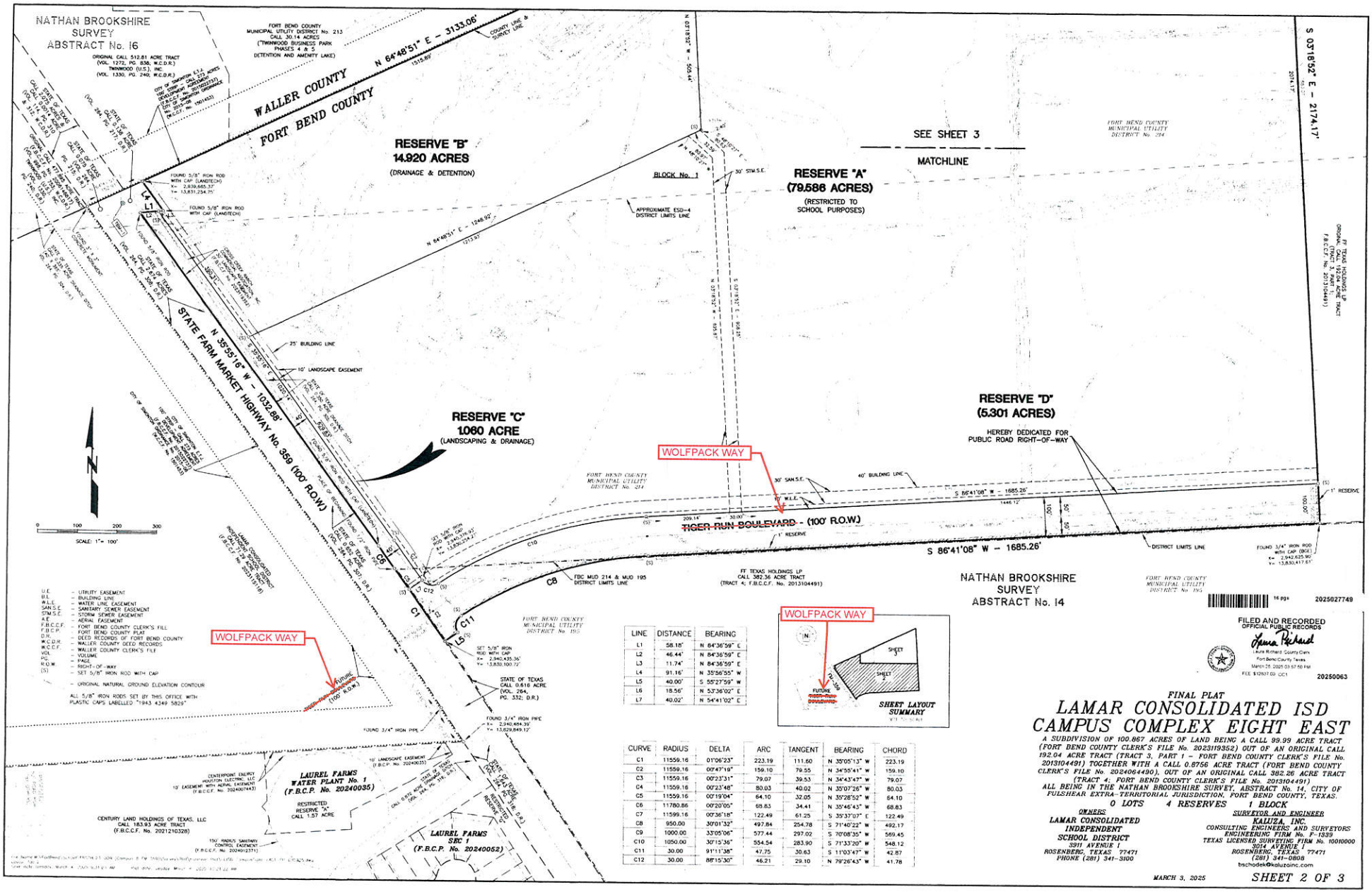
A SUBDIVISION OF 100.867 ACRES OF LAND BEING A CALL 99.99 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2023119352) OUT OF AN ORIGINAL CALL 192.04 ACRE TRACT (TRACT 3, PART 1 - FORT BEND COUNTY CLERK'S FILE No. 2013104491) TOGETHER WITH A CALL 0.8756 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2024064490), OUT OF AN ORIGINAL CALL 382.26 ACRE TRACT (TRACT 4; FORT BEND COUNTY CLERK'S FILE No. 2013104491) ALL BEING IN THE NATHAN BROOKSHIRE SURVEY, ABSTRACT No. 14, CITY OF FULSHEAR EXTRA-TERRITORIAL JURISDICTION, FORT BEND COUNTY, TEXAS.

0 LOTS 4 RESERVES 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

MARCH 3, 2025



LINE	DISTANCE	BEARING
L1	58.18'	N 84°36'59" E
L2	46.44'	N 84°36'59" E
L3	11.74'	N 84°36'59" E
L4	91.16'	N 35°56'55" W
L5	40.00'	S 55°27'59" W
L6	18.56'	N 53°36'02" E
L7	40.02'	N 54°41'02" E

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	11559.16	01°06'23"	223.19	111.60	N 35°05'13" W	223.19
C2	11559.16	00°47'19"	159.10	79.55	N 34°55'41" W	159.10
C3	11559.16	00°23'31"	79.07	39.53	N 34°43'47" W	79.07
C4	11559.16	00°23'48"	80.03	40.02	N 35°07'26" W	80.03
C5	11559.16	00°19'04"	64.10	32.05	N 35°28'52" W	64.10
C6	11780.86	00°20'05"	68.83	34.41	N 35°46'43" W	68.83
C7	11599.16	00°36'18"	122.49	61.25	S 35°37'07" E	122.49
C8	950.00	30°01'32"	497.84	254.78	S 71°40'22" W	492.17
C9	1000.00	33°05'06"	577.44	297.02	S 70°08'35" W	569.45
C10	1050.00	30°15'36"	554.54	283.90	S 71°33'20" W	548.12
C11	30.00	91°13'38"	47.75	30.63	S 11°03'47" W	42.87
C12	30.00	88°15'30"	46.21	29.10	N 79°26'43" W	41.78

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard, County Clerk
Fort Bend County, Texas
March 26, 2025 03:57:50 PM
FEE: $12937.00 CC1
2025027749
16 pgs
20250063

FINAL PLAT

LAMAR CONSOLIDATED ISD CAMPUS COMPLEX EIGHT EAST

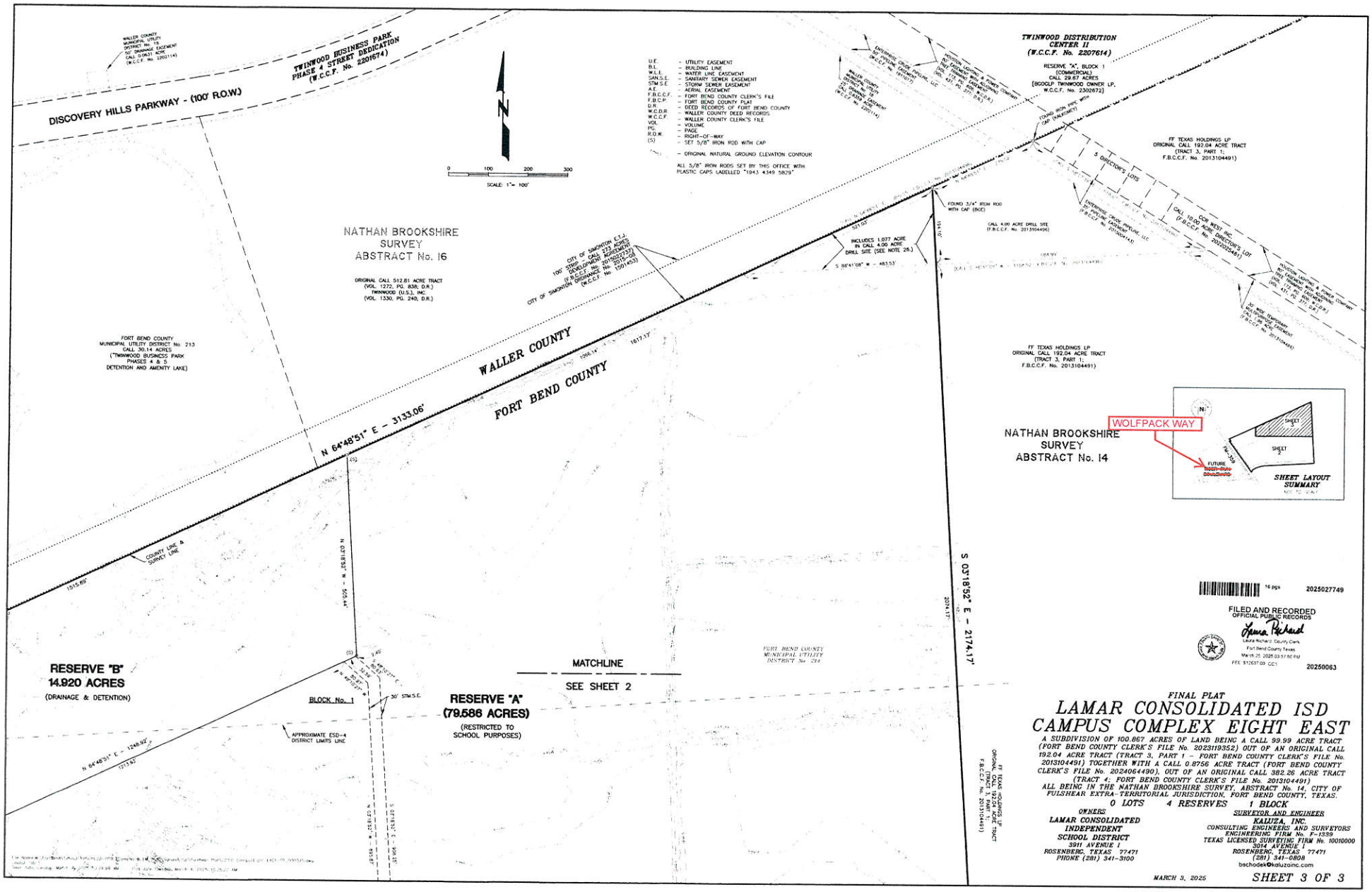
A SUBDIVISION OF 100.867 ACRES OF LAND BEING A CALL 99.99 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2023119352) OUT OF AN ORIGINAL CALL 192.04 ACRE TRACT (TRACT 3, PART 1 – FORT BEND COUNTY CLERK'S FILE No. 2013104491) TOGETHER WITH A CALL 0.8756 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2024064490), OUT OF AN ORIGINAL CALL 382.26 ACRE TRACT (TRACT 4; FORT BEND COUNTY CLERK'S FILE No. 2013104491) ALL BEING IN THE NATHAN BROOKSHIRE SURVEY, ABSTRACT No. 14, CITY OF FULSHEAR EXTRA-TERRITORIAL JURISDICTION, FORT BEND COUNTY, TEXAS.

0 LOTS 4 RESERVES 1 BLOCK

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

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MARCH 3, 2025



2025027749
16 pgs
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard County Clerk
Fort Bend County Texas
20250063

FINAL PLAT

LAMAR CONSOLIDATED ISD CAMPUS COMPLEX EIGHT EAST

A SUBDIVISION OF 100.867 ACRES OF LAND BEING A CALL 99.99 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2023119352) OUT OF AN ORIGINAL CALL 192.04 ACRE TRACT (TRACT 3, PART 1 - FORT BEND COUNTY CLERK'S FILE No. 2013104491) TOGETHER WITH A CALL 0.8756 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2024064490), OUT OF AN ORIGINAL CALL 382.26 ACRE TRACT (TRACT 4; FORT BEND COUNTY CLERK'S FILE No. 2013104491) ALL BEING IN THE NATHAN BROOKSHIRE SURVEY, ABSTRACT No. 14, CITY OF FULSHEAR EXTRA-TERRITORIAL JURISDICTION, FORT BEND COUNTY, TEXAS.

0 LOTS 4 RESERVES 1 BLOCK

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MARCH 3, 2025

SHEET 3 OF 3

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 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 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 4th day of March, 2025.

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

By: Gregory Buchanan
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 4th day of March, 2025.

Notary Public in and for the State of Texas

MAEGEN GRAHAM
Notary Public, State of Texas
Commission Expires 09/07/2027
Notary ID 126713243

PUBLIC FACILITY	STREET NAME
CITY OF SIMONTON EXTRA-TERRITORIAL JURISDICTION	NONE
MUD	NONE
MUD	NONE
ESD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CONSOLIDATED ISD
ESD	ESD No. 4
FIRE	FIRE DISTRICT FURTHEST
IMPACT FEE AREA	NONE
CITY OF SIMONTON ETJ	SIMONTON ETJ
UTILITIES	DEVELOPMENT OPERATIONS COMMUNICATIONS CENTURYLINK

GENERAL NOTES

1) "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"
"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"
"W.C.D.R." INDICATES "WALLER COUNTY DEED RECORDS"
"W.C.C.F." INDICATES "WALLER COUNTY CLERK'S FILE"
"R.O.W." 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 WITH BFE OR DEPTH.

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 ELEVATION 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 TOP OF 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. 23157035652-CPL). THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

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= 0.99987001?.

17.) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM COUNTY 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 TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

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 VESTED 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 DO SO.

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.

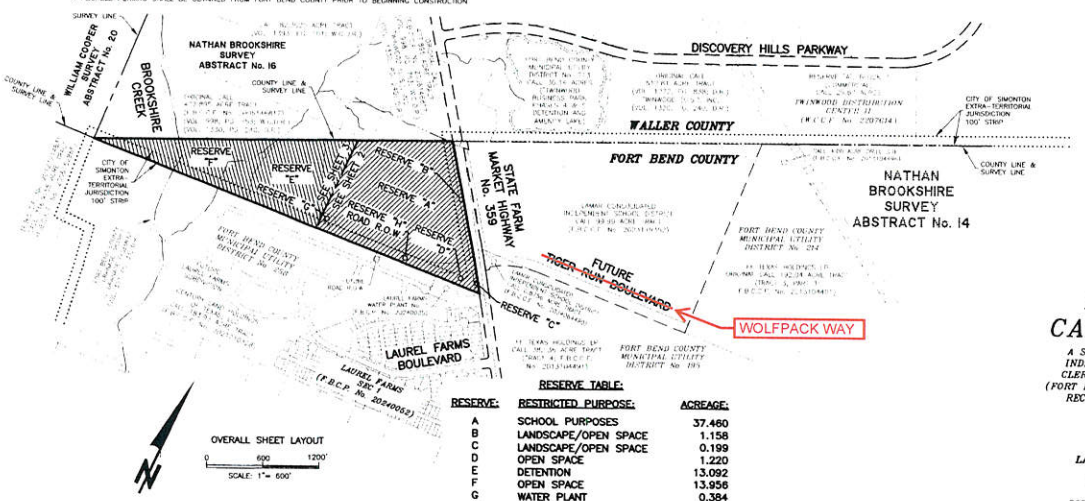
Duane H. Whitehead, P.E.
Texas Registration No. 105210

STATE OF TEXAS
DUANE H. WHITEHEAD
105210
LICENSED
PROFESSIONAL ENGINEER

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.

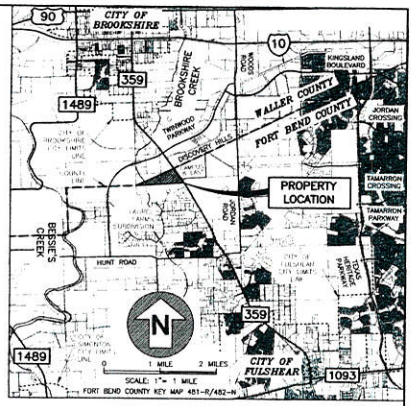
Brad L. Schodek
Registered Professional Land Surveyor
Texas Registration No. 6430

STATE OF TEXAS
REGISTERED
BRAD L. SCHODEK
6430
LICENSED
LAND SURVEYOR



RESERVE TABLE:

RESERVE:	RESTRICTED PURPOSE:	ACREAGE:
A	SCHOOL PURPOSES	37.460
B	LANDSCAPE/OPEN SPACE	1.158
C	LANDSCAPE/OPEN SPACE	0.199
D	OPEN SPACE	1.220
E	DETENTION	13.092
F	OPEN SPACE	13.956
G	WATER PLANT	0.384
H	PUBLIC ROAD RIGHT-OF-WAY	3.819
	TOTAL ACREAGE	71.288



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 25th DAY OF March, 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 March 25, 2025, AT 8:00 O'CLOCK A.M. IN PLAT NUMBER 20250056 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 Cesar Cedillo

14 pgs 2025027685

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard County Clerk
Fort Bend County Texas
March 25, 2025 03:05:16 PM
FEE $90.00 CC1
20250056

LAMAR CONSOLIDATED ISD CAMPUS COMPLEX EIGHT WEST

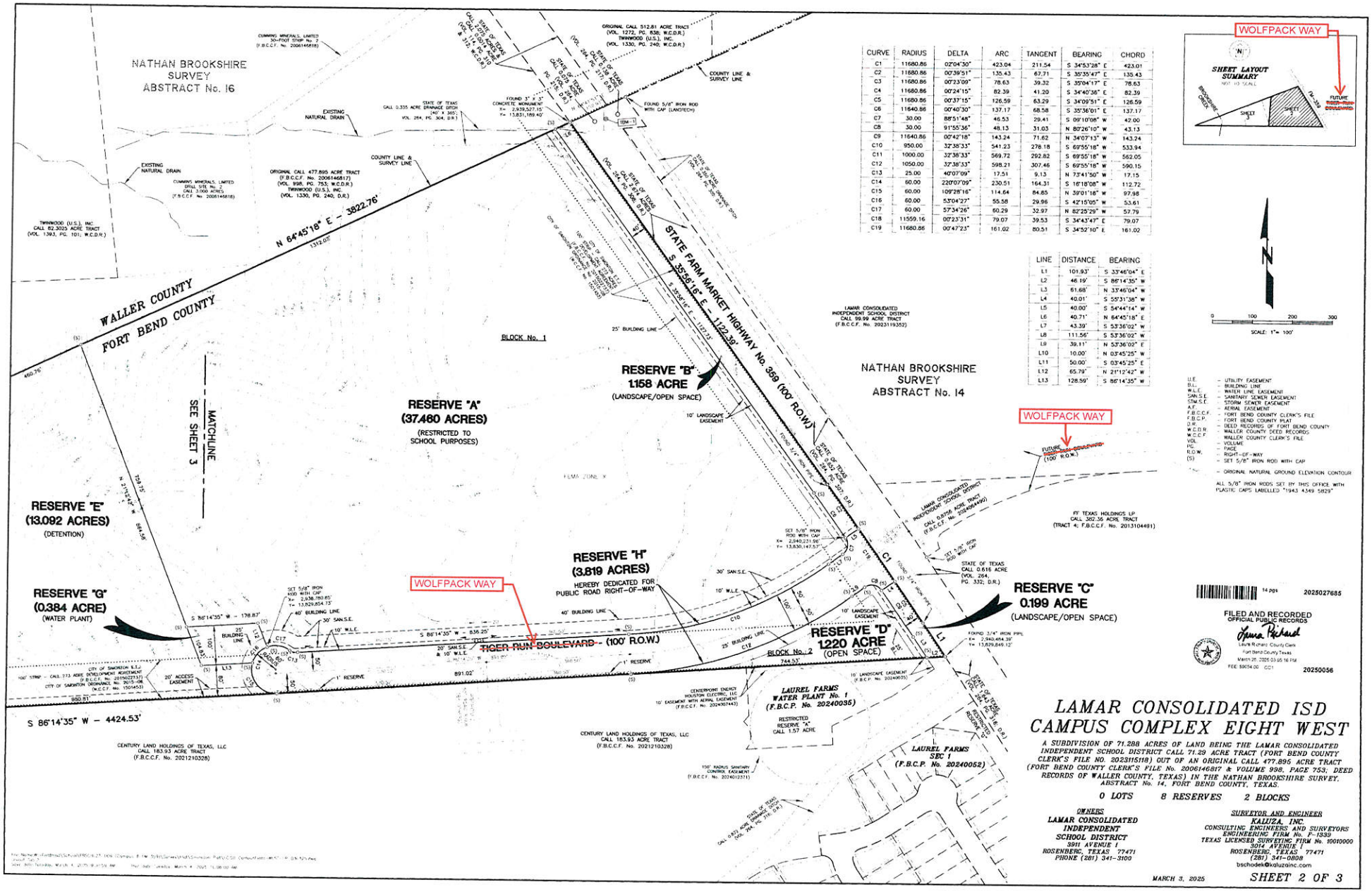
A SUBDIVISION OF 71.288 ACRES OF LAND BEING THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT CALL 71.29 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2023115118) OUT OF AN ORIGINAL CALL 477.895 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2006146817 & VOLUME 990, PAGE 753; DEED RECORDS OF WALLER COUNTY, TEXAS) IN THE NATHAN BROOKSHIRE SURVEY, ABSTRACT No. 14, FORT BEND COUNTY, TEXAS.

0 LOTS 8 RESERVES 2 BLOCKS

OWNERS
LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
3911 AVENUE I
ROSENBERG, TEXAS 77471
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MARCH 3, 2025



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	11680.86	02°04'30"	423.04	211.54	S 34°53'28" E	423.01
C2	11680.86	00°39'51"	135.43	67.71	S 35°35'47" E	135.43
C3	11680.86	00°23'09"	78.63	39.32	S 35°04'17" E	78.63
C4	11680.86	00°24'15"	82.39	41.20	S 34°40'36" E	82.39
C5	11680.86	00°37'15"	126.59	63.29	S 34°09'51" E	126.59
C6	11640.86	00°40'30"	137.17	68.58	S 35°36'01" E	137.17
C7	30.00	88°51'48"	46.53	29.41	S 09°10'08" W	42.00
C8	30.00	91°55'36"	48.13	31.03	N 80°26'10" W	43.13
C9	11640.86	00°42'18"	143.24	71.62	N 34°07'13" W	143.24
C10	950.00	32°38'33"	541.23	278.18	S 69°55'18" W	533.94
C11	1000.00	32°38'33"	569.72	292.82	S 69°55'18" W	562.05
C12	1050.00	32°38'33"	598.21	307.46	S 69°55'18" W	590.15
C13	25.00	40°07'09"	17.51	9.13	N 75°41'50" W	17.15
C14	60.00	220°07'09"	230.51	164.31	S 16°18'08" W	112.72
C15	60.00	109°28'16"	114.64	84.85	N 39°01'18" W	97.98
C16	60.00	53°04'27"	55.58	29.96	S 42°15'05" W	53.61
C17	60.00	57°34'26"	60.29	32.97	N 82°25'29" W	57.79
C18	11559.16	00°23'31"	79.07	39.53	S 34°43'47" E	79.07
C19	11680.86	00°47'23"	161.02	80.51	S 34°52'10" E	161.02

LINE	DISTANCE	BEARING
L1	101.93'	S 33°46'04" E
L2	46.19'	S 86°14'35" W
L3	61.68'	N 33°46'04" W
L4	40.01'	S 55°31'38" W
L5	40.00'	S 54°44'14" W
L6	40.71'	N 64°45'18" E
L7	43.39'	S 53°36'02" W
L8	111.56'	S 53°36'02" W
L9	39.11'	N 53°36'02" E
L10	10.00'	N 03°45'25" W
L11	50.00'	S 03°45'25" E
L12	65.79'	N 21°12'42" W
L13	128.59'	S 86°14'35" W

U.E. – 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
W.C.D.R. – WALLER COUNTY DEED RECORDS
W.C.C.F. – WALLER COUNTY CLERK'S FILE
VOL. – VOLUME
PG. – PAGE
R.O.W. – RIGHT-OF-WAY
(5) – SET 5/8" IRON ROD WITH CAP
– ORIGINAL NATURAL GROUND ELEVATION CONTOUR

ALL 5/8" IRON RODS SET BY THIS OFFICE WITH PLASTIC CAPS LABELLED "1943 4349 5829"

14 pgs 2025027685

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
March 25, 2025 03:05:16 PM
FEE: $90.00 CC1
20250056

LAMAR CONSOLIDATED ISD CAMPUS COMPLEX EIGHT WEST

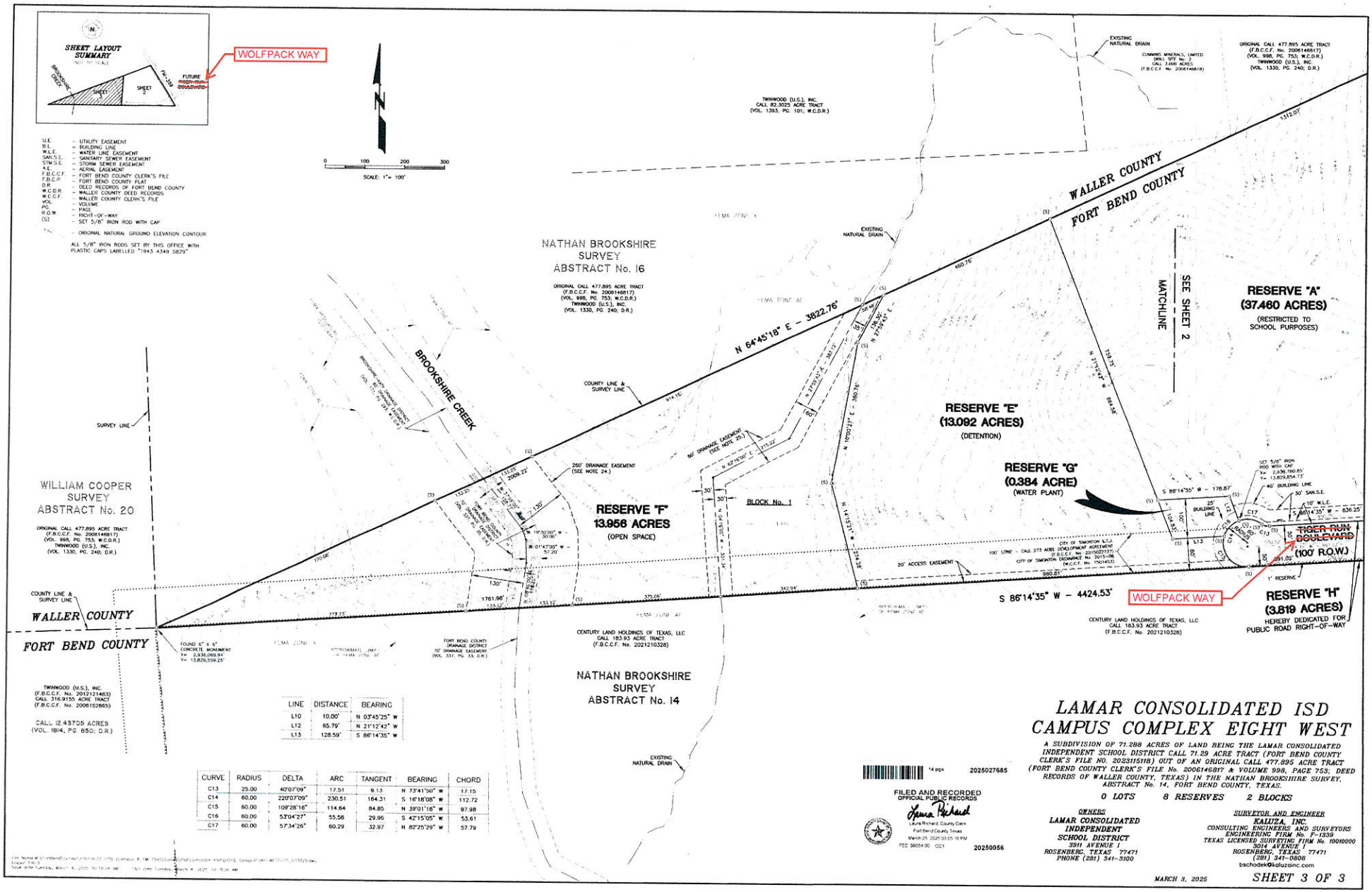
A SUBDIVISION OF 71.288 ACRES OF LAND BEING THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT CALL 71.29 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2023115118) OUT OF AN ORIGINAL CALL 477.895 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2006146817 & VOLUME 998, PAGE 753; DEED RECORDS OF WALLER COUNTY, TEXAS) IN THE NATHAN BROOKSHIRE SURVEY, ABSTRACT No. 14, FORT BEND COUNTY, TEXAS.

0 LOTS 8 RESERVES 2 BLOCKS

OWNERS
LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
3991 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

MARCH 3, 2025



LINE	DISTANCE	BEARING
L10	10.00'	N 03°45'25" W
L12	65.79'	N 21°12'42" W
L13	128.59'	S 86°14'35" W

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C13	25.00	40°07'09"	17.51	9.13	N 73°41'50" W	17.15
C14	60.00	220°07'09"	230.51	164.31	S 16°18'08" W	112.72
C15	60.00	109°28'16"	114.64	84.85	N 39°01'18" W	97.98
C16	60.00	53°04'27"	55.58	29.96	S 42°15'05" W	53.61
C17	60.00	57°34'26"	60.29	32.97	N 82°25'29" W	57.79

14 pgs 2025027685

FILED AND RECORDED
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Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
March 25, 2025 03:05:16 PM
FEE $605.00 CC1
20250056

LAMAR CONSOLIDATED ISD CAMPUS COMPLEX EIGHT WEST

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0 LOTS 8 RESERVES 2 BLOCKS

OWNERS
LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
3911 AVENUE I
ROSENBERG, TEXAS 77471
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