

PLAT RECORDING SHEET

PLAT NAME: Lamar CISD Powerline Road Elementary School and Agricultural Facility

PLAT NO: _____

ACREAGE: 27.656

LEAGUE: R.H. Earnest Survey

ABSTRACT NUMBER: 388

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Lamar Consolidated Independent School District

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, JOY WILLIAMS, PRESIDENT, and JOE HUBENAK, SECRETARY, being officers of LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, Owners of the 27.656 acre tract of Land described in the above and foregoing map of LAMAR CSD POWERLINE ROAD ELEMENTARY SCHOOL AND AGRICULTURAL FACILITY do hereby make and establish said subdivision and development plat 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), 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 ariel easements. The ariel 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 ariel easements (U.E. and A.E.) as indicated and depicted hereon, whereby the ariel 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 ariel easements. The ariel 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 ariel easements (U.E. and A.E.) as indicated and depicted hereon, whereby the ariel easement totals thirty feet (30'0") in width.

FURTHER, we 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, we 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 clear 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, we 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 JOY WILLIAMS, its President hereunto authorized,

attested by JOE HUBENAK, its Secretary, this ___ day of _____, 2021.

LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

By: JOY WILLIAMS, PRESIDENT

Attest: JOE HUBENAK, SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Joy Williams, as President, 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 she executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ day of _____, 2021.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Joe Hubenak, as Secretary, 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 _____, 2021.

Notary Public in and for the State of Texas

PUBLIC FACILITIES	DISTRICT NAMES
COUNTY KOSZIKOWE	NONE
WCD	NONE
MID	FBC MID 162
LD	NONE
DD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CONSOLIDATED
FRE	ESD No. 6
IMPACT FEE AREA	NONE
CITY OR CITY EDJ	ROSENBERG ETJ
UTILITIES CO.	CENTERPOINT ENERGY

SUBDIVISION NOTES

- 1.) B.L. - BUILDING LINE
A.E. - AERIAL EASEMENT
U.E. - UTILITY EASEMENT
STM.S.E. - STORM SEWER EASEMENT
W.L.E. - WATER LINE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
R.O.T.-OF-WAY
VOL. - VOLUME
D.R. - DRAIN
D.R. - DEED RECORDS OF FORT BEND COUNTY
O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
P.F. - PLAT RECORDS OF FORT BEND COUNTY
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
FBC MID - FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT
(S) - 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 4346 5829"

- 2.) THIS TRACT IS WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY TAXING JURISDICTIONS.
- 3.) THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE CITY OF ROSENBERG AND FORT BEND COUNTY, TEXAS.
- 4.) THE PROPERTY DEPICTED ON THIS PLAT LIES WITHIN THE JURISDICTION OF FORT BEND COUNTY LISTING ORANGE ZONE 122.
- 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. 48157020400, MAP REVISED JANUARY 29, 2021, IT APPEARS THAT THIS TRACT LIES WITHIN ZONE X (NO SCREEN) - AREA OF MINIMAL FLOOD HAZARD.
- 6.) 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, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITIES, IF NECESSARY.
- 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.
- 11.) THE RESERVES ON THIS PLAT ARE RESTRICTED TO NON-RESIDENTIAL USE.
- 12.) ELEVATION REFERENCE: N.G.S. HCCSD-72 1987 (PID AHS477) - FOUND STAINLESS STEEL ROD IN SLEEVE, LOCATED 3.6 MILES EAST OF FM-762 ALONG SAKHERS LAKE ROAD.
ELEVATION= 69.6' NAVD88

PROJECT BENCHMARK - SET 1-1/2 INCH BRASS DISK IN CONCRETE ON SOUTH R.O.W. OF POWERLINE ROAD FOR NORTHEAST CORNER OF RESERVE "A".
X= 2,996,086.00"
Y= 13,740,317.97"
ELEVATION= _____

TEMPORARY BENCHMARK NO. 1 (TM-1) - SET "T" ON TOP OF CONCRETE BULLETS/POST AT BACK OF CURB, LOCATED AT SOUTH END OF MEDIAN IN CENTERLINE OF SUNRISE MEADOW DRIVE ON NORTH SIDE OF POWERLINE ROAD.
X= 2,995,355.54"
Y= 13,741,053.83"
ELEVATION= 85.43'

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

14.) THE MINIMUM SLAB ELEVATION SHALL BE 83.70 FEET (EIGHTY-THREE AND SEVEN-TENTHS FEET) ABOVE MEAN SEA LEVEL, REGARDLESS OF THE MINIMUM SLAB ELEVATION SHOWN IN NO CASE SHALL THE TOP OF SLAB ELEVATION BE LESS THAN 24 INCHES ABOVE NATURAL GROUND OR FINISH GROUND AT ANY POINT ON THE PERIMETER OF THE SLAB.

15.) THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY DATED AUGUST 9, 2021 (FILE NO. H107394). THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

16.) ONE-FOOT RESERVE DEDICATED TO THE PUBLIC AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN 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 TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.

17.) ALL BEARINGS AND COORDINATES DEPICTED HEREON ARE REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983 (SOUTH CENTRAL ZONE) AND WERE DETERMINED BY GLOBAL POSITIONING SYSTEM METHODS. ALL COORDINATES LISTED ARE GRID AND CAN BE BROUGHT TO SURFACE BY APPLYING A COMBINED SCALE FACTOR: 0.99996724.

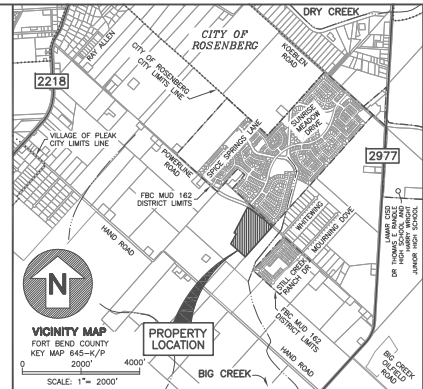
18.) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL, IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.

19.) SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF ROSENBERG.

20.) 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 ON THE EXPIRE OF THIS EASEMENT.

21.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL RIGHTS-OF-WAY WITH SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.

22.) LAMAR CSD POWERLINE ROAD ELEMENTARY SCHOOL AND AGRICULTURAL FACILITY IS A PORTION OF AN ORIGINAL CALL 99-598 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 485, PAGE 824 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. THE UNLOCATED EASEMENTS FOR PUBLIC ROAD, PUBLIC DRAINAGE DITCH AND PUBLIC UTILITY LINE REFERENCED THEREIN (PAGE 867 - ITEMS 1, 2, AND 3) APPEAR TO BE ASSOCIATED WITH AND LOCATED WITHIN THE ORIGINAL RIGHT-OF-WAY POWERLINE ROAD (WIDTH VARIES) AS OCCUPIED ON THE GROUND AND ARE NOT LOCATED WITHIN THE BOUNDARIES OF THIS SUBDIVISION.



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 INTERSECTING DRAINAGE ARTERY OR PRESENT 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 _____, 2021.

VINCENT M. MORALES, JR., COMMISSIONER PRECINCT 1 GRADY PRESTAGE, COMMISSIONER PRECINCT 2

W. A. "ANDY" MEYERS, COMMISSIONER PRECINCT 3 KEN R. DAMERCHER, COMMISSIONER PRECINCT 4

VP GEORGE, COUNTY CLERK

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 _____ 2021, 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 CSD POWERLINE ROAD ELEMENTARY SCHOOL AND AGRICULTURAL FACILITY

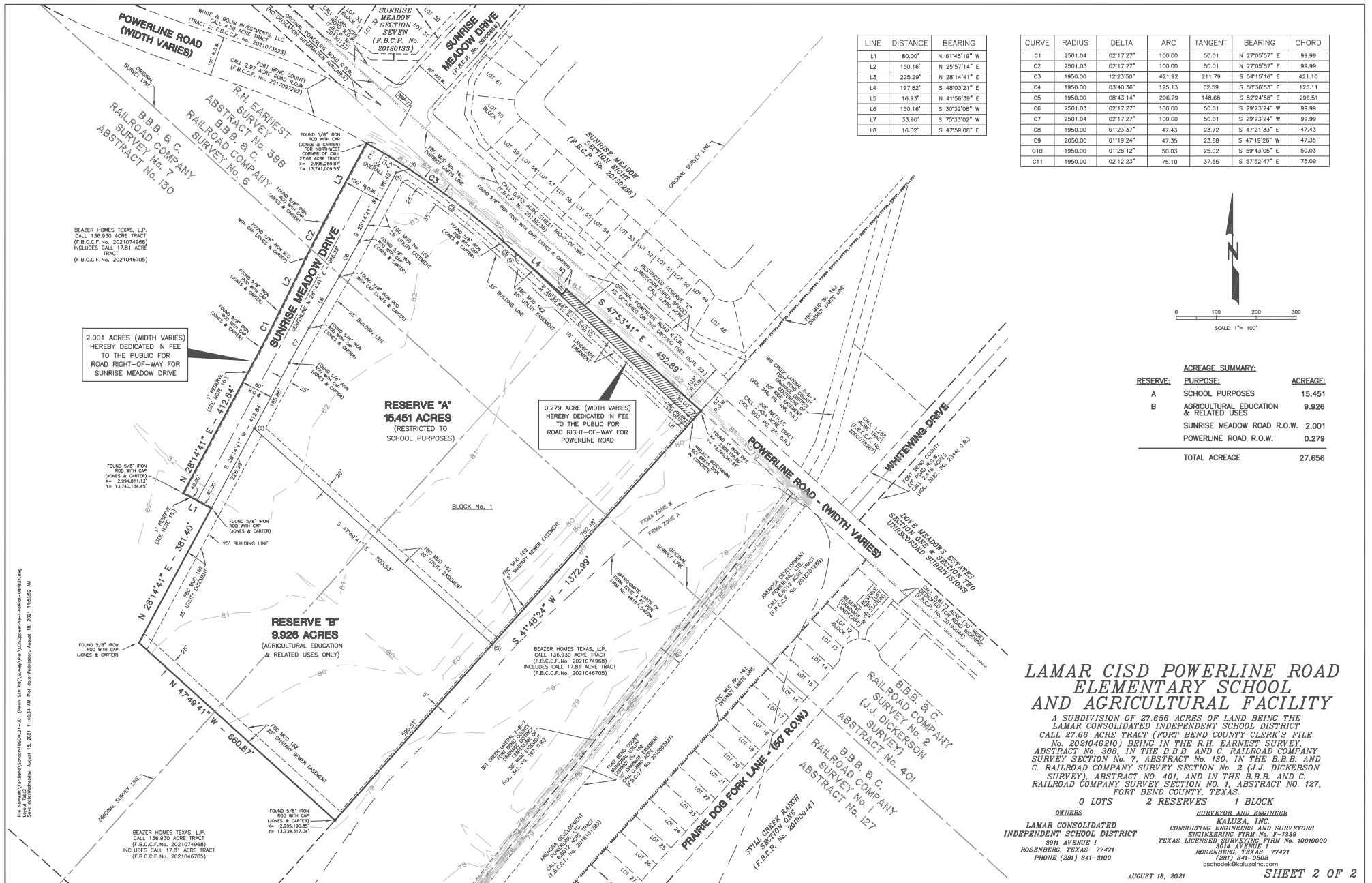
A SUBDIVISION OF 27.656 ACRES OF LAND BEING THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT CALL 27.66 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2021046210) BEING IN THE R.H. EARNST SURVEY, ABSTRACT No. 388, IN THE B.B.B. AND C. RAILROAD COMPANY SURVEY SECTION No. 7, ABSTRACT No. 100, IN THE B.B.B. AND C. RAILROAD COMPANY SURVEY SECTION No. 2 (J.J. DICKERSON SURVEY), ABSTRACT No. 401, AND IN THE B.B.B. AND C. RAILROAD COMPANY SURVEY SECTION No. 1, ABSTRACT No. 127, FORT BEND COUNTY, TEXAS.

0 LOTS 2 RESERVES 1 BLOCK

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

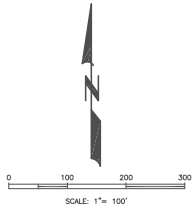
SURVEYOR AND ENGINEER
KALUZA, INC.
CONSULTING ENGINEERS AND SURVEYORS
ENGINEERING FIRM No. 1259
TEXAS LICENSED SURVEYING FIRM No. 0010000
2511 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
bschodes@kaluzainc.com

AUGUST 18, 2021 SHEET 1 OF 2



LINE	DISTANCE	BEARING
L1	80.00'	N 61°45'19" W
L2	150.16'	N 25°57'14" E
L3	225.29'	N 28°14'41" E
L4	197.82'	S 48°03'21" E
L5	16.93'	N 41°56'39" E
L6	150.16'	S 30°32'08" W
L7	33.90'	S 75°33'02" E
L8	16.02'	S 47°59'08" E

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	2501.04	02°17'27"	100.00	50.01	N 27°05'57" E	99.99
C2	2501.03	02°17'27"	100.00	50.01	N 27°05'57" E	99.99
C3	1950.00	12°23'50"	421.92	211.79	S 54°15'16" E	421.10
C4	1950.00	03°40'36"	125.13	62.59	S 58°36'53" E	125.11
C5	1950.00	08°43'14"	296.79	148.68	S 52°24'58" E	296.51
C6	2501.03	02°17'27"	100.00	50.01	S 29°23'24" W	99.99
C7	2501.04	02°17'27"	100.00	50.01	S 29°23'24" W	99.99
C8	1950.00	01°23'37"	47.43	23.72	S 47°21'33" E	47.43
C9	2050.00	01°19'24"	47.35	23.68	S 47°19'28" W	47.35
C10	1950.00	01°28'12"	50.03	25.02	S 59°43'05" E	50.03
C11	1950.00	02°12'23"	75.10	37.55	S 57°52'47" E	75.09



ACREAGE SUMMARY:

RESERVE:	PURPOSE:	ACREAGE:
A	SCHOOL PURPOSES	15.451
B	AGRICULTURAL EDUCATION & RELATED USES	9.926
SUNRISE MEADOW ROAD R.O.W.		2.001
POWERLINE ROAD R.O.W.		0.279
TOTAL ACREAGE		27.656

LAMAR CISD POWERLINE ROAD ELEMENTARY SCHOOL AND AGRICULTURAL FACILITY

A SUBDIVISION OF 27.656 ACRES OF LAND BEING THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT CALL 27.66 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE No. 2021046210) BEING IN THE R.H. EARNEST SURVEY, ABSTRACT No. 388, IN THE B.B.B. AND C. RAILROAD COMPANY SURVEY SECTION No. 7, ABSTRACT No. 130, IN THE B.B.B. AND C. RAILROAD COMPANY SURVEY SECTION No. 2 (J.J. DICKERSON SURVEY), ABSTRACT No. 401, AND IN THE B.B.B. AND C. RAILROAD COMPANY SURVEY SECTION No. 1, ABSTRACT No. 127, FORT BEND COUNTY, TEXAS.

0 LOTS
2 RESERVES
1 BLOCK

OWNERS
LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
8911 AVENUE 1
ROSENBERG, TEXAS 77471
PHONE (281) 341-3100

SURVEYOR AND ENGINEER
KALUZA, INC.
CONSULTING ENGINEERS AND SURVEYORS
ENGINEERING FIRM No. 7-1339
TEXAS LICENSED SURVEYING FIRM No. 10010000
3014 AVENUE
ROSENBERG, TEXAS 77471
(281) 341-0808
bschmidt@kaluzainc.com