

PLAT RECORDING SHEET

PLAT NAME: Fort Bend ISD Elementary School No. 50

PLAT NO: _____

ACREAGE: 13.0

LEAGUE: Hugh Rogers Survey, Leonard Burknapp Survey

ABSTRACT NUMBER: 309, 108

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Fort Bend ISD

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

We, FORT BEND INDEPENDENT SCHOOL DISTRICT, acting by and through Kristin Tosain, Fort Bend Independent School District Board of Trustees President, being officers of FORT BEND INDEPENDENT SCHOOL DISTRICT, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 13.0-acre tract described in the above and foregoing map of Fort Bend ISD Elementary School No 50 do hereby make and establish said subdivision and development plan of said property according to all laws, 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, or permanent access easements), 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, successors and assigns to warrant and forever defend the title on 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 unrevocable certain easements. The aerial easements shall extend horizontally an additional seven feet, six inches (7' 6") for ten feet (10' 0") perimeter ground assessments or seven feet, seven inches (7' 7") for fourteen feet (14' 0") perimeter ground assessments or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground assessments. From a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (A.E. and A.C.) as indicated and depicted herein, whereby the aerial easement total 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 unrevocable certain easements. The aerial easements shall extend horizontally an additional seven feet, six inches (7' 6") for ten feet (10' 0") back-to-back ground assessments, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground assessments or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground assessments. From a plane sixteen feet (16' 0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (A.E. and A.C.) as indicated and depicted herein, whereby the aerial easement total thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of the plat is hereby restricted to prevent the drainage of any waste tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, sewer drainage or industry.

FURTHER, Owners do hereby acknowledge the receipt of the Orders for Regulation of Outdoor Lighting in the Unincorporated Area of Fort Bend County, Texas, and do hereby covenant and agree and shall comply with the order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN WITNESS WHEREOF, the FORT BEND INDEPENDENT SCHOOL DISTRICT has caused these presents to be signed by Kristin Tosain, its president, thereunto authorized, attested by me, the day of _____, 2016.

FORT BEND INDEPENDENT SCHOOL DISTRICT

By: Kristin Tosain
Fort Bend Independent School District Board of Trustees
President
Attest: Adia Heyiger
Fort Bend Independent School District Board of Trustees
Secretary

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on the day personally appeared Kristin Tosain, Fort Bend Independent School District Board of Trustees President, and Adia Heyiger, Secretary, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires: _____

I, Nhuy Thi Nguyen, am authorized (or registered) 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, single 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 laid to the Texas Coordinate System of 1983, South Central Zone.

Nhuy Thi Nguyen
Registered Professional Land Surveyor
Texas Registration No. 6409

I, Thomas A. Stewart, a Professional Engineer Registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Thomas A. Stewart
Licensed Professional Engineer
Texas License No. 56409

This is to certify that the Planning Commission of the City of Houston, Texas, has approved the plat (or instrument when appropriate) and subdivision of Fort Bend ISD Elementary School No 50 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat (or instrument when appropriate) this _____ day of _____, 2016.

By: Moritho Stern, Chair Or M. Sunny Gorzo, Vice Chair

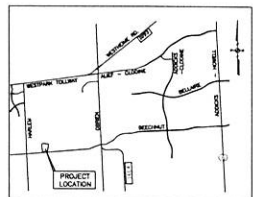
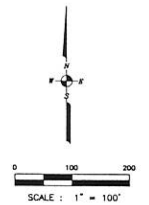
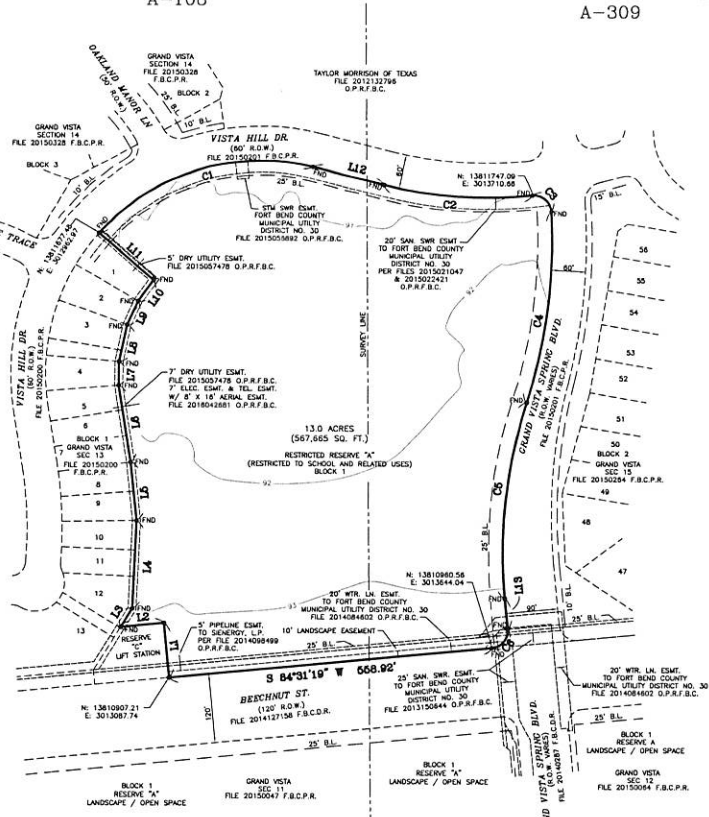
By: Patricia Walsh, P.E. Secretary

NOTES:

- 1. BEARING ORIENTATION REFER TO TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.000118371
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A CITY PLANNING LETTER DATED OCTOBER 19, 2015, OF NO. 7810-15-0872, ISSUED BY TEXAS AMERICAN TITLE COMPANY.
4. THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE 100-YEAR FLOODPLAIN, AND WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' (HAZAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON PER NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP NUMBER 48157C0140L, DATED APRIL 2, 2014.
5. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MAP NO. 30, PARCELS - FORT BEND COUNTY ESD NO. 100 AND THE CITY OF HOUSTON 1943'; ELEVATION: 102.32 (NOV 1929, 1987 ADJ.)
6. PROJECT BENCHMARK: FOUND BRASS DOWEL STAMPED 'FM D 789 1943'; ELEVATION: 102.32 (NOV 1929, 1987 ADJ.)
7. SITE BENCHMARK: FOUND OUT BOX ON E OF GRAND VISTA SPRINGS BLVD., LOCATE 730' SOUTH OF BRESCHNUT STREET; ELEVATION: 102.32 (NOV 1929, 1987 ADJ.) (PROVISED BY COSTELLO, INC.)
8. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTY (8) INCHES ABOVE NATURAL GROUND.
9. THE TOP OF ALL FLOOR SLAB SHALL BE A MINIMUM OF 97.15 FEET ABOVE MEAN SEA LEVEL.
10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET FLOWING WITH INTERSECTING DRAINAGE EVENTS.
11. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL) 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.
12. PROPERTY SUBJECT TO DEED RESTRICTIONS PER FILES 2012088989 & 201213787 D.P.R.F.B.C.
13. DEVELOPMENT AND ACCESS AGREEMENT PER FILE 201213200 D.P.R.F.B.C.
14. STORMWATER DRAINAGE EASEMENT AGREEMENT PER FILE 201213201 D.P.R.F.B.C.
15. THIS PLAT LIES WITHIN ZONE 'L2' OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE, 2004.
16. THERE ARE PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATED AREA SHOWN HEREON.
17. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
18. 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.
19. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROPRIATE DRAINAGE STRUCTURE.

LEONARD BURKNAPP SURVEY A-108

HUGH ROGERS SURVEY A-309



VICINITY MAP (NOT TO SCALE) KEY MAP # 5260R

I, Richard W. Stokes, Fort Bend County Engineer, do hereby certify that the plat of the subdivision complies with all of the existing rules and regulations of the office as adopted by the Fort Bend County Commissioners' Court. However, no certification is herein given as to the effect of drainage from the subdivision on the intersecting drainage artery or parent stream or on any other area or subdivision within the watershed.

Richard W. Stokes
Fort Bend County Engineer
Approved by the Commissioners' Court of Fort Bend County, Texas, the _____ day of _____, 2016.

- Richard Morrison, Commissioner, Precinct 1
Grady Prestage, Commissioner, Precinct 2
R.A. "Acey" Meyers, Commissioner, Precinct 3
James Patterson, Commissioner, Precinct 4
Robert E. Hebert, County Judge

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with the certificate of authorization was filed for recording in my office on _____, 2016, at _____ o'clock (am or pm), 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

FORT BEND ISD ELEMENTARY SCHOOL NO 50

1 BLOCK 1 RESERVE 0 LOTS
A SUBDIVISION OF 13.0 ACRES OF LAND OUT OF THE HUGH ROGERS SURVEY, ABSTRACT 309 AND LEONARD BURKNAPP SURVEY, ABSTRACT 108, FORT BEND COUNTY, TEXAS

OWNER: FORT BEND ISD
16431 LEXINGTON BLVD.
SUGAR LAND, TEXAS 77479
(281) 634-1000

SURVEYOR: LANDTECH, INC.
TYPE # F-1384 TRIPS # 10019100
CIVIL ENGINEERING & LAND SURVEYING
2525 NORTH LOOP WEST, SUITE 300
HOUSTON, TEXAS 77008

DATE: JULY, 2016

LEGEND:

- AC - ACRE
BL - BUILDING LINE
EASE - EASEMENT
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
FND - FOUND 5/4" IR W/ CAP STAMPED 'COSTELLO INC.'
IR - IRON ROD
IP - IRON PIPE
O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
S.M.W. SWR - SANITARY SEWER
S.W. SWR - STORM SEWER
SQ. FT. - SQUARE FEET
WTR. LK. - WATER LINE

Table with 3 columns: LINE NO., BEARING, DISTANCE. Contains 13 rows of survey data.

Table with 5 columns: CURVE, DELTA, RADIUS, LENGTH, CHORD. Contains 6 rows of curve data.