

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Royal Independent School District Royal Elementary School No. 2

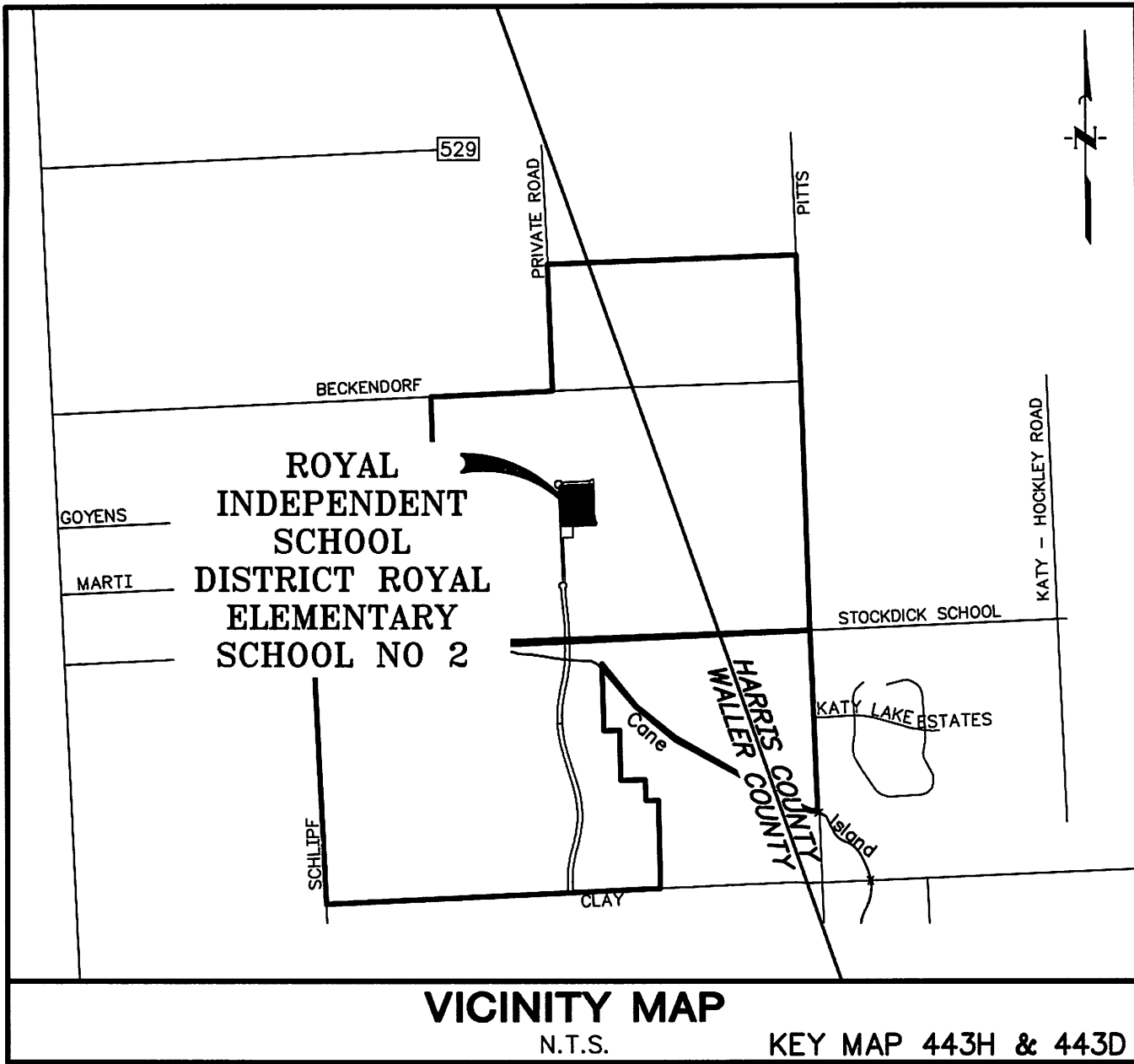
Date: December 18, 2024

Background

Final Plat of Royal Independent School District Royal Elementary School No. 2 which consists of 15.19 acres will include 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat



VICINITY MAP

N.T.S.

KEY MAP 443H & 443D

**FINAL PLAT OF
ROYAL INDEPENDENT
SCHOOL DISTRICT
ROYAL ELEMENTARY
SCHOOL NO 2**

**A SUBDIVISION OF 15.19 ACRES OF LAND
OUT OF THE**

**H. & T. C. RAILROAD COMPANY SURVEY, SECTION 129, A-204
WALLER COUNTY, TEXAS**

**1 RESERVE 1 BLOCK
JULY 2024**

K:\28749\28749-0003-01 Royal ISD Elementary School No 2 Plat (15 Acres)\2 Design Phase\Planning\ROYAL ISD-PLAT.dwg Nov 08, 2024 - 10:58am CKJ

DATE: JULY 2024	FINAL PLAT OF ROYAL INDEPENDENT SCHOOL DISTRICT ROYAL ELEMENTARY SCHOOL NO 2	OWNER/DEVELOPER ROYAL Independent School District 3717 FM 359 PATTISON, TEXAS 77466 281.934.2248 hherrera@royal-isd.net	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

A METES & BOUNDS description of a 15.19 acre tract of land in the H. & T. C. Railroad Company Survey, Section 129, Abstract 204, Waller County, Texas, being that certain called 15.19 acre tract recorded under County Clerk's File Number 2315080, Official Public Records, Waller County, Texas, with all bearing based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a ¾ inch iron rod with cap marked "Quiddity" found for the southeast corner and Place of Beginning of the herein described tract, being the southeast corner of said called 15.19 acre tract, same being the northeast corner of Restricted Reserve "A" of the adjoining Sunterra Sec 46, according to map or plat thereof recorded under County Clerk's File Number 2301020, Official Public Records, Fort Bend County, Texas, said point also being in a transition curve from northwest right-of-way line of Cielo Lakes Drive (called 50-foot wide) to the westerly right-of-way line of Spoon Bill Cove Drive (called 50-foot wide);

Thence South 87 degrees 48 minutes 06 seconds West along a portion of the south line of the herein described tract, same being the north line of said adjoining Restricted Reserve "A", 172.85 feet to a ¾ inch iron rod with cap marked "Quiddity" found for an angle point in the south line of the herein described tract, being the northwest corner of said adjoining Restricted Reserve "A", same being the north corner of the adjoining residue of a called 39.58 acre tract recorded under County Clerk's File Number 2203289, Official Public Records, Waller County, Texas, also being the northeast corner of an adjoining called 20.82 acre tract recorded under County Clerk's File Number 2203295, Official Public Records, Waller County, Texas;

Thence South 87 degrees 53 minutes 22 seconds West, 362.07 feet to a ¾ inch iron rod with cap marked "Quiddity" found for an angle point in the south line of the herein described tract, same being the northeast corner of Restricted Reserve "A" of the adjoining Bartlett Road Street Dedication Section 2 & Water Plant No 2, according to map or plat thereof recorded under County Clerk's File Number 2303088, Official Public Records, Fort Bend County, Texas;

Thence South 87 degrees 39 minutes 15 seconds West continuing along the south line of the herein described tract and the south line of said called 15.19 acre tract, same being the north line of said adjoining Restricted Reserve "A", 240.00 feet to a ¾ inch iron rod with cap marked "Quiddity" found for the southwest corner of the herein described tract, same being the northwest corner of said adjoining Restricted Reserve "A", said point also being the southeast corner of the adjoining Bartlett Road Street Dedication Section 3, according to map or plat thereof recorded under County Clerk's File Number 2303089, Official Public Records, Waller County, Texas;

Thence North 02 degrees 20 minutes 45 seconds West along the west line of the herein described tract, same being the east right-of-way line of Bartlett Road (called 50-foot wide), 872.40 feet to a ¾ inch iron rod with cap marked "Quiddity" found at the beginning of a curve to the right, being a transition curve from the west line of the herein described tract to the north line of the herein described tract, same being a transition curve from the east right-of-way line of Bartlett Road to the south right-of-way line of Caymus Creek Drive and Spoon Bill Cove Drive Street Dedication according to map or plat thereof recorded under County Clerk's File Number 2309456, Official Public Records, Waller County, Texas;

Thence with said curve to the right, having a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 47.12 feet, a radius of 30.00 feet, and a chord bearing North 42 degrees 39 minutes 15 seconds East, 42.43 feet to a ¾ inch iron rod with cap marked "Quiddity" found at the end of said curve, being an upper southeast corner of said adjoining Bartlett Road Street Dedication Section 3, same being the upper southwest corner of the adjoining Caymus Creek Drive and Spoon Bill Cove Drive Street Dedication;

Thence North 87 degrees 39 minutes 15 seconds East along the south right-of-way line of Caymus Creek Drive (called 100-foot wide), being the north line of the herein described tract, 671.32 feet to a ¾ inch iron rod with cap marked "Quiddity" found at the beginning of a curve to the right, being a transition curve from the north line of the herein described tract to the east line of the herein described tract, same being a transition curve from the south right-of-way line of Caymus Creek Drive to the west right-of-way line of Spoon Bill Cove Drive;

Thence with said curve to the right, having a central angle of 90 degrees 08 minutes 51 seconds, an arc length of 47.20 feet, a radius of 30.00 feet, and a chord bearing South 47 degrees 16 minutes 19 seconds East, 42.48 feet to a ¾ inch iron rod with cap marked "Quiddity" found at the end of said curve;

Thence South 02 degrees 11 minutes 54 seconds East along the west right of way line of said Spoon Bill Cove Drive (called 50-foot wide), at 281.74 feet pass the lower southwest corner of said Caymus Creek Drive and Spoon Bill Cove Drive Street Dedication, being the northwest corner of the aforementioned adjoining Sunterra Sec 46, and continuing along the common line of the herein described and said adjoining Sunterra Sec 46, being the west right-of-way line of Spoon Bill Cove Drive, for a total distance of 706.89 feet to ¾ inch iron rod with cap marked "Quiddity" found at the beginning of a curve to the left;

Thence with said curve to the left, continuing along said common line, having a central angle of 30 degrees 09 minutes 13 seconds, an arc length of 171.04 feet, a radius of 325.00 feet, and a chord bearing South 17 degrees 16 minutes 30 seconds East, 169.07 feet to a ¾ inch iron rod with cap marked "Quiddity" found at the beginning of a reverse curve to the right, being the aforementioned transition curve from the westerly right-of-way line of Spoon Bill Cove Drive to the northwest right-of-way line of Cielo Lakes Drive;

Thence with said reverse curve to the right, continuing along said common line, having a central angle of 10 degrees 07 minutes 55 seconds, an arc length of 4.42 feet, a radius of 25.00 feet, and a chord bearing South 27 degrees 17 minutes 09 seconds East, 4.42 feet to the Place of Beginning, and containing 15.19 acres of land, more or less.

K:\28749\28749-0003-01 Royal ISD Elementary School No 2 Plat (15 Acres)\2 Design Phase\Planning\ROYAL ISD-PLAT.dwg Nov 08,2024 - 10:58am CKJ

DATE: JULY 2024	FINAL PLAT OF ROYAL INDEPENDENT SCHOOL DISTRICT ROYAL ELEMENTARY SCHOOL NO 2	<u>OWNER/DEVELOPER</u> ROYAL Independent School District 3717 FM 359 PATTISON, TEXAS 77466 281.934.2248 hherrera@royal-isd.net	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1B OF 1			

Legend:

- AC "Acre"
- C.C.F. "County Clerk's File"
- BL "Building Line"
- No "Number"
- O.P.R.W.C.T. . . . "Official Public Records, Waller County, Texas"
- ROW "Right-of-Way"
- Sq Ft "Square Feet"
- UE "Utility Easement"
- Vol __, Pg __ . . . "Volume and Page"
- "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"
- ① "Block Number"

General Notes:

- The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, NAD 83 (grid) based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99989805999.
- Site plans shall be submitted to Waller County and any other applicable jurisdiction for review and approval.
- Development Permits and all other applicable permits shall be obtained from Waller County prior to beginning construction.
- The drainage system for this subdivision is designed in accordance with the Brookshire-Katy Drainage Criteria Manual which allows street ponding with intense rainfall events.
- All property to drain into the drainage easements only through an approved drainage structure.
- All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
- This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community NO. 480640, Map Number 48473C0375E, Panel 0375, suffix 'E' dated February 18, 2009.
- 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 should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- Project site is within the City of Houston ETJ.
- Elevations shown hereon are based on TSARP Monument 190105, being located along Pitts Road, approximately 1,485 feet north of the intersection of Pitts Road and Clay Road. Benchmark is west of Pitts Road and north of Cane Island Branch, on the north high bank of Cane Island Branch between the end of a guardrail and an existing fence running north-south. Elevation = 156.48' (NAVD88, 2001 Adjustment).
- TBM "4400002" being a set 5/8" iron rod with cap marked "Quiddity Eng. Control Point", located in the northwest corner of the subject, and being 170 feet southeast of a sanitary manhole and 135 feet southeast of a flush valve. Both of which, are located in the southeast quadrant of the intersection of Bartlett Road and Caymus Creek Drive. Elevation = 167.04' (NAVD88, 2001 adjustment).
- No pipeline or pipeline easement exist within the boundaries of this plat.
- 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.
- Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
- No structure in this subdivision shall be occupied until connected to a public sewer system or to an onsite wastewater system which has been approved and permitted by Waller County Environmental Department.
- No structure in this subdivision shall be occupied until connected to an individual water supply or a state approved community water system.
- Tract is subject to Short Form Blanket Easement recorded under C.C.F. No. 2308714, O.P.R.W.C.T.
- Tract is subject to Telecommunications Easement recorded under C.C.F. No. 2213359, O.P.R.W.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°48'06"W	172.85'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	90°00'00"	47.12'	N42°39'15"E	42.43'	30.00'
C2	30.00'	90°08'51"	47.20'	S47°16'19"E	42.48'	30.08'
C3	325.00'	30°09'13"	171.04'	S17°16'30"E	169.07'	87.55'
C4	25.00'	10°07'55"	4.42'	S27°17'09"E	4.42'	2.22'

DATE: JULY 2024

SCALE 1"=80'

SHEET 1C OF 1

FINAL PLAT OF

ROYAL

INDEPENDENT

SCHOOL DISTRICT

ROYAL ELEMENTARY

SCHOOL NO 2

OWNER/DEVELOPER

ROYAL Independent School District

3717 FM 359

PATTISON, TEXAS 77466

281.934.2248

hherrera@royal-isd.net



QUIDDITY

Quiddity Engineering, LLC

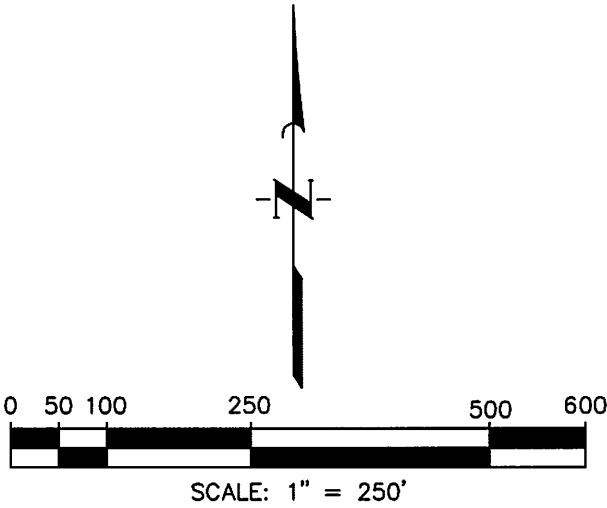
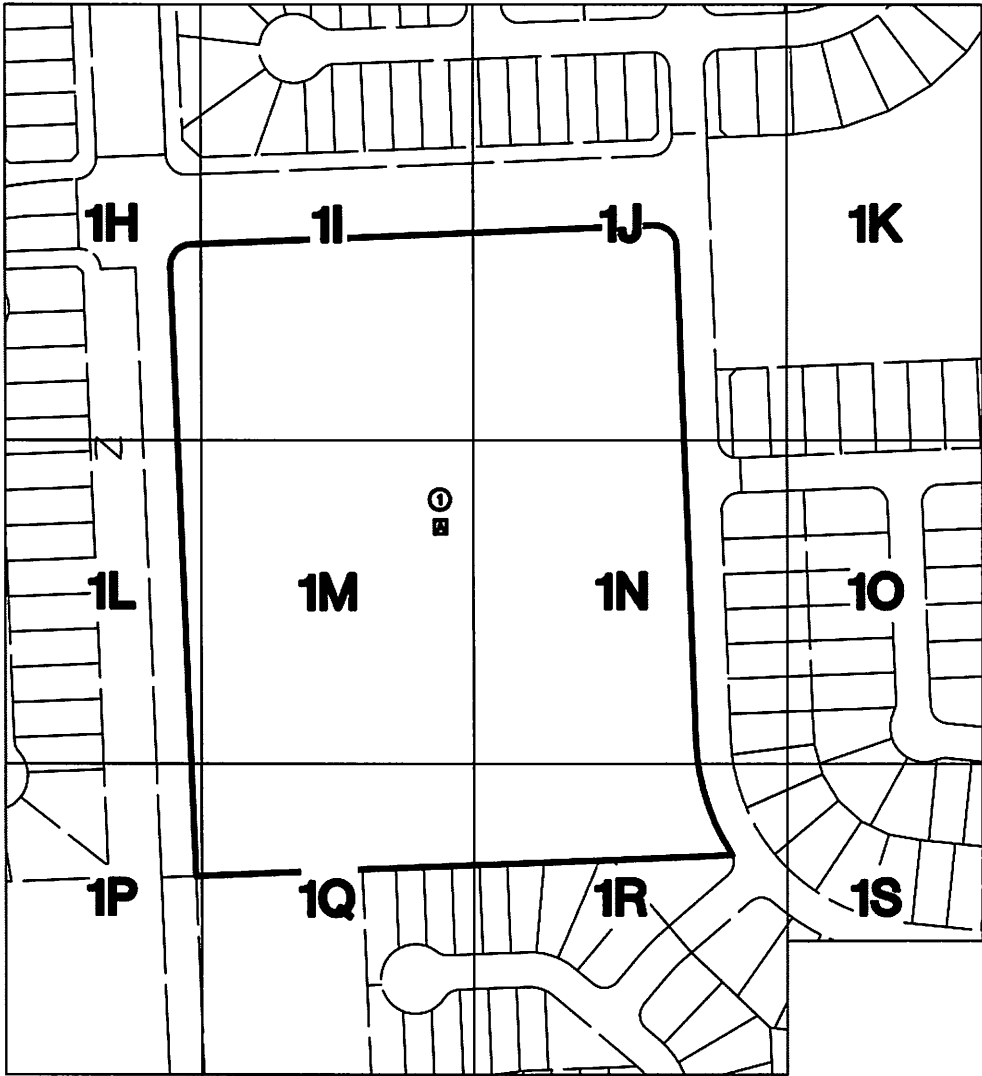
Texas Board of Professional Engineers and Land Surveyors

Registration Nos. F-23290 & 10046100

2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000

Cjarnnik@quiddity.com

K:\28748\28748-0003-01 Royal ISD Elementary School No 2 Plat (15 Acres)\2 Design Phase\Planning\ROYAL ISD-PLAT.dwg Nov 08,2024 -- 11:20am CKJ



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SCALE 1" = 250'			
SHEET 1D OF 1			

This is to certify that I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

No portion of this subdivision lies within the boundaries of the 1% annual chance (100-year) floodplain as delineated on Waller County Community Panel #480640 of the Flood Insurance Rate Map No. 48473C0375E dated 12/18/2009.

STATE OF TEXAS
REGISTERED
★
CHRIS D. KALKOMEY
5869
PROFESSIONAL
LAND SURVEYOR


Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Royal Independent School District Royal Elementary School No 2 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 this 3 day of September, 2024.

By: Lisa M. Clark or M. Sonny Garza
Chair Vice Chairman

By: Dipak Datta
Vonn Tifan
Secretary



APPROVED BY THE BOARD OF SUPERVISORS ON

SUPERVISORS ON

07/22/24

DATE

Paul E. Ed

PRESIDENT

D. L. W.

SECRETARY

Shirley K. Cady

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

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SCALE NTS			
SHEET 1E OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

We, Royal Independent School District, acting by and through Rick Kershner, Superintendent, owner hereinafter referred to as Owners of the 15.19 acre tract described in the above and foregoing map of Royal Independent School District Royal Elementary School No 2, do hereby make and establish said subdivision and development plan 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, 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 purpose 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 the 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 purpose 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 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 thirty feet (30' 0") in width.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

- 1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
- 2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
- 3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three quarters (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator or County Engineer. Culverts and bridges must be used for all driveway and/or walks, although dip-style driveways are encouraged where appropriate.
- 4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
- 5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
- 6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the Royal Independent School District has caused these presents to be signed by Rick Kershner, Superintendent, thereunto authorize, this 25 day of July, 2024

Royal Independent School District
By: Rick Kershner
Rick Kershner
Superintendent

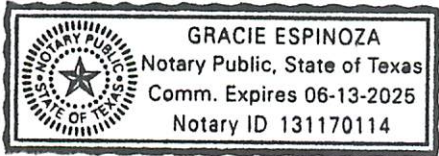
STATE OF TEXAS §
COUNTY OF Waller §

BEFORE ME, the undersigned authority, on this day personally appeared Rick Kershner, Superintendent, thereunto authorize, this 25 day of July, 2024, known to me to be the person whose name is 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 25th day of July, 2024

Gracie Espinoza
Notary Public in and for the State of Texas
Gracie Espinoza
Print Name

My commission expires: 6-13-25



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SCALE NTS			
SHEET 1F OF 1			

K:\28749\28749-0003-01 Royal ISD Elementary School No 2 Plat (15 Acres)\2 Design Phase\Planning\ROYAL ISD-PLAT.dwg Jul 16, 2024 - 2:52pm CKJ

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

J. Ross McCall
County Engineer

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Debble Hollan
Waller County,
Texas

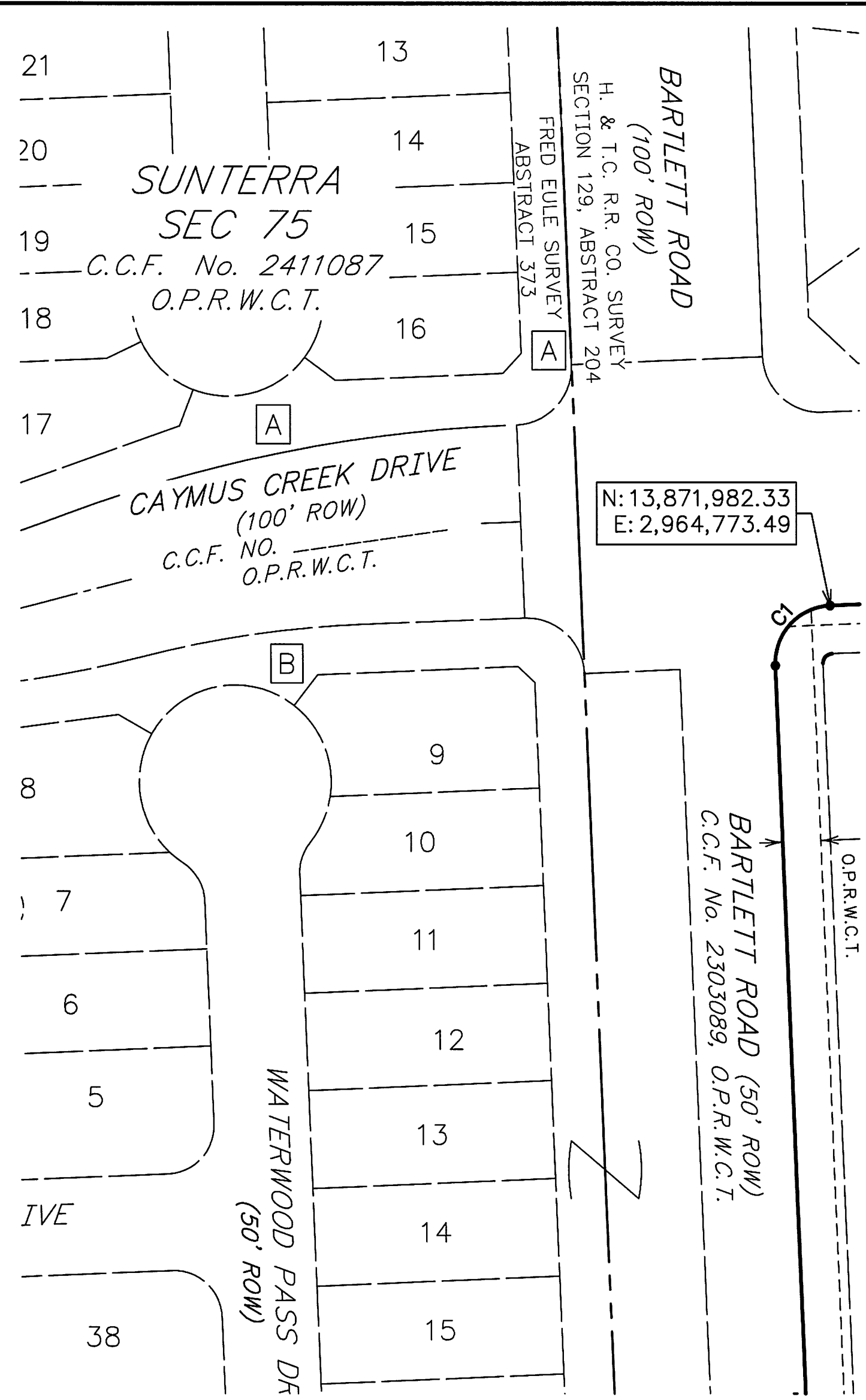
APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 2024.

Walter E. Smith, P.E., RPLS
Commissioner, Precinct 2

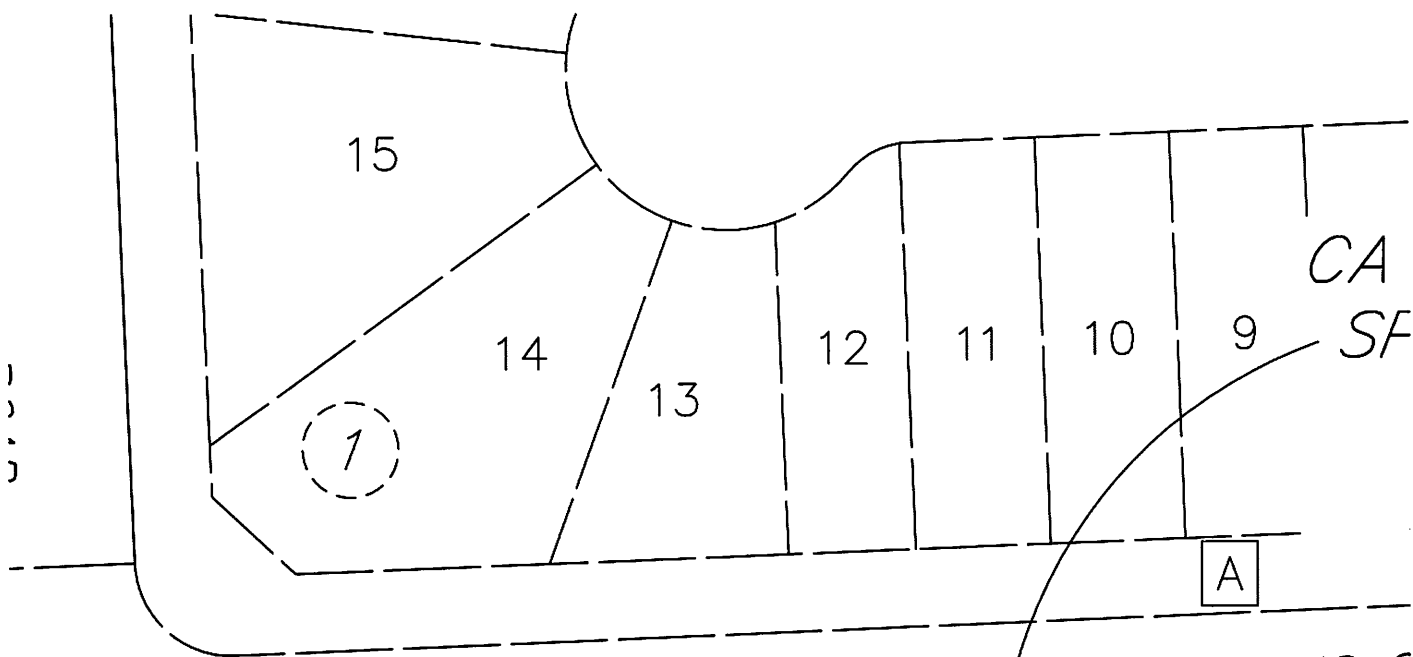
Justin Beckendorff
Commissioner, Precinct 4

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
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SCALE 1"=60'			
SHEET 1H OF 1			



CAYMUS C
(100
C.C.F. N
O.P..

1,982.33
4,773.49

N87°39'15"E 6"

10' WLE
C.C.F. No.
2214133
O.P.R.W.C.T.

2214130
O.P.R.W.C.T.

T.B.M. "4400002"
ELEV = 167.04'
SEE NOTE 11

20' SSE
C.C.F. No.
2300313
O.P.R.W.C.T.

BARTLETT ROAD (50' ROW)
C.C.F. No. 2303089, O.P.R.W.C.T.

1
A

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SCALE 1"=60'			
SHEET 11 OF 1			

50' ROW

DRIVE 50' ROW

CAYMUS CREEK DRIVE AND
SPOON BILL COVE DRIVE
STREET DEDICATION

C.C.F. No. 2309456
O.P.R.W.C.T.

CAYMUS CREEK DRIVE
(100' ROW)
C.C.F. No. 2309456
O.P.R.W.C.T.

N: 13
E: 2.5

87°39'15"E 671.32'

20' SSE
C.C.F. No.
2214130
O.P.R.W.C.T.

25' BL

20' x 20' WATER METER
C.C.F. No.
2406499
O.P.R.W.C.T.

20' STM SE
C.C.F. No.
2214131
O.P.R.W.C.T.

C.C.F. No. 2309456, O.P.R.W.C.T.

S021134 E 100.00'

25' BL

02"
4'

1

A

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SCALE 1"=60'			
SHEET 1J OF 1			

N: 1
E: 2

H. & T.C. R.R. CO. SURVEY
SECTION 129, ABSTRACT 204
—
FRED EULE SURVEY
—
ABSTRACT 373
—

*BARTLETT ROAD
STREET DEDICATION*

C.C.F. No. 2303089
O.P.R.W.C.T.

2 PASS DRIVE
1' ROW)

PASS DRIVE
NOW)

\\28749\28749-0003-01 Royal ISD Elementary School No 2 Plat (15 Acres)\2 Design Phase\ROYAL ISD-PLAT.dwg Nov 08, 2024 - 11:01am CKJ

SHEET 1L OF 1

FINAL PLAT OF
ROYAL
INDEPENDENT
SCHOOL DISTRICT
ROYAL ELEMENTARY
SCHOOL NO 2

ROYAL Independent School District
3717 FM 359
PATTISON, TEXAS 77466
281.934.2248
hherrera@royal-isd.net



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000
Cjannik@quiddity.com

1

A

RESTRICTED F
Restricted to Sc
Related Uses
15.19 A
661,559 Sq

N02°20'45"W 872.40'

25' BL

20' SSE
C.C.F. No.
2300313
O.P.R.W.C.T.

150' SANITARY CONTROL EASEM
C.C.F. No.2212420
O.P.R.W.C.T.

S87°39'15"W 240.00'

N: 13,871,079.55
E: 2,964,780.45

H. & T.C. R.R. CO. SURVEY

1

23 24 25
1/100'

K:\28749\28749-0003-01 Royal ISD Elementary School No 2 Plat (15 Acres)\2 Design Phase\Planning\ROYAL ISD-PLAT.dwg Nov 08,2024 -- 11:01am CKJ

DATE: JULY 2024

SCALE 1"=60'

SHEET 1M OF 1

FINAL PLAT OF
ROYAL
INDEPENDENT
SCHOOL DISTRICT
ROYAL ELEMENTARY
SCHOOL NO 2

OWNER/DEVELOPER
ROYAL Independent School District
3717 FM 359
PATTISON, TEXAS 77466
281.934.2248
hherrera@royal-isd.net



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Cjamnik@quiddity.com

1

A

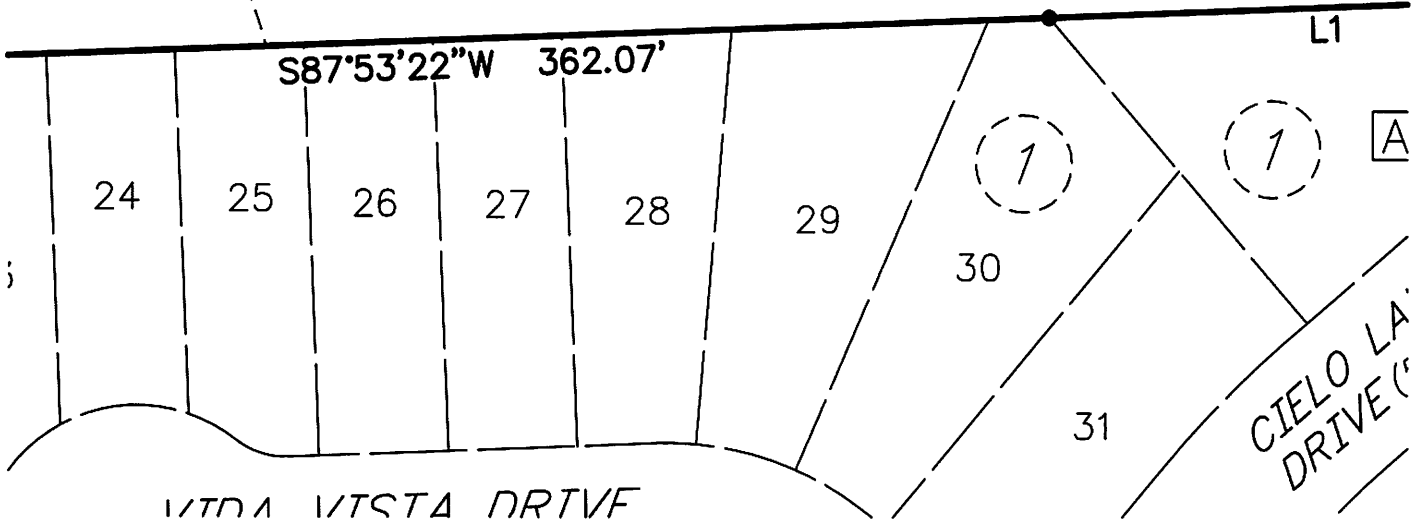
RESTRICTED RESERVE A

Restricted to School and
Related Uses Only
15.19 AC
661,559 Sq. Ft.

25' BL

10' WLE
C.C.F. No.
2214133
O.P.R.W.C.T.

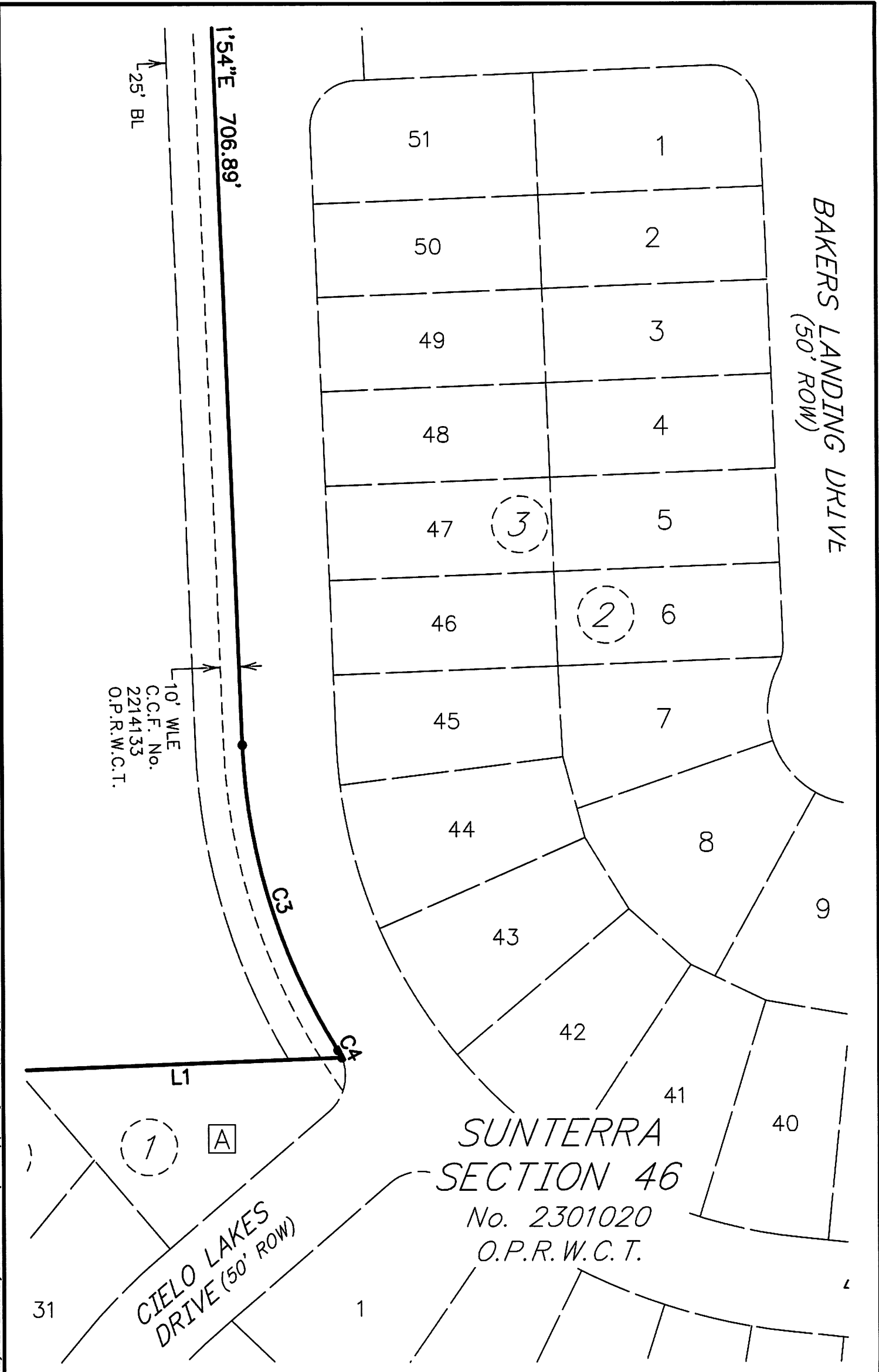
CONTROL EASEMENT
420



K:\28748\28748-0003-01 Royal ISD Elementary School No 2 Plat (15 Acres)\2 Design Phase\Planning\ROYAL ISD-PLAT.dwg Nov 08,2024 -- 11:02am CKJ

DATE: JULY 2024	FINAL PLAT OF ROYAL INDEPENDENT SCHOOL DISTRICT ROYAL ELEMENTARY SCHOOL NO 2	OWNER/DEVELOPER ROYAL Independent School District 3717 FM 359 PATTISON, TEXAS 77466 281.934.2248 hherrera@royal-isd.net	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 1N OF 1			

K:\28749\28749-0003-01 Royal ISD Elementary School No 2 Plat (15 Acres)\2 Design Phase\Planning\ROYAL ISD-PLAT.dwg Nov 08,2024 -- 11:02am CKJ



DATE: JULY 2024	FINAL PLAT OF ROYAL INDEPENDENT SCHOOL DISTRICT ROYAL ELEMENTARY SCHOOL NO 2	OWNER/DEVELOPER ROYAL Independent School District 3717 FM 359 PATTISON, TEXAS 77466 281.934.2248 hherrera@royal-isd.net	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjamnik@quiddity.com
SCALE 1"=60'			
SHEET 10 OF 1			

N: 1
E: 2

JRVEY
CT 204
Y

BARTLETT ROAD
STREET DEDICATION
SECTION 2 &
WATER PLANT NO 2
No. 2303088
O.P.R.W.C.T.

BARTLETT ROAD
STREET DEDICATION
SECTION 6
No. _____
O.P.R.W.C.T.

BARTLETT ROAD
(50' ROW)
BARTLETT ROAD
(50' ROW)
Z

K:\28749\28749-0003-01 Royal ISD Elementary School No 2 Plot (15 Acres)\2 Design Phase\Planning\ROYAL ISD-PLAT.dwg Nov 08,2024 - 11:02am CKJ

DATE: JULY 2024	FINAL PLAT OF ROYAL INDEPENDENT SCHOOL DISTRICT ROYAL ELEMENTARY SCHOOL NO 2	<u>OWNER/DEVELOPER</u> ROYAL Independent School District 3717 FM 359 PATTISON, TEXAS 77466 281.934.2248 hherrera@royal-isd.net	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjarnnik@quiddity.com
SCALE 1"=60'			
SHEET 1P OF 1			

K:\28749\28749-0003-01 Royal ISD Elementary School No 2 Plat (15 Acres)\2 Design Phase\Planning\ROYAL ISD-PLAT.dwg Nov 08,2024 -- 11:02am CKJ

SRVEY

N:13,871,079.55
E: 2,964,780.45

1
A

23 24 2.

VID,

22 21

BARTLETT ROAD
(50' ROW)

BARTLETT ROAD
(50' ROW)

1

5

6

7

8

9

4

A

3

2

1

SUN FALLS
DRIVE(50' ROW)

21

22

DATE: JULY 2024

SCALE 1"=60'

SHEET 1Q OF 1

FINAL PLAT OF
ROYAL
INDEPENDENT
SCHOOL DISTRICT
ROYAL ELEMENTARY
SCHOOL NO 2

OWNER/DEVELOPER

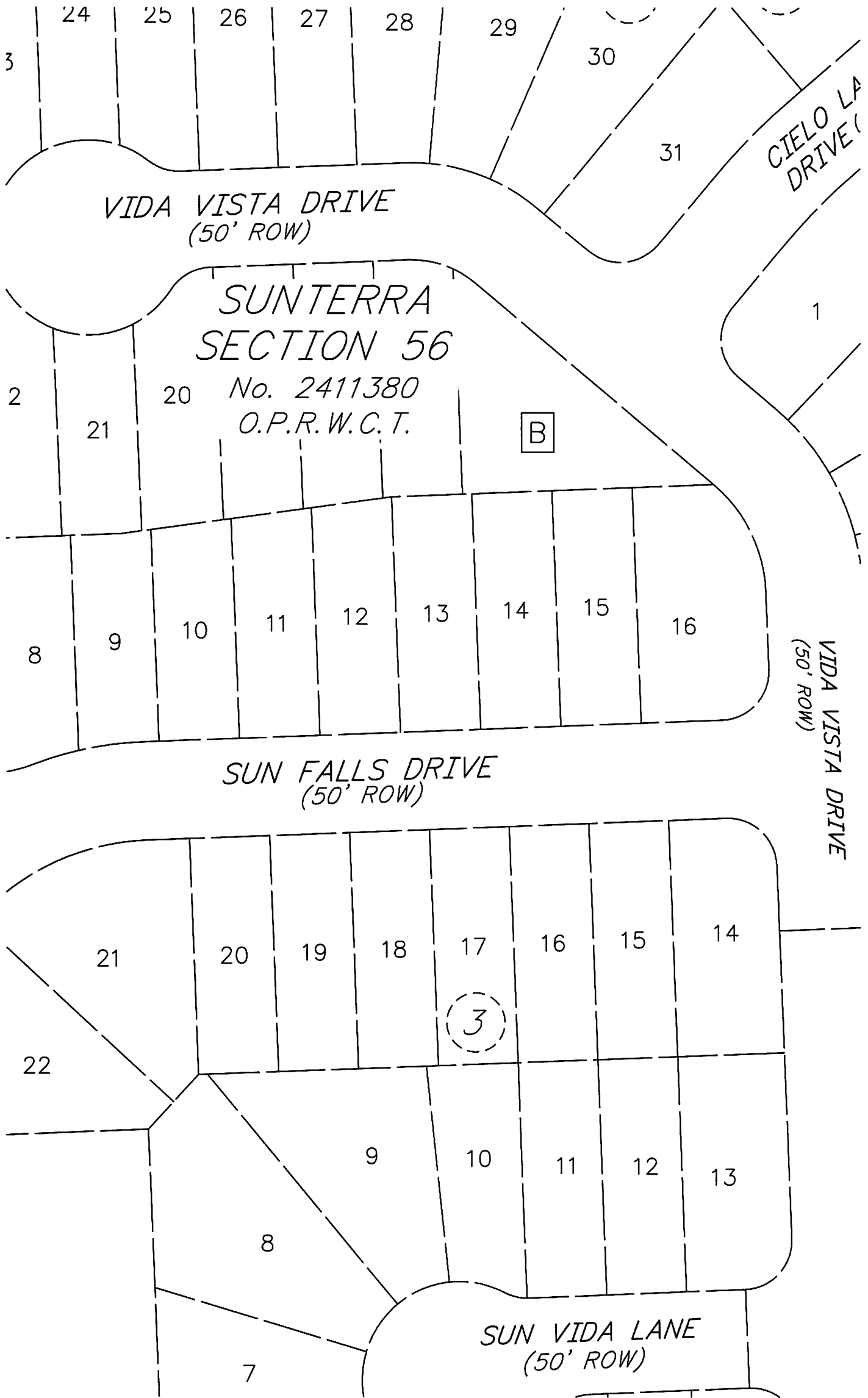
ROYAL Independent School District
3717 FM 359
PATTISON, TEXAS 77466
281.934.2248
hherrera@royal-isd.net



QUIDDITY

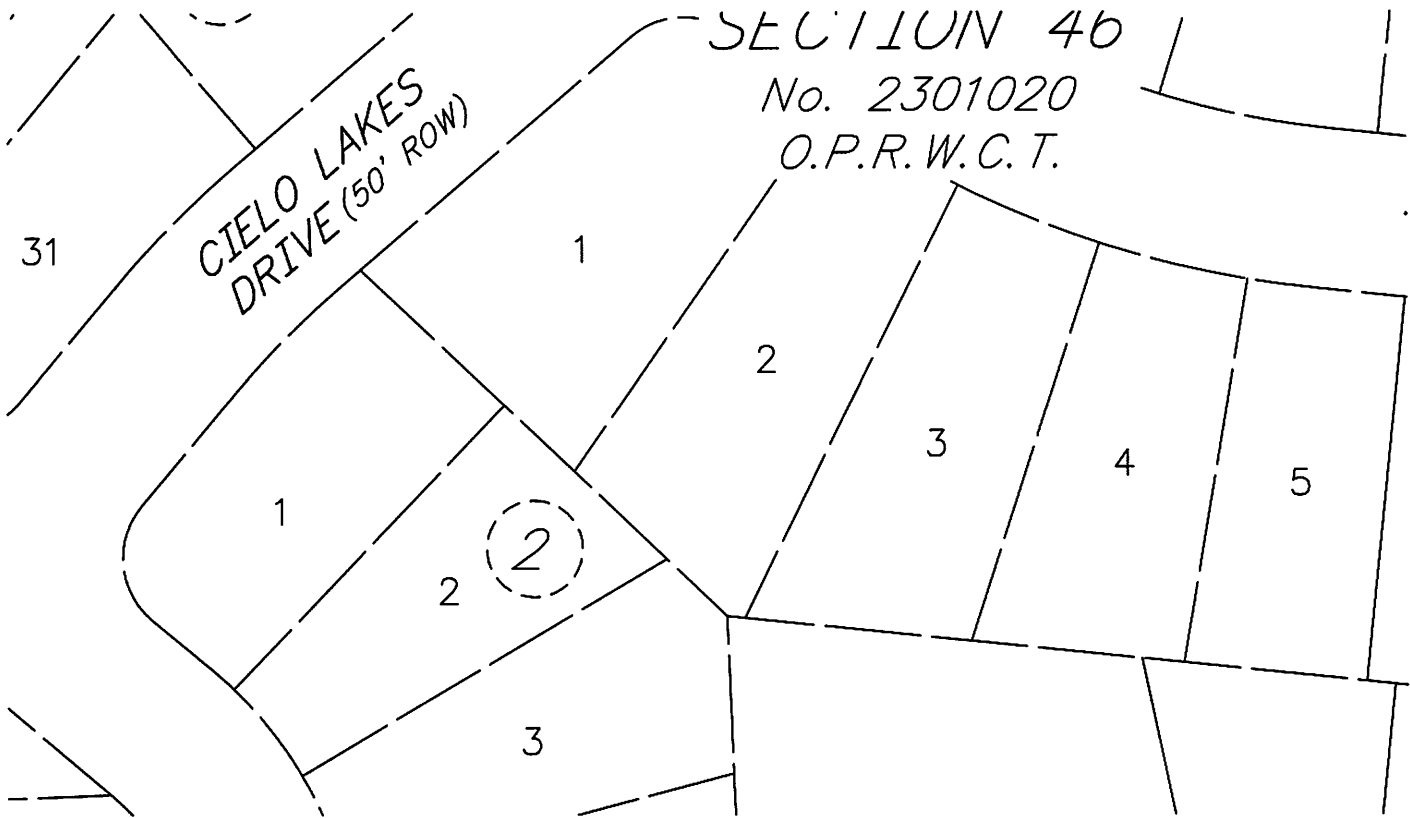
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K:\28749\28749-0003-01 Royal ISD Elementary School No 2 Plat (15 Acres)\2 Design Phase\Planning\ROYAL ISD-PLAT.dwg Nov 08, 2024 - 11:03am CKJ



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SCALE 1"=80'			
SHEET 1R OF 1			

K:\28749\28749-0003-01 Royal ISD Elementary School No 2 Plot (15 Acres)\2 Design Phase\Planning\ROYAL ISD-PLAT.dwg Nov 08,2024 - 11:03am CKJ



DATE: JULY 2024	FINAL PLAT OF ROYAL INDEPENDENT SCHOOL DISTRICT ROYAL ELEMENTARY SCHOOL NO 2	OWNER/DEVELOPER ROYAL Independent School District 3717 FM 359 PATTISON, TEXAS 77466 281.934.2248 hherrera@royal-isd.net	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Pkwy North, Suite 150 • Katy, TX 77449 • 832.913.4000 Cjarnnik@quiddity.com
SCALE 1"=60'			
SHEET 1S OF 1			