

Notice of Special Called Meeting
The Board of Trustees
Fort Bend Independent School District

Monday, June 7, 2021

Notice is hereby given that a Board of Trustees Special Called Meeting will be held on Monday, June 7, 2021, beginning at 6:00 PM in the Board Room of the Fort Bend ISD Administration Building, 16431 Lexington Blvd., Sugar Land, TX 77479. Members of the public may view the live stream of the meeting at following address:

<https://www.fortbendisd.com/BoardMeetingLivestream>. Members of the public may also register to address the Board at the following address:

<https://www.fortbendisd.com/cms/lib/TX01917858/Centricity/Domain/83/New%20Agenda%20Review%20Address%20Form%201-12-21.pdf>. Requests to address the Board must be submitted no later than 11:00 a.m. on the day of the meeting and identify the agenda item. It is the Board of Trustees' intent that a quorum of the Board of Trustees will be physically present at this location, although one or more Trustees may participate by video conference. The agenda packet for the meeting can be found here:

<https://meetings.boardbook.org/Public/Organization/649>.

1. Call to order at 6:00 PM with announcement by the chair as to the presence of a quorum, that the meeting has been duly called and that notice of the meeting has been posted for the time and manner required by law
2. Convene in closed session under Texas Open Meetings Act, Texas Government Code, Chapter 551 under the following sections: 551.071 - For the purpose of a private consultation with the Board's attorney on any or all subjects or matters authorized by law; Section 551.072 - Consider purchase, exchange, lease, or value of real property, Section 551.074 - Personnel matters, Section 551.076 - Security matters, Section 551.082 - Student discipline matter or complaint, or Section 551.0821 - Personally identifiable information about public school student
3. Reconvene in Open Session
4. Consider Action on Closed Session Items
5. Review
 - A. Board Governance
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 - b. May 10, 2021: Public Budget Hearing
 - c. May 10, 2021: Regular Business Meeting
 - d. May 12, 2021: Canvass Election Results
 - e. May 12, 2021: Swear In Newly Elected Trustees
 - f. May 27, 2021: Special Called Meeting
 - B. Board Goal 4: Fort Bend ISD will develop students' social-emotional, academic, literacy, language, and life skills in a robust Collaborative Community at every school
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7. Action	

A. Board Governance

1. Consider Approval of Possible Revisions to the Superintendent Search Timeline

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8. Adjournment

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E or Texas Government Code section 418.183(f). Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting. [See BEC (LEGAL)]

The following Fort Bend ISD Goals may be referenced in agenda items included in this document:

- Goal 1: Fort Bend ISD will provide an equitable learning environment that provides all students access to the FBISD curriculum.
- Goal 2: Fort Bend ISD will ensure students own and are responsible for their learning, behavior, and progress through the FBISD curriculum.
- Goal 3: Fort Bend ISD will provide an inclusive, collaborative, and fluid learning environment with opportunities for both risk-taking and success.
- Goal 4: Fort Bend ISD will develop students' social-emotional, academic, literacy, language, and life skills in a robust Collaborative Community at every school.
- Goal 5: Fort Bend ISD will develop an organizational culture that embraces care, respect, safety, and inclusion.

For: Fort Bend ISD Board of Trustees
Date: June 7, 2021
Action: Review: Final Budget Amendment
References: Board Governance
Department: Business and Finance

Recommendation

Consideration and possible approval of a Final Budget Amendment for 2020-21.

Note: Recommendation and Summary subject to change pending updated projection of 2020-21 year-end financial results.

Summary

Reallocation of adopted budget between functions as necessary to properly code expenditures.

Fund 199 (General Fund)

Pending final projection of 2020-21 year-end financial results.

Fund 599 (Debt Service Fund)

Pending final projection of 2020-21 year-end financial results.

Recommended by:

Charles E. Dupre
Superintendent of Schools

Submitted by:

Bryan Guinn
Chief Financial Officer

For: Fort Bend ISD Board of Trustees
Date: June 7, 2021
Action: Review: Committed Fund Balance Resolution
References: Board Policy
Board Governance
Department: Business and Finance

Recommendation

Consideration and possible approval of the Committed Fund Balance Resolution.

Summary

The Governmental Accounting Standards Board has issued Statement No. 54 (GASB 54) that requires that any commitment and assignment of fund balance must be done pursuant to Board action, or by the Board designating the authority for the commitment and assignment of fund balance to the Superintendent. Any action to commit or assign fund balance for specified purposes must be made before the District’s year-end and reflected in the annual financial statements.

The Board approved the Fort Bend ISD Fiscal and Budgetary Strategy that further details the District’s resolve to comply with GASB 54. The Board of Trustees has retained the authority to commit fund balance and has authorized the Superintendent to assign fund balance. The dollar amount of the commitment and assignment can be made after year-end for both commitments and assignments, but if amounts are known the amounts may be adopted before year end.

Below is a recap of committed fund balances (all are General Fund unless denoted in the table below) as of May 31, 2021 and recommended committed fund balance amounts as of June 30, 2021:

Fund	Committed 05/31/21	Committed 6/30/21
Major Maintenance/Repair	\$5,790,350	\$6,400,000
Campus Activity Funds	\$9,268,705	To be determined*
Loss of State Revenue	\$60,600,000	\$62,400,000
New Schools	\$4,500,000	\$4,500,000
Instructional Materials	\$3,100,000	\$0
Economic Stabilization	\$15,000,000	\$0
Elementary 54	\$0	\$32,820,800

*Reflected in the Special Revenue Funds

- Major Maintenance/Repair: The Board committed \$6,400,000 on June 30, 2020 for major maintenance and repair and other capital items. The reserve can be utilized for unforeseen large expenditures that are not included in the annual General Fund or Capital Project Fund budgets such as an air conditioner replacement that is needed immediately at a school due to a mechanical failure, vehicles, or repairs needed due to a catastrophe that would not be reimbursed from a federal or state grant. Also, these funds can be used to cover the costs associated with portable building moves in response to enrollment growth at campuses throughout the District. The Board approved the use of \$609,650 in February 2021, which resulted in a balance of \$5,790,350 as of May 2021. The Administration is recommending re-establishing the committed fund balance to \$6.4 million for June 30, 2021.
- Campus Activity Funds*: Although campus activity funds are for the benefit of the student body of each campus, there are no legal restrictions on the funds nor are they restricted by any external party. Thus, Administration is recommending the Board commit the outstanding fund balance for campus activity fund as of June 30, 2021, which are included in the Special Revenue Funds. The District's Comprehensive Annual Financial Report will be reviewed and approved by the Board no later than November 2021 and will disclose the committed balance.
- Loss of State Revenue: As prescribed by fiscal policy, Administration is proposing to maintain a committed fund balance equal to approximately 30 days or 8.2% of the proposed General Fund 2020-21 projected expenditures in the event that the state budget reduces funding to public education.
- New Schools: Administration is proposing to maintain the committed fund balance of \$4,500,000. The committed balance was originally established to cover operating expenses for the first year when new schools open. With new schools estimated to open in fiscal year 2022-23 the balances will be in June 2022.
- Instructional Materials: Administration is proposing to reduce this fund balance from \$3,100,000 to \$0 due to the District utilizing fund balance to cover unreimbursed COVID-19 expenditures. In addition, the legislature will fund the Instructional Materials Fund for the next biennium and the District hopes that funding will cover all necessary textbook adoption requirements for the biennium.

- Economic Stabilization: Administration is proposing changing the committed fund balance from \$15,000,000 to \$0. The balance was originally established to cover budgeted deficits adopted in future years. However, with the General Fund paying for COVID-19 expenses, which have not been reimbursed, Administration is recommending eliminating the commitment.
- Future Bond: Administration is proposing committing \$32,820,800 fund balance for the contract amount for Elementary 54 (ES 54) that is being recommended under a separate board agenda item at the June 2021 board meeting. The General Fund will loan Capital Projects fund money to construct ES 54 until a bond referendum is recommended by Administration and approved by the Board to take to the voters. Upon the future bond passing, debt can be issued to repay the General Fund and the committed fund balance can be eliminated. The committed fund balance is “set aside” to reflect the full amount that could be loaned and the impact to fund balance if the loan could not be repaid.

Recommended by:

Charles E. Dupre
Superintendent of Schools

Submitted by:

Bryan Guinn
Chief Financial Officer

**Fort Bend Independent School District
Resolution of the Fort Bend Independent School District Board of Trustees
Amending Fund Balance Policies as Required by GASB 54**

WHEREAS, The Governmental Accounting Standards Board (“GASB”) has adopted Statement 54 (“GASB 54”), a standard for governmental fund balance reporting and governmental fund type definitions that became effective in governmental fiscal years starting after June 15, 2010; and

WHEREAS, Fort Bend Independent School District (“FBISD”) has implemented GASB Statement 54 requirements; and

WHEREAS, FBISD must report governmental fund balances per GASB 54 definitions in the balance sheet as follows: Non-spendable, Restricted, Committed, Assigned, and Unassigned; and

WHEREAS, FBISD desires to amend the Committed Fund Balances; and

WHEREAS, All commitments must be approved by formal action of the Board; and

WHEREAS, Once made, a commitment can only be modified or removed by the same manner of formal Board action; and

WHEREAS, the action to commit funds must occur prior to fiscal year-end in order for such commitment to be reported in the balance sheet of the respective period, even though the amount might be determined subsequent to fiscal year-end; and

BE IT ALSO RESOLVED that FBISD Board of Trustees hereby commits the following portions of its June 30, 2021, General Fund balance, as follows:

- \$62,500,000 for potential loss of state;
- \$ 6,400,000 for major maintenance and repair;
- \$ 4,500,000 for new schools;
- \$32,820,800 for Elementary 54

BE IT RESOLVED that FBISD Board of Trustees commits the total fund balance of Campus Activity Funds and the Instructional Materials Allotment of June 30, 2021 reported in the Special Revenue Fund.

The above Resolution is adopted this 14th day of June, 2021.

Board President

Board Secretary

For: Fort Bend ISD Board of Trustees
Date: June 7, 2021
Action: Review: Minutes of Previous Meetings
Reference: Board Policy BE (Local)
Department: Office of the Superintendent

Recommendation

Consideration and possible approval of minutes of the following Fort Bend ISD Board of Trustee meetings:

- May 3, 2021: Called Meeting and Agenda Review
- May 10, 2021: Public Budget Hearing
- May 10, 2021: Regular Business Meeting
- May 12, 2021: Canvass Election Results
- May 12, 2021: Swear In Newly Elected Trustees
- May 27, 2021: Special Called Meeting for Team Building

Summary

Board Policy BE (Local) states, “Board action shall be carefully recorded by the Secretary or clerk; when approved, these minutes shall serve as the legal record of official Board actions. The written minutes of all meetings shall be approved by vote of the Board and signed by the President and the Secretary of the Board.”

Recommended by:

Charles E. Dupre
Superintendent of Schools

Submitted by:

Garrett Rosier
Recording Secretary

For: Fort Bend ISD Board of Trustees
Date: June 7, 2021
Action: Review: Waiver of
Cardiopulmonary Resuscitation
Instruction for Graduating
Students
References: Texas Administrative Code
§74.38.
Board Goal 4
Department: SEL & Comprehensive Health

Recommendation

Consideration and possible approval of a waiver to waive the requirement to provide instruction to all graduating students in cardiopulmonary resuscitation (CPR).

Summary

The Texas Education Agency (TEA) requires schools, or any open-enrollment charter school, to provide the opportunity for instruction in CPR to students during grades 7, 8, 9, 10, 11, or 12 (19 TAC §74.38). The completion of CPR instruction must be entered in the student record, regardless of the grade level in which the instruction was completed. Additionally, a student who completes the required CPR instruction in grades 9, 10, 11, or 12 shall have the completion of the instruction clearly indicated on the academic achievement record (TAC §74.5). This is not a specific graduation requirement for students.

If graduating students in 2020-21 have not received the required instruction in CPR, the TEA has a process which allows a school district to request a waiver of the requirement from the Commissioner.

During the 2020-21 school year, Fort Bend ISD high school campuses made available to all face-to-face and online graduating students' instruction in CPR. There are graduating students at each campus that were absent or for another reason were unable to participate in the CPR instruction. The waiver would allow any graduating student that did not participate in CPR to not be required to participate in the instruction nor have the completion of the instruction indicated on their academic achievement record (TAC §74.5). After the Board has acted, staff will apply for the waiver using the TEA's automated waiver application system.

The table below provides the number of students by campus as of June 1, 2021 who have not completed CPR instruction. Ongoing efforts to provide CPR instruction to our graduating students will continue at campuses.

Campus	Number of graduating students (seniors and some juniors as early grads) that have NOT received CPR instruction during grades 9-12
Austin High School	106
Bush High School	137
Clements High School	80
Dulles High School	73
Elkins High School	163
Hightower High School	10
Kempner High School	25
Marshall High School	59
Ridge Point High School	56
Travis High School	350
Willowridge High School	152
Ferndell Henry Center for Learning	7
District Total # of Graduating Students Needing CPR Instruction	1218

Recommended by:

Charles E. Dupre
Superintendent of Schools

Submitted by:

Beth Martinez
Chief Academic Officer

For: Fort Bend ISD Board of Trustees
Date: June 7, 2021
Action: Review: Purchase in Excess of
\$50,000
References: Board Policy CH (Local)
Board Goal 1
Department: Chief Financial Officer

Recommendation

According to Policy CH (Local), purchases that cost or aggregate to a cost of \$50,000 or greater shall require Board approval.

Recommended by:

Charles E. Dupre
Superintendent of Schools

Submitted by:

Dr. Joe Rodriguez
Chief of Schools

Beth Martinez
Chief Academic Officer

Long Pham
Chief Information Officer

Oscar Perez
Chief Operations Officer

David Rider
Chief of Police

BOT Meeting:	June 7, 2021
Solicitation No.:	21-078TA Department of Information Resources (DIR) and Sourcewell Cooperatives
References:	Scalable Systems
Description:	<p>Student Hotspots and Related Items and Services</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval of the continued purchase of student hotspots and data plans from Verizon Wireless, T-Mobile, and AT&T under cooperative contracts with the Department of Information Resources (DIR) and Sourcewell in an amount not-to-exceed \$1,179,000, and authorization for the Superintendent to negotiate and execute the agreements through December 2024.</p> <p><u>Summary</u></p> <p>In 2020, the Board approved the emergency purchase of additional student hotspots and data services upon the cancellation of in-person learning due to the COVID-19 Pandemic, through an Interlocal acquisition agreement with Region 4 Education Service Center (“Region 4”) which expires on August 5, 2021. The Fort Bend ISD Information Technology Department is seeking approval for the continued procurement of student hotspots and related items and services under a cooperative contract with the DIR and Sourcewell Purchasing Cooperatives.</p> <p>Beginning in school year 2021-2022, hotspots will return to the pre-COVID campus Lending Library plan. This plan allows students to check-out a hotspot from their campus library on an as needed basis. To ensure coverage throughout Fort Bend ISD, AT&T, Verizon, and T-Mobile hotspots and data plans will be utilized. Each of these carriers offer unlimited data plans at deep discounts to Local Education Agencies. Additionally, these data plans offer the ability to suspend data and billing on any hotspots not being utilized. The flexibility in vendors and the ability to suspend data plans will allow Fort Bend ISD to provide the lowest cost hotspot fleet to meet the varying demands for hotspots from month to month.</p> <p>The DIR and Sourcewell cooperatives’ purchasing contracts will allow the District to bridge what is known as the "digital divide", or "homework gap", and provide all students equal access to the Internet which is increasingly critical for their success inside and outside of the classroom. Both cooperative contracts comply with school district bidding requirements and provide for renewal options through December 2024. Should either contract not renew for the full term, staff will return to the Board to request authorization to utilize the new cooperative contract, an alternate cooperative contract, or an alternate procurement method.</p>

	<p><u>Background</u></p> <p>Expenditures in 2020-21 were \$2,220,967 for these services. Expenditures will not exceed \$1,179,000, through December 31, 2024. Funding is included in the budget.</p>
Requested By:	Long Pham, Chief Information Officer Bryan Guinn, Chief Financial Officer
Vendor:	Verizon Wireless T-Mobile AT&T
Budget Sources:	General Fund
Amount:	Not to Exceed - \$1,179,000 through December 31, 2024
Other Supporting Information	
Sole Source:	No
Number of vendors contacted by Purchasing:	N/A
Number of vendors contacted by FBISD Notification System:	N/A
Number of vendors downloaded the solicitation:	N/A
Number of responses received:	N/A
Number of "no bid" responses received:	N/A
Length of commitment:	Through December 31, 2024
Last solicitation date:	N/A
Supporting documents:	N/A
Disclosure under Board Policy CH, CV, or DBD (Local):	None

BOT Meeting:	June 7, 2021
Solicitation No.:	RFP 21-046KB
References:	Scalable Systems
Description:	<p>Cheerleader and Dance Team Uniforms, Supplies, and Related Items</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval of the purchase of cheerleader and dance team uniforms, supplies, and related items from multiple vendors in an amount not to exceed \$1,000,000 over a five-year period, and authorization for the Superintendent to negotiate and execute the agreements through June 2026.</p> <p><u>Summary</u></p> <p>On February 9, 2021, Fort Bend ISD issued RFP 21-046KB, Cheerleader and Dance Team Uniforms, Supplies, and Related Items, requesting a percentage discount on cheerleader and dance team uniforms, supplies and related items. An hourly rate for custom-designed items was also requested. Commonly purchased items include dance team field uniforms, cheerleader uniforms, pom-poms, footwear, outerwear, etc.</p> <p>Purchases made through this solicitation will be used to replace aging uniforms and supplement new uniforms for the District's dance and cheerleader teams at all secondary campuses. Dance team field uniforms worn during football games in the Fall are replaced on a 10-year rotation. Dance contest uniforms and materials are purchased on an annual basis for the spring competition season. Cheerleader uniforms are purchased yearly for newly selected cheerleaders.</p> <p><u>Background</u></p> <p>Expenditures for FY 2019-20 were \$85,712. Expenditures year-to-date in FY 2020-21 are \$116,902. Expenditures are not expected to exceed \$1,000,000 through 2026, and funding is included in the budget.</p>
Requested By:	<p>Joe Rodriguez, Chief of Schools Bryan Guinn, Chief Financial Officer</p>
Vendors:	<p>All American Flags and Banner, LLC Brammers Athletic Wearhouse Cheerleading Company Cheers, Etc., Inc. DanzGear getpoms.com It's Greek to Me, Inc. Leapin' Leotards Nuvo Athletic Reynolds Uniforms Texas Motion Sports</p>

	Varsity Spirit Fashion
Budget Sources:	General Fund Activity Funds
Amount:	Not to exceed \$1,000,000 over a five-year period through June 2026
Other Supporting Information	
Sole Source:	No
Number of vendors contacted by Purchasing:	19
Number of vendors contacted by FBISD Notification System:	4
Number of vendors downloaded the solicitation:	26
Number of responses received:	14
Number of "no bid" responses received:	0
Length of commitment:	Through June 2026
Last solicitation date:	June 20, 2016
Supporting documents:	Evaluation Summary and Criteria
Disclosure under Board Policy CH, CV, or DBD (Local):	None

Evaluation Summary
RFP 21-046KB Cheerleader and Dance Team Uniforms, Supplies, and Related Items

Vendor	Purchase Price (25 pts. Max)	Reputation of Vendor and Vendor's Goods and Services (5 pts. Max)	Quality of Vendors Goods and Services (25 pts. Max)	Extent to which the Goods and Services Meet the Needs of the District (25 pts. Max)	Vendors Past Relationship with the District (10 pts. Max)	Long-Term Cost to the District (10 pts. Max)	Proposer's Total Score (100 pts. Max)	Proposer's Ranking
Varsity Spirit Fashion	9.00	2.00	25.00	25.00	10.00	10.00	81.00	1
Leapin' Leotards	5.00	1.00	25.00	23.33	9.17	8.00	71.50	2
All American Flags and Banners, LLC	9.00	2.00	23.33	20.83	8.17	8.00	71.33	3
Brammers Athletic Wearhouse	12.00	1.00	21.67	19.17	7.17	10.00	71.01	4
Reynolds Uniforms	12.00	2.00	21.67	18.83	7.17	8.00	69.67	5
getpoms.com	9.00	1.00	22.83	21.67	6.67	8.00	69.17	6
It's Greek to Me, Inc.	9.00	1.00	20.83	20.33	6.33	10.00	67.49	7
Texas Motion Sports	5.00	1.00	23.33	21.67	8.33	8.00	67.33	8
DanzGear	5.00	3.00	20.83	20.83	6.67	10.00	66.33	9
Cheers, Etc., Inc.	5.00	1.00	21.67	22.50	6.67	8.00	64.84	10
Nuvo Athletic	10.00	3.00	16.83	18.50	6.00	10.00	64.33	11
Cheerleading Company	5.00	2.00	20.00	22.50	6.67	8.00	64.17	12
Team Go Figure	5.00	1.00	18.83	18.83	3.67	8.00	55.33	13
Trinity Enterprise Group, LLC	9.00	0.75	20.00	12.50	4.00	8.00	54.25	14

RFP 21-046KB
Cheerleader and Dance Team Uniforms, Supplies, and Related Items

	Evaluation Criteria	Point System
1	<p>Purchase Price</p> <p>Offer a fair reasonable price for items or services to be procured by Fort Bend ISD. Pricing will be calculated using the Price Delivery Sheet in this document.</p>	25 points
2	<p>Reputation of the Vendor and of the Vendor's Goods or Services</p> <p>Vendor should have a solid reputation with other ISD's, Government or Collegiate entities that show a high level of customer service, a high level of quality of good or services. (References will be contacted via email with a deadline. If no response is received by the deadline, there will be points deducted in this section.)</p>	5 points
3	<p>Quality of the Vendor's Goods or Services</p> <p>Vendor's products should be new and be of the highest quality</p>	25 points
4	<p>Extent to Which the Goods or Services Meet the District's Needs</p> <p>Vendor offers variety of cheerleader and dance team apparel and supplies</p>	25 points
5	<p>Vendor's Past Relationship with the District</p> <p>Worked with FBISD and/or Districts of similar size</p>	10 points
6	<p>Long-Term Cost to the District to Acquire the Vendor's Goods or Services</p> <p>Warranty, setup fee; maintenance or other fees</p>	10 points
	TOTAL	100 points

BOT Meeting:	June 7, 2021
Solicitation No.:	RFP 21- 056LB
References:	Scalable Systems
Description:	<p>Supplemental Instructional Resources for Pre-Kindergarten – 12 Program Areas</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval to purchase instructional resources from additional vendors, and authorization for the Superintendent to negotiate and execute the contracts through September 2022. The purpose of this proposed action is to add recommended vendors to the list of previously approved vendors; the originally approved length of commitment and authorized expenditure amount does not change. Expenditures will not exceed the total \$15,000,000 authorized by the Board in 2017, of which \$2,442,217 remains.</p> <p><u>Summary</u></p> <p>To support all students in reaching their full potential, Fort Bend ISD offers a robust Pre-K – 12 curricula. Instructional materials support the implementation of the Texas Essential Knowledge and Skills (TEKS), strategies, activities, and assessments that comprise the District curriculum. To meet the expectations of the TEKS and the full scope of the Fort Bend ISD curriculum, instructional materials are utilized to assist students and teachers in the learning process.</p> <p>On February 16, 2021, the Board approved RFP 21-027LB to add vendors for instructional materials to support Special Education/504 Services: ELA, Math, Science, Social Studies, and other target programs. Other priorities included support materials for English Learners, Vocational/Transition, and Social Emotional Learning. The RFP was to ensure the needs of students with disabilities have an adequate supply of materials.</p> <p>On March 2, 2021 Fort Bend ISD issued RFP 21-056LB soliciting Supplemental Instructional Resources for Pre-K – 12 Program Areas.</p> <p>The intent of the proposal is to purchase supplemental instructional materials for Pre-K – 12 Program Areas. Resources included print and/or digital and online formats as well as hands-on instructional tools. Open education resources were eligible for consideration. High priority was given to comprehensive programs that include teacher and student materials, professional development, and extensive customer and technical support. Proposals were reviewed and scored by an evaluation committee which included representatives from Teaching and Learning, CTE, Early Childhood, Fine Arts</p>

	<p>Social Emotional Learning and Enrichment Programs, State and Federal Programs, and Teacher Development. The RFP is required to ensure adequate supplemental materials are readily available to meet the needs of students and staff.</p> <p><u>Background</u></p> <p>Expenditures for instructional resources/materials in 2019-20 were \$922,107. Expenditures year-to-date in 2020-21 are \$1,768,061. Expenditures will not exceed \$15,000,000 through September 2022. The balance remaining on the \$15,000,000, 5-year Board authorization is \$2,442,217 and is included in the departmental and campus annual budgets.</p>
Requested By:	<p>Beth Martinez, Chief Academic Officer Bryan Guinn, Chief Financial Officer Melissa Hubbard, Executive Director of Teaching & Learning</p>
Vendors:	<p>CommonLit, Inc. AKJ Wholesale, LLC. GraceNotes, LLC. Steps to Literacy Carson Delloso Publishing Abrakadoodle Houston Southwest Ceramic Store of Houston, LLC Big Books of George, LTD. Lab Resources, Inc. Pacific Learning Ascend Learning Holdings, LLC (dba) Kognito Solutions, LLC Rhithm, Inc. MT Library Services, Inc. (dba) Junior Guild Library Early Childhood, LLC (dba) Discount School Supply KickUp, Inc. The Confidence Group Marco Products, Inc. Museum of Science Read Naturally, Inc. Thimble.io JASON Learning (The JASON Project) Project Lead the Way, Inc. Oticon, Inc. National Educational Systems, Inc. Nearpod, Inc. No Tears Learning, Inc. (dba) Learning Without Tears Liminex, Inc. (Pear Deck) Sphero, Inc. BookNook, Inc. Choices Program-Brown University</p>
Budget Sources:	<p>General Funds, Title Funds, Instructional Allotment (IMA Funds), Campus Activity Funds, CTE Funds, Instructional Materials Funds</p>

Amount:	Not to Exceed - \$15,000,000 through September 2022
Other Supporting Information	
Sole Source:	No
Number of vendors contacted by Purchasing:	127
Number of vendors contacted by FBISD Notification System:	N/A
Number of vendors downloaded the solicitation:	158
Number of responses received:	38
Number of "no bid" responses received:	N/A
Length of commitment:	Through September 2022
Last solicitation date:	October 25, 2020
Supporting documents:	Evaluation Summary and Rubric
Disclosure under Board Policy CH, CV, or DBD (Local):	None

Evaluation Summary
RFP 21-056LB Supplemental Instructional Resources for Pre K - 12 Programs Areas

Vendor	Purchase Price (20 pts. max)	Reputation of the Vendor and of the Vendors Goods or Services (5 pts. max)	Quality of the Vendors Goods or Services (30 pts. max)	Extent to Which the Goods or Services Meet the District's Needs (25 pts. max)	Vendors Past Relationship with the District or Similar Sized District (5 pts. max)	Long-Term Cost to the District to Acquire the Vendors Goods and Services (5 pts. max)	Agreement to Fort Bend ISD Terms and Conditions (10 pts. max)	Insurance Requirements (Pass/Fail)	Total Score (100 pts. max)	Proposer's Ranking
CommonLit Inc.	20.00	3.00	30.00	23.50	5.00	5.00	10.00	Fail	96.50	1
AKJ Wholesale, LLC	10.00	1.70	27.67	25.00	5.00	4.00	10.00	Pass	83.37	2
GraceNotes, LLC.	5.00	2.00	30.00	25.00	5.00	5.00	10.00	Pass	82.00	3
Steps to Literacy	8.30	1.00	29.00	19.50	5.00	5.00	10.00	Pass	77.80	4
Carson Dellosa Publishing	13.30	0.50	25.00	20.00	4.00	5.00	10.00	Pass	77.80	5
Abrakadoodle Houston Southwest	6.70	1.00	25.00	25.00	5.00	4.20	10.00	Pass	76.90	6
Ceramic Store of Houston, L.L.C.	7.70	1.50	30.00	25.00	5.00	1.20	5.00	Pass	75.40	7
Big, Books, By George	5.00	3.00	25.00	20.00	4.67	5.00	10.00	Pass	72.67	8
Lab Resources, Inc.	4.00	3.00	26.00	21.50	2.50	5.00	10.00	Pass	72.00	9
Pacific Learning	1.70	2.90	28.00	24.00	4.00	0.83	10.00	Pass	71.43	10
Ascend Learning Holdings, LLC (dba) Kognito Solutions, LLC	8.30	3.83	26.50	21.50	5.00	5.00	1.00	Pass	71.13	11
Rhythm, Inc.	3.30	2.00	27.00	22.00	1.00	5.00	10.00	Pass	70.30	12
MT Library Services, Inc. (dba) Junior Library Guild	5.00	0.10	27.50	17.50	5.00	5.00	10.00	Pass	70.10	13
Early Childhood LLC. (dba): Discount School Supply	6.00	1.00	21.67	21.33	4.67	5.00	10.00	Pass	69.67	14
KickUp	3.30	3.00	26.00	22.00	3.50	0.14	10.00	Pass	67.94	15
The Confidence Group	5.00	0.20	25.00	23.00	3.00	0.50	10.00	Pass	66.70	16
Marco Products Inc.	2.70	0.00	25.00	23.00	5.00	1.00	10.00	Pass	66.70	17
Museum of Science	1.00	2.00	25.00	25.00	3.00	0.50	10.00	Pass	66.50	18
Read Naturally, Inc.	0.67	1.00	25.00	18.00	5.00	5.00	10.00	Pass	64.67	19
Thimble.io	2.70	5.00	22.50	20.00	2.00	2.08	10.00	Pass	64.28	20
JASON Learning (The JASON Project)	5.00	3.00	20.00	17.00	4.00	5.00	10.00	Pass	64.00	21
Project Lead The Way, Inc.	3.00	3.00	27.50	22.50	5.00	1.04	1.00	Pass	63.04	22
Oticon Inc	3.30	2.00	20.00	19.00	5.00	1.50	10.00	Pass	60.80	23
National Educational Systems, Inc.	1.70	1.90	20.00	19.50	4.50	3.00	10.00	Pass	60.60	24
Nearpod Inc.	3.30	4.00	27.50	20.50	4.00	0.00	1.00	Pass	60.30	25
Learning Without Tears	2.00	4.00	20.00	18.00	5.00	1.04	10.00	Pass	60.04	26
Liminex, Inc.	5.00	2.00	25.00	20.00	2.00	5.00	1.00	Pass	60.00	27
Sphero, Inc.	1.70	4.00	27.50	20.00	3.00	0.00	1.00	Pass	57.20	28
BookNook, Inc.	8.70	2.50	20.00	19.00	1.00	0.83	5.00	Pass	57.03	29
Choices Program - Brown University	10.00	2.00	20.00	15.00	1.00	2.50	5.00	Pass	55.50	30
Mindsets Learning	1.70	2.50	18.00	19.00	1.50	1.04	10.00	Pass	53.74	31
Really Great Reading Company, LLC	3.00	2.70	20.00	12.33	4.00	1.25	10.00	Pass	53.28	32
Apex Learning	2.00	2.90	17.00	14.50	2.00	2.10	10.00	Pass	50.50	33
Hiperware Labs	3.30	1.00	14.50	12.00	2.38	5.00	10.00	Pass	48.18	34
Beable Education	6.70	3.80	15.00	10.00	4.00	1.79	5.00	Pass	46.29	35
Super Duper Inc. (dba) Super Duper Publications	0.67	2.00	11.33	10.33	3.67	5.00	10.00	Pass	43.00	36
Mrs. Nelson's Book Company	8.70	2.00	7.50	7.50	1.00	5.00	10.00	Pass	41.70	37
STAAR-Alt Helper	1.00	1.00	8.00	6.00	1.00	1.25	10.00	Fail	28.25	38

RFP 21-056LB
Supplemental Instructional Resources for Pre-Kindergarten (Pre-K) – 12 Program Areas

	Evaluation Criteria	Point System
1	<p>Purchase Price Vendor should offer a fair reasonable price for items to be procured by Fort Bend ISD</p>	20 points
2	<p>Reputation of the Vendor and of the Vendor’s Goods or Services Vendor should have a solid reputation with other ISD’s, Government or Collegiate entities that show a high level of customer service, a high level of quality of good or services. <i>(References will be contacted via e-mail with a deadline. If no response is received by the deadline, there will be points deducted in this section.)</i></p>	5 points
3	<p>Quality of the Vendors’ Goods or Services</p> <ul style="list-style-type: none"> • Relevant experience with school curriculum/content knowledge as it pertains to bid specifications • Experience and competence in dealing with large school districts • Education, certification or licenses commensurate with experience • Customer service indicative of sound delivery of services • Qualifications: education, certifications, licenses etc. 	30 points
4	<p>Extent to Which the Goods or Services Meet the District’s Needs</p> <ul style="list-style-type: none"> • Aligns to TEKS in one or more instructional areas; • Teacher materials provide specific guidance for implementations; • Materials available in multiple formats 	25 points
5	<p>Vendor’s Past Relationship with the District For reference, the vendor may list any past projects or contracts that the service provider has had with the district</p>	5 points
6	<p>Long-Term Cost to the District to Acquire the Vendor’s Goods or Services Professional development, training, travel, warranty and/or fees</p>	5 points
7	<p>Extent to which the vendor agrees to our Standard Form of Agreement. By Signing the Agreement, you assent to the Terms Conditions of Fort Bend ISD</p>	10 points
8	<p>Insurance Requirements A copy of the Certificate of Liability Insurance and Waiver of Subrogation should be in your proposal.</p>	Pass/Fail
	TOTAL	100 points

BOT Meeting:	June 7, 2021
Solicitation No.:	RFP 17-068KB
References:	District Goal Scalable Systems
Description:	<p>Contract Increase for Sheet Music, Music Supplies, and Related Items</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval of an increase to existing contracts awarded under 17-068KB Sheet Music, Music Supplies, and Related Items in the amount of \$250,000 for the Fine Arts Department in order to purchase sheet music, music supplies, and related items, and authorization for the Superintendent to negotiate and execute the agreements.</p> <p><u>Summary</u></p> <p>Due to the COVID-19 Pandemic, additional music supplies were purchased for the District’s elementary music classrooms and secondary band, choir, and orchestra programs to aid online learning and to facilitate face-to-face instruction. For example, portable speakers with lavalier microphones were purchased for elementary music teachers and secondary choir directors so they could sing and speak audibly to their classes with a face covering in place, without damaging their vocal cords (\$21,000).</p> <p>Online learning platforms for secondary Band were purchased that enabled students to practice independently with music tracks, as well as submit recorded assignments to be graded (\$10,000). Hand-held instruments, such as Orff mallet percussion instruments, were purchased for elementary music classrooms in order to minimize the sharing of equipment (\$95,000).</p> <p>Due to these large expenditures, and many smaller items individually purchased by teachers through their Fine Arts budget to facilitate online instruction, the Sheet Music, Music Supplies, and Related Items bid has reached the limit for authorized expenditures. Therefore, the Fine Arts Department is requesting a contract expenditure increase for Sheet Music, Music Supplies, and Related Items in the amount of \$250,000 to meet the need for instructional resources from July 1, 2021 through December 17, 2021. The proposal is scheduled to renew for another year on December 18, 2021.</p> <p><u>Background</u></p> <p>The balance remaining under the current expenditure authorization is \$974.00. Expenditures will not exceed \$250,000 July 1, 2021 through December 17, 2021. Funding is included in the budget</p>

Requested By:	Joe Rodriguez, Chief of Schools Bryan Guinn, Chief Financial Officer
Vendors:	Alamo Music Center AMC Music, LLC Carolyn Nussbaum Music Company Cascio Interstate Music, Inc. dba Interstate Music Collins Music Center Ed Sueta Music Publications, Inc. Fishburn Violin Fleming Instrument Repair Fort Bend Music Center J.W. Pepper & Son, Inc. Katy Violin Shop Lisle Violin Shop Lone Star Percussion Luck's Music Library Macie Publishing Company McCormick's Enterprises Music & Arts Center Music in Motion Music is Elementary Pender's Music Company Percussion Center Peripole, Inc. Shar Products Company Steve Weiss Music Universal Melody Services Wenger Corporation West Music
Budget Sources:	General Fund Activity Funds
Amount:	Not to exceed \$250,000 for the period of July 1, 2021 through December 17, 2021
Other Supporting Information	
Sole Source:	N/A
Number of vendors contacted by Purchasing:	N/A
Number of vendors contacted by FBISD Notification System:	N/A
Number of vendors downloaded the solicitation:	N/A
Number of responses received:	N/A
Number of "no bid" responses received:	N/A
Length of commitment:	Through December 17, 2021
Last solicitation date:	December 18, 2017
Supporting documents:	Original approved BOT agenda item
Disclosure under Board Policy CH, CV, or DBD (Local):	N/A

BOT Meeting:	June 7, 2021
Solicitation No.:	RFP 21-041DE
References:	Scalable Systems
Description:	<p>Career and Technical Education (CTE) Programs, Equipment, Supplies, Services, and Related Items</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval of the purchase of Career and Technology Education (CTE) Programs, Equipment, Supplies, Services, and Related Items from multiple vendors for 13 CTE program areas in an amount not to exceed \$10,288,722 over a five-year period, and authorization for the Superintendent to negotiate and execute the agreements through June 30, 2026.</p> <p><u>Summary</u></p> <p>On December 14, 2020, Fort Bend ISD issued RFP 21-041DE Career and Technical Education (CTE) Programs, Equipment, Supplies, Services, and Related Items. The purpose of the RFP was to select qualified suppliers and vendors to supply industry aligned instructional materials, equipment, supplies, and related items needed to provide rigorous instruction to support the CTE program areas, identified below.</p> <ul style="list-style-type: none"> • Agriculture, Food, and Natural Resources • Architecture and Construction • Arts, Audio/Video, and Communications • Business, Marketing, and Finance • Education and Training • Health Science • Hospitality and Tourism • Human Services • Information Technology • Law, Public Services, and Corrections • Manufacturing • Science, Technology, Engineering, and Mathematics • Transportation, Distribution, and Logistics <p>Fort Bend ISD CTE provides opportunities for students to identify, demonstrate and apply skills for career attainment and serves as an agency for students to prepare for high-demand, high-wage careers. CTE programs require specialized resources to adequately support its programming across the District. Possible services include, but are not limited to, consultation, teacher training, and program development.</p> <p>An evaluation team composed of Fort Bend ISD staff members from the CTE, Information Technology, Business and Finance, and Risk Management Departments evaluated the proposals.</p>

	<p><u>Background</u></p> <p>Expenditures for FY 2019-20 were \$2,297,610. Expenditures year-to-date in 2020-21 are \$1,219,902. Expenditures are not expected to exceed \$10,288,722 over five years, which includes a 20 percent contingency. Funding is included in the budget.</p>
Requested By:	Joe Rodriguez, Chief of Schools Bryan Guinn, Chief Financial Officer
Vendors:	<p>Adorama, Inc. Attainment Company, Inc. AVES Audio Visual Systems, Inc. Bass Computers Biway Technology, Inc. DBA Biway Media C&H Distributing Cengage Learning, Inc. Chef Works, LLC CodeStream Studios LLC DATA PROJECTIONS, Inc. Ellsworth Publishing Fisher Scientific Company LLC (Fisher Science Education Business Unit) Follett School Solutions, Inc. Genesys Works - Houston HSI Workplace Compliance Solutions, Inc. Infobase Holdings, Inc. Kaduceus Inc. Lab Resources, Inc. Learn Engines Matheson Tri-Gas Nasco Education LLC Paxton/Patterson LLC Pitsco Education Project Lead the Way, Inc. Savvas Learning Company LLC Sphero Texas Instruments Incorporated TRIO Education VirTra W.B. Hunt Co., Inc.</p>
Budget Sources:	General Funds Federal Funds Activity Funds
Amount:	Not to exceed \$10,288,722 through June 30, 2026
Other Supporting Information	
Sole Source:	No
Number of vendors contacted by Purchasing:	11

Number of vendors contacted by FBISD Notification System:	670
Number of vendors downloaded the solicitation:	103
Number of responses received:	8
Number of "no bid" responses received:	3
Length of commitment:	Through June 30, 2026
Last solicitation date:	July 13, 2018
Supporting documents:	Evaluation Summary and Criteria
Disclosure under Board Policy CH, CV, or DBD (Local):	None

Evaluation Summary - RFP 21-041DE

Career and Technology Education (CTE) Programs – Equipment, Supplies, Services and Related Items

Vendor	Purchase Price (25 pts. max)	Reputation of the Vendor and of the Vendors Goods or Services (5 pts. max)	Quality of the Vendors Goods or Services (20 pts. max)	Extent to Which the Goods or Services Meet the District's Needs (25 pts. max)	Vendors Past Relationship With the District or Similar Sized District (5 pts. max)	Long-Term Cost to the District to Acquire the Vendors Goods or Services (10 pts max)	Agreement to Fort Bend ISD Terms and Conditions (10 pts max)	Insurance Requirements (Pass/Fail)	Total Score (100 pts. max)	Proposers Ranking
Matheson Tri-Gas	17.00	1.00	17.50	20.50	3.67	8.00	10.00	Pass	77.67	1
Genesys Works - Houston	9.00	2.00	19.33	23.83	4.83	8.00	10.00	Pass	76.99	2
Infobase Holdings, Inc.	12.00	2.80	17.83	19.83	4.33	10.00	10.00	Pass	76.79	3
Chef Works, LLC	12.00	4.00	18.00	20.83	3.83	8.00	10.00	Pass	76.66	4
AVES Audio Visual Systems, Inc	9.00	1.00	18.33	22.17	4.50	9.00	10.00	Pass	74.00	5
Paxton/Patterson LLC	9.00	2.30	18.17	21.17	4.33	8.00	10.00	Pass	72.97	6
Ellsworth Publishing	9.00	2.80	15.50	20.83	4.00	10.00	10.00	Pass	72.13	7
Fisher Scientific Company LLC (Fisher Scientific Education Business Unit)	12.00	2.00	17.67	21.50	4.50	8.00	5.00	Pass	70.67	8
DATA PROJECTIONS, INC.	9.00	1.00	16.83	21.17	4.00	8.00	10.00	Pass	70.00	9
Pitsco Education	5.00	2.90	16.83	21.67	4.50	8.00	10.00	Pass	68.90	10
Savvas Learning Company LLC	5.00	2.70	17.17	21.50	3.83	8.00	10.00	Pass	68.20	11
Biway Technology, Inc. DBA Biway Media	9.00	2.00	13.33	19.67	4.00	10.00	10.00	Pass	68.00	12
Nasco Education LLC	9.00	1.00	18.50	21.83	4.67	8.00	5.00	Pass	68.00	13
Cengage Learning, Inc.	5.00	2.70	18.50	23.33	4.83	8.00	5.00	Pass	67.36	14
Learn Engines	12.00	2.00	16.00	19.67	3.83	8.00	5.00	Pass	66.50	15
W.B. Hunt Co., Inc.	9.00	1.00	16.17	18.50	3.83	8.00	10.00	Pass	66.50	16
Bass Computers	9.00	2.80	14.33	17.83	3.17	9.00	10.00	Pass	66.13	17
Adorama Inc.	9.00	1.00	16.33	18.00	3.67	8.00	10.00	Pass	66.00	18
C&H Distributing	5.00	2.90	16.33	20.50	2.67	8.00	10.00	Pass	65.40	19
Project Lead The Way, Inc.	5.00	4.90	18.17	22.67	4.33	8.00	1.00	Pass	64.07	20
Lab Resources, Inc.	5.00	2.00	16.00	19.00	3.83	8.00	10.00	Pass	63.83	21
HSI Workplace Compliance Solutions, Inc.	5.00	0.90	17.50	21.33	3.83	10.00	5.00	Pass	63.56	22
Kaduceus Inc.	5.00	1.00	15.00	19.67	4.00	8.00	10.00	Pass	62.67	23
VirTra	5.00	1.00	14.17	17.83	3.50	10.00	10.00	Pass	61.50	24

Evaluation Summary - RFP 21-041DE

Career and Technology Education (CTE) Programs – Equipment, Supplies, Services and Related Items

Vendor	Purchase Price (25 pts. max)	Reputation of the Vendor and of the Vendors Goods or Services (5 pts. max)	Quality of the Vendors Goods or Services (20 pts. max)	Extent to Which the Goods or Services Meet the District's Needs (25 pts. max)	Vendors Past Relationship With the District or Similar Sized District (5 pts. max)	Long-Term Cost to the District to Acquire the Vendors Goods or Services (10 pts max)	Agreement to Fort Bend ISD Terms and Conditions (10 pts max)	Insurance Requirements (Pass/Fail)	Total Score (100 pts. max)	Proposers Ranking
Follett School Solutions, Inc.	5.00	1.90	16.83	17.17	4.33	10.00	5.00	Pass	60.23	25
CodeStream Studios LLC	9.00	1.00	12.17	14.67	2.33	10.00	10.00	Pass	59.17	26
Attainment Company, Inc.	9.00	1.00	17.00	18.67	3.83	8.00	1.00	Pass	58.50	27
Sphero	9.00	1.00	15.33	16.00	4.17	8.00	5.00	Pass	58.50	28
Texas Instruments Incorporated	5.00	2.00	17.33	16.00	4.50	8.00	5.00	Pass	57.83	29
TRIO Education	5.00	1.00	18.33	22.33	4.33	5.00	1.00	Pass	56.99	30
Premier Employment Agency, LLC	5.00	2.00	8.50	12.50	2.50	5.00	10.00	Fail	45.50	31

RFP 21-041DE
Career and Technology Education (CTE) Programs
Equipment, Supplies, Services and Related Items

	Evaluation Criteria	Point System
1	<p>Purchase Price</p> <p>Offer a fair reasonable price for items to be procured by Fort Bend ISD. Pricing will be calculated using the Price Delivery Sheet in this document.</p>	25 points
2	<p>Reputation of the Vendor and of the Vendor's Goods or Services</p> <p>Vendor should have a solid reputation with other ISD's, Government or Collegiate entities that show a high level of customer service, a high level of quality of good or services.</p>	5 points
3	<p>Quality of the Vendor's Goods or Services</p> <ul style="list-style-type: none"> • Service capabilities, report capabilities training, on-going maintenance, and technical support • Demonstrates competence: experience, etc. • Configuration and installation, integration, testing, implementation, • Vendor's products should be new and be of the highest quality 	20 points
4	<p>Extent to Which the Goods or Services Meet the District's Needs</p> <ul style="list-style-type: none"> • Vendor's goods and services align to support CTE program area. • Provides good or services for multiple CTE program areas. 	25 points
5	<p>Vendor's Past Relationship with the District</p> <ul style="list-style-type: none"> • Vendor has prior experience with the district • Vendor has prior experience with other districts 	5 points
6	<p>Long-Term Cost to the District to Acquire the Vendor's Goods or Services</p> <p>Warranty, setup fee; maintenance or other fees</p>	10 points
7	<p>Extent to which the vendor agrees to our Standard Form of Agreement. By Signing the Agreement, you assent to the Terms and Conditions of Fort Bend ISD.</p>	10 points
8	<p>Insurance requirements</p> <p>A copy of the Certificate of Liability Insurance and Waiver of Subrogation should be in your proposal.</p>	Pass/Fail
	TOTAL	100 points

BOT Meeting:	June 7, 2021
Solicitation No.:	RFP 21-034KB
References:	Scalable Systems
Description:	<p>Campus Fitness Programs</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval of the purchase of campus fitness programs from Kick Drugs Out of America (dba Kickstart Kids) in an amount not to exceed \$6,000,000 and authorization for the Superintendent to negotiate and execute the agreement through June 2026.</p> <p><u>Summary</u></p> <p>On January 12, 2021, Fort Bend ISD issued RFP 21-034KB, Campus Fitness Programs, requesting campus fitness programs at elementary and secondary campuses. The proposals submitted were evaluated by staff from the Behavioral Health & Wellness Department, a division within the Social Emotional Learning and Comprehensive Health Department.</p> <p>The Behavioral Health & Wellness Department is seeking approval for expenditures for the Kickstart Kids middle school in-school martial arts program. The program promotes the development of life-skills, character, and physical fitness. Furthermore, the program helps students develop character and leadership skills and teaches skills that are necessary to resolve conflict productively, avoid participation in gangs, choose drug-free lifestyles, and to complete high school.</p> <p>Kickstart Kids is based on martial arts practices and includes an extensive three-year values curriculum. It is an alternative to the standing Physical Education program at all Fort Bend ISD middle school campuses. Students have the option to participate during all three years of their middle school experience. All students will advance two belt ranks throughout the school year. The program also has an after-school component (two times per week), as well as a summer component that runs through the month of June.</p> <p>The Kickstart Kids program is currently offered in all 15 Fort Bend ISD Middle School campuses. The cost per campus is \$70,000. Additionally, it will be proposed for Middle School 16 to add the Kickstart Kids program when it opens in 2023, based upon rezoning and campus needs, as some of these students will have had Kickstart in their previous school. Providing Kickstart Kids in their new school would provide continuity of programming.</p>

	<u>Background</u>	
	Expenditures for FY 2019-20 were \$1,050,000 and year-to-date expenditures in FY 2020-21 are \$525,000. Expenditures are not expected to exceed \$6,000,000 through June 2026 and funding is included in the budget.	
Requested By:	Beth Martinez, Chief Academic Officer Bryan Guinn, Chief Financial Officer	
Vendors:	Kick Drugs Out of America dba Kickstart Kids	
Budget Sources:	General Fund	
Amount:	Not to exceed \$6,000,000 through June 2026	
Other Supporting Information		
Sole Source:	No	
Number of vendors contacted by Purchasing:	1	
Number of vendors contacted by FBISD Notification System:	16	
Number of vendors downloaded the solicitation:	22	
Number of responses received:	3	
Number of "no bid" responses received:	0	
Length of commitment:	Through June 2026	
Last solicitation date:	March 26, 2018	
Supporting documents:	Evaluation Summary and Criteria	
Disclosure under Board Policy CH, CV, or DBD (Local):	None	

Evaluation Summary
RFP 21-034KB Campus Fitness Programs

Vendor	Purchase Price (25 pts. Max)	Reputation of Vendor and Vendor's Goods and Services (5 pts. Max)	Quality of Vendors Goods and Services (20 pts. Max)	Extent to which the Goods and Services Meet the Needs of the District (20 pts. Max)	Vendors Past Relationship with the District (10 pts. Max)	Long-Term Cost to the District (10 pts. Max)	Agreement to Fort Bend ISD Term and Conditions (10 pts. Max)	Insurance Requirements (Pass/Fail)	Proposer's Total Score (100 pts. Max)	Proposer's Ranking
Kick Drugs Out of America dba Kickstart Kids	22.14	2.00	18.67	20.00	8.00	10.00	10.00	Pass	90.81	1
Fit & Kick, LLC	20.95	1.00	10.00	7.33	8.00	3.67	10.00	Fail	60.95	2
Nfinite Pursuit, LLC	25.00	3.00	7.00	4.00	8.00	2.00	10.00	Pass	59.00	3

**RFP 21-034KB
Campus Fitness Programs**

	Evaluation Criteria	Point System
1	<p>Purchase Price</p> <p>Offer a fair reasonable price for items or services to be procured by Fort Bend ISD. Pricing will be calculated using the Price Delivery Sheet in this document.</p>	25 points
2	<p>Reputation of the Vendor and of the Vendor's Goods or Services</p> <p>Vendor should have a solid reputation with other ISD's, Government or Collegiate entities that show a high level of customer service, a high level of quality of good or services.</p>	5 points
3	<p>Quality of the Vendor's Goods or Services</p> <p>Vendor's products should be new and be of the highest quality. Experience and Qualifications: Education, Certification, Licenses, etc.</p>	20 points
4	<p>Extent to Which the Goods or Services Meet the District's Needs</p> <p>Program(s) offered, timely installation of program, etc.</p>	20 points
5	<p>Vendor's Past Relationship with the District.</p>	10 points
6	<p>Long-Term Cost to the District to Acquire the Vendor's Goods or Services</p> <p>Warranty, setup fee; maintenance or other fees.</p>	10 points
7	<p>Extent to Which the Vendor Agrees to our Standard Form of Agreement. By signing the Agreement, you assent to the Terms and Conditions of Fort Bend ISD.</p>	10 points
8	<p>Insurance Requirements</p> <p>Vendor meets insurance requirements and included a copy of the Certificate of Insurance in their proposal.</p>	Pass/Fail
	<p>TOTAL</p>	100 points

BOT Meeting:	June 7, 2021
Solicitation No.:	21-079LJ Education Service Center Region 19 Allied States Cooperative
References:	Scalable Systems
Description:	<p>School Nurse Electronic Health Record Software System & Support</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval for the continued purchase of the SNAP nursing software suite from Professional Software for Nurses, Inc., under a cooperative contract with Education Service Center (ESC) Region 19 Allied States Cooperative in an amount not to exceed \$254,622, and authorization for the Superintendent to negotiate and execute the agreements through April 2024.</p> <p><u>Summary</u></p> <p>The Social Emotional Learning (SEL) and Comprehensive Health Department is seeking approval for the continued purchase of SNAP nursing software which is an Electronic Health Records (EHR) suite designated for District nursing staff, substitute nurses, and healthcare workers. The SNAP nursing software suite will include software upgrades, software licenses, training, and annual support from Professional Software for Nurses, Inc., under a cooperative contract with ESC Region 19 Allied States Cooperative.</p> <p>The District has used the EHR software suite solution since 2008 to assist nursing staff members in improving student health outcomes, save time by automating manual recordkeeping processes, and to ensure the confidentiality of student records. As Fort Bend ISD continues to grow, there is a need for license expansion. State mandates and concerns with medical data have prompted the department to seek additional modules such as the Medicaid Billing Link and the Immunization Registry Link, which is covered under the SNAP nursing software suite.</p> <p>The SNAP nursing software suite will meet the District’s health service needs over the next three years and will also ensure that staff has access to support the digital tracking of both contract tracing due to COVID-19, and immunization and vaccination records.</p> <p>The ESC Region 19 Allied States cooperative purchasing contract will allow the District to fulfill the EHR system needs efficiently and effectively and complies with school district bidding requirements. The current cooperative contract contains renewal options through April 2024. Should the contract not renew for the full term, staff will return to the Board to request authorization to utilize the new contract, an alternate cooperative contract, or an alternate procurement method.</p>

	<p><u>Background</u></p> <p>Expenditures in 2019-20 were \$39,234 for these services. Expenditures year-to-date in 2020-21 are \$48,123. Expenditures will not exceed \$254,622 through April 2024, which includes a 15% percent contingency. Funding is included in the budget.</p>
Requested By:	Beth Martinez, Chief Academic Officer Long Pham, Chief Information Officer Bryan Guinn, Chief Financial Officer
Vendor:	Professional Software for Nurses, Inc.
Budget Sources:	General Fund
Amount:	Not to Exceed - \$254,622 through April 30, 2024
Other Supporting Information	
Sole Source:	No
Number of vendors contacted by Purchasing:	N/A
Number of vendors contacted by FBISD Notification System:	N/A
Number of vendors downloaded the solicitation:	N/A
Number of responses received:	N/A
Number of "no bid" responses received:	N/A
Length of commitment:	Through April 30, 2024
Last solicitation date:	N/A
Supporting documents:	N/A
Disclosure under Board Policy CH, CV, or DBD (Local):	None

BOT Meeting:	June 7, 2021
Solicitation No.:	21-025JB Central Texas Purchasing Alliance (CTPA)
References:	District Goal Scalable Systems
Description:	<p>Nursing Services</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval for the continued purchase of Nursing Services under a cooperative contract with Central Texas Purchasing Alliance (CTPA) in an amount not-to-exceed \$1,691,290, and authorization for the Superintendent to negotiate and execute the agreements through May 2022.</p> <p><u>Summary</u></p> <p>On December 2, 2020, the Fort Bend ISD Human Resources and Social Emotional Learning (SEL) Departments procured Nursing Services for the District under the COVID-19 Resolution of Emergency Declaration utilizing Maxim Healthcare Staffing. This agreement expires on June 30, 2021.</p> <p>The Departments are now seeking approval to continue using Maxim Healthcare Staffing Services through a cooperative contract with the CTPA. The contract will allow the District to procure nursing services to assist District and Campus COVID-19 Teams with student and staff contact tracing investigations.</p> <p>Case investigation and contact tracing are fundamental activities that involve working with a student and/or staff (symptomatic and asymptomatic) who have been diagnosed with an infectious disease to identify and provide support to people (contacts) who may have been infected through exposure to the student and/or staff. This process prevents further transmission of disease by separating people who have (or may have) an infectious disease from people who do not. It is a core disease control measure that has been employed by public health agency personnel for decades. Case investigation and contact tracing are most effective when part of a multifaceted response to an outbreak.</p> <p>The District has struggled with hiring and retaining qualified substitute nurses to support campus clinics when the nurse is out or on leave. This contract would allow the District to deploy qualified and trained itinerant nurses to campuses without a nurse to support students and staff safety related to the pandemic. The Departments will reassess and evaluate the continued need for these services in the upcoming months as case investigation and contract tracing evolves.</p>

	<p>The CTPA cooperative contract will allow the District to fulfill nursing service needs efficiently and effectively and complies with school district bidding requirements. The current cooperative contract contains renewal options through May 2022. Should the contract not renew for the full term, staff will return to the Board to request authorization to utilize the new contract, an alternate cooperative contract, or an alternate procurement method.</p> <p><u>Background</u></p> <p>Expenditures year-to-date in 2020-21 are \$359,433. Expenditures will not exceed \$1,691,290 through May 2022 which includes a 20 percent contingency. Funding is included in the budget.</p>
Requested By:	Gwyn Touchet, Chief Human Resources Officer Beth Martinez, Chief Academic Officer Bryan Guinn, Chief Financial Officer
Vendor:	Maxim Healthcare Staffing Services
Budget Sources:	General Fund
Amount:	Not to Exceed - \$1,691,290 through May 2022
Other Supporting Information	
Sole Source:	No
Number of vendors contacted by Purchasing:	N/A
Number of vendors contacted by FBISD Notification System:	N/A
Number of vendors downloaded the solicitation:	N/A
Number of responses received:	N/A
Number of "no bid" responses received:	N/A
Length of commitment:	Through May 11, 2022
Last solicitation date:	N/A
Supporting documents:	N/A
Disclosure under Board Policy CH, CV, or DBD (Local):	None

BOT Meeting:	June 7, 2021
Solicitation No.:	RFP 21-074JB
References:	Scalable Systems
Description:	<p>Temporary Staffing Services</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval for the continued purchase of temporary staffing services from multiple vendors in an amount not to exceed \$600,000 through June 2026, and authorization for the Superintendent to negotiate and execute the agreements.</p> <p><u>Summary</u></p> <p>On March 30, 2021, Fort Bend ISD issued RFP 21-074JB soliciting proposals for Temporary Staffing Services. The purpose of the RFP was to partner with qualified vendors who can provide expert and experienced services in the provision of temporary and direct hire staffing services. The RFP will provide the District with service providers for a five-year contract term.</p> <p>Temporary staffing positions provide District-wide support to departments and campuses and may include classroom support, data entry processing, bookkeeping, paralegal, accounting, and additional office support services. Specific examples include COVID-19-related staffing, services to assist in processing applications for the National School Lunch Program for the Child Nutrition Department, and services to assist the Human Resources Department with hiring activities during peak times.</p> <p><u>Background</u></p> <p>Expenditures for FY 2019-20 were \$16,075. Expenditures year-to-date in 2020-21 are \$2,217,920, which includes expenses for COVID-19 staffing solutions. Expenditures are not expected to exceed \$600,000 through June 2026. This amount includes a 20% contingency, and funding is included in the budget.</p>
Requested By:	Gwyn Touchet, Chief Human Resources Bryan Guinn, Chief Financial Officer
Vendor:	Premier Employment Agency, LLC Burnett Specialists Argus Talent, LLC HJ Staffing Adroit Partners JWS Health Consultants, Inc. dba UltraStaff Smarter HR Solutions Get Hire Staffing Perfection Staffing The Reserves Network, dba ExecuTeam Staffing 22nd Century Technologies, Inc. Cambay Consulting, LLC 40

	TRYFACTA, Inc. MSys, Inc. Employment & Training Centers Inc. LanceSoft AtWork Personnel Services ChaseSource LP StaffEZ Infojini, Inc. BuzzClan, LLC TMC Workforce Solutions, Inc. Kelly Education Elegant Enterprise-Wide Solutions, Inc. Arch Staffing & Consulting Diskriter, Inc. LMG Technology Services, LLC ObjectWin Technology Inc. EDUStaff, LLC
Budget Sources:	General Fund Enterprise Funds Child Nutrition Fund Special Revenue Funds
Amount:	Not to Exceed - \$600,000 through June 30, 2026
Other Supporting Information	
Sole Source:	N/A
Number of vendors contacted by Purchasing:	85
Number of vendors contacted by FBISD Notification System:	166
Number of vendors downloaded the solicitation:	94
Number of responses received:	30
Number of "no bid" responses received:	1
Length of commitment:	Through June 30, 2026
Last solicitation date:	2017
Supporting documents:	Evaluation Summary and Criteria
Disclosure under Board Policy CH, CV, or DBD (Local):	None

Evaluation Summary

RFP 21-074JB - Temporary Clerical Staffing Service

Vendor	Purchase Price (25 pts max)	Reputation of the Vendor and of the Vendor's Goods or Services (10 pts max)	Quality of the Vendor's Goods or Services (20 pts max)	Extent to Which the Goods or Services Meet the District's Needs (20 pts max)	Vendor's Past Relationship with the District and/or Other School Districts (5 pts max)	Long-Term Cost to the District to Acquire the Vendor's Goods or Services (10 pts max)	Insurance Requirements (Pass/Fail)	Extent to Which the Vendor Agrees to our Standard Form of Agreement (10 pts max)	Total Score (100 pts. Max)	Proposer's Ranking
Premier Employment Agency, LLC	25.00	3.65	13.16	15.73	2.60	10.00	Pass	10.00	80.14	1
Burnett Specialists	17.55	5.10	15.35	16.93	4.80	10.00	Pass	10.00	79.73	2
Argus Talent LLC	18.28	5.66	16.44	16.93	2.20	10.00	Pass	10.00	79.51	3
HJ Staffing	16.58	5.73	15.93	16.40	2.20	10.00	Pass	10.00	76.84	4
Adroit Partners	10.05	10.00	16.51	17.40	2.20	10.00	Pass	10.00	76.16	5
JWS Health Consultants, Inc. dba UltraStaff	19.39	3.90	14.98	17.42	3.60	10.00	Pass	5.00	74.29	6
Smarter HR Solutions	14.06	7.85	14.55	15.27	2.20	10.00	Pass	10.00	73.93	7
GET HIRE STAFFING	10.23	10.00	14.91	16.33	2.20	10.00	Pass	10.00	73.67	8
Perfection Staffing	10.64	9.62	15.42	14.93	2.20	10.00	Pass	10.00	72.81	9
The Reserves Network, dba ExecuTeam Staffing	18.18	5.63	14.84	16.87	2.20	10.00	Pass	5.00	72.72	10
22nd Century Technologies, Inc.	12.05	3.46	15.05	17.27	4.80	10.00	Pass	10.00	72.63	11
Cambay Consulting LLC	10.66	5.63	15.49	16.20	2.20	10.00	Pass	10.00	70.18	12
TRYFACTA, INC.	10.75	4.00	15.85	17.07	2.20	10.00	Pass	10.00	69.87	13
MSys, Inc.	11.22	5.13	14.62	16.67	2.00	10.00	Pass	10.00	69.64	14
Employment & Training Centers Inc.	11.37	3.70	15.20	16.53	2.20	10.00	Pass	10.00	69.00	15
LanceSoft	9.94	4.00	15.56	17.33	2.00	10.00	Pass	10.00	68.83	16
AtWork Personnel Services	12.08	2.00	15.35	16.73	42 2.20	10.00	Pass	10.00	68.36	17

Evaluation Summary

RFP 21-074JB - Temporary Clerical Staffing Service

Vendor	Purchase Price (25 pts max)	Reputation of the Vendor and of the Vendor's Goods or Services (10 pts max)	Quality of the Vendor's Goods or Services (20 pts max)	Extent to Which the Goods or Services Meet the District's Needs (20 pts max)	Vendor's Past Relationship with the District and/or Other School Districts (5 pts max)	Long-Term Cost to the District to Acquire the Vendor's Goods or Services (10 pts max)	Insurance Requirements (Pass/Fail)	Extent to Which the Vendor Agrees to our Standard Form of Agreement (10 pts max)	Total Score (100 pts. Max)	Proposer's Ranking
TMC Workforce Solutions, Inc.	11.04	3.70	15.27	16.33	2.00	10.00	Pass	10.00	68.34	18
ChaseSource LP	12.85	7.88	13.82	16.53	2.20	10.00	Pass	5.00	68.28	19
BuzzClan LLC	11.67	1.40	16.07	16.93	2.20	10.00	Pass	10.00	68.27	20
ObjectWin Technology Inc.	10.24	4.00	15.85	15.73	2.00	10.00	Pass	10.00	67.82	21
StaffEZ	11.32	3.50	13.96	16.47	2.20	10.00	Pass	10.00	67.45	22
Infojini, Inc.	9.48	3.70	15.05	16.53	2.20	10.00	Pass	10.00	66.96	23
KELLY EDUCATION	14.07	1.85	15.42	17.33	2.40	10.00	Pass	5.00	66.07	24
Elegant Enterprise-Wide Solutions, Inc.	5.00	5.73	15.75	17.13	2.00	10.00	Pass	10.00	65.61	25
Arch Staffing & Consulting	8.59	2.00	15.71	16.87	2.20	10.00	Pass	10.00	65.37	26
Diskriter, Inc.	9.45	1.00	15.71	16.87	2.00	10.00	Pass	10.00	65.03	27
LMG Technology Services LLC	10.29	2.00	14.40	15.33	2.00	10.00	Pass	10.00	64.02	28
EDUStaff, LLC	13.81	5.80	14.91	16.07	2.00	10.00	Pass	1.00	63.59	29
COGENT Infotech Corporation	10.71	2.00	13.75	16.60	2.00	1.67	Pass	10.00	56.73	30

RFP 21-074JB
Temporary Staffing Services

	Evaluation Criteria	Point System
1	<p>Purchase Price</p> <p>For the purpose scoring pricing, a market basket has been created based on thirteen (13) position classifications. Each position provides a short synopsis and educational requirements. Each vendor is required to enter their hourly and percentage markup. The billable rate will be automated based on the hourly rate and percentage markup entered.</p>	25 points
2	<p>Reputation of the Vendor and of the Vendor's Goods or Services</p> <p>Vendor should have a solid reputation with other ISD's, government or collegiate entities that show a high level of customer service, and a high level of quality of good or services.</p>	10 points
3	<p>Quality of the Vendor's Goods or Services</p> <ul style="list-style-type: none"> • Scope Requirement Questionnaire 	20 points
4	<p>Extent to Which the Goods or Services Meet the District's Needs</p> <ul style="list-style-type: none"> • Scope Requirement Questionnaire 	20 points
5	<p>Vendor's Past Relationship with the District and/or other School Districts</p> <ul style="list-style-type: none"> • Worked with Fort Bend or a District similar in size 	5 points
6	<p>Long-Term Cost to the District to Acquire the Vendor's Goods or Services</p> <ul style="list-style-type: none"> • Buyout Rate and Process 	10 points
7	<p>Insurance Requirements</p> <p>A copy of the Certificate of Liability Insurance should be in your proposal.</p>	Pass/Fail
8	<p>Extent to which the vendor agrees to our Standard Form of Agreement embedded herein as Appendix A. By Signing the Agreement, you assent to the Terms and Conditions of Fort Bend ISD</p>	10 points
	TOTAL	100 points

BOT Meeting:	June 7, 2021
Solicitation No.:	21-083CT The Interlocal Purchasing System (TIPS)
References:	Scalable Systems
Description:	<p>District Device Repair</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval of the purchase of District device repair services with AssetGenie, Inc., and Repair Center, LLC under The Interlocal Purchasing System (TIPS) cooperative agreement in an amount not-to-exceed \$287,500, and authorization for the Superintendent to negotiate and execute the agreements through May 2023.</p> <p><u>Summary</u></p> <p>In response to the COVID-19 Pandemic, an increased number of District electronic devices, such as iPads, were distributed to students to support the student online learning initiative. When these devices are returned, there is often a need to make repairs to restore the devices to full operational working order. The Fort Bend ISD Information Technology Department is seeking approval for the procurement of device repair services under a cooperative contract (TIPS).</p> <p>The TIPS cooperative contract will allow the District to fulfill device repair services needs efficiently and effectively and complies with school district bidding requirements. The current cooperative contract has renewal options through May 2023. Should the contract not renew for the full term, staff will return to the Board to request authorization to utilize the new cooperative contract, an alternate cooperative contract or an alternate procurement method.</p> <p><u>Background</u></p> <p>Expenditures in 2019-20 were \$46,273 for these services. Expenditures year-to-date in 2020-21 are \$52,682. Expenditures will not exceed \$287,500 through May 2023, which includes a 15 percent contingency. Funding is included in the budget.</p>
Requested By:	Long Pham, Chief Information Officer Bryan Guinn, Chief Financial Officer
Vendors:	AssetGenie, Inc. DBA AGiRepair & AGParts Education Repair Center LLC DBA Tech Defenders
Budget Sources:	General Fund
Amount:	Not to Exceed - \$287,500 through May 31, 2023
Other Supporting Information	
Sole Source:	No
Number of vendors contacted by Purchasing:	N/A
Number of vendors contacted by FBISD Notification System:	N/A

Number of vendors downloaded the solicitation:	N/A
Number of responses received:	N/A
Number of "no bid" responses received:	N/A
Length of commitment:	Through May 31, 2023
Last solicitation date:	N/A
Supporting documents:	N/A
Disclosure under Board Policy CH, CV, or DBD (Local):	None

BOT Meeting:	June 7, 2021
Solicitation No.:	21-075LJ Region 4 Education Service Center
References:	Scalable Systems
Description:	<p>Zoom Videoconferencing Technology</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval of the continued purchase of Zoom products and services under a cooperative contract with Region 4 Education Service Center (ESC) in an amount not to exceed \$80,000, and authorization for the Superintendent to negotiate and execute the agreements through August 2022.</p> <p><u>Summary</u></p> <p>On July 27, 2020, the District purchased Zoom licenses as an emergency purchase during the COVID-19 Pandemic to enable and support virtual work and community meetings with breakout rooms that were not an option on the Microsoft Teams platform. The Fort Bend ISD Information Technology Department is seeking approval for the continued procurement of licenses to support campuses, departments, and the Conference Room Connector license for the Board Room through our cooperative partnership with Region 4 ESC.</p> <p>This purchase will also include Region 4 distance learning and videoconferencing services which provide training opportunities, access to Zoom webinar licenses, and live and on-demand virtual field trips for students and educators.</p> <p>The Region 4 ESC cooperative purchasing contract will allow the District to fulfill Zoom license and service needs efficiently and effectively and complies with school district bidding requirements. The current cooperative contract has renewal options through August 2022. Should the contract not renew for the full term, staff will return to the Board to request authorization to utilize the new cooperative contract, an alternate cooperative contract, or an alternate procurement method.</p> <p><u>Background</u></p> <p>Year-to-date expenditures for 2020-21 are \$61,660. Expenditures will not exceed \$80,000 through August 2022, which includes a 20 percent contingency. Funding is included in the budget.</p>
Requested By:	Long Pham, Chief Information Officer Bryan Guinn, Chief Financial Officer
Vendor:	Region 4 Educational Service Center
Budget Sources:	General Fund
Amount:	Not to Exceed - \$80,000 through August 31, 2022
Other Supporting Information	
Sole Source:	No

Number of vendors contacted by Purchasing:	N/A
Number of vendors contacted by FBISD Notification System:	N/A
Number of vendors downloaded the solicitation:	N/A
Number of responses received:	N/A
Number of "no bid" responses received:	N/A
Length of commitment:	Through August 31, 2022
Last solicitation date:	N/A
Supporting documents:	N/A
Disclosure under Board Policy CH, CV, or DBD (Local):	None

BOT Meeting:	June 7, 2021
Solicitation No.:	21-062CT Purchasing Association of Cooperative Entities (PACE) Purchasing Cooperative
References:	Scalable Systems
Description:	<p>Identity Automation Management System</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval of the continued purchase of a District-wide identity automation management system from CDW-G through the Purchasing Association of Cooperative Entities (PACE) in an amount not-to-exceed \$727,512 over a five-year period, and authorization for the Superintendent to negotiate and execute the agreements through December 2026.</p> <p><u>Summary</u></p> <p>On August 15, 2016, the Board approved the purchase of an identity automation management system through RFP 16-091GT, which expires on August 21, 2021.</p> <p>Identity automation software improves organizational agility by managing user access to on-premises and cloud-based systems. This software also enables control of crucial security management and governance tools while streamlining user account management among disparate systems, regardless of platforms.</p> <p>Identity automation is a web-based management portal that will enable Fort Bend ISD users to utilize the following functionality:</p> <ul style="list-style-type: none"> • Automated user account creation, change, and transfers • Automated security role assignments based on Active Directory attributes • Password self-service for end users and delegated user management • Single sign-on capability to District-wide web-based applications • Life-Cycle management automation • Privilege account elevation • Account workflows • Sponsored account management <p>The PACE cooperative purchasing contract will allow the District to fulfill its identity management and automation needs efficiently and effectively and complies with school district bidding requirements. The current cooperative contract has renewal options through December 2026. Should the contract not renew for the full term, administration will return to the Board to request authorization to utilize the new cooperative contract, an alternate cooperative contract, or an alternate procurement method.</p>

	<u>Background</u>	
	Expenditures in 2019-20 were \$122,838. Expenditures year-to-date in 2020-21 are \$111,238. Expenditures will not exceed \$727,512 through December 2026. This amount includes a 15 percent contingency, and funding is included in the budget.	
Requested By:	Long Pham, Chief Information Officer Bryan Guinn, Chief Financial Officer	
Vendor:	CDW-G	
Budget Sources:	General Fund	
Amount:	Not to Exceed \$727,512 through December 31, 2026	
Other Supporting Information		
Sole Source:	No	
Number of vendors contacted by Purchasing:	N/A	
Number of vendors contacted by FBISD Notification System:	N/A	
Number of vendors downloaded the solicitation:	N/A	
Number of responses received:	N/A	
Number of "no bid" responses received:	N/A	
Length of commitment:	Through December 31, 2026	
Last solicitation date:	N/A	
Supporting documents:	N/A	
Disclosure under Board Policy CH, CV, or DBD (Local):	None	

BOT Meeting:	June 7, 2021
Solicitation No.:	RFP 21-058LJ
References:	Scalable Systems
Description:	<p>Data Center Infrastructure and Related Services</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval for the continued purchase of data center infrastructure and related services from Netsync Network Solutions and Presidio Networked Solutions Group, LLC in an amount not to exceed \$7,440,500 and authorization for the Superintendent to negotiate and execute the agreements through June 2026.</p> <p><u>Summary</u></p> <p>On March 11, 2021, Fort Bend ISD issued RFP 21-058LJ soliciting proposals to procure hardware, software, subscription/license and/or support renewals, professional services, and managed services for data center infrastructure. In the past, the Information Technology Division has used various other bids to support the Data Center. This bid will allow for future procurement of data center infrastructure and related services.</p> <p>This bid enables Information Technology Division to continue progress on the District’s Infrastructure Technology Master Plan, including support for the ongoing growth of our District and new business requirements, which resulted in an increase in demand and the need to expand existing data center resources. A combination of life-cycle replacement of aging hardware, the enhancement of information security measures, and solutions addressing disaster recovery is included in this procurement.</p> <p>The evaluation team for this solicitation was composed of Fort Bend ISD staff members from the Information Technology Department. Netsync Network Solutions and Presidio Networked Solutions Group, LLC provide the best overall value to the District for this purchase.</p> <p>The contract includes the option for one five-year renewal. Administration will seek Board approval of the five-year renewal option at a later time once renewal pricing is negotiated.</p> <p><u>Background</u></p> <p>Expenditures in 2019-20 were \$232,781. Expenditures year-to-date in 2020-21 are \$79,802. Expenditures will not exceed \$7,440,500 through June 2026, which includes a 15 percent contingency. Funding is included in the budget.</p>
Requested By:	Long Pham, Chief Information Officer Bryan Guinn, Chief Financial Officer
Vendors:	Netsync Network Solutions 51

	Presidio Networked Solutions Group LLC
Budget Sources:	General Fund Bond Funds
Amount:	Not to Exceed \$7,440,500 through June 30, 2026
Other Supporting Information	
Sole Source:	No
Number of vendors contacted by Purchasing:	8
Number of vendors contacted by FBISD Notification System:	2823
Number of vendors downloaded the solicitation:	120
Number of responses received:	2
Number of "no bid" responses received:	6
Length of commitment:	Through June 30, 2026 with one five-year renewal option
Last solicitation date:	August 18, 2019
Supporting documents:	Evaluation Summary and Criteria
Disclosure under Board Policy CH, CV, or DBD (Local):	None

Evaluation Summary
RFP 21-058LJ Data Center Infrastructure and Related Services

Vendor	Purchase Price (20 pts max)	Reputation of the Vendor and the Vendor's Goods and Services (5 pts max)	Quality of the Vendor's Goods or Services (25 pts max)	Extent to Which the Goods or Services Meet the District's Needs (25 pts max)	Vendor's Past Relationship with the District or Similar Sized District (10 pts max)	Long-Term Cost to the District to Acquire the Vendor's Goods or Services (5 pts max)	Insurance Requirements (Pass/Fail)	Agreement to Fort Bend ISD Terms and Conditions (10 pts max)	Total Score (100 pts. Max)	Proposer's Ranking
Netsync Network Solutions	20.00	3.00	24.40	22.71	8.80	5.00	Pass	10.00	93.91	1
Presidio Networked Solutions Group, LLC	19.03	2.60	22.43	22.21	8.00	2.88	Pass	5.00	82.15	2

RFP 21-058LJ
Data Center Infrastructure and Related Services

	Evaluation Criteria	Point System
1	Purchase Price Offer a fair reasonable price for items to be procured by Fort Bend ISD.	20 points
2	Reputation of the Vendor and of the Vendor's Goods or Services Vendor should have a solid reputation with other ISD's, Government or Collegiate entities that show a high level of customer service, a high level of quality of good or services.	5 points
3	Quality of the Vendor's Goods or Services <ul style="list-style-type: none"> • Single Point of Responsibility, Project Management and Transition Plan • Maintenance and Support • Training • An inventory of deployed hardware to include serial numbers • Provide equipment list with version/model numbers and design description. 	25 points
4	Extent to Which the Goods or Services Meet the District's Needs <ul style="list-style-type: none"> • Provide any hardware/software requirements for server • Installation of the project with minimal impact to daily operations and staff • Connectivity into the existing FBISD network • Provide full system documentation including full inventory of all products, licenses, configuration, and design 	25 points
5	Vendor's Past Relationship with the District Worked in FBISD and/or a District of similar size	10 points
6	Long-Term Cost to the District to Acquire the Vendor's Goods or Services <ul style="list-style-type: none"> • Standard Support and Maintenance • Annual Upgrade Protection • Production Support and Subscription 	5 points
7	Insurance Requirements A copy of the Certificate of Liability Insurance and Waiver of Subrogation should be in your proposal.	Pass/Fail
8	Extent to which the vendor agrees to our Standard Form of Agreement. By Signing the Agreement , you assent to the Terms and Conditions of Fort Bend ISD.	10 points
	TOTAL	100 points

BOT Meeting:	June 7, 2021
Solicitation No.:	RFP 21-029AR
References:	Scalable Systems
Description:	<p>Fire Protection System Inspections, Repairs, and Related Items</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval of the continued purchase of fire protection system inspections, repairs, and related items from FireTron, Inc., VFP Fire Systems, and BMF Solutions in an amount not to exceed \$1,800,000, and authorization for the Superintendent to negotiate and execute the agreements through June 2026.</p> <p><u>Summary</u></p> <p>The Police Department is seeking approval for the continued purchase of fire protection system inspections and repairs from qualified and experienced vendors who specializes in performing these services. On March 14, 2021, Fort Bend ISD issued RFP 21-029AR for Fire Protection System Inspections, Repairs, and Related Items. An evaluation team comprised of members of the Police and Facilities Departments scored the proposals submitted using a standard rubric and selected three vendors to provide inspection services to the District.</p> <p>Preventative maintenance and testing of fire protection systems will ensure the District is compliant with federal, state, and local codes, and safety guidelines. The requested services include, but are not limited to, the inspection and/or repairs of the following.</p> <ul style="list-style-type: none"> • Fire Detection and Alarm Systems • Fire Door Holders • Fire Sprinkler Systems • Fire Department Connections • Fire Hydrants • Kitchen Hoods and Suppression Systems <p>Currently, the District has staff that conduct fire protection system inspections. This contract will allow the District to leverage lower negotiated pricing for repairs. Contracting with multiple vendors will also provide Fort Bend ISD with redundant options should a vendor be unable to meet the District's volume or timeline.</p> <p><u>Background</u></p> <p>Expenditures in 2019-20 were \$303,528. Expenditures year-to-date in 2020-21 are \$204,942. Expenditures will not exceed \$1,800,000 through June 2026 and funding is included in the budget.</p>
Requested By:	David Rider, Chief of Police Bryan Guinn, Chief Financial Officer

Vendor:	FireTron, Inc. BMF Solutions VFP Fire Systems
Budget Sources:	General Fund
Amount:	Not to Exceed - \$1,800,000 through June 30, 2026
Other Supporting Information	
Sole Source:	No
Number of vendors contacted by Purchasing:	3
Number of vendors contacted by FBISD Notification System:	23
Number of vendors downloaded the solicitation:	23
Number of responses received:	5
Number of "no bid" responses received:	None
Length of commitment:	Through June 30, 2026
Last solicitation date:	2015
Supporting documents:	Evaluation Summary and Criteria
Disclosure under Board Policy CH, CV, or DBD (Local):	None

Evaluation Summary - RFP 21-029AR
Fire Protection Systems Inspections, Repairs, and Related Items

Sprinkler System Inspections

Vendor	Purchase Price (25 pts max)	Reputation of the Vendor and the Vendor's Goods and Services (5 pts max)	Quality of the Vendor's Goods or Services (20 pts max)	Extent to Which the Goods or Services Meet the District's Needs (20 pts max)	Vendor's Past Relationship with the District or Similar Sized District (5 pts max)	Long-Term Cost to the District to Acquire the Vendor's Goods or Services (15 pts max)	Insurance Requirements (Pass/Fail)	Agreement to Fort Bend ISD Terms and Conditions (10 pts max)	Total Score (100 pts. Max)	Proposer's Ranking
BMF Solutions	24.02	4.50	17.80	17.80	4.40	15.00	Pass	10.00	93.52	1
FireTron, Inc.	11.90	2.90	19.40	18.40	4.60	10.43	Pass	10.00	77.63	2
VFP Fire Systems	25.00	2.70	9.60	10.80	1.60	12.63	Pass	10.00	72.33	3
Advantage Interests Inc.	10.91	1.50	12.80	13.80	1.20	12.63	Pass	10.00	62.84	4
Cintas Corporation No.2	13.50	2.30	12.80	11.60	1.60	11.43	Pass	5.00	58.23	5

Ansul Inspections

Vendor	Purchase Price (25 pts max)	Reputation of the Vendor and the Vendor's Goods and Services (5 pts max)	Quality of the Vendor's Goods or Services (20 pts max)	Extent to Which the Goods or Services Meet the District's Needs (20 pts max)	Vendor's Past Relationship With the District or Similar Sized District (5 pts max)	Long-Term Cost to the District to Acquire the Vendor's Goods or Services (15 pts max)	Insurance Requirements (Pass/Fail)	Agreement to Fort Bend ISD Terms and Conditions (10 pts max)	Total Score (100 pts. Max)	Proposer's Ranking
FireTron, Inc.	11.67	2.90	19.40	18.40	4.60	8.14	Pass	10.00	75.11	1
Cintas Corporation No.2	25.00	2.30	12.80	11.60	1.60	10.56	Pass	5.00	68.86	2

VFP Fire Systems	14.19	2.70	9.60	10.80	1.60	15.00	Pass	10.00	63.89	3
Advantage Interests Inc.	15.00	1.50	12.80	13.80	1.20	9.50	Pass	10.00	63.80	4

Fire Inspections

Vendor	Purchase Price (25 pts max)	Reputation of the Vendor and the Vendor's Goods and Services (5 pts max)	Quality of the Vendor's Goods or Services (20 pts max)	Extent to Which the Goods or Services Meet the District's Needs (20 pts max)	Vendor's Past Relationship with the District or Similar Sized District (5 pts max)	Long-Term Cost to the District to Acquire the Vendor's Goods or Services (15 pts max)	Insurance Requirements (Pass/Fail)	Agreement to Fort Bend ISD Terms and Conditions (10 pts max)	Total Score (100 pts. Max)	Proposer's Ranking
FireTron, Inc.	9.46	2.90	19.40	18.40	4.60	8.14	Pass	10.00	72.90	1
Cintas Corporation No.2	25.00	2.30	12.80	11.60	1.60	6.06	Pass	5.00	64.36	2
VFP Fire Systems	11.42	2.70	9.60	10.80	1.60	15.00	Pass	10.00	61.12	3
Advantage Interests Inc.	2.22	1.50	12.80	13.80	1.20	9.50	Pass	10.00	51.02	4

RFP 21-029AR
Fire Protection System Inspections, Repairs, and Related Items

	Evaluation Criteria	Point System
	Purchase Price	
1	Offer a fair reasonable price for items to be procured by Fort Bend ISD.	25 points
	Reputation of the Vendor and of the Vendor's Goods or Services	
2	Vendor should have a solid reputation with other ISD's, government or collegiate entities that show a high level of customer service, a high level of quality of good or services.	5 points
	Quality of the Vendor's Goods or Services	
3	<ul style="list-style-type: none"> • Service capabilities, report capabilities training, on-going maintenance, and technical support • Demonstrates competence: experience, etc. • Configuration and installation, integration, testing, implementation • Vendor's products should be new and be of the highest quality 	20 points
	Extent to Which the Goods or Services Meet the District's Needs	
4	<ul style="list-style-type: none"> • Extension of the useful life of the system • Ability to service and repair existing equipment • Inspection schedule 	20 points
	Vendor's Past Relationship with the District	
5	Worked with Fort Bend ISD and/or a District of similar size	5 points
	Long-Term Cost to the District to Acquire the Vendor's Goods or Services	
6	<ul style="list-style-type: none"> • Service call cost • Annual cost for inspections 	15 points
	Insurance Requirements	
7	A copy of the Certificate of Liability Insurance and Waiver of Subrogation should be in your proposal.	Pass/Fail
8	Extent to which the vendor agrees to our Standard Form of Agreement. By Signing the Agreement , you assent to the Terms and Conditions of Fort Bend ISD.	10 points
	TOTAL	100 points

BOT Meeting:	June 7, 2021
Solicitation No.:	RFP 21-054AR
References:	Scalable Systems
Description:	<p>Security Camera Maintenance, Repairs, and Related Items</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval of the purchase of security camera maintenance, repairs, and related items from Convergent Technologies, Design Security Controls, and All Campus Security in an amount not-to-exceed \$2,227,500 over a five-year period and authorization for the Superintendent to negotiate and execute the agreements through June 2026.</p> <p><u>Summary</u></p> <p>On April 20, 2015, the Administration awarded Competitive Sealed Proposal (CSP) 15-037CC for \$4,666,653 to Convergent Technologies for design, engineering and installation of an Enterprise-Level Video Management System (VMS) to include Internet Protocol (IP) security cameras, video management software, security cameras and related items. This security camera project was completed in December 2020 when the District moved from an installation phase to an operational phase.</p> <p>On March 25, 2021, Fort Bend ISD issued RFP 21-054AR soliciting proposals to cover the operation, maintenance, parts, installation, and replacement of existing security cameras. This contract will also cover support and licensing of the District’s VMS.</p> <p>The District uses Video Insight to manage security cameras across the District. Video management systems are used to manage the District’s 4,800 security and Special Education cameras.</p> <p>The Police Department will use this procurement to provide maintenance and repairs to the video management system, cameras and related equipment located throughout the District.</p> <p>The proposals submitted were evaluated by a team comprised of staff members from the Police, Business and Finance, and Facilities Departments using a standard set of criteria.</p> <p><u>Background</u></p> <p>Expenditures in 2019-20 were \$560,653 for the installation of new cameras and licensing. Expenditures year-to-date in 2020-21 are \$167,200 for the installation of new cameras.</p>

	Expenditures for both of these years were part of the CSP 15-037CC awarded to Convergent Technologies in 2015. Expenditures are not expected to exceed \$2,227,500 through June 30, 2026. This amount includes a 10 percent contingency, and funding is included in the budget.
Requested By:	David Rider, Chief of Police Bryan Guinn, Chief Financial Officer
Vendor:	Convergent Technologies Design Security Controls All Campus Security
Budget Sources:	2014 Bond 2014 Bond Contingency 2018 Bond Contingency General Fund
Amount:	Not to Exceed - \$2,227,500 through June 2026
Other Supporting Information	
Sole Source:	No
Number of vendors contacted by Purchasing:	2
Number of vendors contacted by FBISD Notification System:	109
Number of vendors downloaded the solicitation:	44
Number of responses received:	5
Number of "no bid" responses received:	None
Length of commitment:	Through June 30, 2026
Last solicitation date:	April 20, 2015
Supporting documents:	Evaluation Summary and Criteria
Disclosure under Board Policy CH, CV, or DBD (Local):	None

Evaluation Summary - RFP 21-054AR
Security Camera Maintenance, Repairs, and Related Items

Vendor	Purchase Price (25 pts max)	Reputation of the Vendor and the Vendor's Goods and Services (5 pts max)	Quality of the Vendor's Goods or Services (20 pts max)	Extent to Which the Goods or Services Meet the District's Needs (20 pts max)	Vendor's Past Relationship with the District or Similar Sized District (5 pts max)	Long-Term Cost to the District to Acquire the Vendor's Goods or Services (15 pts max)	Insurance Requirements (Pass/Fail)	Agreement to Fort Bend ISD Terms and Conditions (10 pts max)	Total Score (100 pts. Max)	Proposer's Ranking
Convergint Technologies	25.00	2.20	19.00	19.00	5.00	15.00	Pass	10.00	95.20	1
Design Security Control	24.08	1.95	15.67	18.00	4.66	11.13	Pass	10.00	85.49	2
All Campus Security	23.50	2.86	18.67	19.00	3.67	2.59	Pass	10.00	80.29	3
Intertech CI	22.56	2.90	16.33	17.67	2.00	2.72	Pass	10.00	74.18	4
IE Smart Systems, LLC	17.66	2.70	17.33	17.67	4.00	1.99	Pass	5.00	66.35	5

RFP 21-054AR
Security Camera Maintenance Repairs, and Related Services

	Evaluation Criteria	Point System
1	<p>Purchase Price</p> <p>Offer a fair reasonable price for items to be procured by Fort Bend ISD.</p>	25 points
2	<p>Reputation of the Vendor and of the Vendor’s Goods or Services</p> <p>Vendor should have a solid reputation with other ISD’s, Government or Collegiate entities that show a high level of customer service, a high level of quality of good or services. (References will be contacted via e-mail with a deadline. If no response is received by the deadline, there will be points deducted in this section.)</p>	5 points
3	<p>Quality of the Vendor’s Goods or Services</p> <ul style="list-style-type: none"> • Service capabilities, report capabilities training, on-going maintenance, and technical support • Demonstrates competence: experience, etc. • Configuration and installation, integration, testing, implementation, • Vendor’s products should be new and be of the highest quality 	20 points
4	<p>Extent to Which the Goods or Services Meet the District’s Needs</p> <p>Emergency repairs, ability to integrate with video management software and the vendor can provide products that meet the minimal specification requirements,</p>	20 points
5	<p>Vendor’s Past Relationship with the District</p> <p>Worked with FBISD and/or a District of similar size</p>	5 points
6	<p>Long-Term Cost to the District to Acquire the Vendor’s Goods or Services</p> <p>Warranty, setup fee; maintenance or other fees</p>	15 points
7	<p>Insurance requirements</p> <p>A copy of the Certificate of Liability Insurance and Waiver of Subrogation should be in your proposal.</p>	Pass/Fail
8	<p>Extent to which the vendor agrees to our Standard Form of Agreement. By Signing the Agreement, you assent to the Terms and Conditions of Fort Bend ISD.</p>	10 points
	TOTAL	100 points

BOT Meeting	June 7, 2021
Solicitation No.:	RFP 21-031AR
References:	Scalable Systems
Description:	<p>Fencing Services, Equipment, and Related Items</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval of the continued purchase of fencing services, equipment and related items from Westco Ventures LLC in an amount not-to-exceed \$500,000 over a five-year period, and authorization for the Superintendent to negotiate and execute the agreement through June 2026.</p> <p><u>Summary</u></p> <p>On February 15, 2016, the Board approved RFP 16-004CC for the procurement of fencing equipment, services, and related items. This agreement for services expires on June 14, 2021.</p> <p>On February 16, 2021, Fort Bend ISD issued RFP 21-031AR for fencing services, equipment, and related items. It is necessary for the Facilities Department to purchase fencing services from a qualified and experienced vendor who specializes in fencing installation, repairs, and related services. An evaluation team comprised of Fort Bend ISD staff members from the various areas within the Facilities Department scored the proposals submitted using a standard rubric and determined Westco Ventures LLC would provide the best value for the District.</p> <p>Adequate fencing is needed to bolster campus security as part of the District's broader school safety plans. This contract will allow the District to leverage lower negotiated pricing with timely repairs and installation to support this initiative.</p> <p><u>Background</u></p> <p>Expenditures in 2019-20 were \$56,328 for these services. Expenditures year-to-date in 2020-21 are \$18,262. Expenditures will not exceed \$500,000 through June 2026 and funding is included in the budget.</p>
Requested By:	Oscar Perez, Chief Operations Officer Bryan Guinn, Chief Financial Officer
Vendor:	Westco Ventures, LLC
Budget Sources:	General Fund
Amount:	Not to Exceed \$500,000 through June 30, 2026
Other Supporting Information	
Sole Source:	No
Number of vendors contacted by Purchasing:	8
Number of vendors contacted by FBISD Notification System:	548
Number of vendors downloaded the solicitation:	33

Number of responses received:	3
Number of "no bid" responses received:	1
Length of commitment:	Through June 30, 2026
Last solicitation date:	October 20, 2015
Supporting documents:	Evaluation Summary and Criteria
Disclosure under Board Policy CH, CV, or DBD (Local):	None

Evaluation Summary RFP 21-029AR
Fencing Services, Equipment, and Related Items

Vendor	Purchase Price (25 pts max)	Reputation of the Vendor and the Vendor's Goods and Services (5 pts max)	Quality of the Vendor's Goods or Services (20 pts max)	Extent to Which the Goods or Services Meet the District's Needs (25 pts max)	Vendor's Past Relationship With the District or Similar Sized District (5 pts max)	Long-Term Cost to the District to Acquire the Vendor's Goods or Services (10 pts max)	Insurance Requirements (Pass/Fail)	Agreement to Fort Bend ISD Terms and Conditions (10 pts max)	Total Score (100 pts Max)	Proposer's Ranking
Westco Ventures LLC	25.00	1.60	16.00	19.35	4.00	10.00	Pass	10.00	85.95	1
National Fence Company	3.34	2.00	15.80	19.55	3.00	1.98	Pass	10.00	55.67	2
Southwestern Fence Company	3.67	1.50	12.80	15.00	3.20	2.14	Pass	10.00	48.31	3
LISCO Sports										DQ

**LISCO Sports did not meet the bid requirements.*

RFP 21-031AR
Fencing Services, Equipment, and Related Items

	Evaluation Criteria	Point System
1	Purchase Price Offer a fair reasonable price for items to be procured by Fort Bend ISD.	25 points
2	Reputation of the Vendor and of the Vendor's Goods or Services Vendor should have a solid reputation with other ISD's, government or collegiate entities that show a high level of customer service, a high level of quality of good or services.	5 points
3	Quality of the Vendor's Goods or Services <ul style="list-style-type: none"> • Response time • Availability to provide specified product or equivalent fencing material • Warranty 	20 points
4	Extent to Which the Goods or Services Meet the District's Needs <ul style="list-style-type: none"> • Response to the Supplier Questionnaire, which outlined the need of the services 	25 points
5	Vendor's Past Relationship with the District <ul style="list-style-type: none"> • Worked with Fort Bend ISD and/or a District of similar size 	5 points
6	Long-Term Cost to the District to Acquire the Vendor's Goods or Services <ul style="list-style-type: none"> • Service call fees 	10 points
7	Insurance Requirements A copy of the Certificate of Liability Insurance and Waiver of Subrogation should be in your proposal.	Pass/Fail
8	Extent to which the vendor agrees to our Standard Form of Agreement. By Signing the Agreement , you assent to the Terms and Conditions of Fort Bend ISD.	10 points
	TOTAL	100 points

Board Date	June 7, 2021
Solicitation No.:	21-053AR Houston-Galveston Area Council (HGAC)
References:	Scalable Systems
Description:	<p>Medium and Heavy Trucks & Truck Bodies</p> <p><u>Recommendation</u></p> <p>The Administration is seeking Board approval of the purchase of a heavy duty tow wrecker with Houston Freightliner under the Houston-Galveston Area Council (H-GAC) cooperative agreement in an amount not-to-exceed \$297,017 and authorization for the Superintendent to negotiate and execute the purchase.</p> <p><u>Summary</u></p> <p>The Fort Bend ISD Transportation Department is seeking approval to purchase a heavy-duty tow wrecker.</p> <p>Currently, Fort Bend ISD Transportation Department is utilizing a 1999 Kenworth single rear axle, 10-speed standard transmission tow truck. Due to the age of the truck, parts are not readily available and have to be manufactured. The primary purpose of the tow truck is to tow buses that have broken down while en route or have been involved in accidents. This vehicle is past its life expectancy and is no longer adequate for continued operations.</p> <p>The current cooperative contract has renewal options through May 2022 and complies with school district bidding requirements. Should the contract not renew for the full term, staff will return to the Board to request authorization to utilize the new cooperative contract, an alternate cooperative contract, or an alternate procurement method.</p> <p><u>Background</u></p> <p>Expenditures will not exceed \$297,017 through May 2022 and funding is included in the budget.</p>
Requested By:	Oscar Perez, Chief Operations Officer Bryan Guinn, Interim Chief Financial Officer
Vendor:	Houston Freightliner
Budget Sources:	2018 Bond Fund
Amount:	Not to Exceed - \$297,017 through May 31, 2022
Other Supporting Information	
Sole Source:	No
Number of vendors contacted by Purchasing:	N/A
Number of vendors contacted by FBISD Notification System:	N/A
Number of vendors downloaded the solicitation:	N/A
Number of responses received:	N/A
Number of "no bid" responses received:	N/A

Length of commitment:	Through May 31, 2022
Last solicitation date:	N/A
Supporting documents:	N/A
Disclosure under Board Policy CH, CV, or DBD (Local):	None

For: Fort Bend ISD Board of Trustees
Date: June 7, 2021
Action: Review: CenterPoint Energy
Blanket Easement – Almeta
Crawford HS
References: Board Policy CV (Local)
Scalable Systems
Department: Operations

Recommendation

Consideration and possible approval of a blanket (short form) easement with CenterPoint Energy for the electrical services to the new Almeta Crawford HS, and authorization for the FBISD Board President and/or designee to negotiate and execute this easement, as well as the CenterPoint Energy long form easement to be provided near the conclusion of the project.

Summary

The short form easement is required by CenterPoint Energy in order for the provider to install permanent underground and overhead electrical services to the new Almeta Crawford HS.

The short form easement will be in place until FBISD and CenterPoint Energy have completed and executed the long form easement. When the service (a new transformer) is energized to the site, CenterPoint will generate a long form easement. The long form easement will contain a detailed descriptive easement for the site, including sketches. The long form easement will replace the short form easement, as this is only a temporary easement in order to expedite the installation of the new transformer.

The new Almeta Crawford HS project has been designed with consideration to all the other utility easements. As such, the approval of these easements (short form blanket easement and long form easement) will not conflict with any site design elements.

Recommended by:

Charles E. Dupre Superintendent of Schools

Submitted by:

Oscar Perez
Chief Operations Officer

**SHORT FORM BLANKET EASEMENT
3-PHASE OVERHEAD AND UNDERGROUND**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS }
 KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF FORT BEND}

THAT, Fort Bend Independent School District, its successors and assigns, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of ONE DOLLAR (\$1.00) CASH to Grantor paid by CenterPoint Energy Houston Electric, LLC, its successors and assigns, hereinafter referred to as "Grantee", whose principal address is P. O. Box 1700, Houston, Texas 77251-1700, has **GRANTED, SOLD AND CONVEYED** and by these presents, does **GRANT, SELL AND CONVEY** unto said Grantee, all or in part, a perpetual **blanket** easement, hereinafter referred to as the "Easement", for electric distribution and related communication facilities consisting of a variable number of wires and cables and all necessary and desirable equipment and appurtenances, including, but not limited to, towers or poles made of wood, metal or other materials, props and guys, hereinafter referred to as "Facilities", lying on, over, under, and across the following described lands owned by Grantor, ("Grantor's Property"), to wit:

Restricted Reserve "A" in Block 1 of Fort Bend ISD High School No. 12, a subdivision located in the William Hall Survey, Abstract 31, in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20200275 of the Plat Records of said County and State, (the "Easement Area").

The Easement Area herein granted is a blanket easement and shall apply only insofar as the boundaries of Grantor's Property will permit. Grantee further reserves the right to extend services and drops within Grantor's Property and to adjacent land owners from said Facilities.

Grantor or its successors or assigns shall observe and exercise all notification laws as per the Underground Facility Damage Prevention and Safety Act, also known as "ONE CALL" & "CALL BEFORE YOU DIG" when working in or near the Easement Area.

To the extent that such laws and codes apply to Grantor, its successors and assigns, Grantor, its successors and assigns shall observe all safety codes and laws which apply to working along, within and or near the Easement Area and Facilities during construction activities and safe clearance from such Facilities, including the Occupational Safety and Health Administration ("O.S.H.A."), Chapter 752 of the Texas Health and Safety Code, the National Electric Code, and the National Electrical Safety Code.

Grantor herein reserves the right to grant easements in favor of third parties across the herein described Easement Area in a near perpendicular fashion to Grantee's Facilities, the approximate locations of which are shown on Exhibit "A", attached hereto and made a part hereof, provided (i) no other utilities are permitted to cross within a vertical distance of twenty-four (24) inches of Grantee's below ground Facilities, (ii) no other facilities or structures shall be permitted longitudinally within a distance of five (5) feet of the centerline of any of Grantee's below ground and above ground Facilities, (iii) no other utilities or structures shall be permitted longitudinally within a distance of fifteen (15) feet of the centerline of any of Grantee's overhead Facilities, beginning at a plane sixteen (16) feet above the ground and extending upward, hereinafter collectively referred to as "Grantee's Exclusive Easement Area", and, (iv) doing so does not, in the sole

opinion of Grantee, endanger or interfere with the efficient, safe and proper operation and maintenance of Grantee's Facilities.

Grantor herein covenants and agrees that, in the event that any third party facilities or obstructions are located within Grantee's Exclusive Easement Area, Grantor will take immediate action to remove and/or relocate said facilities and/or obstructions to a location outside of Grantee's Exclusive Easement Area at Grantor's sole cost and expense.

If Grantor, its successors or assigns should, at any future date, request that the Easement Area herein granted be further defined, Grantee agrees, at Grantor's expense, to prepare a new, defined easement described by a sealed survey sketch. Defined easements shall be unobstructed and may be further described by, but not limited to, the following descriptions:

- 1.) A ten (10) foot wide easement (for above and below ground facilities);
- 2.) A ten (10) foot wide easement together with ten (10) foot aerial easements adjoining both sides of said ten (10) foot wide easement (for above ground and overhead facilities that are not along a perimeter);
- 3.) A ten (10) foot wide easement together with an adjoining eleven (11) foot, six (6) inch wide aerial easement (for above ground and overhead perimeter facilities);
- 4.) A fourteen (14) foot wide easement together with an adjoining seven (7) foot, six (6) inch wide aerial easement (for above ground and overhead perimeter facilities);
- 5.) An easement sixteen (16) feet wide and twenty-four (24) feet long (for Grantee's pad-mounted transformer station purposes).

Grantee further agrees to release this Easement upon execution and delivery of the new defined easement by Grantor.

In the event that Grantor, its successors and assigns, desires that Grantee's Facilities be relocated, then Grantee agrees to relocate said Facilities provided that Grantor furnishes a suitable and feasible site or location for such relocation and, provided that Grantor, its successors and assigns, shall, if requested by Grantee, furnish to

Grantee a suitable and acceptable easement covering the new location. Any and all costs associated with relocating said Facilities will be at Grantor's sole expense.

Grantee shall also have reasonable rights of ingress and egress to and from said Easement Area, together with reasonable working space, for the purposes of erecting, installing, operating, maintaining, replacing, inspecting, and removing said Facilities, together with the additional right to remove from said Easement Area, all bushes, trees and parts thereof, or other structures which, in the opinion of Grantee, endanger or may interfere with the efficiency, safe and proper operation, and maintenance of said Facilities.

TO HAVE AND TO HOLD the above described Easement, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee forever, and Grantor does hereby bind itself and its successors, heirs, assigns, and legal representatives, to fully warrant and forever defend all and singular the above described Easement and rights unto said Grantee, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise. In the event of a deficiency in title or actions taken by others which results in the relocation of Grantee's Facilities, the Grantor herein, its successors and assigns, will be responsible for all costs associated with the relocation and/or removal of Grantee's Facilities.

The terms, conditions and provisions contained herein constitute the complete and final agreement between Grantor and Grantee, (collectively the "Parties") with respect to the subject matter hereof and supersedes all prior agreements, representations and understandings of the Parties and, by Grantor's signature affixed hereto and Grantee's use of the Easement, the Parties evidence their agreement thereof. No oral or written agreements made or discussed prior to, or subsequent to, the execution of this Easement shall supersede those contained herein. Any and all revisions, amendments and/or exceptions to the terms, conditions and provisions contained in this Easement shall be in written, recordable form and executed by both parties, or their respective successors or assigns in order to be deemed valid.

EXECUTED this _____ day of _____, 20____.

Fort Bend Independent School District

BY: _____
Signature

Name typed or printed

Title

STATE OF TEXAS }

COUNTY OF _____ }

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, _____ of Fort Bend Independent School District, 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 consideration therein expressed, in the capacity therein stated, and as the act and deed of said school district.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary's Signature

Name typed or printed

Commission Expires

**ATTACHMENT
AFFIDAVIT**

STATE OF TEXAS }

COUNTY OF }

BEFORE me the undersigned authority on this day personally appeared

_____ the _____

of **Fort Bend Independent School District**, hereinafter referred to as Affiant, who being duly sworn, deposes and says that Affiant is the current owner of the tract of land described in an easement instrument executed by the same on even date herewith, said tract of land is further described as follows:

Restricted Reserve "A" in Block 1 of Fort Bend ISD High School No. 12, a subdivision located in the William Hall Survey, Abstract 31, in Fort Bend County, Texas, according to the map or plat thereof recorded in Plat No. 20200275 of the Plat Records of said County and State.

Affiant further says that the said premises have been held by Affiant, that possession thereof has been peaceable and undisturbed, and that the title thereto has never been disputed or questioned to Affiant's knowledge, nor does Affiant know of any facts by reason of which said possession or title might be disturbed or questioned, or by reason of which any claim to said premises, or any part thereof, might arise or be set up adverse to this Affiant.

EXECUTED this _____ day of _____, 20__.

Fort Bend Independent School District

BY: _____
Signature

Title

Name typed or printed

SUBSCRIBED and SWORN before me this ____ day of _____, 20__.

Notary's Signature

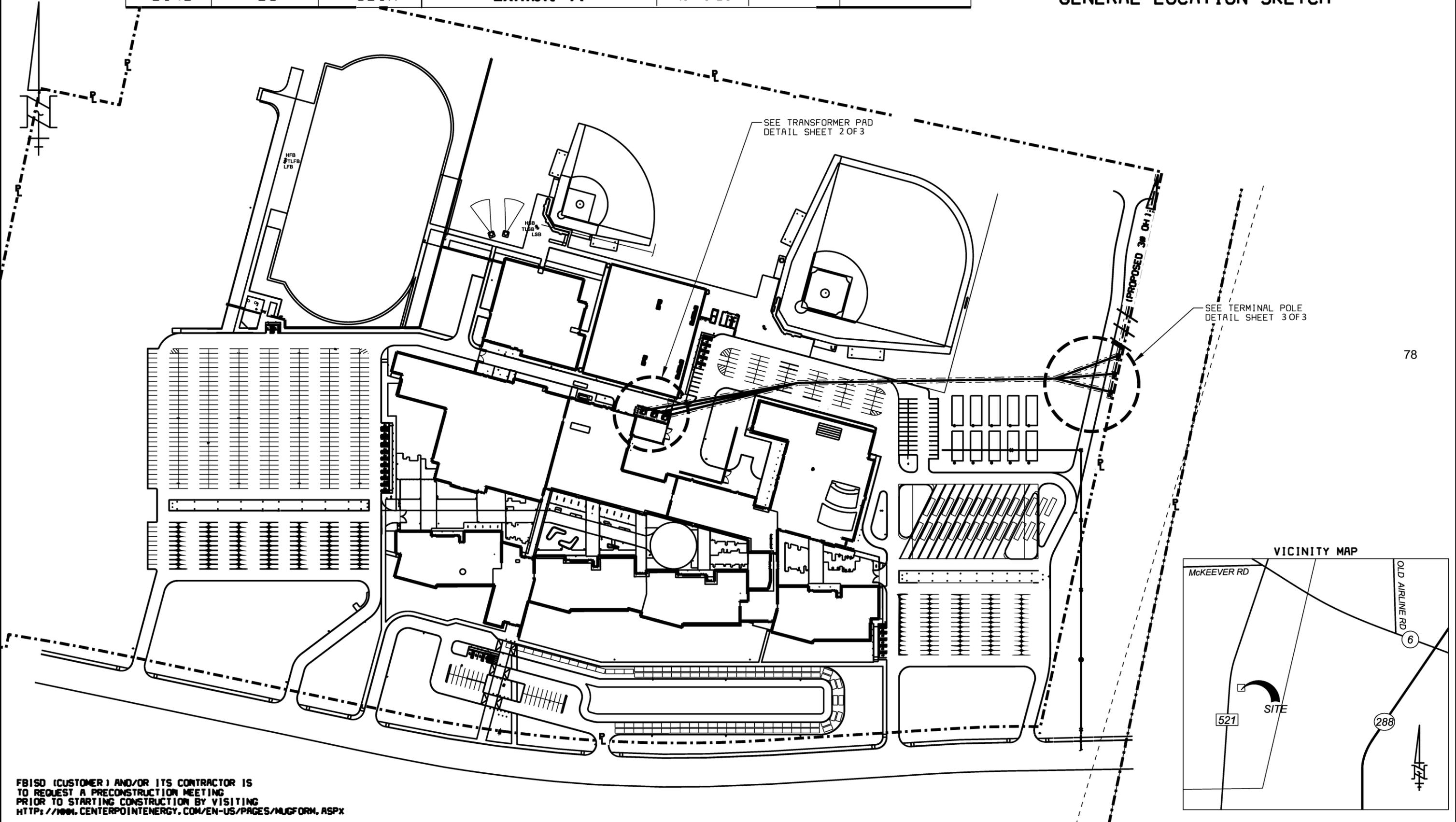
Name typed or printed

Commission Expires

**AFTER RECORDING RETURN TO:
SURVEYING & RIGHT OF WAY
CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC
P. O. BOX 1700
HOUSTON, TX 77251-1700**

LAMBERT	SECTION	KEY MAP	FUNCTIONAL LOCATION	SCALE	ORDER NO.
5145	D3	651X	Exhibit "A"	N. T. S.	

GENERAL LOCATION SKETCH



FBI&D (CUSTOMER) AND/OR ITS CONTRACTOR IS TO REQUEST A PRECONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION BY VISITING [HTTP://WWW.CENTERPOINTENERGY.COM/EN-US/PAGES/MUGFORM.ASPX](http://www.CenterPointEnergy.com/en-us/pages/mugform.aspx)

NOTES
 CNP WILL NOT ALLOW OTHER FACILITIES TO PASS BENEATH ITS EQUIPMENT PAD.

THE CUSTOMER MUST MAINTAIN A 5' HORIZONTAL CLEARANCE FROM PARALLEL UTILITIES, AND A 1' VERTICAL CLEARANCE WHEN CROSSING UTILITIES. (SEE NOTES 10 & 11, SHEET 13 OF 16)

REQUIRED MINIMUM 12' WIDE ALL-WEATHER HS-20-44 LOADING ACCESS ROAD 10' PAST THE SIDE OF TRANSFORMER. THIS REQUIREMENT IS FOR THE LIFE OF THE SERVICE.

METER TO BE MOUNTED ON THE SIDE OF THE TRANSFORMER BY CNP.

ALL EQUIPMENT PADS & DUCTBANK EXCLUSIVE EASEMENTS TO BE ACQUIRED BY CNP.

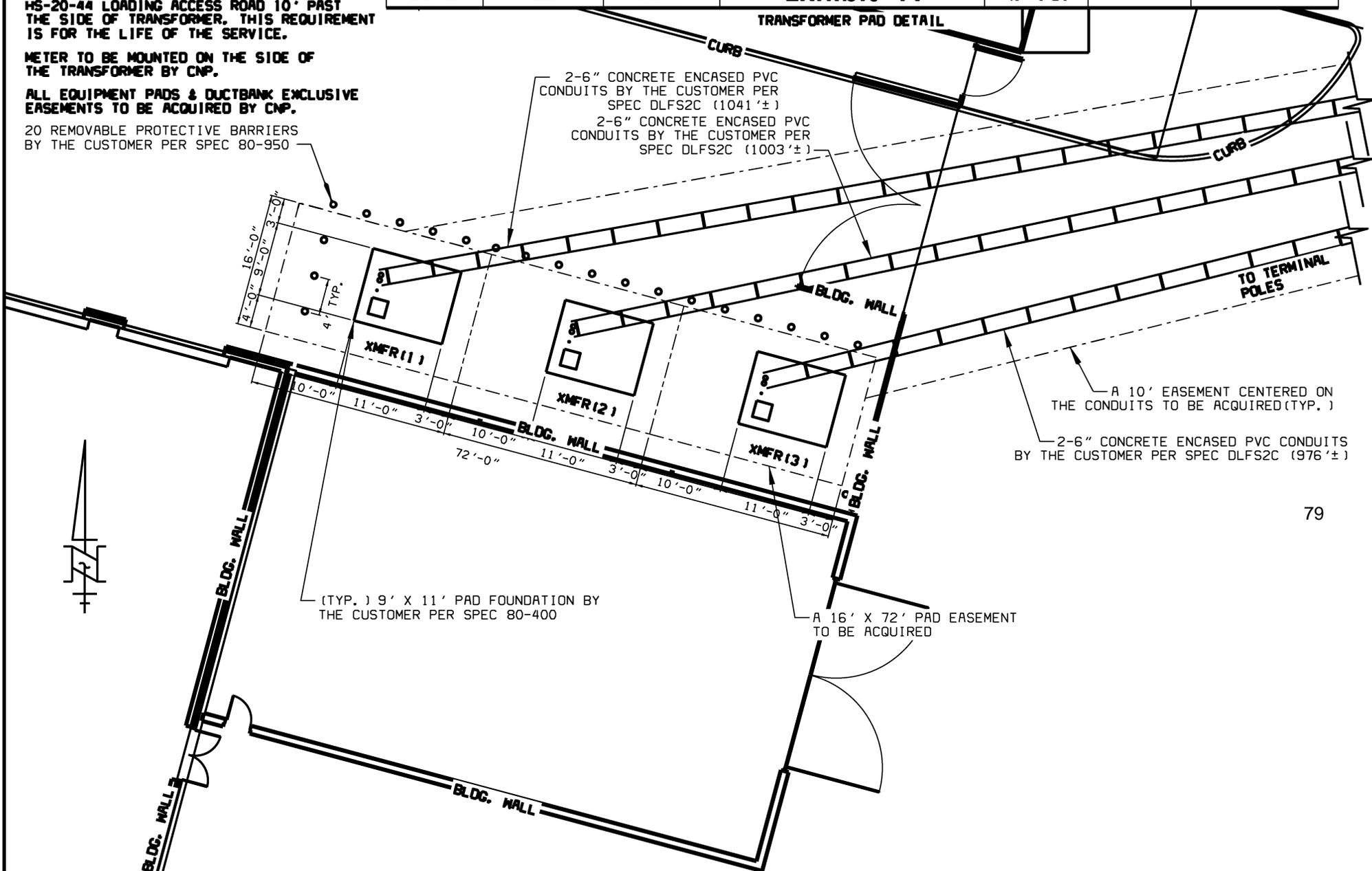
20 REMOVABLE PROTECTIVE BARRIERS BY THE CUSTOMER PER SPEC 80-950



DETAIL SKETCH

LAMBERT	SECTION	KEY MAP	FUNCTIONAL LOCATION	SCALE	ORDER NO.
5145	D3	651X	Exhibit "A"	N. T. S.	

TRANSFORMER PAD DETAIL



2-6" CONCRETE ENCASED PVC CONDUITS BY THE CUSTOMER PER SPEC DLFS2C (1041 ±)
 2-6" CONCRETE ENCASED PVC CONDUITS BY THE CUSTOMER PER SPEC DLFS2C (1003 ±)

A 10' EASEMENT CENTERED ON THE CONDUITS TO BE ACQUIRED (TYP.)
 2-6" CONCRETE ENCASED PVC CONDUITS BY THE CUSTOMER PER SPEC DLFS2C (976 ±)

(TYP.) 9' X 11' PAD FOUNDATION BY THE CUSTOMER PER SPEC 80-400

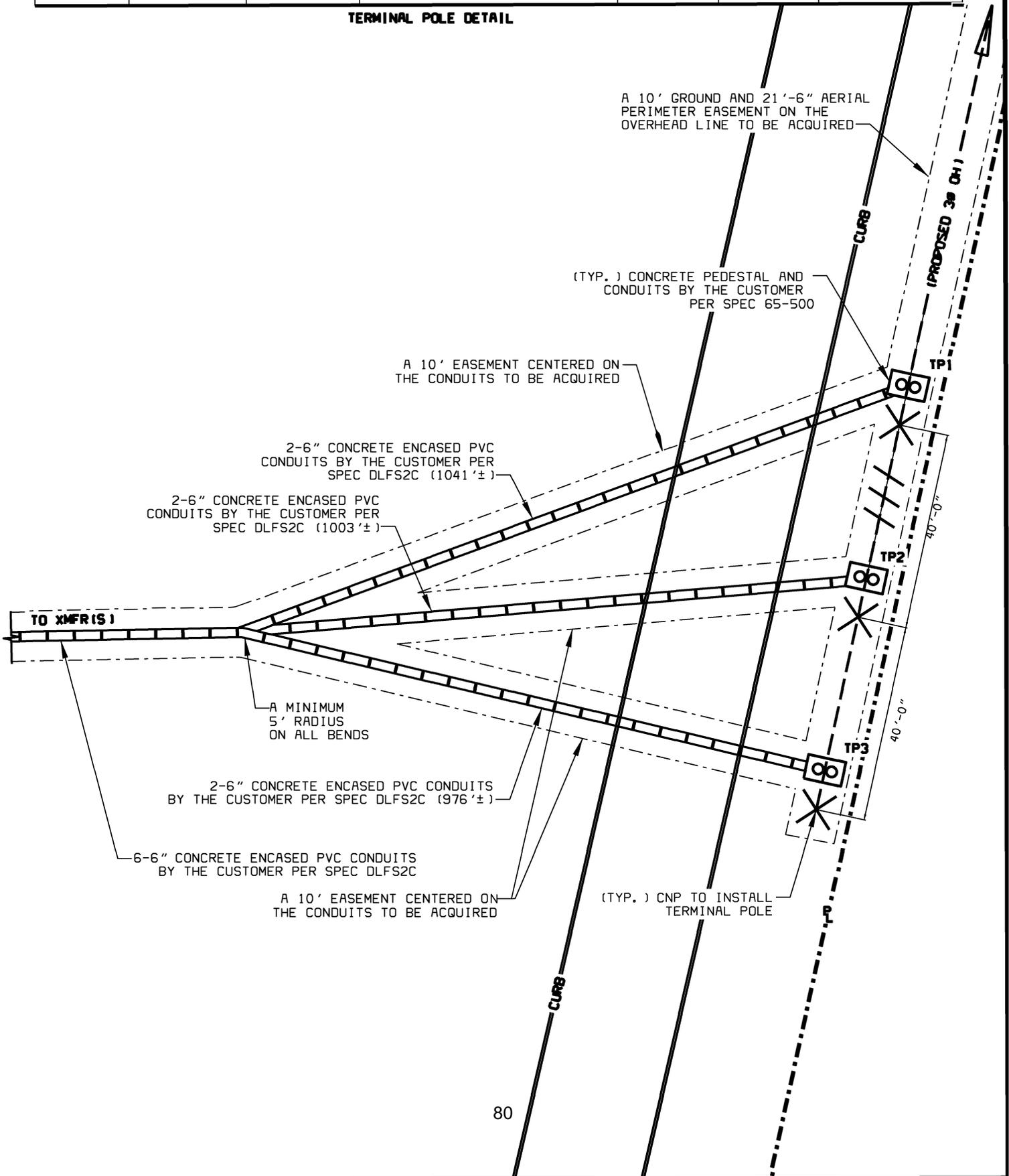
A 16' X 72' PAD EASEMENT TO BE ACQUIRED



DETAIL SKETCH

LAMBERT	SECTION	KEY MAP	FUNCTIONAL LOCATION	SCALE	ORDER NO.
5145	D3	651X	Exhibit "A"	N. T. S.	

TERMINAL POLE DETAIL



For: Fort Bend ISD Board of Trustees
Date: June 7, 2021
Action: Review: Access Easement with
Sienna Municipal Utility District
No. 6 – Elementary School 54
References: Board Policy CV (Local)
Scalable Systems
Department: Operations

Recommendation

Consideration and possible approval of an Access Easement Agreement with Sienna Municipal Utility District No. 6 (SMUD 6) at the new Elementary School 54 (ES 54), and authorization for the FBISD Board President and/or designee to negotiate and execute this easement.

Summary

SMUD 6 desires to obtain an Access Easement for ES 54.

This agreement would allow SMUD 6 access to an existing lift station on the campus, which will provide service to ES 54 and the surrounding area.

Recommended by:

Charles E. Dupre
Superintendent of Schools

Submitted by:

Oscar Perez
Chief Operations Officer

**ACCESS EASEMENT
(0.279 Acre)**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**THE STATE OF TEXAS §
 § **KNOW ALL BY THESE PRESENTS:**
COUNTY OF FORT BEND §**

THAT **FORT BEND INDEPENDENT SCHOOL DISTRICT**, an independent school district and political subdivision of the State of Texas ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, AND CONVEYED and, by these presents, does GRANT, SELL, AND CONVEY unto **SIENNA MUNICIPAL UTILITY DISTRICT NO. 5**, a political subdivision of the State of Texas, its successors and assigns ("Grantee"), a permanent and perpetual non-exclusive easement and right-of-way (the "Easement") for vehicular and pedestrian ingress, egress, and regress on, across, along, over, upon and through that certain tract of land located in Fort Bend County, Texas, containing 0.279 acre, as more particularly described in **Exhibit A** and shown on **Exhibit B**, both attached hereto and incorporated herein for all purposes (the "Easement Tract"). The Easement shall provide access to and from certain property owned by Grantee (known as Lift Station No. 3) located adjacent to the Easement Tract.

Grantee may construct, install, maintain, repair, replace, remove, and operate a roadway and all appurtenances thereto (collectively, the "Facilities") on, across, along, over, upon and through the Easement Tract and may enter upon the Easement Tract to engage in all activities as may be necessary, requisite, convenient, or appropriate in connection therewith. Grantee's rights shall include, without limitation, the right to clear and remove trees, growth, shrubbery, and other improvements from within the Easement Tract and the right to bring and operate such equipment on the Easement Tract as may be necessary, requisite, convenient, or appropriate to effectuate the purposes for which the Easement is granted. Subject to the rights granted to Grantee herein, Grantee will, at all times after doing any work in connection with the Easement, restore the surface of the Easement Tract as nearly as reasonably practicable to substantially its condition prior to the undertaking of such work; provided, however, that Grantee shall not be obligated to replace or restore any trees, overhanging limbs,

growth, brush, shrubbery, improvements, or other natural or non-natural obstructions that interfere with Grantee's use of the Easement Tract for the purposes set forth herein. Grantee shall remove, at Grantee's expense, any dirt, earth, or other material excavated from the Easement Tract in connection with Grantee's construction, operation or maintenance of the Facilities that is not used in connection with Grantee's activities hereunder.

Subject to the limitations set forth herein, Grantor expressly reserves the right to the use and enjoyment of the surface of the Easement Tract for any and all purposes, provided, however, that such use and enjoyment of the surface of the Easement Tract shall not interfere with, obstruct, or restrict the full and complete use and enjoyment of the Easement for the purposes set forth herein. Notwithstanding anything herein to the contrary, Grantor shall not, without the prior written consent of Grantee, (i) construct or place or allow to be constructed or placed, any fences, houses, buildings, structures, pavement, or other above-ground improvements or other obstructions, whether temporary or permanent, or plant or locate any trees, vegetation, or shrubs on the Easement Tract; (ii) install or permit the installation of pipelines or other underground facilities within the Easement Tract; or (iii) dedicate other easements within the Easement Tract. If Grantor constructs, places, installs, or permits any construction, placement, or installation that interferes with, obstructs, or restricts Grantee's full and complete use and enjoyment of the Easement for the purposes set forth herein, Grantee shall have the right to prevent or remove such obstructions, at Grantor's sole cost and expense without any obligation to restore the same or any liability to Grantor or Grantor's successors and assigns.

Grantor reserves all oil, gas, and other minerals in, on, or under the Easement Tract, but waives all right to use the surface of the Easement Tract for, and all rights of ingress and egress for, the purpose of exploring, developing, mining, or drilling for the same; provided, however, that nothing herein shall prohibit or in any manner restrict the right of Grantor to extract oil, gas, and other minerals from and under the Easement Tract by directional drilling or other means that does not interfere with or disturb the surface of the Easement Tract or Grantee's use of the Easement Tract for the purposes set forth herein.

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the Easement Tract and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent in effect and validly enforceable against the Easement Tract (the "Permitted Encumbrances"); provided, however, to the extent that Grantor has the ability to enforce any of the Permitted Encumbrances, Grantor will not do so in a manner that would unreasonably prejudice or interfere with

Grantee's exercise of its rights in the Easement and use of the Easement Tract for the purposes set forth herein.

TO HAVE AND TO HOLD, subject to the matters set forth herein and the Permitted Encumbrances, the Easement, together with, all and singular, the rights and appurtenances thereto in any wise belonging, including all necessary rights to ingress, egress, and regress, unto Grantee, its successors and assigns, forever. Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Easement and right-of-way and other rights described herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

The covenants and agreements contained herein shall run with the land and shall inure to the benefit of and shall be binding upon Grantor and Grantee and their respective successors and assigns.

The prevailing party in any suit, action, or other proceeding instituted in connection with any controversy arising out of this instrument or the Easement shall be entitled to recover its reasonable attorneys' fees from the other party.

The individual signing this instrument on behalf of Grantor represents that he/she has the requisite authority to bind Grantor.

Neither party's failure to insist on strict performance of any part of this instrument shall be construed as a waiver of the performance in any other instance.

This instrument shall be interpreted and construed in accordance with the laws of the State of Texas, without regard to conflict of laws, principles, and venue for any suit, action, or proceeding instituted in connection with any controversy arising out of this instrument or the Easement shall be the state courts situated in Fort Bend County, Texas.

This instrument may be executed in multiple counterparts, each of which shall be deemed an original, and all of which taken together shall constitute one instrument.

Grantee's address is c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

[Signature pages follow this page.]

EXECUTED this _____ day of _____, 2021.

GRANTOR:

FORT BEND INDEPENDENT SCHOOL DISTRICT, an independent school district and political subdivision of the State of Texas

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2021, by _____ of FORT BEND INDEPENDENT SCHOOL DISTRICT, an independent school district and political subdivision of the State of Texas, on behalf of said independent school district and political subdivision.

(NOTARY SEAL)

Notary Public, State of Texas

EXECUTED by Grantee on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED, and EFFECTIVE as of the date executed by Grantor.

GRANTEE:

**SIENNA MUNICIPAL UTILITY
DISTRICT NO. 5**

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2021, by _____, _____ and _____ of the Board of Directors of SIENNA MUNICIPAL UTILITY DISTRICT NO. 5, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)

Notary Public, State of Texas

Attachments:

Exhibit A - Description of the Easement Tract

Exhibit B - Sketch of the Easement Tract

After recording, please return to:

Allen Boone Humphries Robinson LLP

3200 Southwest Freeway, Suite 2600

Houston, Texas 77027

Attention: Real Estate Department



METES AND BOUNDS DESCRIPTION
FOR AN
ACCESS EASEMENT

A 0.279 acre (12,134 square feet more or less) access easement on a called 16.279 acre tract of land conveyed to Fort Bend Independent School District as described in a deed recorded in Clerk's File No. 2020104788 in the Official Public Records of Fort Bend County, Texas, being out of the William Hall Survey, Abstract No. 31 in Fort Bend County, Texas. Said 0.279 acre access easement being more fully described as follows, all bearings coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD-83 (NA2011), epoch 2010.00, all coordinates are grid and may be converted to surface by multiplying by the scale factor of 1.00013

COMMENCING: At a 5/8 inch iron rod with cap stamped "GBI" found for the northeast corner of said 16.279 acre tract, a south line of a called 2808.323 acre residue tract of land conveyed to Toll-GTID Property Owners, LLC as described in a deed recorded in Clerk's File No. 2013153798 in the Official Public Records of Fort Bend County, Texas, from which a 5/8 inch iron rod with cap stamped "GBI" found for a corner of said 16.279 acre tract bears N 74°35'02" W, a distance of 55.78 feet, said "POC" having grid coordinates X: 3,075,482.50, Y: 13,734,336.51;

THENCE: Southwesterly, along and with a curve to the left, having a radius of 2,285.00 feet, a central angle of 00°34'12", a chord bearing and distance of S 15°07'52" W, 22.73 feet, for an arc length of 22.73 feet to the **POINT OF BEGINNING** of the herein described access easement, said point having grid coordinates X: 3,075,476.50, Y: 13,734,314.48;3

THENCE: Southwesterly, continuing along and with a curve to the left, having a radius of 2,285.00 feet, a central angle of 00°52'06", a chord bearing and distance of S 14°24'43" W, 34.62 feet, for an arc length of 34.62 feet to a point for a corner of the herein described tract;

THENCE: Over and across said 16.279 acre tract the following courses and distances:

Northwesterly, along and with a curve to the left, having a radius of 25.82 feet, a central angle of 33°47'42", a chord bearing and distance of N 58 06'02" W, 15.01 feet, for an arc length of 15.23 feet to a point for a corner of the herein described tract,

N 74°59'53" W, a distance of 12.42 feet to a point for a corner of the herein described tract,

Southwesterly, along and with a curve to the left, having a radius of 25.46 feet, a central angle of $77^{\circ}40'05''$, a chord bearing and distance of $S 66^{\circ}10'04'' W$, 31.93 feet, for an arc length of 34.51 feet to a point for a corner of the herein described tract,

$S 27^{\circ}20'03'' W$, a distance of 65.77 feet to a point for a corner of the herein described tract,

Southwesterly, along and with a curve to the left, having a radius of 100.35 feet, a central angle of $14^{\circ}26'03''$, a chord bearing and distance of $S 20^{\circ}07'01'' W$, 25.21 feet, for an arc length of 25.28 feet to a point for a corner of the herein described tract,

Southwesterly, along and with a curve to the right, having a radius of 4,177.61 feet, a central angle of $02^{\circ}23'15''$, a chord bearing and distance of $S 14^{\circ}05'37'' W$, 174.07 feet, for an arc length of 174.08 feet to a point for a corner of the herein described tract,

Southeasterly, along and with a curve to the left, having a radius of 29.78 feet, a central angle of $65^{\circ}32'49''$, a chord bearing and distance of $S 17^{\circ}13'06'' E$, 32.24 feet, for an arc length of 34.07 feet to a point for a corner of the herein described tract,

Southeasterly, along and with a curve to the right, having a radius of 33.50 feet, a central angle of $50^{\circ}21'16''$, a chord bearing and distance of $S 28^{\circ}03'10'' E$, 28.50 feet, for an arc length of 29.44 feet to a point for a corner of the herein described tract, and

$S 00^{\circ}59'02'' W$, a distance of 6.95 feet to a point in the north line of a called 0.0574 acre tract conveyed to Sienna Plantation Municipal Utility District No. 5 as described in a deed recorded in Fort Bend County Clerk's File No. 2019124021 of the Official Public Records of Fort Bend County, from which a 5/8 inch iron rod found for the northeast corner of said 0.0574 acre tract bears $S 88^{\circ}31'34'' E$, a distance of 21.27 feet;

THENCE: $N 88^{\circ}31'34'' W$, along and with the north line of said 0.0574 acre tract, a distance of 18.00 feet to a point in the north line of said 0.0574 acre tract, from which a 5/8 inch iron rod found for the northwest corner of a said 0.0574 acre tract, bears $N 88^{\circ}31'34'' W$, a distance of 10.73 feet;

THENCE: Departing said north line, over and across said 16.279 acre tract the following courses and distances:

N 01°07'04" E, a distance of 6.25 feet to a point for a corner of the herein described tract,

Northwesterly, along and with a curve to the left, having a radius of 15.44 feet, a central angle of 51°54'55", a chord bearing and distance of N 31°15'33" W, 13.52 feet, for an arc length of 13.99 feet to a point for a corner of the herein described tract,

Northwesterly, along and with a curve to the left, having a radius of 13.85 feet, a central angle of 22°26'33", a chord bearing and distance of N 68°26'19" W, 5.39 feet, for an arc length of 5.42 feet to a point for a corner of the herein described tract,

Southwesterly, along and with a curve to the left, having a radius of 5.25 feet, a central angle of 77°39'18", a chord bearing and distance of S 60°47'54" W, 6.58 feet, for an arc length of 7.11 feet to a point for a corner of the herein described tract,

N 74°03'12" W, a distance of 28.33 feet to a point for a corner of the herein described tract,

Northeasterly, along and with a curve to the left, having a radius of 4,151.65 feet, a central angle of 03°02'50", a chord bearing and distance of N 14°25'24" E, 220.77 feet, for an arc length of 220.80 feet to a point for a corner of the herein described tract,

Northeasterly, along and with a curve to the right, having a radius of 126.31 feet, a central angle of 14°28'21", a chord bearing and distance of N 20°08'10" E, 31.82 feet, for an arc length of 31.90 feet to a point for a corner of the herein described tract,

N 27°20'02" E, a distance of 70.02 feet to a point for a corner of the herein described tract,

Northeasterly, along and with a curve to the right, having a radius of 53.84 feet, a central angle of 48°52'02", a chord bearing and distance of N 51°46'03" E, 44.54 feet, for an arc length of 45.92 feet to a point for a corner of the herein described tract,

S 74°59'53" E, a distance of 37.36 feet to a point for a corner of the herein described tract, and

Northeasterly, along and with a curve to the left, having a radius of 24.96 feet, a central angle of 34°17'54", a chord bearing and distance of N 88°01'16" E, 14.72 feet, for an arc length of 14.94 feet to the **POINT OF BEGINNING**, and containing 0.279 acre (12,134 square feet more or less) in Fort Bend County, Texas. Said access easement being described in accordance with a survey made on the ground and a survey map prepared under job number 40937-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 29, 2020
Job No.: 40937-00
DOC. ID:K:\survey\PROJECTS\CIVIL HOUSTON\40937-00\Word\FN40937-00 0.279AC ESMT.docx

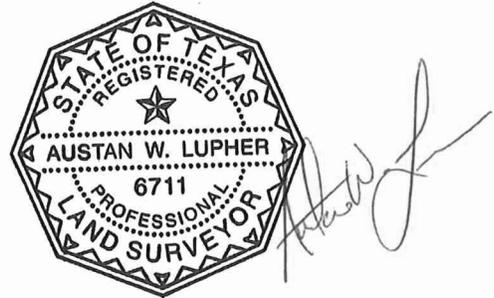


Exhibit B – Sketch of the Easement Tract

LEGEND:

FBCCF FORT BEND COUNTY CLERK'S FILE NUMBER
 FBCDR FORT BEND COUNTY DEED RECORDS
 FBCCM FORT BEND COUNTY COURT MINUTES

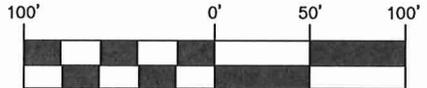
● FOUND 5/8" IRON ROD WITH "GBI" CAP

NOTES:

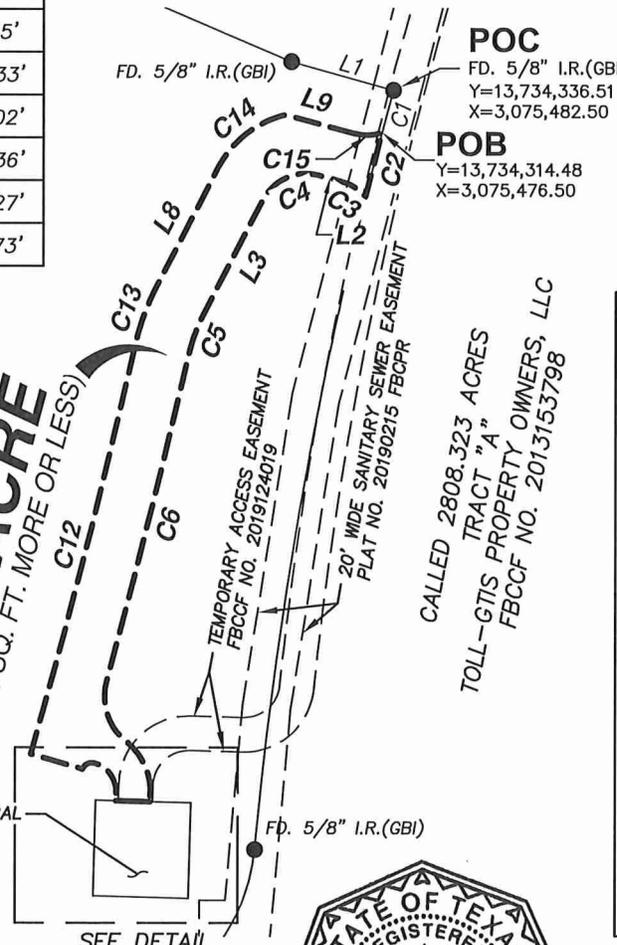
1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 40937-00 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING THE COMBINED SCALE FACTOR OF 1.00013

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2285.00'	0°34'12"	S15°07'52"W	22.73'	22.73'
C2	2285.00'	0°52'06"	S14°24'43"W	34.62'	34.62'
C3	25.82'	33°47'42"	N58°06'02"W	15.01'	15.23'
C4	25.46'	77°40'05"	S66°10'04"W	31.93'	34.51'
C5	100.35'	14°26'03"	S20°07'01"W	25.21'	25.28'
C6	4177.61'	2°23'15"	S14°05'37"W	174.07'	174.08'
C7	29.78'	65°32'49"	S17°13'06"E	32.24'	34.07'
C8	33.50'	50°21'16"	S28°03'10"E	28.50'	29.44'
C9	15.44'	51°54'55"	N31°15'33"W	13.52'	13.99'
C10	13.85'	22°26'33"	N68°26'19"W	5.39'	5.42'
C11	5.25'	77°39'18"	S60°47'54"W	6.58'	7.11'
C12	4151.65'	3°02'50"	N14°25'24"E	220.77'	220.80'
C13	126.31'	14°28'21"	N20°08'10"E	31.82'	31.90'
C14	53.84'	48°52'02"	N51°46'03"E	44.54'	45.92'
C15	24.96'	34°17'54"	N88°01'16"E	14.72'	14.94'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°35'02"W	55.78'
L2	N74°59'53"W	12.42'
L3	S27°20'03"W	65.77'
L4	S00°59'02"W	6.95'
L5	N88°31'34"W	18.00'
L6	N01°07'04"E	6.25'
L7	N74°03'12"W	28.33'
L8	N27°20'02"E	70.02'
L9	S74°59'53"E	37.36'
L10	S88°31'34"E	21.27'
L11	N88°31'34"W	10.73'



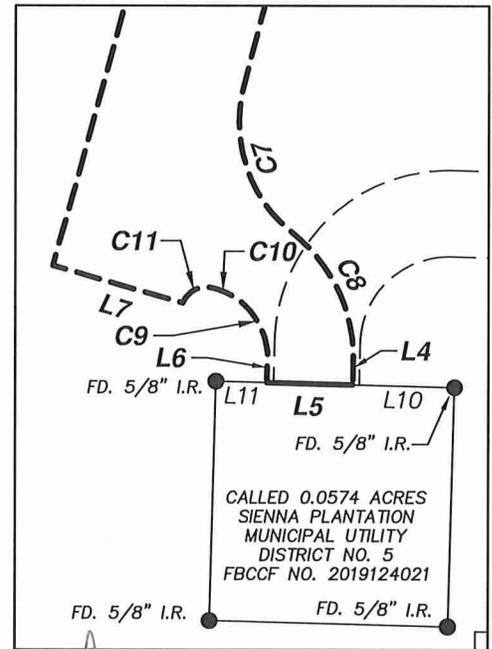
SCALE: 1" = 100'



CALLED 16.279 ACRES
 FORT BEND INDEPENDENT SCHOOL
 DISTRICT
 FBCCF NO. 2020104788
0.279 ACRE
 (12,134 SQ. FT. MORE OR LESS)

CALLLED 2808.323 ACRES
 TOLL-GTIS TRACT "A"
 FBCCF NO. 2013153798

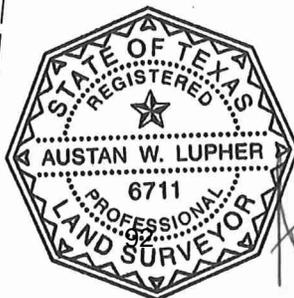
CALLLED 0.0574 ACRES
 SIENNA PLANTATION MUNICIPAL
 UTILITY DISTRICT NO. 5
 FBCCF NO. 2019124021



SEE DETAIL

PAPE-DAWSON ENGINEERS

NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



0.279 ACRE
 ACCESS EASEMENT
 FORT BEND COUNTY, TEXAS

Date: Sep 29, 2020, 4:30pm User ID: Alupher File: K:\Survey\PROJECTS\CIVIL HOUSTON\40937-00\EX40937-00 AE - Copy.dwg

REFERENCE: 49045-20



METES AND BOUNDS DESCRIPTION
FOR AN
ACCESS EASEMENT

A 0.279 acre (12,134 square feet more or less) access easement on a called 16.279 acre tract of land conveyed to Fort Bend Independent School District as described in a deed recorded in Clerk's File No. 2020104788 in the Official Public Records of Fort Bend County, Texas, being out of the William Hall Survey, Abstract No. 31 in Fort Bend County, Texas. Said 0.279 acre access easement being more fully described as follows, all bearings coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD-83 (NA2011), epoch 2010.00, all coordinates are grid and may be converted to surface by multiplying by the scale factor of 1.00013

COMMENCING: At a 5/8 inch iron rod with cap stamped "GBI" found for the northeast corner of said 16.279 acre tract, a south line of a called 2808.323 acre residue tract of land conveyed to Toll-GTID Property Owners, LLC as described in a deed recorded in Clerk's File No. 2013153798 in the Official Public Records of Fort Bend County, Texas, from which a 5/8 inch iron rod with cap stamped "GBI" found for a corner of said 16.279 acre tract bears N 74°35'02" W, a distance of 55.78 feet, said "POC" having grid coordinates X: 3,075,482.50, Y: 13,734,336.51;

THENCE: Southwesterly, along and with a curve to the left, having a radius of 2,285.00 feet, a central angle of 00°34'12", a chord bearing and distance of S 15°07'52" W, 22.73 feet, for an arc length of 22.73 feet to the **POINT OF BEGINNING** of the herein described access easement, said point having grid coordinates X: 3,075,476.50, Y: 13,734,314.48;3

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THENCE: Southwesterly, continuing along and with a curve to the left, having a radius of 2,285.00 feet, a central angle of 00°52'06", a chord bearing and distance of S 14°24'43" W, 34.62 feet, for an arc length of 34.62 feet to a point for a corner of the herein described tract;

THENCE: Over and across said 16.279 acre tract the following courses and distances:

Northwesterly, along and with a curve to the left, having a radius of 25.82 feet, a central angle of 33°47'42", a chord bearing and distance of N 58 06'02" W, 15.01 feet, for an arc length of 15.23 feet to a point for a corner of the herein described tract,

N 74°59'53" W, a distance of 12.42 feet to a point for a corner of the herein described tract,

Southwesterly, along and with a curve to the left, having a radius of 25.46 feet, a central angle of $77^{\circ}40'05''$, a chord bearing and distance of $S 66^{\circ}10'04'' W$, 31.93 feet, for an arc length of 34.51 feet to a point for a corner of the herein described tract,

$S 27^{\circ}20'03'' W$, a distance of 65.77 feet to a point for a corner of the herein described tract,

Southwesterly, along and with a curve to the left, having a radius of 100.35 feet, a central angle of $14^{\circ}26'03''$, a chord bearing and distance of $S 20^{\circ}07'01'' W$, 25.21 feet, for an arc length of 25.28 feet to a point for a corner of the herein described tract,

Southwesterly, along and with a curve to the right, having a radius of 4,177.61 feet, a central angle of $02^{\circ}23'15''$, a chord bearing and distance of $S 14^{\circ}05'37'' W$, 174.07 feet, for an arc length of 174.08 feet to a point for a corner of the herein described tract,

Southeasterly, along and with a curve to the left, having a radius of 29.78 feet, a central angle of $65^{\circ}32'49''$, a chord bearing and distance of $S 17^{\circ}13'06'' E$, 32.24 feet, for an arc length of 34.07 feet to a point for a corner of the herein described tract,

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Southeasterly, along and with a curve to the right, having a radius of 33.50 feet, a central angle of $50^{\circ}21'16''$, a chord bearing and distance of $S 28^{\circ}03'10'' E$, 28.50 feet, for an arc length of 29.44 feet to a point for a corner of the herein described tract, and

$S 00^{\circ}59'02'' W$, a distance of 6.95 feet to a point in the north line of a called 0.0574 acre tract conveyed to Sienna Plantation Municipal Utility District No. 5 as described in a deed recorded in Fort Bend County Clerk's File No. 2019124021 of the Official Public Records of Fort Bend County, from which a 5/8 inch iron rod found for the northeast corner of said 0.0574 acre tract bears $S 88^{\circ}31'34'' E$, a distance of 21.27 feet;

THENCE: $N 88^{\circ}31'34'' W$, along and with the north line of said 0.0574 acre tract, a distance of 18.00 feet to a point in the north line of said 0.0574 acre tract, from which a 5/8 inch iron rod found for the northwest corner of a said 0.0574 acre tract, bears $N 88^{\circ}31'34'' W$, a distance of 10.73 feet;

THENCE: Departing said north line, over and across said 16.279 acre tract the following courses and distances:

N 01°07'04" E, a distance of 6.25 feet to a point for a corner of the herein described tract,

Northwesterly, along and with a curve to the left, having a radius of 15.44 feet, a central angle of 51°54'55", a chord bearing and distance of N 31°15'33" W, 13.52 feet, for an arc length of 13.99 feet to a point for a corner of the herein described tract,

Northwesterly, along and with a curve to the left, having a radius of 13.85 feet, a central angle of 22°26'33", a chord bearing and distance of N 68°26'19" W, 5.39 feet, for an arc length of 5.42 feet to a point for a corner of the herein described tract,

Southwesterly, along and with a curve to the left, having a radius of 5.25 feet, a central angle of 77°39'18", a chord bearing and distance of S 60°47'54" W, 6.58 feet, for an arc length of 7.11 feet to a point for a corner of the herein described tract,

95

N 74°03'12" W, a distance of 28.33 feet to a point for a corner of the herein described tract,

Northeasterly, along and with a curve to the left, having a radius of 4,151.65 feet, a central angle of 03°02'50", a chord bearing and distance of N 14°25'24" E, 220.77 feet, for an arc length of 220.80 feet to a point for a corner of the herein described tract,

Northeasterly, along and with a curve to the right, having a radius of 126.31 feet, a central angle of 14°28'21", a chord bearing and distance of N 20°08'10" E, 31.82 feet, for an arc length of 31.90 feet to a point for a corner of the herein described tract,

N 27°20'02" E, a distance of 70.02 feet to a point for a corner of the herein described tract,

Northeasterly, along and with a curve to the right, having a radius of 53.84 feet, a central angle of 48°52'02", a chord bearing and distance of N 51°46'03" E, 44.54 feet, for an arc length of 45.92 feet to a point for a corner of the herein described tract,

S 74°59'53" E, a distance of 37.36 feet to a point for a corner of the herein described tract, and

Northeasterly, along and with a curve to the left, having a radius of 24.96 feet, a central angle of 34°17'54", a chord bearing and distance of N 88°01'16" E, 14.72 feet, for an arc length of 14.94 feet to the **POINT OF BEGINNING**, and containing 0.279 acre (12,134 square feet more or less) in Fort Bend County, Texas. Said access easement being described in accordance with a survey made on the ground and a survey map prepared under job number 40937-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 29, 2020
Job No.: 40937-00
DOC. ID:K:\survey\PROJECTS\CIVIL HOUSTON\40937-00\Word\FN40937-00 0.279AC ESMT.docx



LEGEND:

FBCCF FORT BEND COUNTY CLERK'S FILE NUMBER
 FBCDR FORT BEND COUNTY DEED RECORDS
 FBCCM FORT BEND COUNTY COURT MINUTES

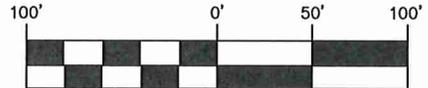
● FOUND 5/8" IRON ROD WITH "GBI" CAP

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 40937-00 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING THE COMBINED SCALE FACTOR OF 1.00013

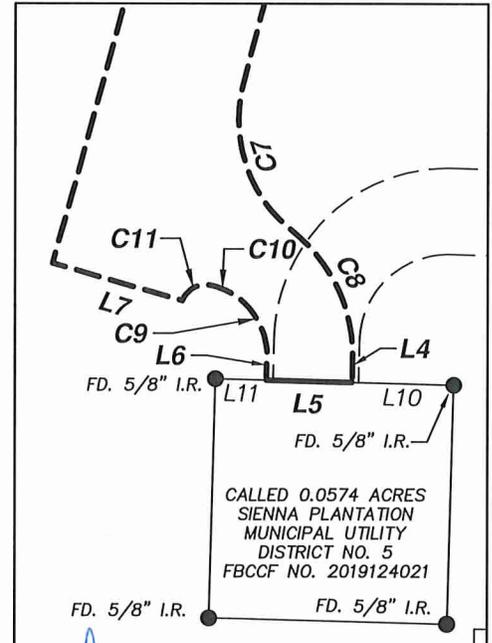
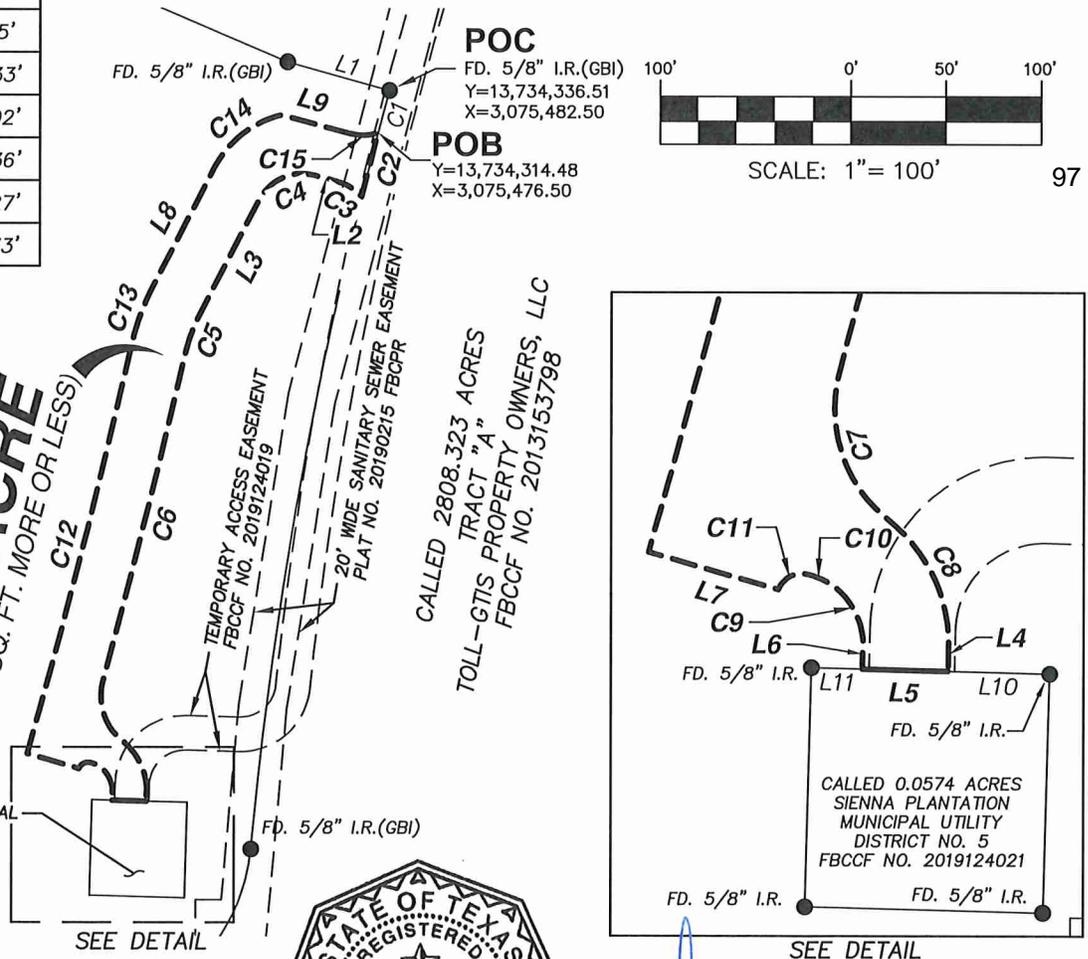
CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2285.00'	0°34'12"	S15°07'52"W	22.73'	22.73'
C2	2285.00'	0°52'06"	S14°24'43"W	34.62'	34.62'
C3	25.82'	33°47'42"	N58°06'02"W	15.01'	15.23'
C4	25.46'	77°40'05"	S66°10'04"W	31.93'	34.51'
C5	100.35'	14°26'03"	S20°07'01"W	25.21'	25.28'
C6	4177.61'	2°23'15"	S14°05'37"W	174.07'	174.08'
C7	29.78'	65°32'49"	S17°13'06"E	32.24'	34.07'
C8	33.50'	50°21'16"	S28°03'10"E	28.50'	29.44'
C9	15.44'	51°54'55"	N31°15'33"W	13.52'	13.99'
C10	13.85'	22°26'33"	N68°26'19"W	5.39'	5.42'
C11	5.25'	77°39'18"	S60°47'54"W	6.58'	7.11'
C12	4151.65'	3°02'50"	N14°25'24"E	220.77'	220.80'
C13	126.31'	14°28'21"	N20°08'10"E	31.82'	31.90'
C14	53.84'	48°52'02"	N51°46'03"E	44.54'	45.92'
C15	24.96'	34°17'54"	N88°01'16"E	14.72'	14.94'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°35'02"W	55.78'
L2	N74°59'53"W	12.42'
L3	S27°20'03"W	65.77'
L4	S00°59'02"W	6.95'
L5	N88°31'34"W	18.00'
L6	N01°07'04"E	6.25'
L7	N74°03'12"W	28.33'
L8	N27°20'02"E	70.02'
L9	S74°59'53"E	37.36'
L10	S88°31'34"E	21.27'
L11	N88°31'34"W	10.73'



SCALE: 1" = 100'

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SEE DETAIL

PAPE-DAWSON ENGINEERS

NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

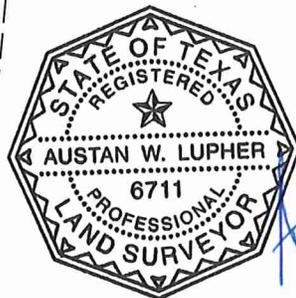
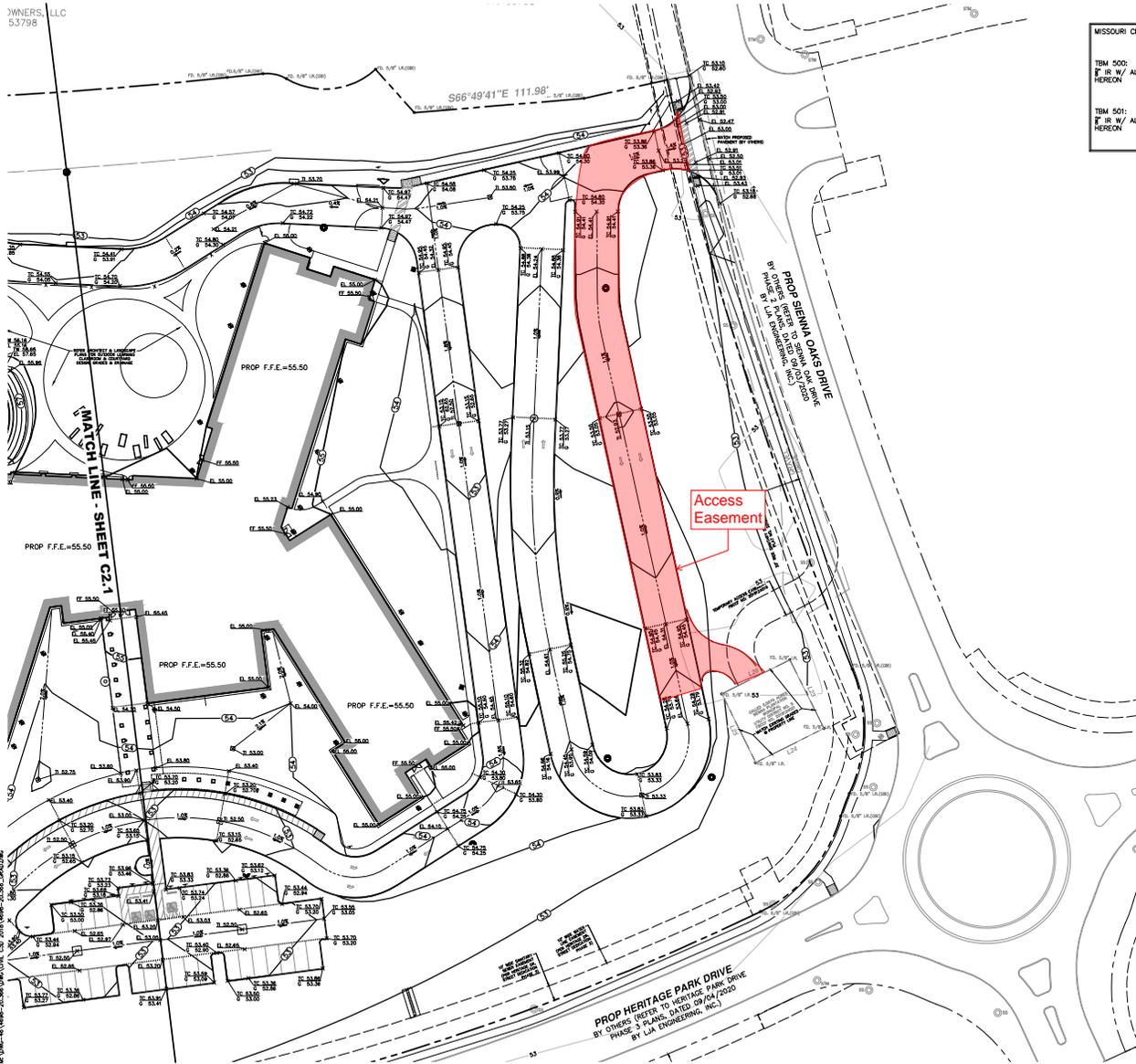


EXHIBIT A
 0.279 ACRE
 ACCESS EASEMENT
 FORT BEND COUNTY, TEXAS

OWNERS, LLC
53798



BENCH MARK LIST

MISSOURI CITY SURVEY MARKER NO. PCM-011	
BM 500:	PUR W/ ALUMINUM CAP STAMPED "BM500", AS SHOWN
HEREON	ELEV=52.31' NAVD83, 2001 ADJ
BM 501:	PUR W/ ALUMINUM CAP STAMPED "BM501", AS SHOWN
HEREON	ELEV=52.27' NAVD83, 2001 ADJ



NOTE:
EXISTING SURVEY INFORMATION WAS PREPARED BY PAPE-DAWSON ENGINEERS, IN APRIL 2020 AND PROVIDED TO PACHECO KOCH BY THE OWNER

GRAPHIC SCALE IN FEET

LEGEND

⊙	BOLLARD
⊙	ELECTRIC METER
⊙	POWER POLE
⊙	LIGHT STANDARD
⊙	WATER METER
⊙	WATER VALVE
⊙	IRRIGATION CONTROL VALVE
⊙	FIRE HYDRANT
⊙	CLEANOUT
⊙	MANHOLE
⊙	TRAFFIC SIGNAL CONTROL
⊙	TRAFFIC SIGNAL POLE
⊙	ELECTRIC BOX
⊙	FLOOD LIGHT
⊙	FLAG POLE
⊙	TRAFFIC SIGN
⊙	1/2" RIBBON ROD
⊙	W/PACHECO KOCH" CAP SET
---	CONTROLLING MONUMENT
---	PROPERTY LINE
---	FENCE
---	OVERHEAD UTILITY LINE
---	EXIST CONTOUR
---	EXIST SPOT ELEVATION
---	EXIST TOP OF CURB ELEVATION
---	EXIST GUTTER ELEVATION
---	PROPOSED CONTOUR
---	PROPOSED TOP OF CURB ELEVATION
---	PROPOSED GUTTER ELEVATION
---	PROPOSED SPOT ELEVATION
---	M.C.G.
---	MATCH EXISTING GRADE
---	PROPOSED TOP OF WALL ELEVATION
---	PROPOSED GROUND ELEVATION AT EL. 614.00
---	PROPOSED WALL
---	PROPOSED GRADE BREAK
---	PROPOSED DRAINAGE FLOW DIRECTION
---	PROPOSED 100-YR FLOODPLAIN LIMITS

GRADING & DRAINAGE GENERAL NOTES

- REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
- UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES.
- SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
- GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
- ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (I.E. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
- UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
 - 6.A. RCP C-75, CLASS III (REQUIRED FOR PUBLIC IMPROVEMENTS)
 - 6.B. ADS N-12
 - 6.C. MANHOLE H=10
 - 6.D. CONTECH ALUMINIZED ULTRA FLOW
- UNLESS NOTED, GRATE INLETS TO BE "TERRAZA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
- FINAL PAVING, CURBS, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
- REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SOODING REQUIREMENTS.
- ANY CONCRETE, ROCK, OR MATERIAL BEDDED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
- EMBEDMENT SHALL CONFORM TO THE STANDARD CITY SPECIFICATIONS.
- A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
- ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL BE CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
- CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

Access Easement

PROP HERITAGE PARK DRIVE
BY OTHERS (REFER TO HERITAGE PARK DRIVE
PAPE & PLANS, DATED 01/04/2020
BY LIA ENGINEERING, INC.)



PACHECO KOCH
3000 STATE HWY 249, SUITE 300
HOUSTON, TX 77058
713-965-0000 P
713-965-0011 F
TX Reg. E-1608



ELEMENTARY SCHOOL #54
FORT BEND I.S.D.
1300 HERITAGE PARK DRIVE, MISSOURI CITY 77489
ISSUE FOR PERMIT



CLIENT: FORT BEND I.S.D.

DATE: JANUARY 21, 2021	PROJECT NUMBER: 1906L	
NO.	DESCRIPTION	DATE

ISSUE FOR PERMIT
BUILDING NUMBER

GRADING PLAN

C2.2

FORT BEND ISD ELEMENTARY SCHOOL #54



For: Fort Bend ISD Board of Trustees
Date: June 7, 2021
**Action: Review: Sanitary Sewer Easement
with Sienna Municipal Utility
District No. 6 – Elementary School
54**
**References: Board Policy CV (Local)
Scalable Systems**
Department: Operations

Recommendation

Consideration and possible approval of a Sanitary Sewer Easement Agreement with Sienna Municipal Utility District No. 6 (SMUD 6) at the new Elementary School 54 (ES 54), and authorization for the FBISD Board President and/or designee to negotiate and execute this easement.

Summary

SMUD 6 desires to obtain a Sanitary Sewer easement for the new ES 54.

This agreement would allow SMUD 6 to access to sanitary sewer, which will provide sanitary sewer to ES 54.

Recommended by:

Charles E. Dupre
Superintendent of Schools

Submitted by:

Oscar Perez
Chief Operations Officer

**SANITARY SEWER EASEMENT
(0.091 Acre; 0.293 Acre)**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF FORT BEND §**

THAT FORT BEND INDEPENDENT SCHOOL DISTRICT, an independent school district and political subdivision of the State of Texas ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, AND CONVEYED and, by these presents, does GRANT, SELL, AND CONVEY unto SIENNA MUNICIPAL UTILITY DISTRICT NO. 6, a political subdivision of the State of Texas, its successors and assigns ("Grantee"), a permanent and perpetual non-exclusive easement and right-of-way (the "Easement") for the laying, construction, installation, maintenance, repair, relocation, replacement, removal, modification and operation of sanitary sewer lines and all related connections and appurtenances (collectively, the "Facilities") across, along, under, over, upon and through those two (2) certain tracts of land located in Fort Bend County, Texas, containing 0.091 acre and 0.293 acre, respectively, as more particularly described in Exhibits A and C and shown on Exhibits B and D, all attached hereto and incorporated herein for all purposes (collectively, the "Easement Tracts").

Grantee may lay, construct, install, maintain, repair, relocate, replace, remove, modify and operate the Facilities across, along, under, over, upon and through the Easement Tracts, and may enter upon the Easement Tracts to engage in all activities as may be necessary, requisite, convenient, or appropriate in connection therewith. Grantee's rights shall include, without limitation, the right to clear and remove trees, growth, shrubbery, and other improvements from within the Easement Tracts and the right to bring and operate such equipment on the Easement Tracts as may be necessary, requisite, convenient, or appropriate to effectuate the purposes for which the Easement is granted. Subject to the rights granted to Grantee herein, Grantee will, at all times after doing any work in connection with the Easement, restore the surface of the Easement Tracts as nearly as reasonably practicable to substantially its condition prior to the undertaking of such work; provided, however, that Grantee shall not be obligated

to replace or restore any trees, growth, shrubbery, or other improvements or obstructions removed from within the Easement Tracts in connection with the construction, installation, repair, maintenance, relocation, replacement, removal, upgrade, change in the size of, operation, placement, inspection, protection, or alteration of the Facilities or that interfere with Grantee's use of the Easement Tracts for the purposes set forth herein. Grantee shall remove, at Grantee's expense, any dirt, earth, or other material excavated from the Easement Tracts in connection with Grantee's construction, operation, or maintenance of the Facilities that is not used in connection with Grantee's activities hereunder.

Subject to the limitations set forth herein, Grantor expressly reserves the right to the use and enjoyment of the surface of the Easement Tracts for any and all purposes, provided, however, that such use and enjoyment of the surface of the Easement Tracts shall not interfere with, obstruct, or restrict the full and complete use and enjoyment of the Easement for the purposes set forth herein. Notwithstanding anything herein to the contrary, Grantor shall not, without the prior written consent of Grantee, (i) construct or place or allow to be constructed or placed, any fences, houses, buildings, structures, pavement, or other above-ground improvements or other obstructions, whether temporary or permanent, or plant or locate any trees, vegetation, or shrubs on the Easement Tracts; (ii) install or permit the installation of pipelines or other underground facilities within the Easement Tracts; (iii) dedicate other easements within the Easement Tracts; or (iv) change the grade over the Facilities constructed under the Easement Tracts. If Grantor constructs, places, installs, or permits any construction, placement, or installation that interferes with, obstructs, or restricts Grantee's full and complete use and enjoyment of the Easement for the purposes set forth herein, Grantee shall have the right to prevent or remove such obstructions, at Grantor's sole cost and expense without any obligation to restore the same or any liability to Grantor or Grantor's and successors and assigns.

Grantor reserves all oil, gas, and other minerals in, on, or under the Easement Tracts, but waives all right to use the surface of the Easement Tracts for, and all rights of ingress and egress for, the purpose of exploring, developing, mining, or drilling for the same; provided, however, that nothing herein shall prohibit or in any manner restrict the right of Grantor to extract oil, gas, and other minerals from and under the Easement Tracts by directional drilling or other means that does not interfere with or disturb the surface of the Easement Tracts or Grantee's use of the Easement Tracts for the purposes set forth herein.

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the Easement Tracts and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent in effect and validly enforceable

against the Easement Tracts (the "Permitted Encumbrances"); provided, however, to the extent that Grantor has the ability to enforce any of the Permitted Encumbrances, Grantor will not do so in a manner that would unreasonably prejudice or interfere with Grantee's exercise of its rights in the Easement and use of the Easement Tracts for the purposes set forth herein.

TO HAVE AND TO HOLD, subject to the matters set forth herein and the Permitted Encumbrances, the Easement, together with, all and singular, the rights and appurtenances thereto in any wise belonging, including all necessary rights to ingress, egress, and regress, unto Grantee, its successors and assigns, forever. Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Easement and right-of-way and other rights described herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

The covenants and agreements contained herein shall run with the land and shall inure to the benefit of and shall be binding upon Grantor and Grantee and their respective successors and assigns.

The prevailing party in any suit, action, or other proceeding instituted in connection with any controversy arising out of this instrument or the Easement shall be entitled to recover its reasonable attorneys' fees from the other party.

The individual signing this instrument on behalf of Grantor represents that he/she has the requisite authority to bind Grantor.

Neither party's failure to insist on strict performance of any part of this instrument shall be construed as a waiver of the performance in any other instance.

This instrument shall be interpreted and construed in accordance with the laws of the State of Texas, without regard to conflict of laws, principles, and venue for any suit, action, or proceeding instituted in connection with any controversy arising out of this instrument or the Easement shall be the state courts situated in Fort Bend County, Texas.

This instrument may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one instrument.

Grantee's address is c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

[Signature pages follow this page.]

EXECUTED this _____ day of _____, 2021.

GRANTOR:

FORT BEND INDEPENDENT SCHOOL DISTRICT, an independent school district and political subdivision of the State of Texas

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2021, by _____ of FORT BEND INDEPENDENT SCHOOL DISTRICT, an independent school district and political subdivision of the State of Texas, on behalf of said independent school district and political subdivision.

(NOTARY SEAL)

Notary Public, State of Texas

EXECUTED by Grantee on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED, and EFFECTIVE as of the date executed by Grantor.

GRANTEE:

**SIENNA MUNICIPAL UTILITY
DISTRICT NO. 6**

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2021, by _____, _____ and _____ of the Board of Directors of SIENNA MUNICIPAL UTILITY DISTRICT NO. 6, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)

Notary Public, State of Texas

Attachments:

Exhibit A - Description of the 0.091 Acre Easement Tract

Exhibit B - Sketch of the 0.091 Acre Easement Tract

Exhibit C - Description of the 0.293 Acre Easement Tract

Exhibit D - Sketch of the 0.293 Acre Easement Tract

After recording, please return to:

Allen Boone Humphries Robinson LLP

3200 Southwest Freeway, Suite 2600

Houston, Texas 77027

Attention: Real Estate Department



METES AND BOUNDS DESCRIPTION
FOR A
5-FOOT WIDE SANITARY SEWER EASEMENT

A 0.091 acre (3,961 square feet) 5-foot wide sanitary sewer easement on a called 16.279 acre tract of land conveyed to Fort Bend Independent School District as described in a deed recorded in Clerk's File No. 2020104788 in the Official Public Records of Fort Bend County, Texas, being out of the William Hall Survey, Abstract No. 31 in Fort Bend County, Texas. Said 0.091 acre sanitary sewer easement being more fully described as follows, all bearings coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD-83 (NA2011), epoch 2010.00, all coordinates are grid and may be converted to surface by multiplying by the scale factor of 1.00013

COMMENCING: At a 5/8 inch iron rod with cap stamped "GBI" found in the east line of a called 58 foot wide easement conveyed to Houston Lighting and Power as recorded in Volume 473, Page 127 of the Fort Bend County Deed Records, for the southwest corner of the residue of a called 2,808.323 acre tract, Tract "A" conveyed to Toll-GTIS Property Owners, LLC as recorded in Fort Bend County Clerk's File Number 2013153798 of the Official Public Records of Fort Bend County, Texas, and the northwest corner of said 16.279 acre tract said point having grid coordinates X:3,074,455.84, Y: 13,734,722.82;

THENCE: Along and with the north line of said 16.279 acre tract and the south line of said 2,808.323 acre residue tract, the following courses and distance:

S 73°16'35" E, a distance of 26.60 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of curvature of a non-tangent curve to the left,

Southeasterly, along a non-tangent curve to the left, having a radial bearing of , a radius of 50.00 feet, a central angle of 135°34'24", a chord bearing of S 80°00'52" E, 92.58 feet, for an arc length of 118.31 feet to a 5/8 inch iron rod found for point of reverse curve on a curve to the right,

Northeasterly, along a non-tangent curve to the right, having a radial bearing of, a radius of 25.00 feet, a central angle of 26°56'34, a chord bearing and distance of N 45°40'38" E, 11.65 feet, for an arc length of 11.76 feet to the **POINT OF BEGINNING**, said point having grid coordinates X: 3,074,470.64, Y: 13,734,718.37,

Northeasterly, along a non-tangent curve to the right, having a radial bearing of S 30°51'04" E, a radius of 25.00 feet, a central angle of 37°19'11", a chord bearing and distance of N 77°48'32" E, 16.00 feet, for an arc length of 16.28 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of compound curvature on a curve to the right,

Southeasterly, along a tangent curve to the right, having a radius of 975.00 feet, a central angle of 19°41'23", a chord bearing and distance of S 73°41'11" E, 333.41 feet, for an arc length of 335.06 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of tangency,

S 63°50'11" E, a distance of 120.60 feet to a 5/8 inch iron rod with cap found for the point of curvature of a curve to the left,

Southeasterly, along a tangent curve to the left, having a radius of 3025.00 feet, a central angle of 04°13'13", a chord bearing and distance of S 65°56'47" E, 222.76 feet, for an arc length of 222.81 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of tangency,

S 68°03'23" E, a distance of 23.69 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of curvature of a curve to the right,

Southeasterly, along a tangent curve to the right, having a radius of 25.00 feet, a central angle of 36°08'32", a chord bearing and distance of S 49°59'07" E, 15.51 feet, for an arc length of 15.77 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of reverse curvature on a curve to the left,

Southeasterly, along a tangent curve to the left, having a radius of 50.00 feet, a central angle of 72°10'52", a chord bearing and distance of S 68°00'17" E, 58.91 feet, for an arc length of 62.99 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of tangency, and

S 14°06'26" E, a distance of 5.00 feet to a point of curvature on a non-tangent curve to the right, from which a 5/8 inch iron rod with cap stamped "GBI" found bears S 14°06'26" E, a distance of 33.00 feet;

THENCE:

Over and across said 16.279 acre tract, 5 foot south of and parallel to the north line of said 16.279 acre tract the following courses and distances:

Northwesterly, along a non-tangent curve to the right, having a radial bearing of N 14°05'47" W, a radius of 55.00 feet, a central angle of 72°10'56", a chord bearing and distance of N 68°00'19" W, 64.80 feet, for an arc length of 69.29 feet to a point of reverse curvature of a curve to the left,

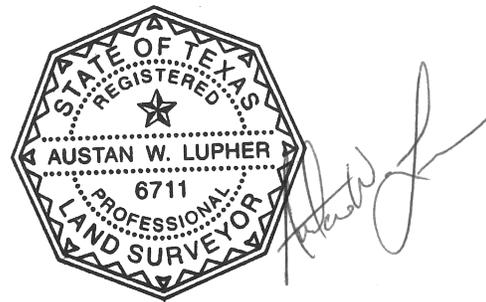
Northwesterly, along a tangent curve to the left, having a radius of 20.00 feet, a central angle of 36°08'32", a chord bearing and distance of N 49°59'07" W, 12.41 feet, for an arc length of 12.62 feet to a point of tangency of said curve to the left,

N 68°03'23" W, a distance of 23.69 feet to the point of curvature of a curve to the right,

Northwesterly, along a tangent curve to the right, having a radius of 3030.00 feet, a central angle of 04°13'13", a chord bearing and distance of N 65°56'47" W, 223.13 feet, for an arc length of 223.18 feet to a point of tangency of said curve to the right,

N 63°50'11" W, a distance of 120.60 feet to the point of curvature of a curve to the left, and

Northwesterly, along a non-tangent curve to the left, having a radial bearing of S 26°09'30" W, a radius of 970.00 feet, a central angle of 20°35'06", a chord bearing and distance of N 74°08'03" W, 346.63 feet, for an arc length of 348.50 feet to the **POINT OF BEGINNING**, containing 0.091 acres in Fort Bend County, Texas. Said sanitary sewer easement being described in accordance with a survey made on the ground and a survey map prepared under job number **40937-00** by Pape-Dawson Engineers, Inc.



PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: September 28, 2020

Job No.: 40937-00

DOC. ID:K:\survey\PROJECTS\CIVIL HOUSTON\40937-00\Word\FN40937-00 0.091AC SSE.docx

LEGEND:

FBCDR FORT BEND COUNTY DEED RECORDS
 FBCCF FORT BEND COUNTY CLERK'S FILE

- FOUND 5/8" IRON ROD WITH "GBI" CAP

NOTES:

- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 40937-00 BY PAPE-DAWSON ENGINEERS, INC.
- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING THE COMBINED SCALE FACTOR OF 1.00013



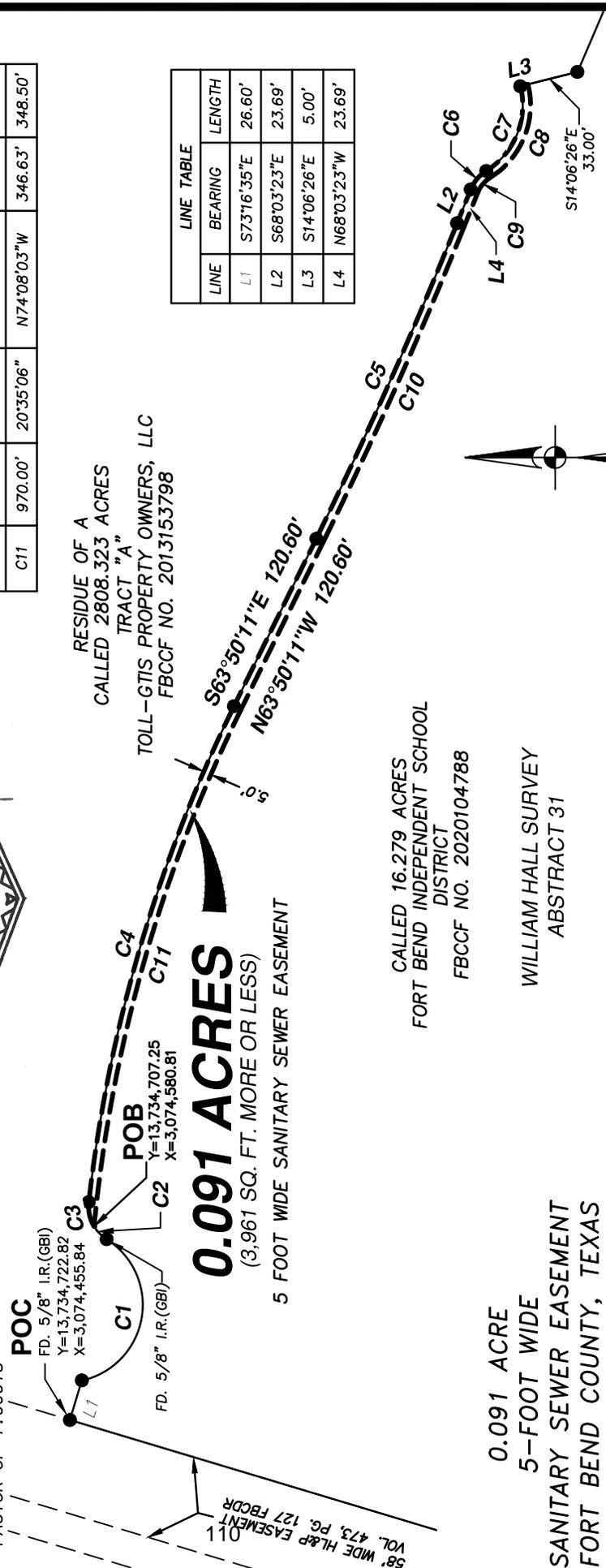
CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	135°34'24"	S80°00'52"E	92.58'	118.31'
C2	25.00'	26°56'34"	N45°40'38"E	11.65'	11.76'
C3	25.00'	37°19'11"	N77°48'32"E	16.00'	16.28'
C4	975.00'	19°41'23"	S73°41'11"E	333.41'	335.06'
C5	3025.00'	4°13'13"	S65°56'47"E	222.76'	222.81'
C6	25.00'	36°08'32"	S49°59'07"E	15.51'	15.77'
C7	50.00'	72°10'52"	S68°00'17"E	58.91'	62.99'
C8	55.00'	72°10'56"	N68°00'19"W	64.80'	69.29'
C9	20.00'	36°08'32"	N49°59'07"W	12.41'	12.62'
C10	3030.00'	4°13'13"	N65°56'47"W	223.13'	223.18'
C11	970.00'	20°35'06"	N74°08'03"W	346.63'	348.50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S73°16'35"E	26.60'
L2	S68°03'23"E	23.69'
L3	S14°06'26"E	5.00'
L4	N68°03'23"W	23.69'

RESIDUE OF A
 CALLED 2808.323 ACRES
 TRACT "A"
 TOLL-GTIS PROPERTY OWNERS, LLC
 FBCCF NO. 2013153798

0.091 ACRES
 (3,961 SQ. FT. MORE OR LESS)

5 FOOT WIDE SANITARY SEWER EASEMENT



CALLLED 16.279 ACRES
 FORT BEND INDEPENDENT SCHOOL
 DISTRICT
 FBCCF NO. 2020104788

WILLIAM HALL HURLEY
 ABSTRACT 31

0.091 ACRE
 5-FOOT WIDE
 SANITARY SEWER EASEMENT
 FORT BEND COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0684
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

9-23-2020



SHEET 1 OF 1
 JOB No.: 40937-00



METES AND BOUNDS DESCRIPTION
FOR A
10-FOOT WIDE SANITARY SEWER EASEMENT

A 0.293 acre (12,765 square feet) 10-foot wide sanitary sewer easement on a called 16.279 acre tract of land conveyed to Fort Bend Independent School District as described in a deed recorded in Clerk's File No. 2020104788 in the Official Public Records of Fort Bend County, Texas, being out of the William Hall Survey, Abstract No. 31 in Fort Bend County, Texas. Said 0.293 acre sanitary sewer easement being more fully described as follows, all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD-83 (NA2011), epoch 2010.00, all coordinates are grid and may be converted to surface by multiplying by the scale factor of 1.00013;

BEGINNING: at a 5/8 inch iron rod found in the east line of a 58 foot wide easement conveyed to Houston Lighting and Power as recorded in Volume 473, Page 127 of the Deed Records of Fort Bend County, Texas, for the southwest corner of said 16.279 acre tract and a northwest corner of the residue of a called 2,808.323 acre tract conveyed to TOLL-GTIS Property Owners, LLC, as recorded in Clerk's File Number 2013153798 of the Official Public Records of Fort Bend County, Texas said point having grid coordinates of E: 3,074,289, N: 13,374,167.45;

THENCE: N 16°43'25" E, along the east line of said 58 foot wide easement and the west line of said 16.279 acre tract a distance of 10.14 feet to the point of curvature of a non-tangent curve to the right;

THENCE: Over and across said 16.279 acre tract, 10 foot north of and parallel to the south line of said 16.279 acre tract the following courses and distances:

Southeasterly, along a non-tangent curve to the right, having a radial bearing of S 26°05'00" W, a radius of 1540.00 feet, a central angle of 02°30'03", a chord bearing and distance of S 62°39'58" E, 67.21 feet, for an arc length of 67.22 feet to a point of tangency of said curve to the right,

S 61°24'57" E, a distance of 209.92 feet to a point of curvature of a curve to the left, and

Southeasterly, along a non-tangent curve to the left, having a radial bearing of N 28°34'55" E, a radius of 1710.00 feet, a central angle of 26°11'48", a chord bearing and distance of S 74°30'59" E, 775.05 feet, for an arc length of 781.85 feet to a point of tangency of said curve to the left;

THENCE: Continuing across said 16.279 acre tract the following courses and distances:

N 02°20'08" E, a distance of 20.11 feet to a point for corner,

S 87°39'52" E, a distance of 20.00 feet to a point for corner, and

S 02°20'08" W, a distance of 17.97 feet to the point of curvature of a non-tangent curve to the left;

THENCE: Over and across said 16.279 acre tract, 10 foot west of a parallel to the east line of said 16.279 acre tract the following courses and distances:

Northeasterly, along a non-tangent curve to the left, having a radial bearing of N 10°15'09" W, a radius of 90.35 feet, a central angle of 35°27'52", a chord bearing and distance of N 62°00'56" E, 55.03 feet, for an arc length of 55.92 feet to a point of reverse curvature of a curve to the right,

Northeasterly, along a non-tangent curve to the right, having a radial bearing of S 45°33'25" E, a radius of 115.34 feet, a central angle of 08°33'44", a chord bearing and distance of N 48°43'27" E, 17.22 feet, for an arc length of 17.24 feet to a point of reverse curvature of a curve to the left, and

Northeasterly, along a non-tangent curve to the left, having a radial bearing of N 36°49'42" W, a radius of 90.52 feet, a central angle of 15°27'58", a chord bearing and distance of N 45°26'19" E, 24.36 feet, for an arc length of 24.44 feet to a point of tangency of said curve to the left;

THENCE: Over and across said 16.279 acre tract the following courses and distances:

N 34°52'10" W, a distance of 25.08 feet to a point for corner,

S 88°31'34" E, a distance of 8.18 feet to a point for corner,

N 01°28'26" E, a distance of 31.07 feet to a point for corner, and

S 34°52'10" E, a distance of 37.75 feet to the point for corner, in the south line of a called 0.0574 acre tract of land conveyed to Sienna Plantation Municipal Utility District No 5, as described in a deed recorded in Clerk's File No. 2019124021 in the Official Public Records of Fort Bend County, Texas;

THENCE: Along and with the south and east line of said 0.0574 acre tract, the following courses and distance:

N 89°58'19" W, a distance of 13.55 feet to a point for corner, and

S 00°01'41" W, a distance of 25.00 feet to a point for corner,

THENCE: Departing said 0.0574 acre tract, continuing over and across said 16.279 acre tract the following courses and distance:

S 89°58'19" E, a distance of 6.44 feet to a point for of curvature of a curve to the right,

Southwesterly, along a non-tangent curve to the right, having a radial bearing of S 37°00'08" E, a radius of 100.52 feet, a central angle of 16°34'44", a chord bearing and distance of S 44°52'25" W, 28.99 feet, for an arc length of 29.09 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of reverse curvature of a curve to the right,

Southwesterly, along a non-tangent curve to the left, having a radial bearing of S 37°00'08" E, a radius of 105.34 feet, a central angle of 08°32'39", a chord bearing and distance of S 48°43'32" W, 15.69 feet, for an arc length of 15.71 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of reverse curvature of a curve to the right,

Southwesterly, along a non-tangent curve to the right, having a radial bearing of N 45°46'30" W, a radius of 100.00 feet, a central angle of 24°04'22", a chord bearing and distance of S 56°15'41" W, 41.71 feet, for an arc length of 42.01 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of compound curvature of a curve to the right,

Northwesterly, along a tangent curve to the right, having a radius of 1720.00 feet, a central angle of 26°12'41", a chord bearing and distance of N 74°31'25" W, 780.02 feet, for an arc length of 786.86 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of tangency,

N 61°24'57" W, a distance of 209.92 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of curvature of a curve to the left, and

Northwesterly, along a tangent curve to the left, having a radius of 1530.00 feet, a central angle of 02°26'20", a chord bearing and distance of N 62°38'07" W, 65.13 feet, for an arc length of 65.13 feet to the **POINT OF BEGINNING**, containing 0.293 acres or 12,765 square feet in Fort Bend County, Texas. Said sanitary sewer easement being described in accordance with a survey made on the ground and a survey map prepared under job number 40937-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: September 28, 2020

Job No.: 40937-00

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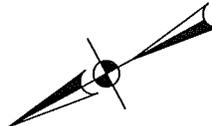
LEGEND:

FBCDR FORT BEND COUNTY DEED RECORDS
 FBCCF FORT BEND COUNTY CLERK'S FILE

- FOUND 5/8" IRON ROD WITH "GBI" CAP

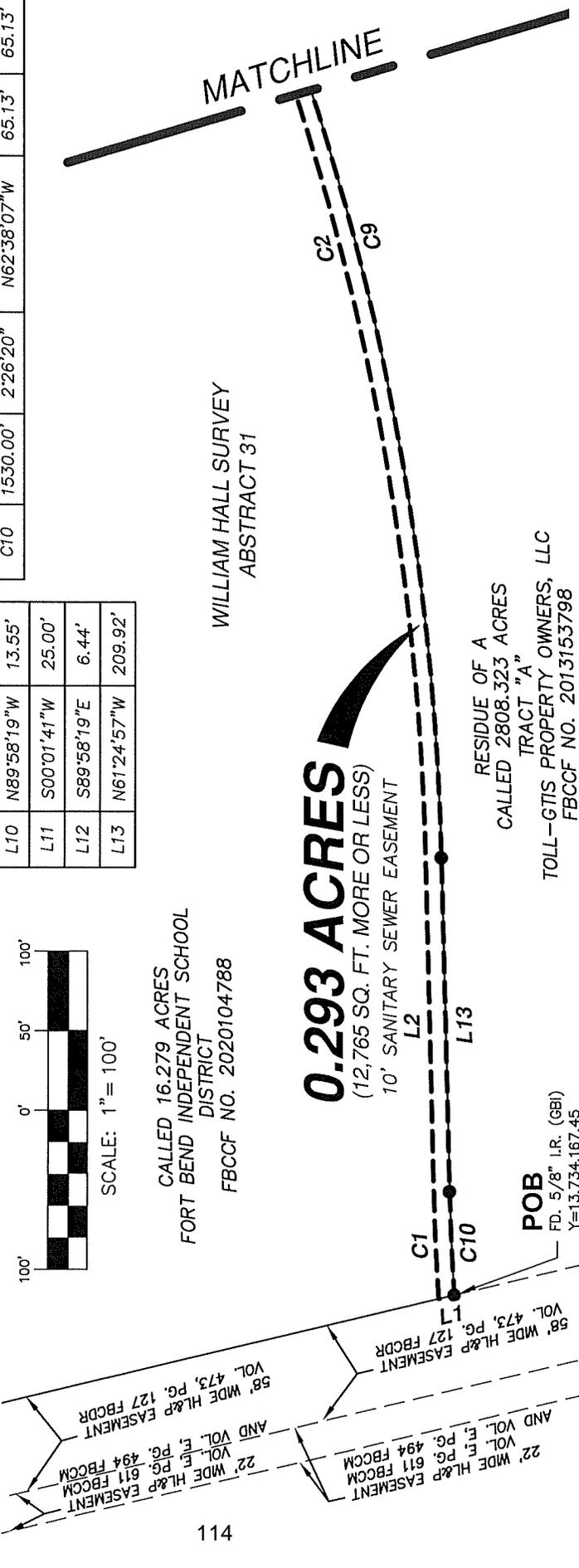
NOTES:

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- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING THE COMBINED SCALE FACTOR OF 1.00013



CALLED 16.279 ACRES
 FORT BEND INDEPENDENT SCHOOL
 DISTRICT
 FBCCF NO. 2020104788

0.293 ACRES
 (12,765 SQ. FT. MORE OR LESS)
 10' SANITARY SEWER EASEMENT



CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C1	1540.00'	2°30'03"	S62°39'58"E	67.21'	67.22'	
C2	1710.00'	26°11'48"	S74°30'59"E	775.05'	781.85'	
C3	90.35'	35°27'52"	N62°00'56"E	55.03'	55.92'	
C4	115.34'	8°33'44"	N48°43'27"E	17.22'	17.24'	
C5	90.52'	15°27'58"	N45°26'19"E	24.36'	24.44'	
C6	100.52'	16°34'44"	S44°52'25"W	28.99'	29.09'	
C7	105.34'	8°32'39"	S48°43'32"W	15.69'	15.71'	
C8	100.00'	24°04'22"	S56°15'41"W	41.71'	42.01'	
C9	1720.00'	26°12'41"	N74°31'25"W	780.02'	786.86'	
C10	1530.00'	2°26'20"	N62°38'07"W	65.13'	65.13'	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°43'25"E	10.14'
L2	S61°24'57"E	209.92'
L3	N02°20'08"E	20.11'
L4	S87°39'52"E	20.00'
L5	S02°20'08"W	17.97'
L6	N34°52'10"W	25.08'
L7	S88°31'34"E	8.18'
L8	N01°28'26"E	31.07'
L9	S34°52'10"E	37.75'
L10	N89°58'19"W	13.55'
L11	S00°01'41"W	25.00'
L12	S89°58'19"E	6.44'
L13	N61°24'57"W	209.92'



NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193574

0.293 ACRE
 10-FOOT WIDE
 SANITARY SEWER EASEMENT
 FORT BEND COUNTY, TEXAS
 JOB No.: 40937-00 SHEET 1 OF 2

LEGEND:

FBCDR FORT BEND COUNTY DEED RECORDS
 FBCCF FORT BEND COUNTY CLERK'S FILE

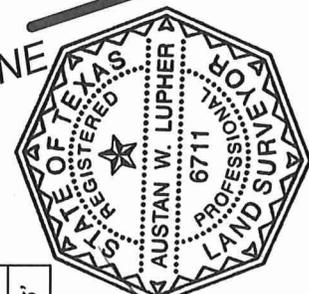
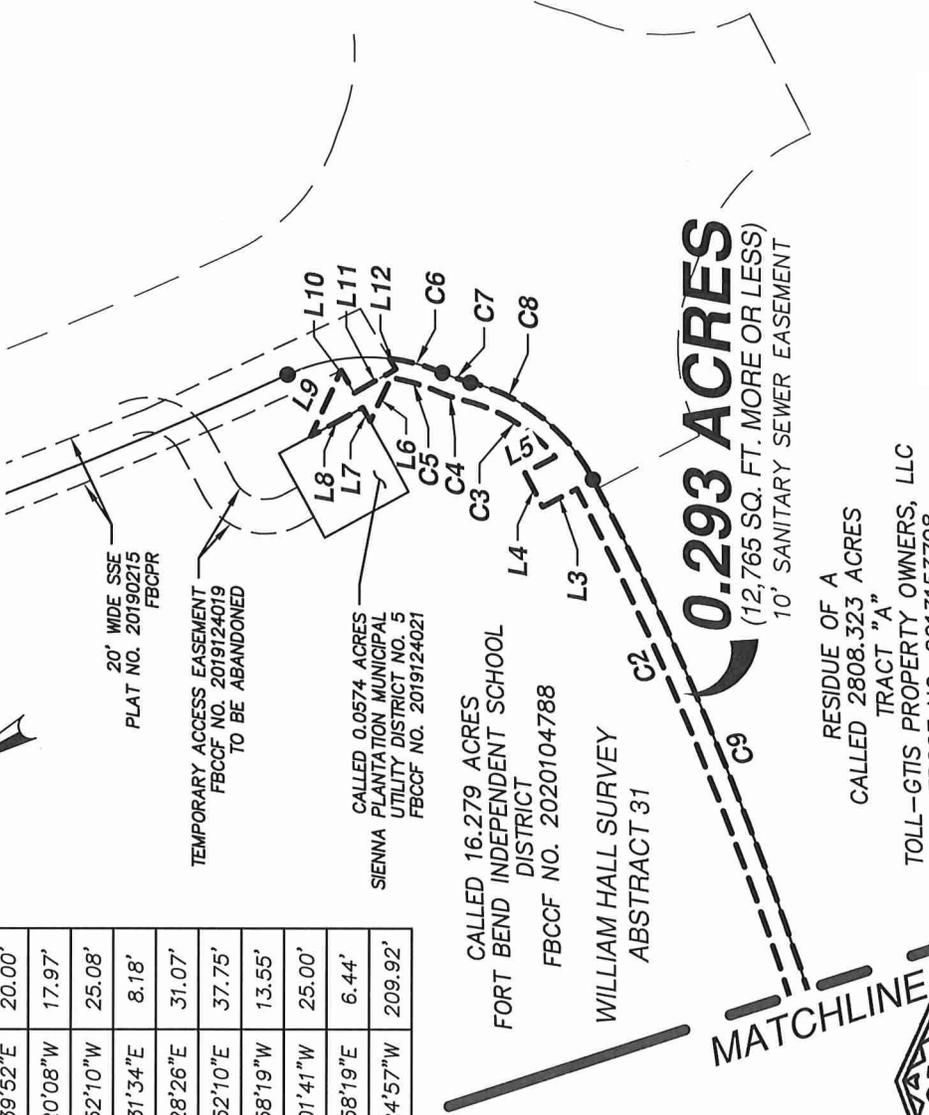
- FOUND 5/8" IRON ROD WITH "GBI" CAP

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LINE TABLE		
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L7	S88°31'34"E	8.18'
L8	N01°28'26"E	31.07'
L9	S34°52'10"E	37.75'
L10	N89°58'19"W	13.55'
L11	S00°01'41"W	25.00'
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C3	90.35'	35°27'52"	N62°00'56"E	55.03'	55.92'
C4	115.34'	8°33'44"	N48°43'27"E	17.22'	17.24'
C5	90.52'	15°27'58"	N45°26'19"E	24.36'	24.44'
C6	100.52'	16°34'44"	S44°52'25"W	28.99'	29.09'
C7	105.34'	8°32'39"	S48°43'32"W	15.69'	15.71'
C8	100.00'	24°04'22"	S56°15'41"W	41.71'	42.01'
C9	1720.00'	26°12'41"	N74°31'25"W	780.02'	786.86'
C10	1530.00'	2°26'20"	N62°38'07"W	65.13'	65.13'



PAPE-DAWSON ENGINEERS

NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0684
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

0.293 ACRE
 10-FOOT WIDE
 SANITARY SEWER EASEMENT
 FORT BEND COUNTY, TEXAS

JOB No.: 40937-00 SHEET 2 OF 2



METES AND BOUNDS DESCRIPTION
FOR A
5-FOOT WIDE SANITARY SEWER EASEMENT

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COMMENCING: At a 5/8 inch iron rod with cap stamped "GBI" found in the east line of a called 58 foot wide easement conveyed to Houston Lighting and Power as recorded in Volume 473, Page 127 of the Fort Bend County Deed Records, for the southwest corner of the residue of a called 2,808.323 acre tract, Tract "A" conveyed to Toll-GTIS Property Owners, LLC as recorded in Fort Bend County Clerk's File Number 2013153798 of the Official Public Records of Fort Bend County, Texas, and the northwest corner of said 16.279 acre tract said point having grid coordinates X:3,074,455.84, Y: 13,734,722.82;

THENCE: Along and with the north line of said 16.279 acre tract and the south line of said 2,808.323 acre residue tract, the following courses and distance:

S 73°16'35" E, a distance of 26.60 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of curvature of a non-tangent curve to the left,

Southeasterly, along a non-tangent curve to the left, having a radial bearing of , a radius of 50.00 feet, a central angle of 135°34'24", a chord bearing of S 80°00'52" E, 92.58 feet, for an arc length of 118.31 feet to a 5/8 inch iron rod found for point of reverse curve on a curve to the right,

Northeasterly, along a non-tangent curve to the right, having a radial bearing of , a radius of 25.00 feet, a central angle of 26°56'34, a chord bearing and distance of N 45°40'38" E, 11.65 feet, for an arc length of 11.76 feet to the **POINT OF BEGINNING**, said point having grid coordinates X: 3,074,470.64, Y: 13,734,718.37,

Northeasterly, along a non-tangent curve to the right, having a radial bearing of S 30°51'04" E, a radius of 25.00 feet, a central angle of 37°19'11", a chord bearing and distance of N 77°48'32" E, 16.00 feet, for an arc length of 16.28 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of compound curvature on a curve to the right,

Southeasterly, along a tangent curve to the right, having a radius of 975.00 feet, a central angle of 19°41'23", a chord bearing and distance of S 73°41'11" E, 333.41 feet, for an arc length of 335.06 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of tangency,

S 63°50'11" E, a distance of 120.60 feet to a 5/8 inch iron rod with cap found for the point of curvature of a curve to the left,

Southeasterly, along a tangent curve to the left, having a radius of 3025.00 feet, a central angle of 04°13'13", a chord bearing and distance of S 65°56'47" E, 222.76 feet, for an arc length of 222.81 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of tangency,

S 68°03'23" E, a distance of 23.69 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of curvature of a curve to the right,

Southeasterly, along a tangent curve to the right, having a radius of 25.00 feet, a central angle of 36°08'32", a chord bearing and distance of S 49°59'07" E, 15.51 feet, for an arc length of 15.77 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of reverse curvature on a curve to the left,

Southeasterly, along a tangent curve to the left, having a radius of 50.00 feet, a central angle of 72°10'52", a chord bearing and distance of S 68°00'17" E, 58.91 feet, for an arc length of 62.99 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of tangency, and

S 14°06'26" E, a distance of 5.00 feet to a point of curvature on a non-tangent curve to the right, from which a 5/8 inch iron rod with cap stamped "GBI" found bears S 14°06'26" E, a distance of 33.00 feet;

THENCE:

Over and across said 16.279 acre tract, 5 foot south of and parallel to the north line of said 16.279 acre tract the following courses and distances:

Northwesterly, along a non-tangent curve to the right, having a radial bearing of N 14°05'47" W, a radius of 55.00 feet, a central angle of 72°10'56", a chord bearing and distance of N 68°00'19" W, 64.80 feet, for an arc length of 69.29 feet to a point of reverse curvature of a curve to the left,

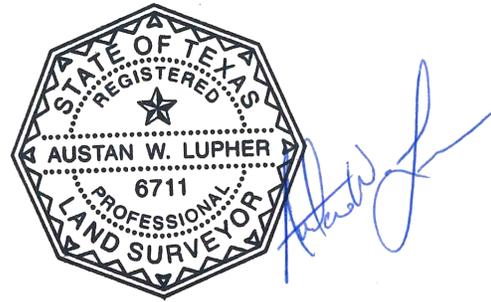
Northwesterly, along a tangent curve to the left, having a radius of 20.00 feet, a central angle of 36°08'32", a chord bearing and distance of N 49°59'07" W, 12.41 feet, for an arc length of 12.62 feet to a point of tangency of said curve to the left,

N 68°03'23" W, a distance of 23.69 feet to the point of curvature of a curve to the right,

Northwesterly, along a tangent curve to the right, having a radius of 3030.00 feet, a central angle of 04°13'13", a chord bearing and distance of N 65°56'47" W, 223.13 feet, for an arc length of 223.18 feet to a point of tangency of said curve to the right,

N 63°50'11" W, a distance of 120.60 feet to the point of curvature of a curve to the left, and

Northwesterly, along a non-tangent curve to the left, having a radial bearing of S 26°09'30" W, a radius of 970.00 feet, a central angle of 20°35'06", a chord bearing and distance of N 74°08'03" W, 346.63 feet, for an arc length of 348.50 feet to the **POINT OF BEGINNING**, containing 0.091 acres in Fort Bend County, Texas. Said sanitary sewer easement being described in accordance with a survey made on the ground and a survey map prepared under job number 40937-00 by Pape-Dawson Engineers, Inc.



PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: September 28, 2020

Job No.: 40937-00

DOC. ID:K:\survey\PROJECTS\CIVIL HOUSTON\40937-00\Word\FN40937-00 0.091AC SSE.docx

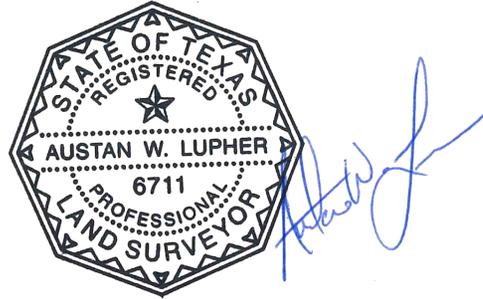
LEGEND:

FBCDR FORT BEND COUNTY DEED RECORDS
 FBCCF FORT BEND COUNTY CLERK'S FILE

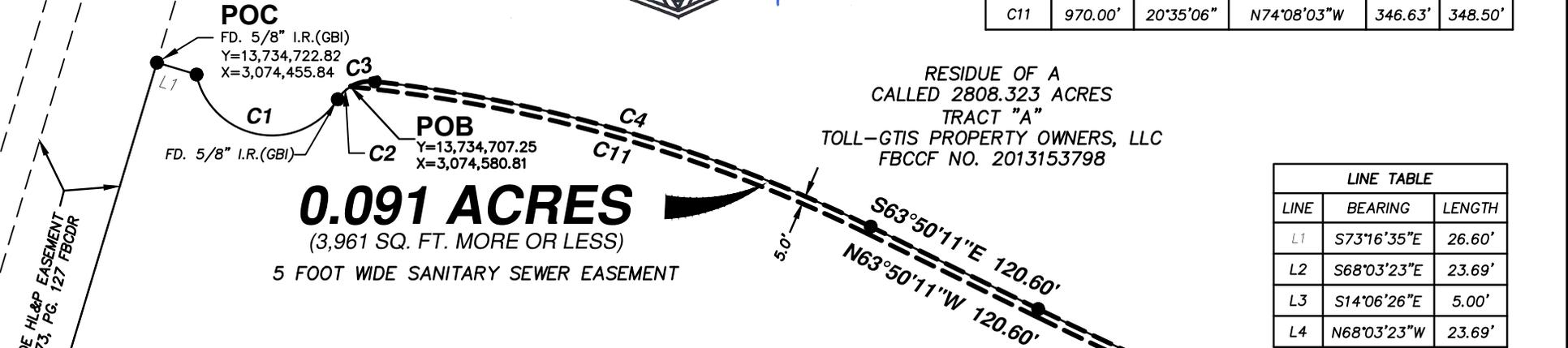
- FOUND 5/8" IRON ROD WITH "GBI" CAP

NOTES:

- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 40937-00 BY PAPE-DAWSON ENGINEERS, INC.
- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING THE COMBINED SCALE FACTOR OF 1.00013



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	135°34'24"	S80°00'52"E	92.58'	118.31'
C2	25.00'	26°56'34"	N45°40'38"E	11.65'	11.76'
C3	25.00'	37°19'11"	N77°48'32"E	16.00'	16.28'
C4	975.00'	19°41'23"	S73°41'11"E	333.41'	335.06'
C5	3025.00'	4°13'13"	S65°56'47"E	222.76'	222.81'
C6	25.00'	36°08'32"	S49°59'07"E	15.51'	15.77'
C7	50.00'	72°10'52"	S68°00'17"E	58.91'	62.99'
C8	55.00'	72°10'56"	N68°00'19"W	64.80'	69.29'
C9	20.00'	36°08'32"	N49°59'07"W	12.41'	12.62'
C10	3030.00'	4°13'13"	N65°56'47"W	223.13'	223.18'
C11	970.00'	20°35'06"	N74°08'03"W	346.63'	348.50'



RESIDUE OF A
 CALLED 2808.323 ACRES
 TRACT "A"
 TOLL-GTIS PROPERTY OWNERS, LLC
 FBCCF NO. 2013153798

CALLED 16.279 ACRES
 FORT BEND INDEPENDENT SCHOOL
 DISTRICT
 FBCCF NO. 2020104788

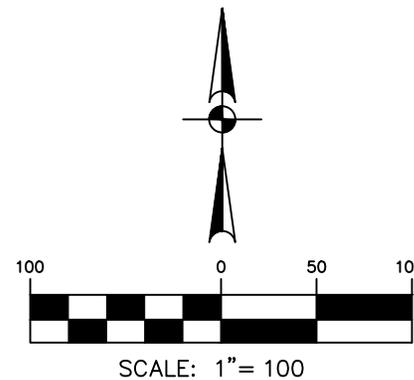
WILLIAM HALL SURVEY
 ABSTRACT 31

LINE TABLE		
LINE	BEARING	LENGTH
L1	S73°16'35"E	26.60'
L2	S68°03'23"E	23.69'
L3	S14°06'26"E	5.00'
L4	N68°03'23"W	23.69'

EXHIBIT A
 0.091 ACRE
 5-FOOT WIDE
 SANITARY SEWER EASEMENT
 FORT BEND COUNTY, TEXAS
PAPE-DAWSON ENGINEERS

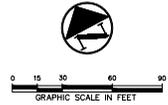
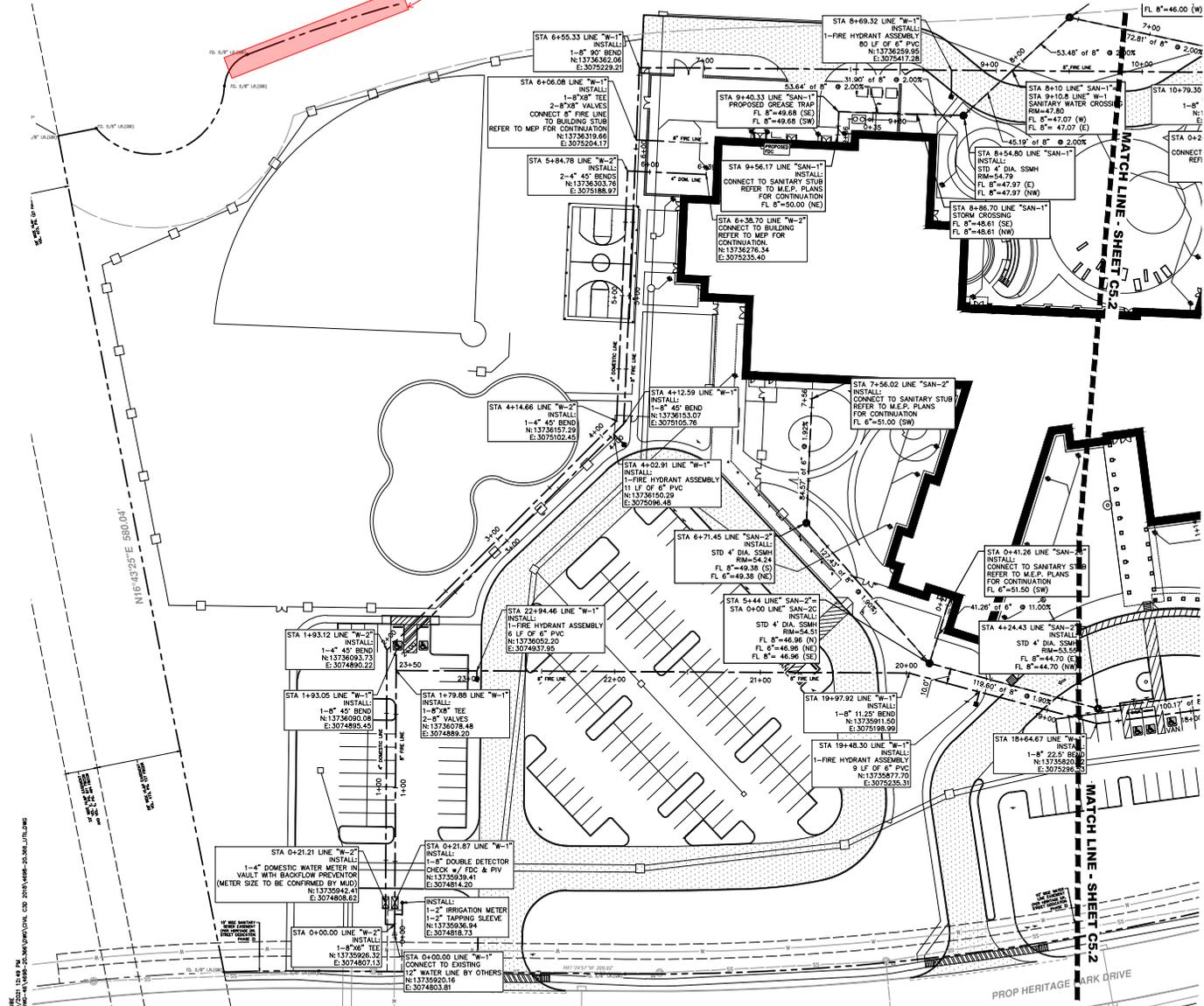
NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

9-23-2020



SHEET 1 OF 1
 JOB No.: 40937-00

Approximate Sanitary Sewer Location (continued on next page)



- ⊙ BOLLARD
- ⊙ ELECTRIC METER
- ⊙ POWER POLE
- ⊙ LIGHT STANDARD
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ FIRE HYDRANT
- ⊙ CLEANOUT
- ⊙ MANHOLE
- ⊙ TRAFFIC SIGNAL CONTROL
- ⊙ TRAFFIC SIGNAL POLE
- ⊙ FLOOD LIGHT
- ⊙ FLAG POLE
- ⊙ TRAFFIC SIGN
- ⊙ 1/2" INCH IRON ROD
- ⊙ W/PACHECO KOCH" CAP SET
- ⊙ CONTROLLING MONUMENT
- ⊙ PROPERTY LINE
- ⊙ FENCE
- ⊙ OVERHEAD UTILITY LINE
- ⊙ UNDERGROUND ELECTRIC LINE
- ⊙ UNDERGROUND TELEPHONE LINE
- ⊙ UNDERGROUND WATER LINE
- ⊙ UNDERGROUND CABLE LINE
- ⊙ PROP. EDC LOCATION
- ⊙ PROP. WATER LINE W/ BEND
- ⊙ PROP. SANITARY SEWER LINE

BENCH MARK LIST

MISSOURI CITY SURVEY MARKER NO. PCM-011
REUSHED ELEV=59.97
NAVD85, 2001 ADJ

TBM 500:
2" IR W/ ALUMINUM CAP STAMPED "TBM500", AS SHOWN
HEREON
ELEV=52.31'
NAVD85, 2001 ADJ

TBM 501:
2" IR W/ ALUMINUM CAP STAMPED "TBM501", AS SHOWN
HEREON
ELEV=52.23'
NAVD85, 2001 ADJ

DATE: 1/20/2021 12:48 PM
BY: JACOB V. VANDERKAM, P.E., PROJECT ENGINEER, CSD 2016-0046-0000-MU-UTL-006





METES AND BOUNDS DESCRIPTION
FOR A
10-FOOT WIDE SANITARY SEWER EASEMENT

A 0.293 acre (12,765 square feet) 10-foot wide sanitary sewer easement on a called 16.279 acre tract of land conveyed to Fort Bend Independent School District as described in a deed recorded in Clerk's File No. 2020104788 in the Official Public Records of Fort Bend County, Texas, being out of the William Hall Survey, Abstract No. 31 in Fort Bend County, Texas. Said 0.293 acre sanitary sewer easement being more fully described as follows, all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD-83 (NA2011), epoch 2010.00, all coordinates are grid and may be converted to surface by multiplying by the scale factor of 1.00013;

BEGINNING: at a 5/8 inch iron rod found in the east line of a 58 foot wide easement conveyed to Houston Lighting and Power as recorded in Volume 473, Page 127 of the Deed Records of Fort Bend County, Texas, for the southwest corner of said 16.279 acre tract and a northwest corner of the residue of a called 2,808.323 acre tract conveyed to TOLL-GTIS Property Owners, LLC, as recorded in Clerk's File Number 2013153798 of the Official Public Records of Fort Bend County, Texas said point having grid coordinates of E: 3,074,289, N: 13,374,167.45;

THENCE: N 16°43'25" E, along the east line of said 58 foot wide easement and the west line of said 16.279 acre tract a distance of 10.14 feet to the point of curvature of a non-tangent curve to the right;

THENCE: Over and across said 16.279 acre tract, 10 foot north of and parallel to the south line of said 16.279 acre tract the following courses and distances:

Southeasterly, along a non-tangent curve to the right, having a radial bearing of S 26°05'00" W, a radius of 1540.00 feet, a central angle of 02°30'03", a chord bearing and distance of S 62°39'58" E, 67.21 feet, for an arc length of 67.22 feet to a point of tangency of said curve to the right,

S 61°24'57" E, a distance of 209.92 feet to a point of curvature of a curve to the left, and

Southeasterly, along a non-tangent curve to the left, having a radial bearing of N 28°34'55" E, a radius of 1710.00 feet, a central angle of 26°11'48", a chord bearing and distance of S 74°30'59" E, 775.05 feet, for an arc length of 781.85 feet to a point of tangency of said curve to the left;

THENCE: Continuing across said 16.279 acre tract the following courses and distances:

N 02°20'08" E, a distance of 20.11 feet to a point for corner,

S 87°39'52" E, a distance of 20.00 feet to a point for corner, and

S 02°20'08" W, a distance of 17.97 feet to the point of curvature of a non-tangent curve to the left;

THENCE: Over and across said 16.279 acre tract, 10 foot west of a parallel to the east line of said 16.279 acre tract the following courses and distances:

Northeasterly, along a non-tangent curve to the left, having a radial bearing of N 10°15'09" W, a radius of 90.35 feet, a central angle of 35°27'52", a chord bearing and distance of N 62°00'56" E, 55.03 feet, for an arc length of 55.92 feet to a point of reverse curvature of a curve to the right,

Northeasterly, along a non-tangent curve to the right, having a radial bearing of S 45°33'25" E, a radius of 115.34 feet, a central angle of 08°33'44", a chord bearing and distance of N 48°43'27" E, 17.22 feet, for an arc length of 17.24 feet to a point of reverse curvature of a curve to the left, and

Northeasterly, along a non-tangent curve to the left, having a radial bearing of N 36°49'42" W, a radius of 90.52 feet, a central angle of 15°27'58", a chord bearing and distance of N 45°26'19" E, 24.36 feet, for an arc length of 24.44 feet to a point of tangency of said curve to the left;

THENCE: Over and across said 16.279 acre tract the following courses and distances:

N 34°52'10" W, a distance of 25.08 feet to a point for corner,

S 88°31'34" E, a distance of 8.18 feet to a point for corner,

N 01°28'26" E, a distance of 31.07 feet to a point for corner, and

S 34°52'10" E, a distance of 37.75 feet to the point for corner, in the south line of a called 0.0574 acre tract of land conveyed to Sienna Plantation Municipal Utility District No 5, as described in a deed recorded in Clerk's File No. 2019124021 in the Official Public Records of Fort Bend County, Texas;

THENCE: Along and with the south and east line of said 0.0574 acre tract, the following courses and distance:

N 89°58'19" W, a distance of 13.55 feet to a point for corner, and

S 00°01'41" W, a distance of 25.00 feet to a point for corner,

THENCE: Departing said 0.0574 acre tract, continuing over and across said 16.279 acre tract the following courses and distance:

S 89°58'19" E, a distance of 6.44 feet to a point for of curvature of a curve to the right,

Southwesterly, along a non-tangent curve to the right, having a radial bearing of S 37°00'08" E, a radius of 100.52 feet, a central angle of 16°34'44", a chord bearing and distance of S 44°52'25" W, 28.99 feet, for an arc length of 29.09 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of reverse curvature of a curve to the right,

Southwesterly, along a non-tangent curve to the left, having a radial bearing of S 37°00'08" E, a radius of 105.34 feet, a central angle of 08°32'39", a chord bearing and distance of S 48°43'32" W, 15.69 feet, for an arc length of 15.71 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of reverse curvature of a curve to the right,

Southwesterly, along a non-tangent curve to the right, having a radial bearing of N 45°46'30" W, a radius of 100.00 feet, a central angle of 24°04'22", a chord bearing and distance of S 56°15'41" W, 41.71 feet, for an arc length of 42.01 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of compound curvature of a curve to the right,

Northwesterly, along a tangent curve to the right, having a radius of 1720.00 feet, a central angle of 26°12'41", a chord bearing and distance of N 74°31'25" W, 780.02 feet, for an arc length of 786.86 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of tangency,

N 61°24'57" W, a distance of 209.92 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of curvature of a curve to the left, and

Northwesterly, along a tangent curve to the left, having a radius of 1530.00 feet, a central angle of 02°26'20", a chord bearing and distance of N 62°38'07" W, 65.13 feet, for an arc length of 65.13 feet to the **POINT OF BEGINNING**, containing 0.293 acres or 12,765 square feet in Fort Bend County, Texas. Said sanitary sewer easement being described in accordance with a survey made on the ground and a survey map prepared under job number 40937-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: September 28, 2020

Job No.: 40937-00

DOC. ID:K:\survey\PROJECTS\CIVIL HOUSTON\40937-00\Word\FN40937-00 0.293AC SSE.docx

LEGEND:

FBCDR FORT BEND COUNTY DEED RECORDS
 FBCCF FORT BEND COUNTY CLERK'S FILE

- FOUND 5/8" IRON ROD WITH "GBI" CAP

NOTES:

- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 40937-00 BY PAPE-DAWSON ENGINEERS, INC.
- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING THE COMBINED SCALE FACTOR OF 1.00013



CALLED 16.279 ACRES
 FORT BEND INDEPENDENT SCHOOL
 DISTRICT
 FBCCF NO. 2020104788

0.293 ACRES
 (12,765 SQ. FT. MORE OR LESS)
 10' SANITARY SEWER EASEMENT

WILLIAM HALL SURVEY
 ABSTRACT 31

RESIDUE OF A
 CALLED 2808.323 ACRES
 TRACT "A"
 TOLL-GTIS PROPERTY OWNERS, LLC
 FBCCF NO. 2013153798

POB
 FD. 5/8" I.R. (GBI)
 Y=13,734;167.45
 X=3,074;289.12



NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10199374

CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C1	1540.00'	2°30'03"	S62°39'58"E	67.21'	67.22'	
C2	1710.00'	26°11'48"	S74°30'59"E	775.05'	781.85'	
C3	90.35'	35°27'52"	N62°00'56"E	55.03'	55.92'	
C4	115.34'	8°33'44"	N48°43'27"E	17.22'	17.24'	
C5	90.52'	15°27'58"	N45°26'19"E	24.36'	24.44'	
C6	100.52'	16°34'44"	S44°52'25"W	28.99'	29.09'	
C7	105.34'	8°32'39"	S48°43'32"W	15.69'	15.71'	
C8	100.00'	24°04'22"	S56°15'41"W	41.71'	42.01'	
C9	1720.00'	26°12'41"	N74°31'25"W	780.02'	786.86'	
C10	1530.00'	2°26'20"	N62°38'07"W	65.13'	65.13'	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°43'25"E	10.14'
L2	S61°24'57"E	209.92'
L3	N02°20'08"E	20.11'
L4	S87°39'52"E	20.00'
L5	S02°20'08"W	17.97'
L6	N34°52'10"W	25.08'
L7	S88°31'34"E	8.18'
L8	N01°28'26"E	31.07'
L9	S34°52'10"E	37.75'
L10	N89°58'19"W	13.55'
L11	S00°01'41"W	25.00'
L12	S89°58'19"E	6.44'
L13	N61°24'57"W	209.92'

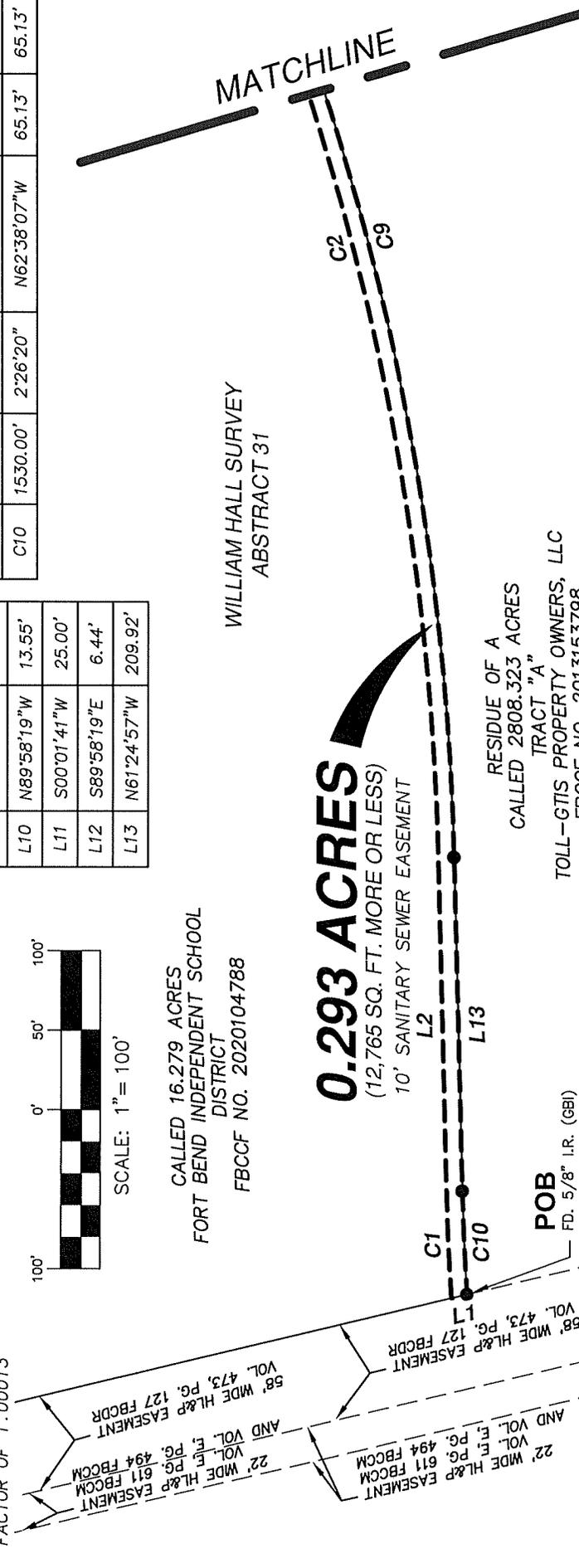


EXHIBIT A

0.293 ACRE
 10-FOOT WIDE
 SANITARY SEWER EASEMENT
 FORT BEND COUNTY, TEXAS
 JOB No.: 40937-00 SHEET 1 OF 2

LEGEND:

FBCDR FORT BEND COUNTY DEED RECORDS
 FBCCF FORT BEND COUNTY CLERK'S FILE

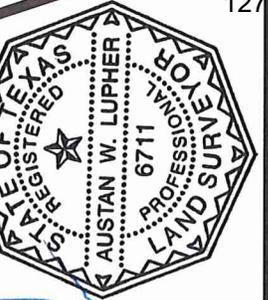
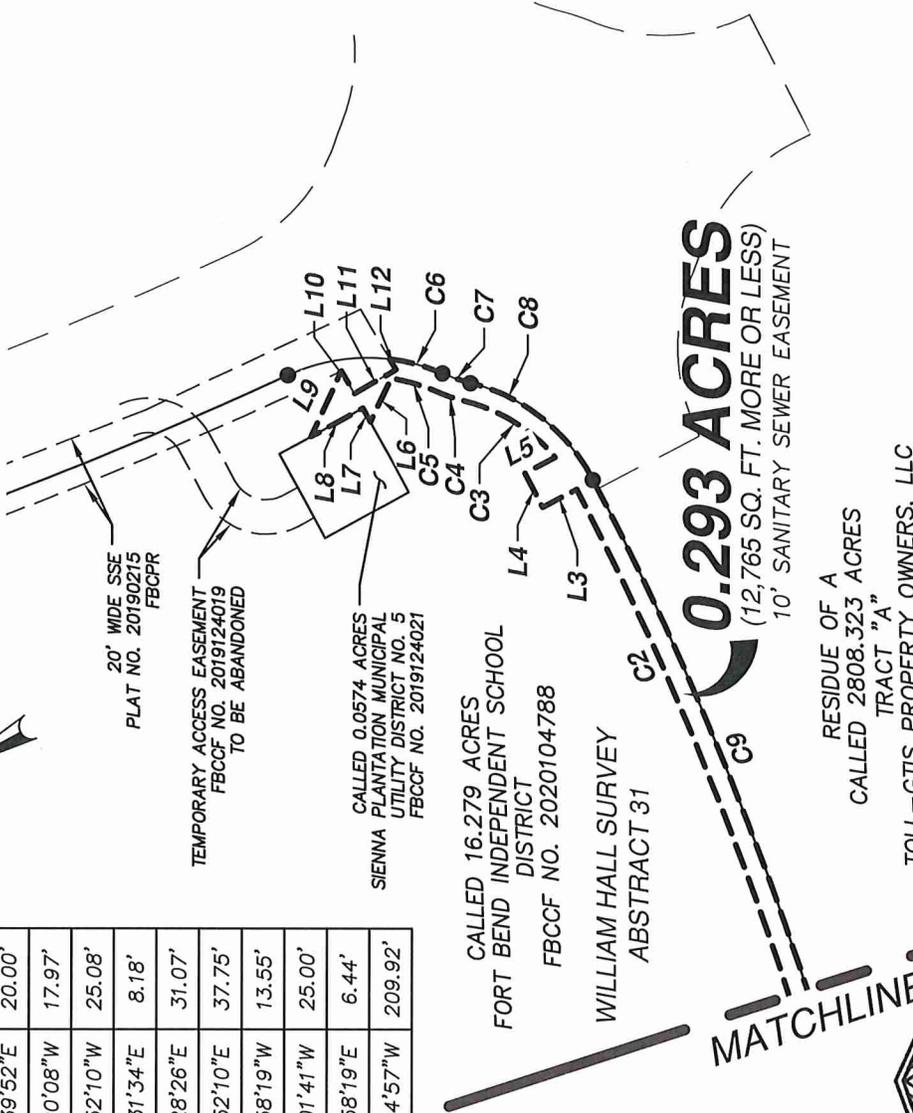
- FOUND 5/8" IRON ROD WITH "GBI" CAP

NOTES:

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°43'25"E	10.14'
L2	S61°24'57"E	209.92'
L3	N02°20'08"E	20.11'
L4	S87°39'52"E	20.00'
L5	S02°20'08"W	17.97'
L6	N34°52'10"W	25.08'
L7	S88°31'34"E	8.18'
L8	N01°28'26"E	31.07'
L9	S34°52'10"E	37.75'
L10	N89°58'19"W	13.55'
L11	S00°01'41"W	25.00'
L12	S89°58'19"E	6.44'
L13	N61°24'57"W	209.92'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1540.00'	2°30'03"	S62°39'58"E	67.21'	67.22'
C2	1710.00'	26°11'48"	S74°30'59"E	775.05'	781.85'
C3	90.35'	35°27'52"	N62°00'56"E	55.03'	55.92'
C4	115.34'	8°33'44"	N48°43'27"E	17.22'	17.24'
C5	90.52'	15°27'58"	N45°26'19"E	24.36'	24.44'
C6	100.52'	16°34'44"	S44°52'25"W	28.99'	29.09'
C7	105.34'	8°32'39"	S48°43'32"W	15.69'	15.71'
C8	100.00'	24°04'22"	S56°15'41"W	41.71'	42.01'
C9	1720.00'	26°12'41"	N74°31'25"W	780.02'	786.86'
C10	1530.00'	2°26'20"	N62°38'07"W	65.13'	65.13'



PAPE-DAWSON ENGINEERS

NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0684
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

EXHIBIT A

0.293 ACRE
 10-FOOT WIDE
 SANITARY SEWER EASEMENT
 FORT BEND COUNTY, TEXAS

JOB No.: 40937-00 SHEET 2 OF 2

REFERENCE: 49045-20

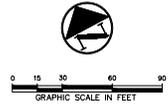
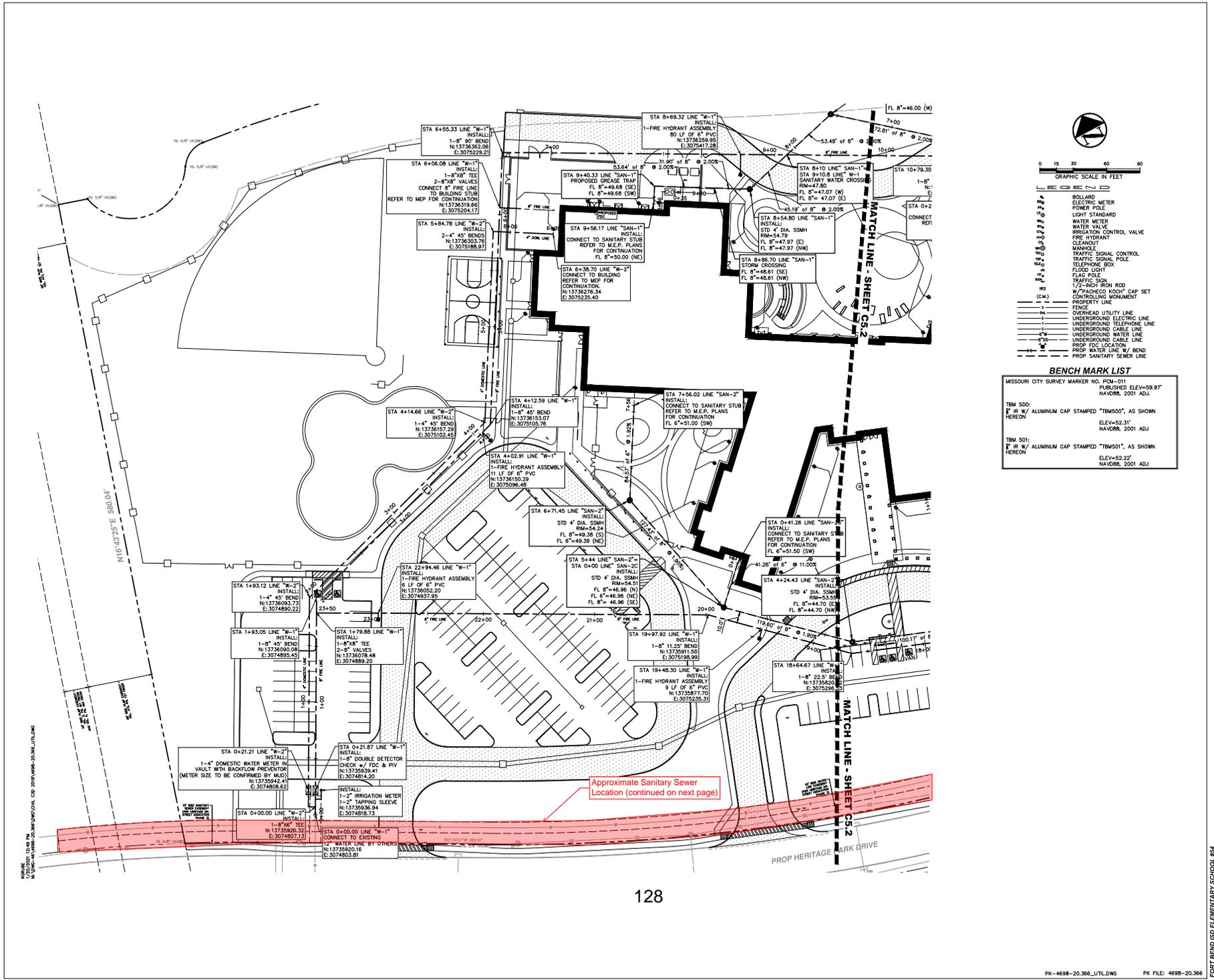
CLIENT: FORT BEND I.S.D.

DATE	PROJECT NUMBER
JANUARY 21, 2021	ES04

No.	Description	Date

ISSUE FOR PERMIT
BUILDING NUMBER

SITE UTILITY PLAN



- ⊙ BOLLARD
- ⊙ ELECTRIC METER
- ⊙ POWER POLE
- ⊙ LIGHT STANDARD
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ FIRE HYDRANT
- ⊙ CLEANOUT
- ⊙ MANHOLE
- ⊙ TRAFFIC SIGNAL CONTROL
- ⊙ TRAFFIC SIGNAL POLE
- ⊙ TELEPHONE BOX
- ⊙ FLOOD LIGHT
- ⊙ FLAG POLE
- ⊙ TRAFFIC SIGN
- ⊙ 1/2" - 1" RIBBON ROD
- ⊙ W/PACHECO KOCH" CAP SET
- ⊙ CONTROLLING MONUMENT
- ⊙ PROPERTY LINE
- ⊙ FENCE
- ⊙ OVERHEAD UTILITY LINE
- ⊙ UNDERGROUND ELECTRIC LINE
- ⊙ UNDERGROUND TELEPHONE LINE
- ⊙ UNDERGROUND CABLE LINE
- ⊙ UNDERGROUND WATER LINE
- ⊙ UNDERGROUND GAS LINE
- ⊙ PROP. EDC. LOCATION
- ⊙ PROP. WATER LINE W/ BEND
- ⊙ PROP. SANITARY SEWER LINE

BENCH MARK LIST

MISSOURI CITY SURVEY MARKER NO. PCM-011
REUSHED ELEV=59.97
NAVD83, 2001 ADJ.

TBM 500:
2" IR W/ ALUMINUM CAP STAMPED "TBM500", AS SHOWN
HEREON
ELEV=52.31'
NAVD83, 2001 ADJ.

TBM 501:
2" IR W/ ALUMINUM CAP STAMPED "TBM501", AS SHOWN
HEREON
ELEV=52.23'
NAVD83, 2001 ADJ.



For: Fort Bend ISD Board of Trustees
Date: June 7, 2021
Action: Review: Storm Sewer Easement
with Sienna Municipal Utility
District No. 6 – Elementary School
54
References: Board Policy CV (Local)
Scalable Systems
Department: Operations

Recommendation

Consideration and possible approval of a Storm Sewer Easement Agreement with Sienna Municipal Utility District No. 6 (SMUD 6) at the new Elementary School 54 (ES 54), and authorization for the FBISD Board President and/or designee to negotiate and execute this easement.

Summary

SMUD 6 desires to obtain a Storm Sewer easement for the new ES 54.

This agreement would allow SMUD 6 to access to storm sewer, which will provide storm sewer to ES 54.

Recommended by:

Charles E. Dupre
Superintendent of Schools

Submitted by:

Oscar Perez
Chief Operations Officer

STORM SEWER EASEMENT
(0.003 Acre)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF FORT BEND §

THAT FORT BEND INDEPENDENT SCHOOL DISTRICT, an independent school district and political subdivision of the State of Texas ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, AND CONVEYED and, by these presents, does GRANT, SELL, AND CONVEY unto SIENNA MUNICIPAL UTILITY DISTRICT NO. 6, a political subdivision of the State of Texas, its successors and assigns ("Grantee"), a permanent and perpetual non-exclusive easement and right-of-way (the "Easement") for the laying, construction, installation, maintenance, repair, relocation, replacement, removal, modification and operation of storm sewer lines and all related connections and appurtenances (collectively, the "Facilities") across, along, under, over, upon and through that certain tract of land located in Fort Bend County, Texas, containing 0.003 acre, as more particularly described in **Exhibit A** and shown on **Exhibit B**, both attached hereto and incorporated herein for all purposes (the "Easement Tract").

Grantee may lay, construct, install, maintain, repair, relocate, replace, remove, modify and operate the Facilities across, along, under, over, upon and through the Easement Tract, and may enter upon the Easement Tract to engage in all activities as may be necessary, requisite, convenient, or appropriate in connection therewith. Grantee's rights shall include, without limitation, the right to clear and remove trees, growth, shrubbery, and other improvements from within the Easement Tract and the right to bring and operate such equipment on the Easement Tract as may be necessary, requisite, convenient, or appropriate to effectuate the purposes for which the Easement is granted. Subject to the rights granted to Grantee herein, Grantee will, at all times after doing any work in connection with the Easement, restore the surface of the Easement Tract as nearly as reasonably practicable to substantially its condition prior to the undertaking of such work; provided, however, that Grantee shall not be obligated to replace or restore any trees, growth, shrubbery, or other improvements or obstructions

removed from within the Easement Tract in connection with the construction, installation, repair, maintenance, relocation, replacement, removal, upgrade, change in the size of, operation, placement, inspection, protection, or alteration of the Facilities or that interfere with Grantee's use of the Easement Tract for the purposes set forth herein. Grantee shall remove, at Grantee's expense, any dirt, earth, or other material excavated from the Easement Tract in connection with Grantee's construction, operation, or maintenance of the Facilities that is not used in connection with Grantee's activities hereunder.

Subject to the limitations set forth herein, Grantor expressly reserves the right to the use and enjoyment of the surface of the Easement Tract for any and all purposes, provided, however, that such use and enjoyment of the surface of the Easement Tract shall not interfere with, obstruct, or restrict the full and complete use and enjoyment of the Easement for the purposes set forth herein. Notwithstanding anything herein to the contrary, Grantor shall not, without the prior written consent of Grantee, (i) construct or place or allow to be constructed or placed, any fences, houses, buildings, structures, pavement, or other above-ground improvements or other obstructions, whether temporary or permanent, or plant or locate any trees, vegetation, or shrubs on the Easement Tract; (ii) install or permit the installation of pipelines or other underground facilities within the Easement Tract; (iii) dedicate other easements within the Easement Tract; or (iv) change the grade over the Facilities constructed under the Easement Tract. If Grantor constructs, places, installs, or permits any construction, placement, or installation that interferes with, obstructs, or restricts Grantee's full and complete use and enjoyment of the Easement for the purposes set forth herein, Grantee shall have the right to prevent or remove such obstructions, at Grantor's sole cost and expense without any obligation to restore the same or any liability to Grantor or Grantor's and successors and assigns.

Grantor reserves all oil, gas, and other minerals in, on, or under the Easement Tract, but waives all right to use the surface of the Easement Tract for, and all rights of ingress and egress for, the purpose of exploring, developing, mining, or drilling for the same; provided, however, that nothing herein shall prohibit or in any manner restrict the right of Grantor to extract oil, gas, and other minerals from and under the Easement Tract by directional drilling or other means that does not interfere with or disturb the surface of the Easement Tract or Grantee's use of the Easement Tract for the purposes set forth herein.

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the Easement Tract and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent in effect and validly enforceable against the Easement Tract (the "Permitted Encumbrances"); provided, however, to the

extent that Grantor has the ability to enforce any of the Permitted Encumbrances, Grantor will not do so in a manner that would unreasonably prejudice or interfere with Grantee's exercise of its rights in the Easement and use of the Easement Tract for the purposes set forth herein.

TO HAVE AND TO HOLD, subject to the matters set forth herein and the Permitted Encumbrances, the Easement, together with, all and singular, the rights and appurtenances thereto in any wise belonging, including all necessary rights to ingress, egress, and regress, unto Grantee, its successors and assigns, forever. Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Easement and right-of-way and other rights described herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

The covenants and agreements contained herein shall run with the land and shall inure to the benefit of and shall be binding upon Grantor and Grantee and their respective successors and assigns.

The prevailing party in any suit, action, or other proceeding instituted in connection with any controversy arising out of this instrument or the Easement shall be entitled to recover its reasonable attorneys' fees from the other party.

The individual signing this instrument on behalf of Grantor represents that he/she has the requisite authority to bind Grantor.

Neither party's failure to insist on strict performance of any part of this instrument shall be construed as a waiver of the performance in any other instance.

This instrument shall be interpreted and construed in accordance with the laws of the State of Texas, without regard to conflict of laws, principles, and venue for any suit, action, or proceeding instituted in connection with any controversy arising out of this instrument or the Easement shall be the state courts situated in Fort Bend County, Texas.

This instrument may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one instrument.

Grantee's address is c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

[Signature pages follow this page.]

EXECUTED this _____ day of _____, 2021.

GRANTOR:

FORT BEND INDEPENDENT SCHOOL DISTRICT, an independent school district and political subdivision of the State of Texas

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2021, by _____ of FORT BEND INDEPENDENT SCHOOL DISTRICT, an independent school district and political subdivision of the State of Texas, on behalf of said independent school district and political subdivision.

(NOTARY SEAL)

Notary Public, State of Texas

EXECUTED by Grantee on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED, and EFFECTIVE as of the date executed by Grantor.

GRANTEE:

**SIENNA MUNICIPAL UTILITY
DISTRICT NO. 6**

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2021, by _____, _____ and _____ of the Board of Directors of SIENNA MUNICIPAL UTILITY DISTRICT NO. 6, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)

Notary Public, State of Texas

Attachments:

Exhibit A - Description of the Easement Tract

Exhibit B - Sketch of the Easement Tract

After recording, please return to:

Allen Boone Humphries Robinson LLP

3200 Southwest Freeway, Suite 2600

Houston, Texas 77027

Attention: Real Estate Department



METES AND BOUNDS DESCRIPTION
FOR A
STORM SEWER EASEMENT

A 0.003 acre (150 square feet) Storm Sewer Easement on a called 16.279 acre tract of land conveyed to Fort Bend Independent School District as described in a deed recorded in Clerk's File No. 2020104788 in the Official Public Records of Fort Bend County, Texas, being out of the William Hall Survey, Abstract No. 31 in Fort Bend County, Texas. Said 0.003 acre Storm Sewer Easement being more fully described as follows, all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD-83 (NA2011), epoch 2010.00, all coordinates are grid and may be converted to surface by multiplying by the scale factor of 1.00013;

COMMENCING: at a 5/8 inch iron rod found in the east line of a 58 foot wide easement conveyed to Houston Lighting and Power as recorded in Volume 473, Page 127 of the Deed Records of Fort Bend County, Texas, for the southwest corner of said 16.279 acre tract and a northwest corner of the residue of a called 2,808.323 acre tract conveyed to TOLL-GTIS Property Owners, LLC, as recorded in Clerk's File Number 2013153798 of the Official Public Records of Fort Bend County, Texas said point having grid coordinates of E: 3,074,289.12, N: 13,374,167.45;

THENCE: Along and with the south line of said 16.279 acre tract, a north line of said 2,808.323 acre residue tract the following courses and distance:

Northwesterly, along a non-tangent curve to the left, having a radial bearing of S 26°08'43" W, a radius of 1530.00 feet, a central angle of 02°26'20", a chord bearing and distance of N 62°38'07" W, 65.13 feet, for an arc length of 65.13 feet to a point of tangency of said curve to the right,

N 61°24'57" W, a distance of 12.06 feet to a point;

THENCE: departing the north line of said 2,808.323 acre residue tract, over and across said 16.279 acre tract the following courses and distances:

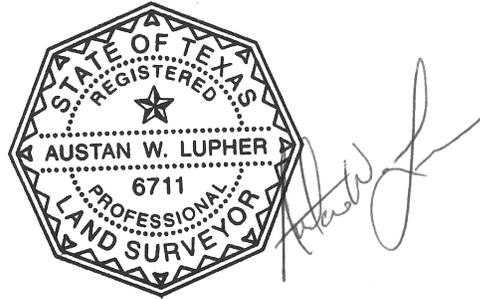
N 28°35'03" E, a distance of 20.00 feet to the POINT OF BEGINNING of the herein described Storm Sewer Easement, said point having grid coordinates of E: 3,074,367.11, N: 13,374,149.31,

N 28°35'03" E, a distance of 10.00 feet to a point for corner,

S 61°24'57" E, a distance of 15.00 feet to the point for corner,

S 28°35'03" W, a distance of 10.00 feet to a point for corner, and

N 61°24'57" W, a distance of 15.00 feet to the **POINT OF BEGINNING**, containing 0.003 acres or 150 square feet in Fort Bend County, Texas. Said storm sewer easement being described in accordance with a survey made on the ground and a survey map prepared under job number 40937-00 by Pape-Dawson Engineers, Inc.



PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: September 28, 2020

Job No.: 40937-00

DOC. ID:K:\survey\PROJECTS\CIVIL HOUSTON\40937-00\Word\FN40937-00 0.003AC SSE.docx

LEGEND:

FBCCR FORT BEND COUNTY DEED RECORDS
 FBCCF FORT BEND COUNTY CLERK'S FILE

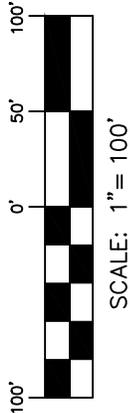
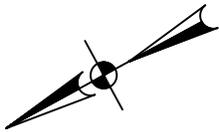
- FOUND 5/8" IRON ROD WITH "GBI" CAP

NOTES:

- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 40937-00 BY PAPE-DAWSON ENGINEERS, INC.
- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING THE COMBINED SCALE FACTOR OF 1.00013

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°24'57"W	12.06'
L2	N28°35'03"E	20.00'
L3	N28°35'03"E	10.00'
L4	S61°24'57"E	15.00'
L5	S28°35'03"W	10.00'
L6	N61°24'57"W	15.00'

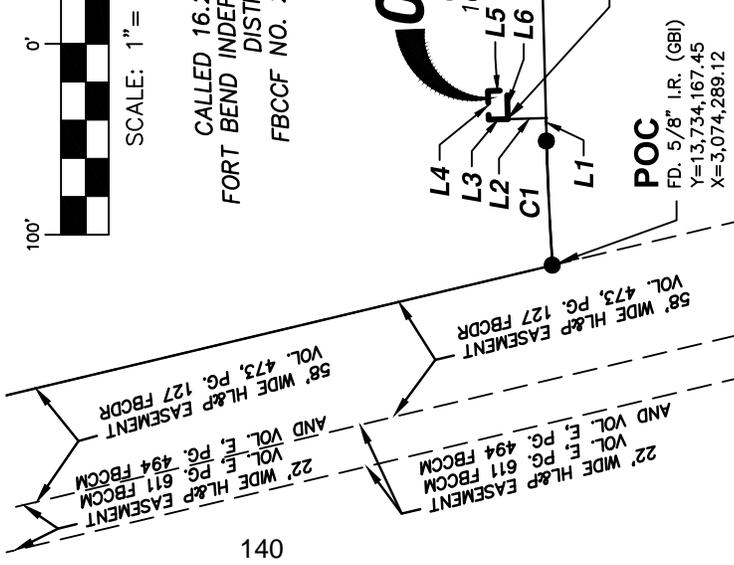
CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1530.00'	2°26'20"	N62°38'07"W	65.13'



140
 CALLED 16.279 ACRES
 FORT BEND INDEPENDENT SCHOOL
 DISTRICT
 FBCCF NO. 2020104788

WILLIAM HALL SURVEY
 ABSTRACT 31

0.003 ACRES
 (150 SQ. FT. MORE OR LESS)
 10'x15' STORM SEWER EASEMENT



RESIDUE OF A
 CALLED 2808.323 ACRES
 TRACT "A"
 TOLL-GTIS PROPERTY OWNERS, LLC
 FBCCF NO. 2013153798



NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0684
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

0.003 ACRE
 STORM SEWER EASEMENT
 FORT BEND COUNTY, TEXAS
 JOB No.: 40937-00 SHEET 1 OF 1



METES AND BOUNDS DESCRIPTION
FOR A
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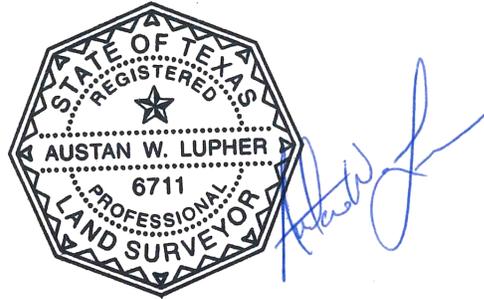
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PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: September 28, 2020

Job No.: 40937-00

DOC. ID:K:\survey\PROJECTS\CIVIL HOUSTON\40937-00\Word\FN40937-00 0.003AC SSE.docx

LEGEND:

FBCDR FORT BEND COUNTY DEED RECORDS
 FBCCF FORT BEND COUNTY CLERK'S FILE

- FOUND 5/8" IRON ROD WITH "GBI" CAP

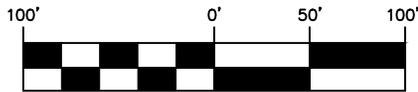
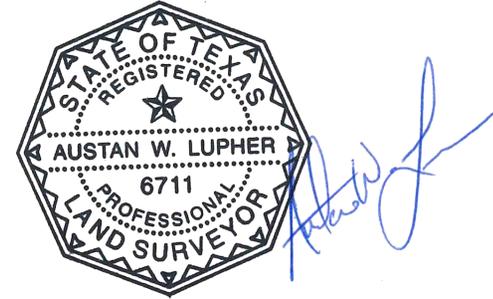
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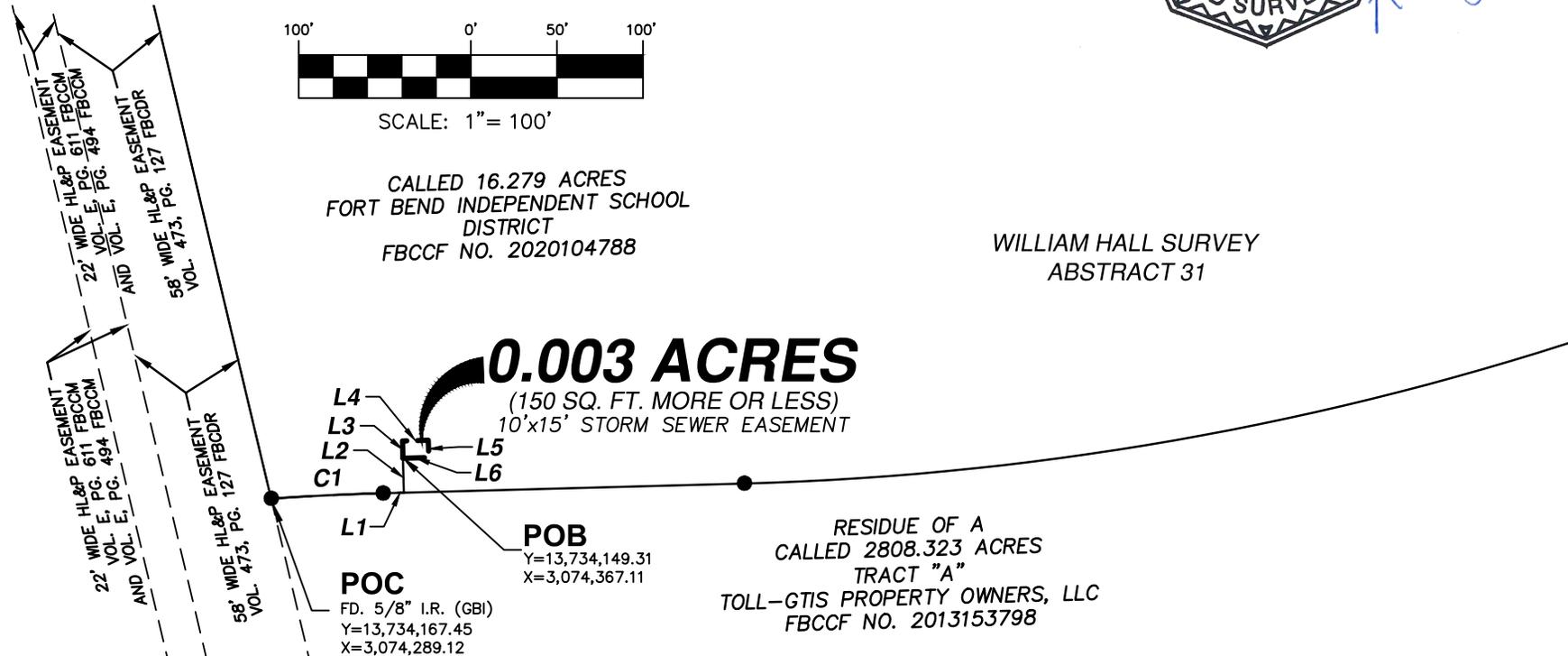
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CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
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SCALE: 1" = 100'

CALLED 16.279 ACRES
 FORT BEND INDEPENDENT SCHOOL
 DISTRICT
 FBCCF NO. 2020104788

WILLIAM HALL SURVEY
 ABSTRACT 31



RESIDUE OF A
 CALLED 2808.323 ACRES
 TRACT "A"
 TOLL-GTIS PROPERTY OWNERS, LLC
 FBCCF NO. 2013153798



NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
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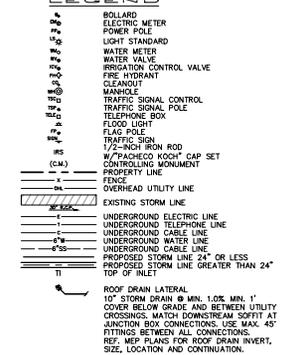
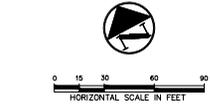
EXHIBIT A
 0.003 ACRE
 STORM SEWER EASEMENT
 FORT BEND COUNTY, TEXAS
 JOB No.: 40937-00 SHEET 1 OF 1

PROJECT NO. 2013153798
FBCOF NO. 2013153798

S63°50'11"E 120.60'

GRADING & DRAINAGE GENERAL NOTES

- REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
- UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 8 INCHES.
- SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 2% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
- GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
- ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (I.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
- UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
6.A. RCP C-76, CLASS III (REQUIRED FOR PUBLIC IMPROVEMENTS)
6.B. ADS 18-12
6.C. MANHOLE 18-0
6.D. CONTECH ALUMINIZED ULTRA FLOW
- UNLESS NOTED, GRATE INLETS TO BE "FORTERRA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN OR APPROVED EQUAL.
- FINAL PAVING, CURBS, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
- REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SOODING REQUIREMENTS.
- ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
- EMBANKMENT SHALL CONFORM TO THE STANDARD CITY SPECIFICATIONS.
- A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
- ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL BE CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
- CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
- IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR TO ENSURE ALL CANOPY DRAINS ARE CONNECTED TO PROPOSED STORM SEWER SYSTEM WITH APPROPRIATE SLOPES. REFER TO ARCHITECTURAL DRAWING A301 FOR CANOPY DRAIN LOCATIONS.



BENCH MARK LIST

MISSOURI CITY SURVEY MARKER NO. PCM-011 PUBLISHED ELEV=59.97' NAVD83, 2001 ADJ.

TBM 500: 1" R/W ALUMINUM CAP STAMPED "TBM500", AS SHOWN HEREON ELEV=52.31' NAVD83, 2001 ADJ.

TBM 501: 1" R/W ALUMINUM CAP STAMPED "TBM501", AS SHOWN HEREON ELEV=52.22' NAVD83, 2001 ADJ.

Approximate Storm Sewer Location



For: Fort Bend ISD Board of Trustees
Date: June 7, 2021
Action: Review: Water Line Easement
with Sienna Municipal Utility
District No. 6 – Elementary
School 54
References: Board Policy CV (Local)
Scalable Systems
Department: Operations

Recommendation

Consideration and possible approval of a Water Line Easement Agreement with Sienna Municipal Utility District No. 6 (SMUD 6) at the new Elementary School 54 (ES 54), and authorization for the FBISD Board President and/or designee to negotiate and execute this easement.

Summary

SMUD 6 desires to obtain a Water Line Easement for the new ES 54.

This agreement would allow SMUD 6 to access to water line, which will provide water to ES 54.

Recommended by:

Charles E. Dupre
Superintendent of Schools

Submitted by:

Oscar Perez
Chief Operations Officer

**WATER LINE EASEMENT
(0.216 Acre; 0.381 Acre)**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**THE STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF FORT BEND §**

THAT FORT BEND INDEPENDENT SCHOOL DISTRICT, an independent school district and political subdivision of the State of Texas ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, AND CONVEYED and, by these presents, does GRANT, SELL, AND CONVEY unto SIENNA MUNICIPAL UTILITY DISTRICT NO. 6, a political subdivision of the State of Texas, its successors and assigns ("Grantee"), a permanent and perpetual non-exclusive easement and right-of-way (the "Easement") for the laying, construction, installation, maintenance, repair, relocation, replacement, removal, modification and operation of water lines and all related connections and appurtenances (collectively, the "Facilities") across, along, under, over, upon and through those two (2) certain tracts of land located in Fort Bend County, Texas, containing 0.216 acre and 0.381 acre, respectively, as more particularly described in Exhibits A and C and shown on Exhibits B and D, all attached hereto and incorporated herein for all purposes (collectively, the "Easement Tracts").

Grantee may lay, construct, install, maintain, repair, relocate, replace, remove, modify and operate the Facilities across, along, under, over, upon and through the Easement Tracts, and may enter upon the Easement Tracts to engage in all activities as may be necessary, requisite, convenient, or appropriate in connection therewith. Grantee's rights shall include, without limitation, the right to clear and remove trees, growth, shrubbery, and other improvements from within the Easement Tracts and the right to bring and operate such equipment on the Easement Tracts as may be necessary, requisite, convenient, or appropriate to effectuate the purposes for which the Easement is granted. Subject to the rights granted to Grantee herein, Grantee will, at all times after doing any work in connection with the Easement, restore the surface of the Easement Tracts as nearly as reasonably practicable to substantially its condition prior to the undertaking of such work; provided, however, that Grantee shall not be obligated

to replace or restore any trees, growth, shrubbery, or other improvements or obstructions removed from within the Easement Tracts in connection with the construction, installation, repair, maintenance, relocation, replacement, removal, upgrade, change in the size of, operation, placement, inspection, protection, or alteration of the Facilities or that interfere with Grantee's use of the Easement Tracts for the purposes set forth herein. Grantee shall remove, at Grantee's expense, any dirt, earth, or other material excavated from the Easement Tracts in connection with Grantee's construction, operation, or maintenance of the Facilities that is not used in connection with Grantee's activities hereunder.

Subject to the limitations set forth herein, Grantor expressly reserves the right to the use and enjoyment of the surface of the Easement Tracts for any and all purposes, provided, however, that such use and enjoyment of the surface of the Easement Tracts shall not interfere with, obstruct, or restrict the full and complete use and enjoyment of the Easement for the purposes set forth herein. Notwithstanding anything herein to the contrary, Grantor shall not, without the prior written consent of Grantee, (i) construct or place or allow to be constructed or placed, any fences, houses, buildings, structures, pavement, or other above-ground improvements or other obstructions, whether temporary or permanent, or plant or locate any trees, vegetation, or shrubs on the Easement Tracts; (ii) install or permit the installation of pipelines or other underground facilities within the Easement Tracts; (iii) dedicate other easements within the Easement Tracts; or (iv) change the grade over the Facilities constructed under the Easement Tracts. If Grantor constructs, places, installs, or permits any construction, placement, or installation that interferes with, obstructs, or restricts Grantee's full and complete use and enjoyment of the Easement for the purposes set forth herein, Grantee shall have the right to prevent or remove such obstructions, at Grantor's sole cost and expense without any obligation to restore the same or any liability to Grantor or Grantor's and successors and assigns.

Grantor reserves all oil, gas, and other minerals in, on, or under the Easement Tracts, but waives all right to use the surface of the Easement Tracts for, and all rights of ingress and egress for, the purpose of exploring, developing, mining, or drilling for the same; provided, however, that nothing herein shall prohibit or in any manner restrict the right of Grantor to extract oil, gas, and other minerals from and under the Easement Tracts by directional drilling or other means that does not interfere with or disturb the surface of the Easement Tracts or Grantee's use of the Easement Tracts for the purposes set forth herein.

This conveyance is further made subject to any and all restrictions, covenants, easements, rights-of-way, encumbrances, and mineral or royalty reservations or interests affecting the Easement Tracts and appearing of record in the Official Public Records of Fort Bend County, Texas, to the extent in effect and validly enforceable

against the Easement Tracts (the "Permitted Encumbrances"); provided, however, to the extent that Grantor has the ability to enforce any of the Permitted Encumbrances, Grantor will not do so in a manner that would unreasonably prejudice or interfere with Grantee's exercise of its rights in the Easement and use of the Easement Tracts for the purposes set forth herein.

TO HAVE AND TO HOLD, subject to the matters set forth herein and the Permitted Encumbrances, the Easement, together with, all and singular, the rights and appurtenances thereto in any wise belonging, including all necessary rights to ingress, egress, and regress, unto Grantee, its successors and assigns, forever. Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Easement and right-of-way and other rights described herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

The covenants and agreements contained herein shall run with the land and shall inure to the benefit of and shall be binding upon Grantor and Grantee and their respective successors and assigns.

The prevailing party in any suit, action, or other proceeding instituted in connection with any controversy arising out of this instrument or the Easement shall be entitled to recover its reasonable attorneys' fees from the other party.

The individual signing this instrument on behalf of Grantor represents that he/she has the requisite authority to bind Grantor.

Neither party's failure to insist on strict performance of any part of this instrument shall be construed as a waiver of the performance in any other instance.

This instrument shall be interpreted and construed in accordance with the laws of the State of Texas, without regard to conflict of laws, principles, and venue for any suit, action, or proceeding instituted in connection with any controversy arising out of this instrument or the Easement shall be the state courts situated in Fort Bend County, Texas.

This instrument may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one instrument.

Grantee's address is c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

[Signature pages follow this page.]

EXECUTED this _____ day of _____, 2021.

GRANTOR:

FORT BEND INDEPENDENT SCHOOL DISTRICT, an independent school district and political subdivision of the State of Texas

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2021, by _____ of FORT BEND INDEPENDENT SCHOOL DISTRICT, an independent school district and political subdivision of the State of Texas, on behalf of said independent school district and political subdivision.

(NOTARY SEAL)

Notary Public, State of Texas

EXECUTED by Grantee on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED, and EFFECTIVE as of the date executed by Grantor.

GRANTEE:

**SIENNA MUNICIPAL UTILITY
DISTRICT NO. 6**

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2021, by _____, _____ and _____ of the Board of Directors of SIENNA MUNICIPAL UTILITY DISTRICT NO. 6, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)

Notary Public, State of Texas

Attachments:

Exhibit A - Description of the 0.216 Acre Easement Tract

Exhibit B - Sketch of the 0.216 Acre Easement Tract

Exhibit C - Description of the 0.381 Acre Easement Tract

Exhibit D - Sketch of the 0.381 Acre Easement Tract

After recording, please return to:

Allen Boone Humphries Robinson LLP

3200 Southwest Freeway, Suite 2600

Houston, Texas 77027

Attention: Real Estate Department



METES AND BOUNDS DESCRIPTION
FOR A

10-FOOT WIDE WATER LINE EASEMENT

A 0.216 acre (9,391 square feet) 10-foot wide water line easement on a called 16.279 acre tract of land conveyed to Fort Bend Independent School District as described in a deed recorded in Clerk's File No. 2020104788 in the Official Public Records of Fort Bend County, Texas, being out of the William Hall Survey, Abstract No. 31 in Fort Bend County, Texas. Said 0.216 acre water line easement being more fully described as follows, all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD-83 (NA2011), epoch 2010.00, all coordinates are grid and may be converted to surface by multiplying by the scale factor of 1.00013;

COMMENCING: at a 5/8 inch iron rod with cap stamped "GBI" found in the east line of a called 58 foot wide easement conveyed to Houston Lighting and Power as recorded in Volume 473, Page 127 of the Fort Bend County Deed Records, for the southwest corner of the residue of a called 2,808.323 acre tract, Tract "A" conveyed to Toll-GTIS Property Owners, LLC as recorded in Fort Bend County Clerk's File Number 2013153798 of the Official Public Records of Fort Bend County, Texas, and the northwest corner of said 16.279 acre tract, said point having grid coordinates X: 3,074,455.84, Y: 13,734,722.82;

THENCE: S 73°16'35" E, along and with the north line of said 16.279 acre tract and the south line of said 2,808.323 acre residue tract a distance of 15.45 feet to the **POINT OF BEGINNING**, of the herein described water line easement, said point having grid coordinates X: 3,074,470.64, Y: 13,734,718.37;

THENCE: Continuing along the north line of said 16.279 acre tract and the south line of said 2,808.323 acre residue tract, the following courses and distance:

S 73°16'35" E, a distance of 11.15 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of curvature of a non-tangent curve to the left,

Southeasterly, along a non-tangent curve to the left, having a radial bearing of N 77°46'20"E, a radius of 50.00 feet, a central angle of 135°34'24", a chord bearing and distance of S 80°00'52" East, 92.58 feet, for an arc length of 118.31 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of curvature of a curve to the right, and

Northeasterly, along a non-tangent curve to the right, having a radial bearing of S 57°47'39" E, a radius of 25.00 feet, a central angle of 26°56'35", a chord bearing and distance of N 45°40'38" E, 11.65 feet, for an arc length of 11.76 feet to the point of curvature of a non-tangent curve to the right;

THENCE: Departing the south line of said 2,808.323 acre residue tract, over and across said 6.279 acre tract, and being 5.00 foot south of and parallel to the north line of said 16.279 acre tract the following courses and distance:

Southeasterly, along a non-tangent curve to the right, having a radial bearing of S 05°34'24" W, a radius of 970.00 feet, a central angle 20°35'06", a chord bearing and distance of S 74°08'03" E, 346.63 feet for an arc length of 348.50 feet to the point of tangency,

S 63°50'11" E, a distance of 120.60 feet to the point of curvature of a curve to the left,

Southeasterly, along a tangent curve to the left, having a radius of 3030.00 feet, a central angle of 04°13'13", a chord bearing and distance of S 65° 56'47" E, 223.13 feet, for an arc length of 223.18 feet to the point of tangency of said curve,

S 68°03'23" E, a distance of 23.69 feet to a point of curvature of a curve to the right;

Southeasterly, along a tangent curve to the right, having a radius 20.00 feet, a central angle of 36°08'32", a chord bearing and distance of S 49°59'07" E, 12.41 feet, for an arc length of 12.62 feet to a point of reverse curvature of a curve to the left, and

Southeasterly, along a tangent curve to the left, having a radius of 55.00 feet, a central angle of 72°10'56", a chord bearing and distance of S 68°00'19" E, 64.80 feet , for an arc length of 69.29 feet, to a point in the north line of said 16.279 acre tract and the south line of the aforementioned 2,808.323 acre residue tract, from which a 5/8 inch iron rod with cap stamped "GBI" found in north line of said 16.279 acre tract, the south line of said 2,808.323 acre residue tract, bears N 14°06'26" W, a distance of 5.00 feet;

THENCE: S 14°06'26" E, along and with the common line of said 16.279 acre tract and said 2,808.323 acre residue tract a distance of 10.00 feet to a point of curvature on a non-tangent curve to the right, from which a 5/8 inch iron rod with cap stamped "GBI" found for corner on said common line bears S 14°06'26" E, a distance of 23.00 feet;

THENCE: Continuing over and across said 16.279 acre tract, 10.00 foot south of and parallel to the north line the herein described water line easement the following courses and distance:

Northwesterly, along said non-tangent curve to the right, having a radial bearing of N 14°05'53" W, a radius of 65.00 feet, a central angle of 72°11'02", a chord bearing and distance of N 68°00'22" W, 76.58 feet, for an arc length of 81.89 feet to a point of reverse curvature of a curve to the left,

Northwesterly, departing the south line of said 2,808.323 acre residue tract, along a tangent curve to the left, having a radius of 10.00 feet, a central angle of $36^{\circ}08'32''$, a chord bearing and distance of $N 49^{\circ}59'07'' W$, 6.20 feet, for an arc length of 6.31 feet to the point of tangency of said curve to the right,

$N 68^{\circ}03'23'' W$, a distance of 23.69 feet to the point of curvature of a curve to the right,

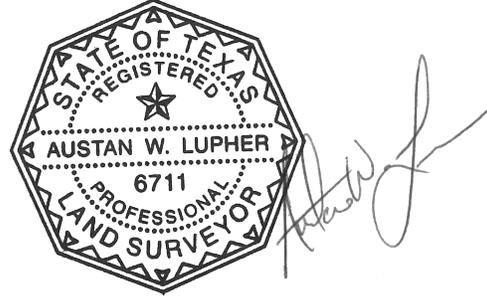
Northwesterly, along a tangent curve to the right, having a radius of 3040.00 feet, a central angle of $04^{\circ}13'13''$, a chord bearing and distance of $N 65^{\circ}56'47'' W$, 223.86 feet, for an arc length of 223.91 feet to the point of tangency of said curve to the right,

$N 63^{\circ}50'11'' W$, a distance of 120.60 feet to the point of curvature of a curve to the left,

Northwesterly, along a non-tangent curve to the left, having a radial bearing of $S 26^{\circ}09'30'' W$, a radius of 960.00 feet, a central angle of $20^{\circ}01'40''$, a chord bearing and distance of $N 73^{\circ}51'20'' W$, 333.86 feet, for an arc length of 335.57 feet to the point of curvature of a curve to the left,

Southwesterly, along a tangent curve to the left, having a radius of 10.00 feet, a central angle of $61^{\circ}55'30''$, a chord bearing and distance of $S 65^{\circ}10'05'' W$, 10.29 feet, for an arc length of 10.81 feet to a point of reverse curvature of a curve to the right, and

Northwesterly, along a tangent curve to the right, having a radius of 60.00 feet, a central angle of $138^{\circ}43'42''$, a chord bearing and distance of N $76^{\circ}25'49''$ W, 112.30 feet, for an arc length of 145.28 feet to the **POINT OF BEGINNING**, and containing 0.216 acres in Fort Bend County, Texas. Said water line easement being described in accordance with a survey made on the ground and a survey map prepared under job number 40937-00 by Pape-Dawson Engineers, Inc.



PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 29, 2020
Job No.: 40937-00

DOC. ID:K:\survey\PROJECTS\CIVIL HOUSTON\40937-00\Word\0.216 acre water line easement.docx

LEGEND:

FBCCF FORT BEND COUNTY CLERK'S FILE NUMBER
 FBCCR FORT BEND COUNTY DEED RECORDS
 FBCCM FORT BEND COUNTY COURT MINUTES

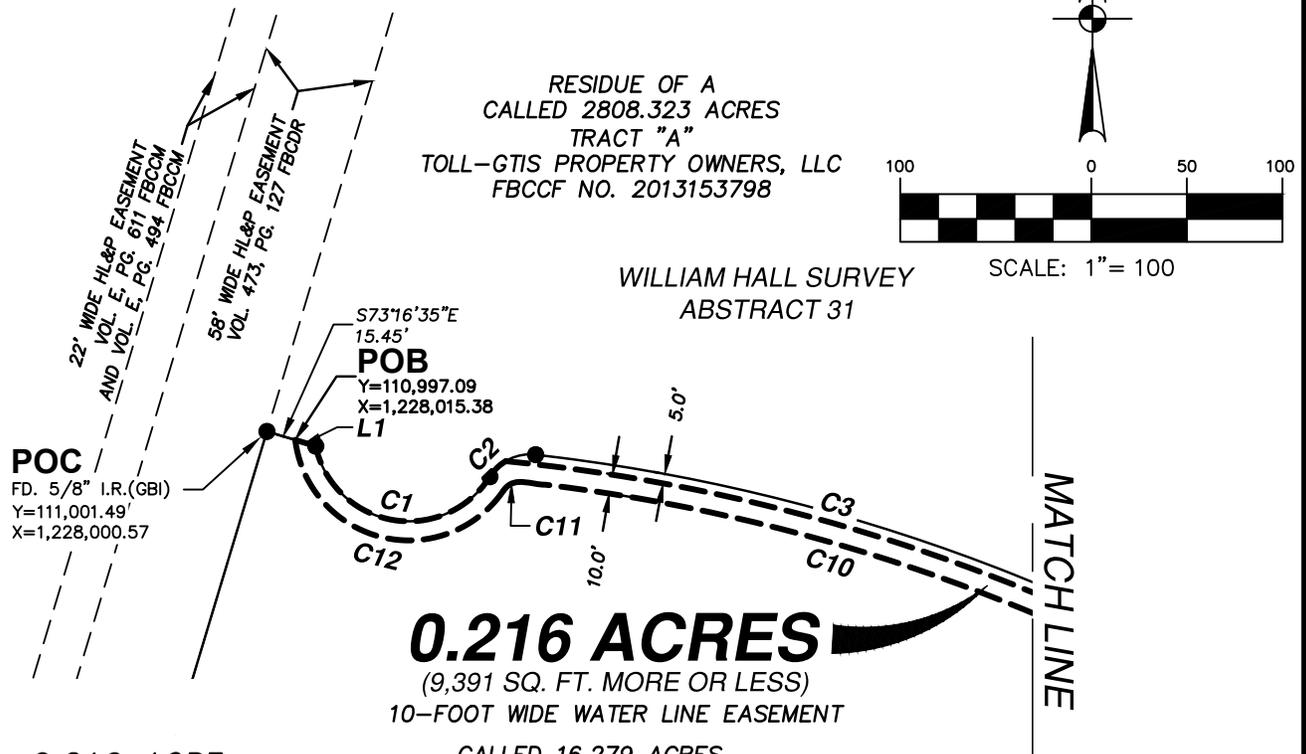
● FOUND 5/8" IRON ROD WITH "GBI" CAP

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 40937-00 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING THE COMBINED SCALE FACTOR OF 1.00013

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	135°34'24"	S80°00'52"E	92.58'	118.31'
C2	25.00'	26°56'35"	N45°40'38"E	11.65'	11.76'
C3	970.00'	20°35'06"	S74°08'03"E	346.63'	348.50'
C4	3030.00'	4°13'13"	S65°56'47"E	223.13'	223.18'
C5	20.00'	36°08'32"	S49°59'07"E	12.41'	12.62'
C6	55.00'	72°10'56"	S68°00'19"E	64.80'	69.29'
C7	65.00'	72°11'02"	N68°00'22"W	76.58'	81.89'
C8	10.00'	36°08'32"	N49°59'07"W	6.20'	6.31'
C9	3040.00'	4°13'13"	N65°56'47"W	223.86'	223.91'
C10	960.00'	20°01'40"	N73°51'20"W	333.86'	335.57'
C11	10.00'	61°55'30"	S65°10'05"W	10.29'	10.81'
C12	60.00'	138°43'42"	N76°25'49"W	112.30'	145.28'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S73°16'35"E	11.15'
L2	S68°03'23"E	23.69'
L3	S14°06'26"E	10.00'
L4	N68°03'23"W	23.69'



0.216 ACRE
10-FOOT WIDE
WATER LINE EASEMENT
FORT BEND COUNTY, TEXAS

0.216 ACRES
 (9,391 SQ. FT. MORE OR LESS)
 10-FOOT WIDE WATER LINE EASEMENT

CALLLED 16.279 ACRES
 FORT BEND INDEPENDENT
 SCHOOL DISTRICT
 FBCCF NO. 2020104788



NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

LEGEND:

FBCCF FORT BEND COUNTY CLERK'S FILE NUMBER
 FBCCR FORT BEND COUNTY DEED RECORDS
 FBCCM FORT BEND COUNTY COURT MINUTES

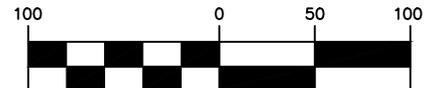
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3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING THE COMBINED SCALE FACTOR OF 1.00013

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	135°34'24"	S80°00'52"E	92.58'	118.31'
C2	25.00'	26°56'35"	N45°40'38"E	11.65'	11.76'
C3	970.00'	20°35'06"	S74°08'03"E	346.63'	348.50'
C4	3030.00'	4°13'13"	S65°56'47"E	223.13'	223.18'
C5	20.00'	36°08'32"	S49°59'07"E	12.41'	12.62'
C6	55.00'	72°10'56"	S68°00'19"E	64.80'	69.29'
C7	65.00'	72°11'02"	N68°00'22"W	76.58'	81.89'
C8	10.00'	36°08'32"	N49°59'07"W	6.20'	6.31'
C9	3040.00'	4°13'13"	N65°56'47"W	223.86'	223.91'
C10	960.00'	20°01'40"	N73°51'20"W	333.86'	335.57'
C11	10.00'	61°55'30"	S65°10'05"W	10.29'	10.81'
C12	60.00'	138°43'42"	N76°25'49"W	112.30'	145.28'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S73°16'35"E	11.15'
L2	S68°03'23"E	23.69'
L3	S14°06'26"E	10.00'
L4	N68°03'23"W	23.69'

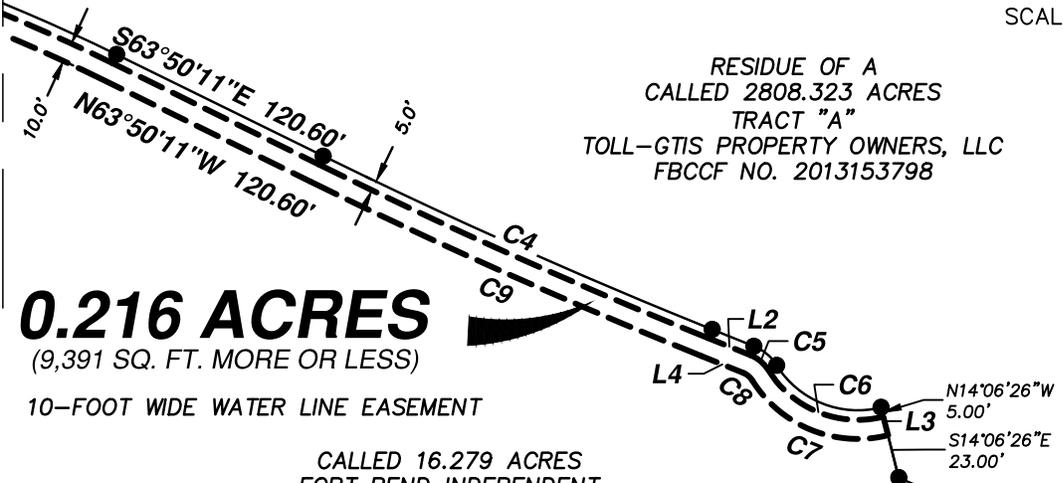


SCALE: 1" = 100

WILLIAM HALL SURVEY
 ABSTRACT 31

RESIDUE OF A
 CALLED 2808.323 ACRES
 TRACT "A"
 TOLL-GTIS PROPERTY OWNERS, LLC
 FBCCF NO. 2013153798

MATCH LINE



0.216 ACRES
 (9,391 SQ. FT. MORE OR LESS)

10-FOOT WIDE WATER LINE EASEMENT

CALLED 16.279 ACRES
 FORT BEND INDEPENDENT
 SCHOOL DISTRICT
 FBCCF NO. 2020104788



[Handwritten signature]



NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



METES AND BOUNDS DESCRIPTION
FOR A
10-FOOT WIDE WATERLINE EASEMENT

A 0.381 acre (16,614 square feet) 10-foot wide waterline easement on a called 16.279 acre tract of land conveyed to Fort Bend Independent School District as described in a deed recorded in Clerk's File No. 2020104788 in the Official Public Records of Fort Bend County, Texas, being out of the William Hall Survey, Abstract No. 31 in Fort Bend County, Texas. Said 0.381 acre waterline easement being more fully described as follows, all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD-83 (NA2011), epoch 2010.00 all coordinates are grid and may be converted to surface by multiplying by the scale factor of 1.00013;

COMMENCING: At a 5/8 inch iron rod with cap stamped "GBI" found in the east line of a 58 foot wide easement conveyed to Houston Lighting and Power as recorded in Volume 473, Page 127 of the Deed Records of Fort Bend County, Texas, the southwest corner of said 16.279 acre tract, and a northwest corner of the residue of a called 2,808.323 acre tract conveyed to TOLL-GTIS Property Owners, LLC, as recorded in Clerk's File Number 2013153798 of the Official Public Records of Fort Bend County, Texas, said point having grid coordinates X:3,074,289.12, Y: 13,734,167.45;

THENCE: N 16°43'25" E, along and with the east line of said 58 foot wide easement and the west line of said 16.279 acre tract a distance of 10.14 feet, to the **POINT OF BEGINNING** of the herein described water line easement said point having grid coordinates X:3,074,291.87, Y: 13,734,177.09;

THENCE: N 16°43'25" E, continuing along and with the east line of said 58 foot wide easement, the west line of said 16.279 acre tract, a distance of 10.13 feet to a point for corner, and the point of curvature of a non-tangent curve to the right;

THENCE: Departing the east line of said 58 foot wide easement, over and across said 16.279 acre tract the following courses and distances:

Southeasterly, along a non-tangent curve to the right, having a radial bearing of S 26°01'21" W, a radius of 1550.00 feet, a central angle of 02°33'42", a chord bearing and distance of S 62°41'48" E, 69.29 feet, for an arc length of 69.30 feet a point of tangency of said curve to the right,

S 61°24'57" E, a distance of 76.14 feet to the point,

N 28°29'41" E, a distance of 11.81 feet to a point for corner,

S 61°24'57" E, a distance of 10.00 feet to a point,

S 28°29'41" W, a distance of 11.81 feet to a point,

S 61°24'57" E, a distance of 123.78 feet to a point of curvature of a curve to the left,

Southeasterly, along a non-tangent curve to the left, having a radial bearing of N 28°34'55" E, a radius of 1700.00 feet, a central angle of 26°12'41", a chord bearing and distance of S 74°31'25" E, 770.95 feet, for an arc length of 777.71 feet to a point of compound curvature of a curve to the left,

Northeasterly, along a tangent curve to the left, having a radius of 80.00 feet, a central angle of 48°08'44", a chord bearing and distance of N 68°17'52" E, 65.26 feet, for an arc length of 67.22 feet to a point of reverse curvature of a curve to the right,

Northeasterly, along a tangent curve to the right, having a radius of 120.00 feet, a central angle of 09°00'04", a chord bearing and distance of N 48°43'32" E, 18.83 feet, for an arc length of 18.85 feet to a point of reverse curve to the left,

Northeasterly, along a tangent curve to the left, having a radius of 80.00 feet, a central angle of 05°12'55", a chord bearing and distance of N 50°37'07" E, 7.28 feet, for an arc length of 7.28 feet to a point of tangency,

N 05°38'00" E, a distance of 17.91 feet to a point for corner,

N 50°32'17" E, a distance of 11.06 feet to a point for corner,

S 88°31'34" E, a distance of 1.24 feet to a point for corner,

N 01°28'26" E, a distance of 1.08 feet to a point for corner,

N 50°08'34" E, a distance of 14.53 feet to the point of curvature of a curve to the left,

Northeasterly, along a non-tangent curve to the left, having a radial bearing of N 72°21'10" W, a radius of 80.00 feet, a central angle of 12°20'36", a chord bearing and distance of N 11°28'32" E, 17.20 feet, for an arc length of 17.23 feet to a point of reverse curvature of a curve to the left, and

Northeasterly, along a tangent curve to the right, having a radius of 2305.00 feet, a central angle of 10°06'44", a chord bearing and distance of N 10°21'36" E, 406.28 feet, for an arc length of 406.81 feet to a point for corner in a north line of said 16.279 acre tract and a south line of said 2,808.323 acre residue tract;

THENCE: S 74°35'02" E, a distance of 10.00 feet to a point of curvature of a non-tangent curve to the left and the northeast corner of the tract herein described water line easement, from which a 5/8 inch iron rod with cap stamped "GBI" found for the northeast corner of said 16.279 acre tract bears S 74°35'02" E, a distance of 10.00 feet;

THENCE: Departing the south line of said 2808.323 acre residue tract, continuing over and across said 16.279 acre tract the following courses and distances:

Southwesterly, along a non-tangent curve to the left, having a radial bearing of S 74°35'02" E, a radius of 2295.00 feet, a central angle of 10°06'44", a chord bearing and distance of S 10°21'36" W, 404.52 feet, for an arc length of 405.04 feet to a point of reverse curvature of a curve to the right,

Southwesterly, along a tangent curve to the right, having a radius of 90.00 feet, a central angle of 47°55'20", a chord bearing and distance of S 29°15'54" W, 73.10 feet, for an arc length of 75.28 feet to a point of reverse curvature of a curve to the left,

Southwesterly, along a tangent curve to the left, having a radius of 110.00 feet, a central angle of 09°00'04", a chord bearing and distance of S 48°43'32" W, 17.26 feet, for an arc length of 17.28 feet to a point of reverse curvature of a curve to the right,

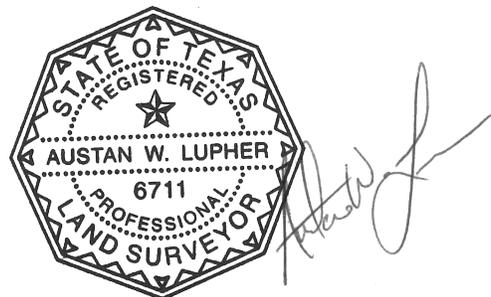
Southwesterly, along a tangent curve to the right, having a radius of 90.00 feet, a central angle of 48°08'44", a chord bearing and distance of S 68°17'52" W, 73.42 feet, for an arc length of 75.63 feet to a point of a compound curve to the right,

Northwesterly, along a tangent curve to the right, having a radius of 1710.00 feet, a central angle of 26°12'41", a chord bearing and distance of N 74°31'25" W, 775.48 feet, for an arc length of 782.28 feet to a point of tangency,

N 61°24'57" W, a distance of 209.92 feet to a point of curvature to the left, and

Northwesterly, along a tangent curve to the left, having a radius of 1540.00 feet, a central angle of 02°30'03", a chord bearing and distance of N 62°39'58" W, 67.21 feet, for an arc length of 67.22 feet to the POINT OF BEGINNING, and containing 0.381 acres in the Fort Bend County, Texas. Said water line easement being described in accordance with a survey made on the ground and a survey map prepared under job number 40937-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 28, 2020
Job No.: 40937-00
DOC. ID: K:\survey\PROJECTS\CIVIL HOUSTON\
40937-00\Word\FN40937-00 0.091AC SSE.docx



LEGEND:

FBCDR FORT BEND COUNTY DEED RECORDS
 FBCFF FORT BEND COUNTY CLERK'S FILE

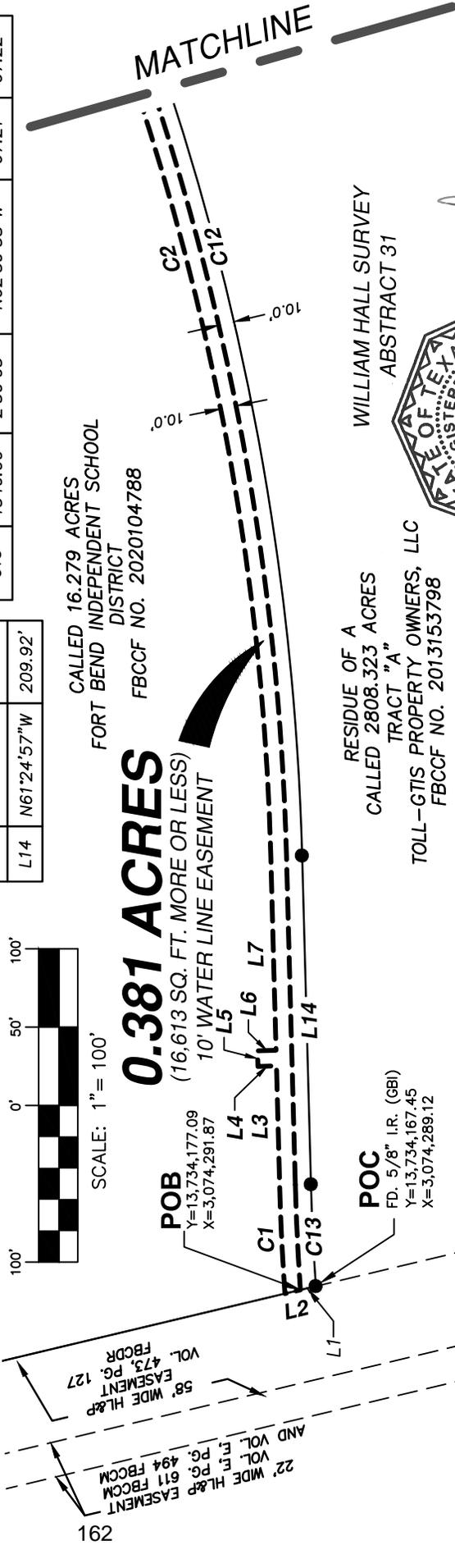
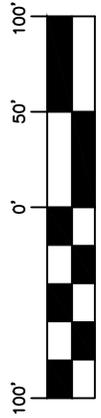
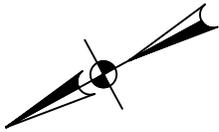
- FOUND 5/8" IRON ROD WITH "GBI" CAP

NOTES:

- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 49037-00 BY PAPE-DAWSON ENGINEERS, INC.
- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING THE COMBINED SCALE FACTOR OF 1.00013

LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°43'25"E	10.14'
L2	N16°43'25"E	10.13'
L3	S61°24'57"E	76.14'
L4	N28°29'41"E	11.81'
L5	S61°24'57"E	10.00'
L6	S28°29'41"W	11.81'
L7	S61°24'57"E	123.78'
L8	N05°38'00"E	17.91'
L9	N50°32'17"E	11.06'
L10	S88°31'34"E	1.24'
L11	N01°28'26"E	1.08'
L12	N50°08'34"E	14.53'
L13	S74°35'02"E	10.00'
L14	N61°24'57"W	209.92'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1550.00'	2°33'42"	S62°41'48"E	69.29'	69.30'
C2	1700.00'	26°12'41"	S74°31'25"E	770.95'	777.71'
C3	80.00'	48°08'44"	N68°17'52"E	65.26'	67.22'
C4	120.00'	9°00'04"	N48°43'32"E	18.83'	18.85'
C5	80.00'	51°2'55"	N50°37'07"E	7.28'	7.28'
C6	80.00'	12°20'36"	N11°28'32"E	17.20'	17.23'
C7	2305.00'	10°06'44"	N10°21'36"E	406.28'	406.81'
C8	2295.00'	10°06'44"	S10°21'36"W	404.52'	405.04'
C9	90.00'	47°55'20"	S29°15'54"W	73.10'	75.28'
C10	110.00'	9°00'04"	S48°43'32"W	17.26'	17.28'
C11	90.00'	48°08'44"	S68°17'52"W	73.42'	75.63'
C12	1710.00'	26°12'41"	N74°31'25"W	775.48'	782.28'
C13	1540.00'	2°30'03"	N62°39'58"W	67.21'	67.22'



0.381 ACRES
 (16,613 SQ. FT. MORE OR LESS)
 10' WATER LINE EASEMENT

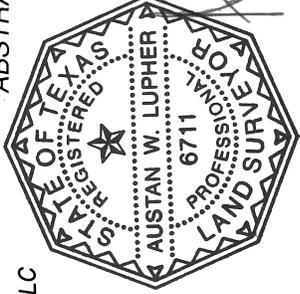
CALLED 16.279 ACRES
 FORT BEND INDEPENDENT SCHOOL
 DISTRICT
 FBCCF NO. 2020104788

RESIDUE OF A
 CALLED 2808.323 ACRES
 TRACT "A"
 TOLL-GTIS PROPERTY OWNERS, LLC
 FBCCF NO. 2013153798

PAPE-DAWSON ENGINEERS
 NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0684
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

EXHIBIT A

0.381 ACRE
 10-FOOT WIDE
 WATER LINE EASEMENT
 FORT BEND COUNTY, TEXAS



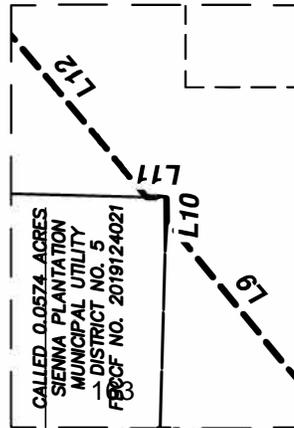
LEGEND:

FBCCR FORT BEND COUNTY DEED RECORDS
 FBCCF FORT BEND COUNTY CLERK'S FILE

- FOUND 5/8" IRON ROD WITH "GBI" CAP

NOTES:

- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 40937-00 BY PAPE-DAWSON ENGINEERS, INC.
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0.381 ACRE
10-FOOT WIDE
WATER LINE EASEMENT
FORT BEND COUNTY, TEXAS



NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0864
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1550.00'	2°33'42"	S62°41'48"E	69.29'	69.30'
C2	1700.00'	26°12'41"	S74°31'25"E	770.95'	777.71'
C3	80.00'	48°08'44"	N68°17'52"E	65.26'	67.22'
C4	120.00'	9°00'04"	N48°43'32"E	18.83'	18.85'
C5	80.00'	5°12'55"	N50°37'07"E	7.28'	7.28'
C6	80.00'	12°20'36"	N11°28'32"E	17.20'	17.23'
C7	2305.00'	10°06'44"	N10°21'36"E	406.28'	406.81'
C8	2295.00'	10°06'44"	S10°21'36"W	404.52'	405.04'
C9	90.00'	47°55'20"	S29°15'54"W	73.10'	75.28'
C10	110.00'	9°00'04"	S48°43'32"W	17.26'	17.28'
C11	90.00'	48°08'44"	S68°17'52"W	73.42'	75.63'
C12	1710.00'	26°12'41"	N74°31'25"W	775.48'	782.28'
C13	1540.00'	2°30'03"	N62°39'58"W	67.21'	67.22'

LINE TABLE

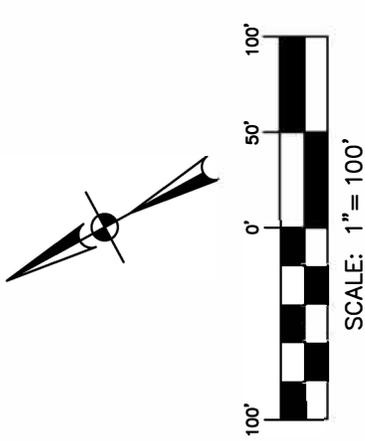
LINE	BEARING	LENGTH
L1	N16°43'25"E	10.14'
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L5	S61°24'57"E	10.00'
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L10	S88°31'34"E	1.24'
L11	N01°28'26"E	1.08'
L12	N50°08'34"E	14.53'
L13	S74°35'02"E	10.00'
L14	N61°24'57"W	209.92'

WILLIAM HALL SURVEY
 ABSTRACT 31

CALLLED 0.0574 ACRES
 SIENNA PLANTATION MUNICIPAL
 UTILITY DISTRICT NO. 5
 FBCCF NO. 2019124021

CALLLED 16.279 ACRES
 FORT BEND INDEPENDENT SCHOOL
 DISTRICT
 FBCCF NO. 2020104788

0.381 ACRES
 (1,613 SQ. FT. MORE OR LESS)
 10' WATER LINE EASEMENT
 RESIDUE OF A
 CALLED 2808.323 ACRES
 PROPERTY OWNERS, LLC
 FBCCF NO. 201313798
 TOTL-GITS
 FBCCF NO. 40937-00



MATCHLINE

20' WIDE SSE
 PLAT NO. 20190215
 FBCCPR

TEMPORARY ACCESS EASEMENT
 FBCCF NO. 2019124019
 TO BE ABANDONED

SEE DETAIL

LEGEND:

FBGDR FORT BEND COUNTY DEED RECORDS
 FBCCF FORT BEND COUNTY CLERK'S FILE

- FOUND 5/8" IRON ROD WITH "GBI" CAP

NOTES:

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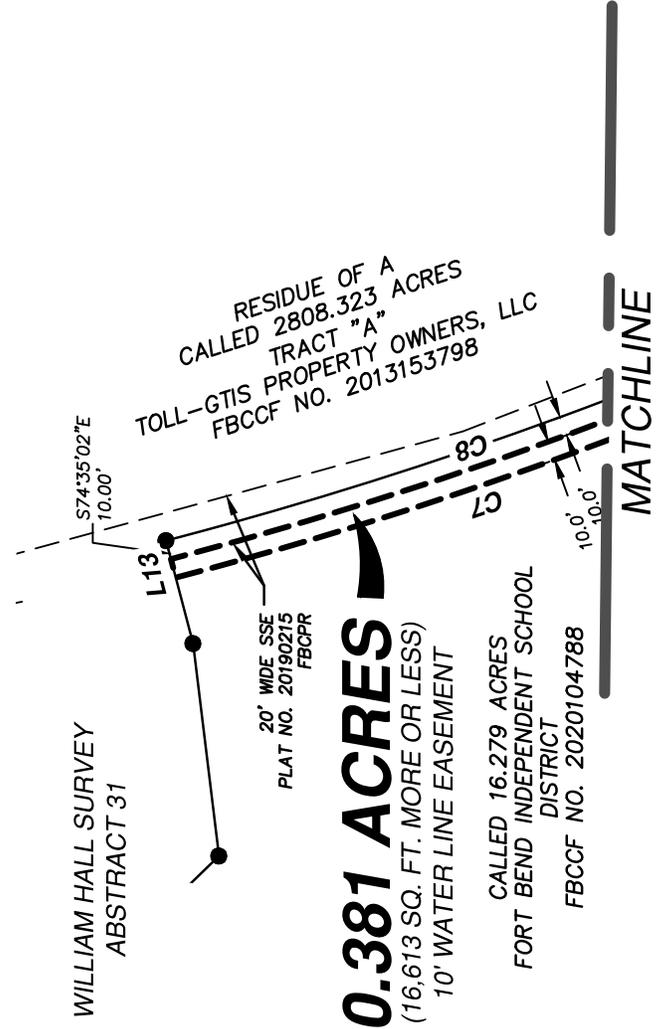
0.381 ACRE
 10-FOOT WIDE
 WATER LINE EASEMENT
 FORT BEND COUNTY, TEXAS



NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°43'25"E	10.14'
L2	N16°43'25"E	10.13'
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L7	S61°24'57"E	123.78'
L8	N05°38'00"E	17.91'
L9	N50°32'17"E	11.06'
L10	S88°31'34"E	1.24'
L11	N01°28'26"E	1.08'
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L13	S74°35'02"E	10.00'
L14	N61°24'57"W	209.92'

CURVE TABLE						
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C1	1550.00'	2°33'42"	S62°41'48"E	69.29'	69.30'	
C2	1700.00'	26°12'41"	S74°31'25"E	770.95'	777.71'	
C3	80.00'	48°08'44"	N68°17'52"E	65.26'	67.22'	
C4	120.00'	9°00'04"	N48°43'32"E	18.83'	18.85'	
C5	80.00'	5°12'55"	N50°37'07"E	7.28'	7.28'	
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C10	110.00'	9°00'04"	S48°43'32"W	17.26'	17.28'	
C11	90.00'	48°08'44"	S68°17'52"W	73.42'	75.63'	
C12	1710.00'	26°12'41"	N74°31'25"W	775.48'	782.28'	
C13	1540.00'	2°30'03"	N62°39'58"W	67.21'	67.22'	





METES AND BOUNDS DESCRIPTION
FOR A

10-FOOT WIDE WATER LINE EASEMENT

A 0.216 acre (9,391 square feet) 10-foot wide water line easement on a called 16.279 acre tract of land conveyed to Fort Bend Independent School District as described in a deed recorded in Clerk's File No. 2020104788 in the Official Public Records of Fort Bend County, Texas, being out of the William Hall Survey, Abstract No. 31 in Fort Bend County, Texas. Said 0.216 acre water line easement being more fully described as follows, all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD-83 (NA2011), epoch 2010.00, all coordinates are grid and may be converted to surface by multiplying by the scale factor of 1.00013;

COMMENCING: at a 5/8 inch iron rod with cap stamped "GBI" found in the east line of a called 58 foot wide easement conveyed to Houston Lighting and Power as recorded in Volume 473, Page 127 of the Fort Bend County Deed Records, for the southwest corner of the residue of a called 2,808.323 acre tract, Tract "A" conveyed to Toll-GTIS Property Owners, LLC as recorded in Fort Bend County Clerk's File Number 2013153798 of the Official Public Records of Fort Bend County, Texas, and the northwest corner of said 16.279 acre tract, said point having grid coordinates X: 3,074,455.84, Y: 13,734,722.82;

THENCE: S 73°16'35" E, along and with the north line of said 16.279 acre tract and the south line of said 2,808.323 acre residue tract a distance of 15.45 feet to the **POINT OF BEGINNING**, of the herein described water line easement, said point having grid coordinates X: 3,074,470.64, Y: 13,734,718.37;

THENCE: Continuing along the north line of said 16.279 acre tract and the south line of said 2,808.323 acre residue tract, the following courses and distance:

S 73°16'35" E, a distance of 11.15 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of curvature of a non-tangent curve to the left,

Southeasterly, along a non-tangent curve to the left, having a radial bearing of N 77°46'20"E, a radius of 50.00 feet, a central angle of 135°34'24", a chord bearing and distance of S 80°00'52" East, 92.58 feet, for an arc length of 118.31 feet to a 5/8 inch iron rod with cap stamped "GBI" found for the point of curvature of a curve to the right, and

Northeasterly, along a non-tangent curve to the right, having a radial bearing of S 57°47'39" E, a radius of 25.00 feet, a central angle of 26°56'35", a chord bearing and distance of N 45°40'38" E, 11.65 feet, for an arc length of 11.76 feet to the point of curvature of a non-tangent curve to the right;

THENCE: Departing the south line of said 2,808.323 acre residue tract, over and across said 6.279 acre tract, and being 5.00 foot south of and parallel to the north line of said 16.279 acre tract the following courses and distance:

Southeasterly, along a non-tangent curve to the right, having a radial bearing of S 05°34'24" W, a radius of 970.00 feet, a central angle 20°35'06", a chord bearing and distance of S 74°08'03" E, 346.63 feet for an arc length of 348.50 feet to the point of tangency,

S 63°50'11" E, a distance of 120.60 feet to the point of curvature of a curve to the left,

Southeasterly, along a tangent curve to the left, having a radius of 3030.00 feet, a central angle of 04°13'13", a chord bearing and distance of S 65° 56'47" E, 223.13 feet, for an arc length of 223.18 feet to the point of tangency of said curve,

S 68°03'23" E, a distance of 23.69 feet to a point of curvature of a curve to the right;

Southeasterly, along a tangent curve to the right, having a radius 20.00 feet, a central angle of 36°08'32", a chord bearing and distance of S 49°59'07" E, 12.41 feet, for an arc length of 12.62 feet to a point of reverse curvature of a curve to the left, and

Southeasterly, along a tangent curve to the left, having a radius of 55.00 feet, a central angle of 72°10'56", a chord bearing and distance of S 68°00'19" E, 64.80 feet, for an arc length of 69.29 feet, to a point in the north line of said 16.279 acre tract and the south line of the aforementioned 2,808.323 acre residue tract, from which a 5/8 inch iron rod with cap stamped "GBI" found in north line of said 16.279 acre tract, the south line of said 2,808.323 acre residue tract, bears N 14°06'26" W, a distance of 5.00 feet;

THENCE: S 14°06'26" E, along and with the common line of said 16.279 acre tract and said 2,808.323 acre residue tract a distance of 10.00 feet to a point of curvature on a non-tangent curve to the right, from which a 5/8 inch iron rod with cap stamped "GBI" found for corner on said common line bears S 14°06'26" E, a distance of 23.00 feet;

THENCE: Continuing over and across said 16.279 acre tract, 10.00 foot south of and parallel to the north line the herein described water line easement the following courses and distance:

Northwesterly, along said non-tangent curve to the right, having a radial bearing of N 14°05'53" W, a radius of 65.00 feet, a central angle of 72°11'02", a chord bearing and distance of N 68°00'22" W, 76.58 feet, for an arc length of 81.89 feet to a point of reverse curvature of a curve to the left,

Northwesterly, departing the south line of said 2,808.323 acre residue tract, along a tangent curve to the left, having a radius of 10.00 feet, a central angle of $36^{\circ}08'32''$, a chord bearing and distance of $N 49^{\circ}59'07'' W$, 6.20 feet, for an arc length of 6.31 feet to the point of tangency of said curve to the right,

$N 68^{\circ}03'23'' W$, a distance of 23.69 feet to the point of curvature of a curve to the right,

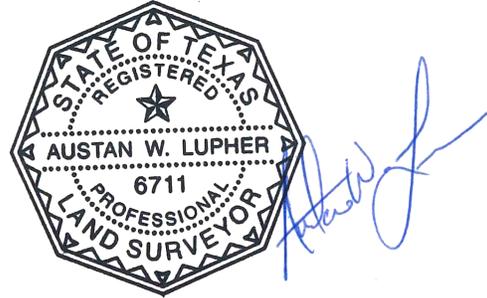
Northwesterly, along a tangent curve to the right, having a radius of 3040.00 feet, a central angle of $04^{\circ}13'13''$, a chord bearing and distance of $N 65^{\circ}56'47'' W$, 223.86 feet, for an arc length of 223.91 feet to the point of tangency of said curve to the right,

$N 63^{\circ}50'11'' W$, a distance of 120.60 feet to the point of curvature of a curve to the left,

Northwesterly, along a non-tangent curve to the left, having a radial bearing of $S 26^{\circ}09'30'' W$, a radius of 960.00 feet, a central angle of $20^{\circ}01'40''$, a chord bearing and distance of $N 73^{\circ}51'20'' W$, 333.86 feet, for an arc length of 335.57 feet to the point of curvature of a curve to the left,

Southwesterly, along a tangent curve to the left, having a radius of 10.00 feet, a central angle of $61^{\circ}55'30''$, a chord bearing and distance of $S 65^{\circ}10'05'' W$, 10.29 feet, for an arc length of 10.81 feet to a point of reverse curvature of a curve to the right, and

Northwesterly, along a tangent curve to the right, having a radius of 60.00 feet, a central angle of $138^{\circ}43'42''$, a chord bearing and distance of N $76^{\circ}25'49''$ W, 112.30 feet, for an arc length of 145.28 feet to the **POINT OF BEGINNING**, and containing 0.216 acres in Fort Bend County, Texas. Said water line easement being described in accordance with a survey made on the ground and a survey map prepared under job number 40937-00 by Pape-Dawson Engineers, Inc.



PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 29, 2020
Job No.: 40937-00

DOC. ID:K:\survey\PROJECTS\CIVIL HOUSTON\40937-00\Word\0.216 acre water line easement.docx

LEGEND:

FBCCF FORT BEND COUNTY CLERK'S FILE NUMBER
 FBCCR FORT BEND COUNTY DEED RECORDS
 FBCCM FORT BEND COUNTY COURT MINUTES

● FOUND 5/8" IRON ROD WITH "GBI" CAP

NOTES:

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3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING THE COMBINED SCALE FACTOR OF 1.00013

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	135°34'24"	S80°00'52"E	92.58'	118.31'
C2	25.00'	26°56'35"	N45°40'38"E	11.65'	11.76'
C3	970.00'	20°35'06"	S74°08'03"E	346.63'	348.50'
C4	3030.00'	4°13'13"	S65°56'47"E	223.13'	223.18'
C5	20.00'	36°08'32"	S49°59'07"E	12.41'	12.62'
C6	55.00'	72°10'56"	S68°00'19"E	64.80'	69.29'
C7	65.00'	72°11'02"	N68°00'22"W	76.58'	81.89'
C8	10.00'	36°08'32"	N49°59'07"W	6.20'	6.31'
C9	3040.00'	4°13'13"	N65°56'47"W	223.86'	223.91'
C10	960.00'	20°01'40"	N73°51'20"W	333.86'	335.57'
C11	10.00'	61°55'30"	S65°10'05"W	10.29'	10.81'
C12	60.00'	138°43'42"	N76°25'49"W	112.30'	145.28'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S73°16'35"E	11.15'
L2	S68°03'23"E	23.69'
L3	S14°06'26"E	10.00'
L4	N68°03'23"W	23.69'

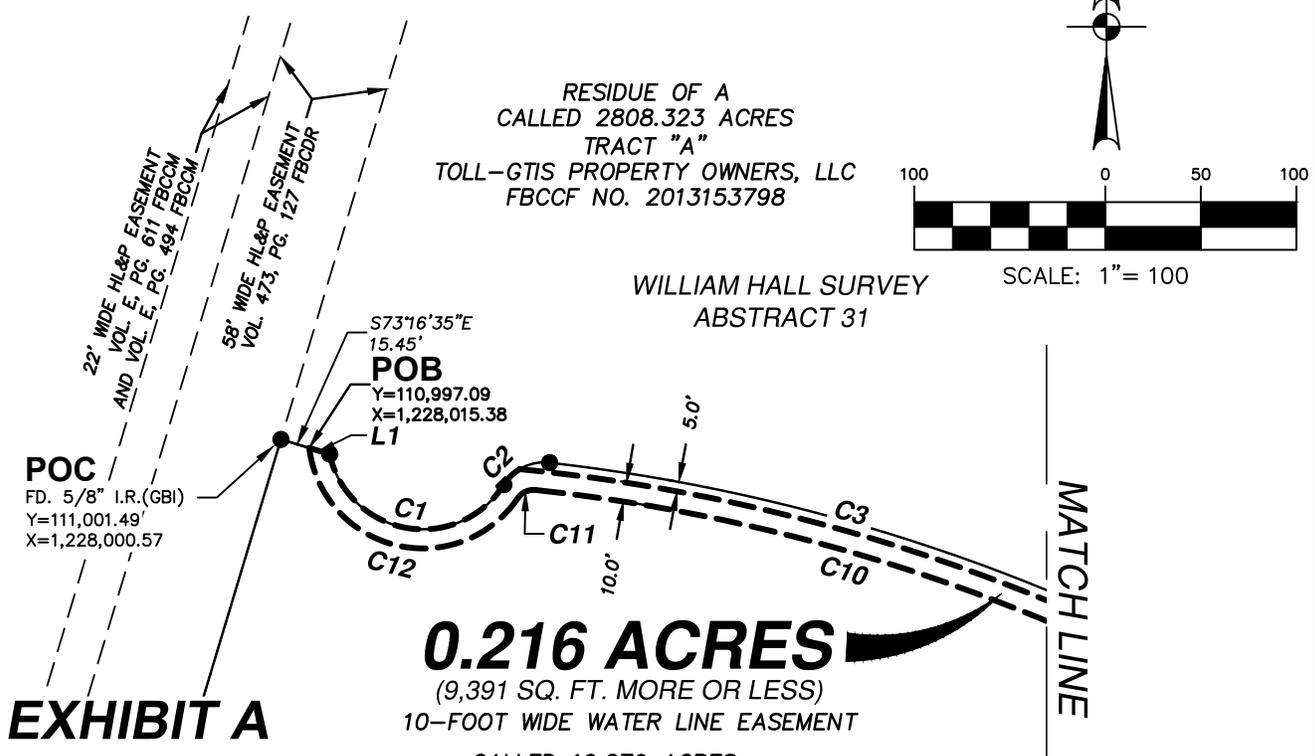


EXHIBIT A

0.216 ACRE
 10-FOOT WIDE
 WATER LINE EASEMENT
 FORT BEND COUNTY, TEXAS

0.216 ACRES
 (9,391 SQ. FT. MORE OR LESS)
 10-FOOT WIDE WATER LINE EASEMENT

CALLLED 16.279 ACRES
 FORT BEND INDEPENDENT
 SCHOOL DISTRICT
 FBCCF NO. 2020104788



NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

Date: Oct 02, 2020, 11:13am User: Id: Alupher
 File: K:\Survey\PROJECTS\CIVIL HOUSTON\40937-00 EASEMENTS 0.216AC WL.dwg

REFERENCE: 46045-20

LEGEND:

FBCCF FORT BEND COUNTY CLERK'S FILE NUMBER
 FBCCR FORT BEND COUNTY DEED RECORDS
 FBCCM FORT BEND COUNTY COURT MINUTES

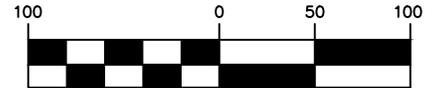
- FOUND 5/8" IRON ROD WITH "GBI" CAP

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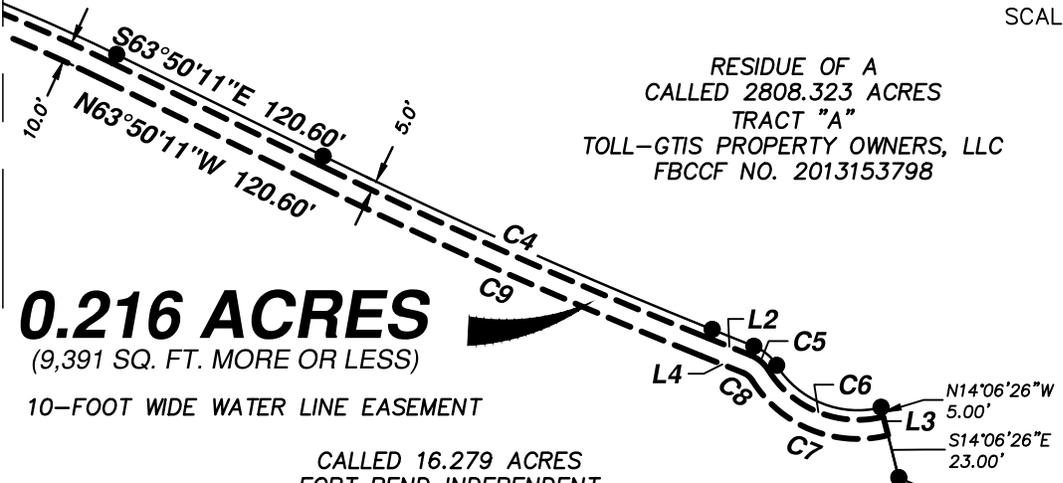


SCALE: 1" = 100

WILLIAM HALL SURVEY
 ABSTRACT 31

RESIDUE OF A
 CALLED 2808.323 ACRES
 TRACT "A"
 TOLL-GTIS PROPERTY OWNERS, LLC
 FBCCF NO. 2013153798

MATCH LINE



0.216 ACRES
 (9,391 SQ. FT. MORE OR LESS)

10-FOOT WIDE WATER LINE EASEMENT

CALLED 16.279 ACRES
 FORT BEND INDEPENDENT
 SCHOOL DISTRICT
 FBCCF NO. 2020104788



[Handwritten signature]

PAPE-DAWSON ENGINEERS

NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

ELEMENTARY SCHOOL #54

FORT BEND I.S.D.

1300 HERITAGE PARK DRIVE, MISSOURI CITY, TX 77459

ISSUE FOR PERMIT



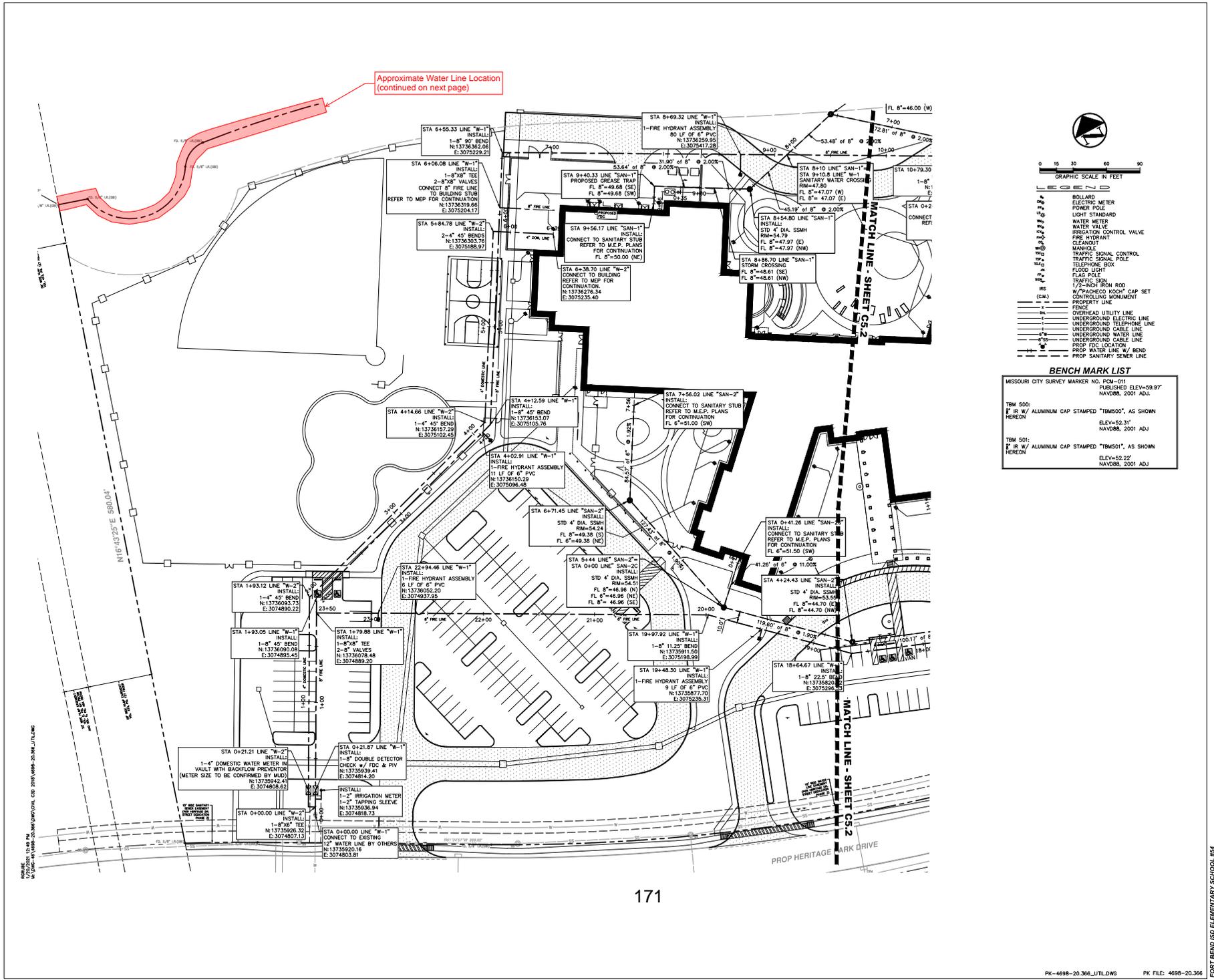
CLIENT: FORT BEND I.S.D.

DATE: JANUARY 21, 2021	PROJECT NUMBER: 5504	
NO.	Description	Date

ISSUE FOR PERMIT
BUILDING NUMBER

SITE UTILITY PLAN

C5.1







METES AND BOUNDS DESCRIPTION
FOR A
10-FOOT WIDE WATERLINE EASEMENT

A 0.381 acre (16,614 square feet) 10-foot wide waterline easement on a called 16.279 acre tract of land conveyed to Fort Bend Independent School District as described in a deed recorded in Clerk's File No. 2020104788 in the Official Public Records of Fort Bend County, Texas, being out of the William Hall Survey, Abstract No. 31 in Fort Bend County, Texas. Said 0.381 acre waterline easement being more fully described as follows, all bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD-83 (NA2011), epoch 2010.00 all coordinates are grid and may be converted to surface by multiplying by the scale factor of 1.00013;

COMMENCING: At a 5/8 inch iron rod with cap stamped "GBI" found in the east line of a 58 foot wide easement conveyed to Houston Lighting and Power as recorded in Volume 473, Page 127 of the Deed Records of Fort Bend County, Texas, the southwest corner of said 16.279 acre tract, and a northwest corner of the residue of a called 2,808.323 acre tract conveyed to TOLL-GTIS Property Owners, LLC, as recorded in Clerk's File Number 2013153798 of the Official Public Records of Fort Bend County, Texas, said point having grid coordinates X:3,074,289.12, Y: 13,734,167.45;

THENCE: N 16°43'25" E, along and with the east line of said 58 foot wide easement and the west line of said 16.279 acre tract a distance of 10.14 feet, to the **POINT OF BEGINNING** of the herein described water line easement said point having grid coordinates X:3,074,291.87, Y: 13,734,177.09;

THENCE: N 16°43'25" E, continuing along and with the east line of said 58 foot wide easement, the west line of said 16.279 acre tract, a distance of 10.13 feet to a point for corner, and the point of curvature of a non-tangent curve to the right;

THENCE: Departing the east line of said 58 foot wide easement, over and across said 16.279 acre tract the following courses and distances:

Southeasterly, along a non-tangent curve to the right, having a radial bearing of S 26°01'21" W, a radius of 1550.00 feet, a central angle of 02°33'42", a chord bearing and distance of S 62°41'48" E, 69.29 feet, for an arc length of 69.30 feet a point of tangency of said curve to the right,

S 61°24'57" E, a distance of 76.14 feet to the point,

N 28°29'41" E, a distance of 11.81 feet to a point for corner,

S 61°24'57" E, a distance of 10.00 feet to a point,

S 28°29'41" W, a distance of 11.81 feet to a point,

S 61°24'57" E, a distance of 123.78 feet to a point of curvature of a curve to the left,

Southeasterly, along a non-tangent curve to the left, having a radial bearing of N 28°34'55" E, a radius of 1700.00 feet, a central angle of 26°12'41", a chord bearing and distance of S 74°31'25" E, 770.95 feet, for an arc length of 777.71 feet to a point of compound curvature of a curve to the left,

Northeasterly, along a tangent curve to the left, having a radius of 80.00 feet, a central angle of 48°08'44", a chord bearing and distance of N 68°17'52" E, 65.26 feet, for an arc length of 67.22 feet to a point of reverse curvature of a curve to the right,

Northeasterly, along a tangent curve to the right, having a radius of 120.00 feet, a central angle of 09°00'04", a chord bearing and distance of N 48°43'32" E, 18.83 feet, for an arc length of 18.85 feet to a point of reverse curve to the left,

Northeasterly, along a tangent curve to the left, having a radius of 80.00 feet, a central angle of 05°12'55", a chord bearing and distance of N 50°37'07" E, 7.28 feet, for an arc length of 7.28 feet to a point of tangency,

N 05°38'00" E, a distance of 17.91 feet to a point for corner,

N 50°32'17" E, a distance of 11.06 feet to a point for corner,

S 88°31'34" E, a distance of 1.24 feet to a point for corner,

N 01°28'26" E, a distance of 1.08 feet to a point for corner,

N 50°08'34" E, a distance of 14.53 feet to the point of curvature of a curve to the left,

Northeasterly, along a non-tangent curve to the left, having a radial bearing of N 72°21'10" W, a radius of 80.00 feet, a central angle of 12°20'36", a chord bearing and distance of N 11°28'32" E, 17.20 feet, for an arc length of 17.23 feet to a point of reverse curvature of a curve to the left, and

Northeasterly, along a tangent curve to the right, having a radius of 2305.00 feet, a central angle of 10°06'44", a chord bearing and distance of N 10°21'36" E, 406.28 feet, for an arc length of 406.81 feet to a point for corner in a north line of said 16.279 acre tract and a south line of said 2,808.323 acre residue tract;

THENCE: S 74°35'02" E, a distance of 10.00 feet to a point of curvature of a non-tangent curve to the left and the northeast corner of the tract herein described water line easement, from which a 5/8 inch iron rod with cap stamped "GBI" found for the northeast corner of said 16.279 acre tract bears S 74°35'02" E, a distance of 10.00 feet;

THENCE: Departing the south line of said 2808.323 acre residue tract, continuing over and across said 16.279 acre tract the following courses and distances:

Southwesterly, along a non-tangent curve to the left, having a radial bearing of S 74°35'02" E, a radius of 2295.00 feet, a central angle of 10°06'44", a chord bearing and distance of S 10°21'36" W, 404.52 feet, for an arc length of 405.04 feet to a point of reverse curvature of a curve to the right,

Southwesterly, along a tangent curve to the right, having a radius of 90.00 feet, a central angle of 47°55'20", a chord bearing and distance of S 29°15'54" W, 73.10 feet, for an arc length of 75.28 feet to a point of reverse curvature of a curve to the left,

Southwesterly, along a tangent curve to the left, having a radius of 110.00 feet, a central angle of 09°00'04", a chord bearing and distance of S 48°43'32" W, 17.26 feet, for an arc length of 17.28 feet to a point of reverse curvature of a curve to the right,

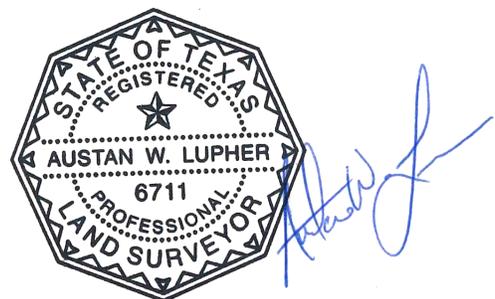
Southwesterly, along a tangent curve to the right, having a radius of 90.00 feet, a central angle of 48°08'44", a chord bearing and distance of S 68°17'52" W, 73.42 feet, for an arc length of 75.63 feet to a point of a compound curve to the right,

Northwesterly, along a tangent curve to the right, having a radius of 1710.00 feet, a central angle of 26°12'41", a chord bearing and distance of N 74°31'25" W, 775.48 feet, for an arc length of 782.28 feet to a point of tangency,

N 61°24'57" W, a distance of 209.92 feet to a point of curvature to the left, and

Northwesterly, along a tangent curve to the left, having a radius of 1540.00 feet, a central angle of 02°30'03", a chord bearing and distance of N 62°39'58" W, 67.21 feet, for an arc length of 67.22 feet to the POINT OF BEGINNING, and containing 0.381 acres in the Fort Bend County, Texas. Said water line easement being described in accordance with a survey made on the ground and a survey map prepared under job number 40937-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 28, 2020
Job No.: 40937-00
DOC. ID: K:\survey\PROJECTS\CIVIL HOUSTON\
40937-00\Word\FN40937-00 0.091AC SSE.docx



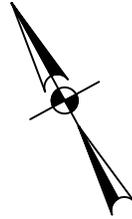
LEGEND:

FBCDR FORT BEND COUNTY DEED RECORDS
 FBCCF FORT BEND COUNTY CLERK'S FILE

● FOUND 5/8" IRON ROD WITH "GBI" CAP

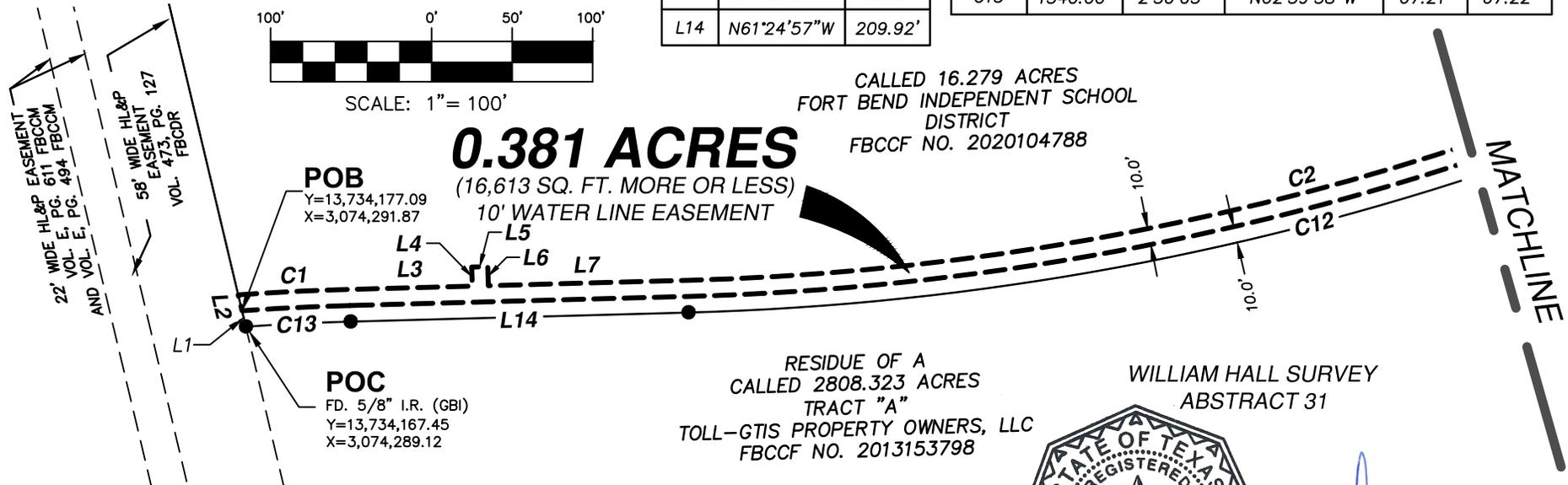
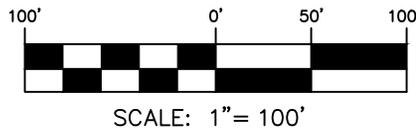
NOTES:

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°43'25"E	10.14'
L2	N16°43'25"E	10.13'
L3	S61°24'57"E	76.14'
L4	N28°29'41"E	11.81'
L5	S61°24'57"E	10.00'
L6	S28°29'41"W	11.81'
L7	S61°24'57"E	123.78'
L8	N05°38'00"E	17.91'
L9	N50°32'17"E	11.06'
L10	S88°31'34"E	1.24'
L11	N01°28'26"E	1.08'
L12	N50°08'34"E	14.53'
L13	S74°35'02"E	10.00'
L14	N61°24'57"W	209.92'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1550.00'	2°33'42"	S62°41'48"E	69.29'	69.30'
C2	1700.00'	26°12'41"	S74°31'25"E	770.95'	777.71'
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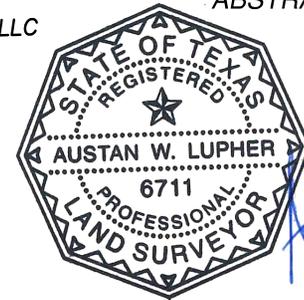
PAPE-DAWSON ENGINEERS

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 CALLED 2808.323 ACRES
 TRACT "A"
 TOLL-GTIS PROPERTY OWNERS, LLC
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WILLIAM HALL SURVEY
 ABSTRACT 31



[Handwritten signature]

SHEET 1 OF 3
 JOB NO. 40937-00

LEGEND:

FBCDR FORT BEND COUNTY DEED RECORDS
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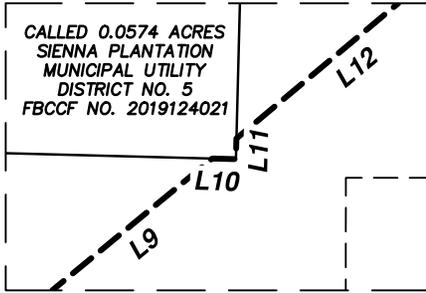
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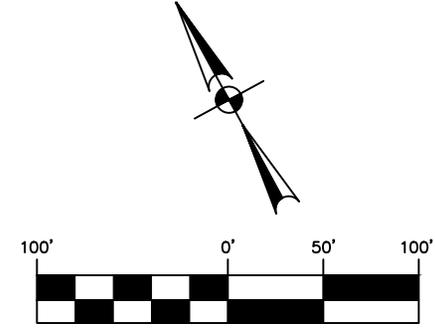


DETAIL
SCALE: 1"=10'

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 WATER LINE EASEMENT
 FORT BEND COUNTY, TEXAS

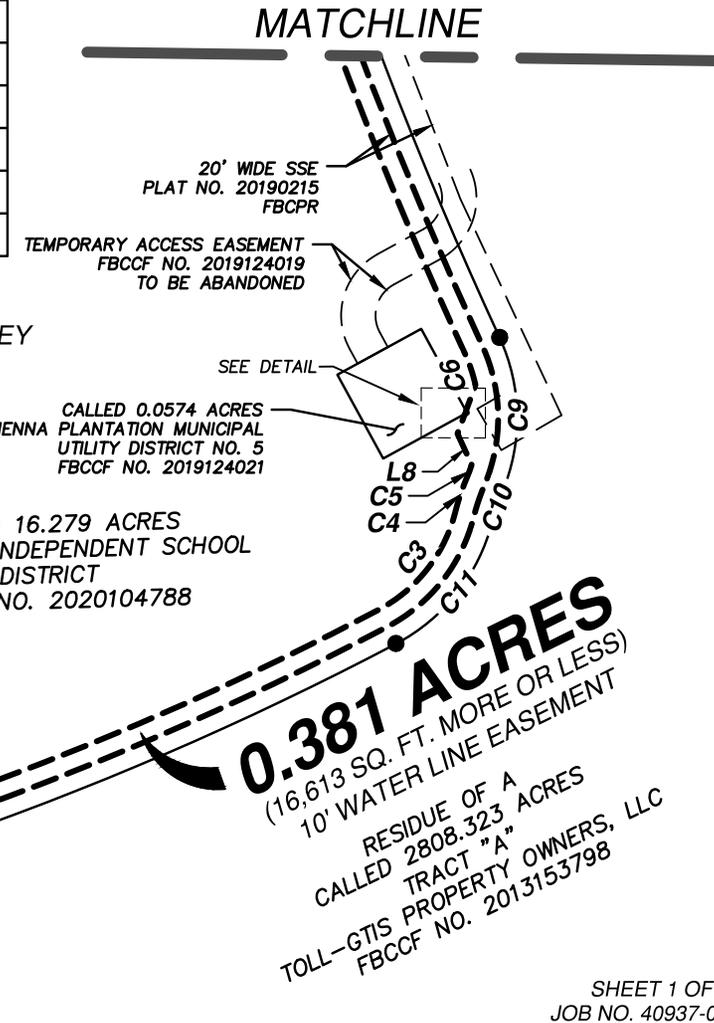


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 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



SCALE: 1" = 100'

WILLIAM HALL SURVEY
 ABSTRACT 31



LEGEND:

FBCDR FORT BEND COUNTY DEED RECORDS
 FBCCF FORT BEND COUNTY CLERK'S FILE

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L8	N05°38'00"E	17.91'
L9	N50°32'17"E	11.06'
L10	S88°31'34"E	1.24'
L11	N01°28'26"E	1.08'
L12	N50°08'34"E	14.53'
L13	S74°35'02"E	10.00'
L14	N61°24'57"W	209.92'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1550.00'	2°33'42"	S62°41'48"E	69.29'	69.30'
C2	1700.00'	26°12'41"	S74°31'25"E	770.95'	777.71'
C3	80.00'	48°08'44"	N68°17'52"E	65.26'	67.22'
C4	120.00'	9°00'04"	N48°43'32"E	18.83'	18.85'
C5	80.00'	5°12'55"	N50°37'07"E	7.28'	7.28'
C6	80.00'	12°20'36"	N11°28'32"E	17.20'	17.23'
C7	2305.00'	10°06'44"	N10°21'36"E	406.28'	406.81'
C8	2295.00'	10°06'44"	S10°21'36"W	404.52'	405.04'
C9	90.00'	47°55'20"	S29°15'54"W	73.10'	75.28'
C10	110.00'	9°00'04"	S48°43'32"W	17.26'	17.28'
C11	90.00'	48°08'44"	S68°17'52"W	73.42'	75.63'
C12	1710.00'	26°12'41"	N74°31'25"W	775.48'	782.28'
C13	1540.00'	2°30'03"	N62°39'58"W	67.21'	67.22'

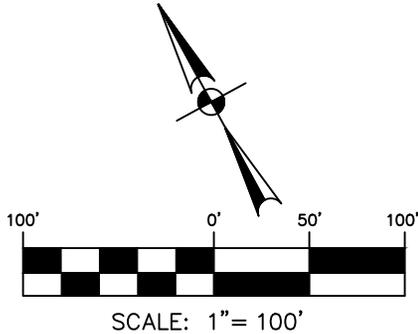


EXHIBIT A

0.381 ACRE
 10-FOOT WIDE
 WATER LINE EASEMENT
 FORT BEND COUNTY, TEXAS

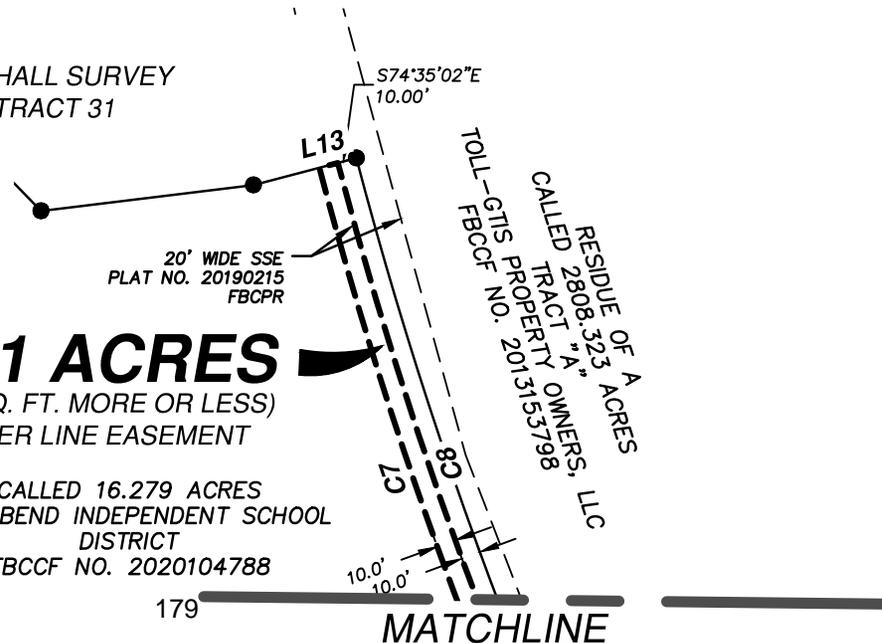


NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

WILLIAM HALL SURVEY
 ABSTRACT 31

0.381 ACRES
 (16,613 SQ. FT. MORE OR LESS)
 10' WATER LINE EASEMENT

CALLLED 16.279 ACRES
 FORT BEND INDEPENDENT SCHOOL
 DISTRICT
 FBCCF NO. 2020104788



179

SHEET 3 OF 3
 JOB NO. 40937-00

ELEMENTARY SCHOOL #54

FORT BEND I.S.D.

1300 HERITAGE PARK DRIVE, MISSOURI CITY, TX 77459

ISSUE FOR PERMIT



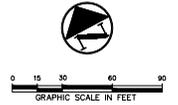
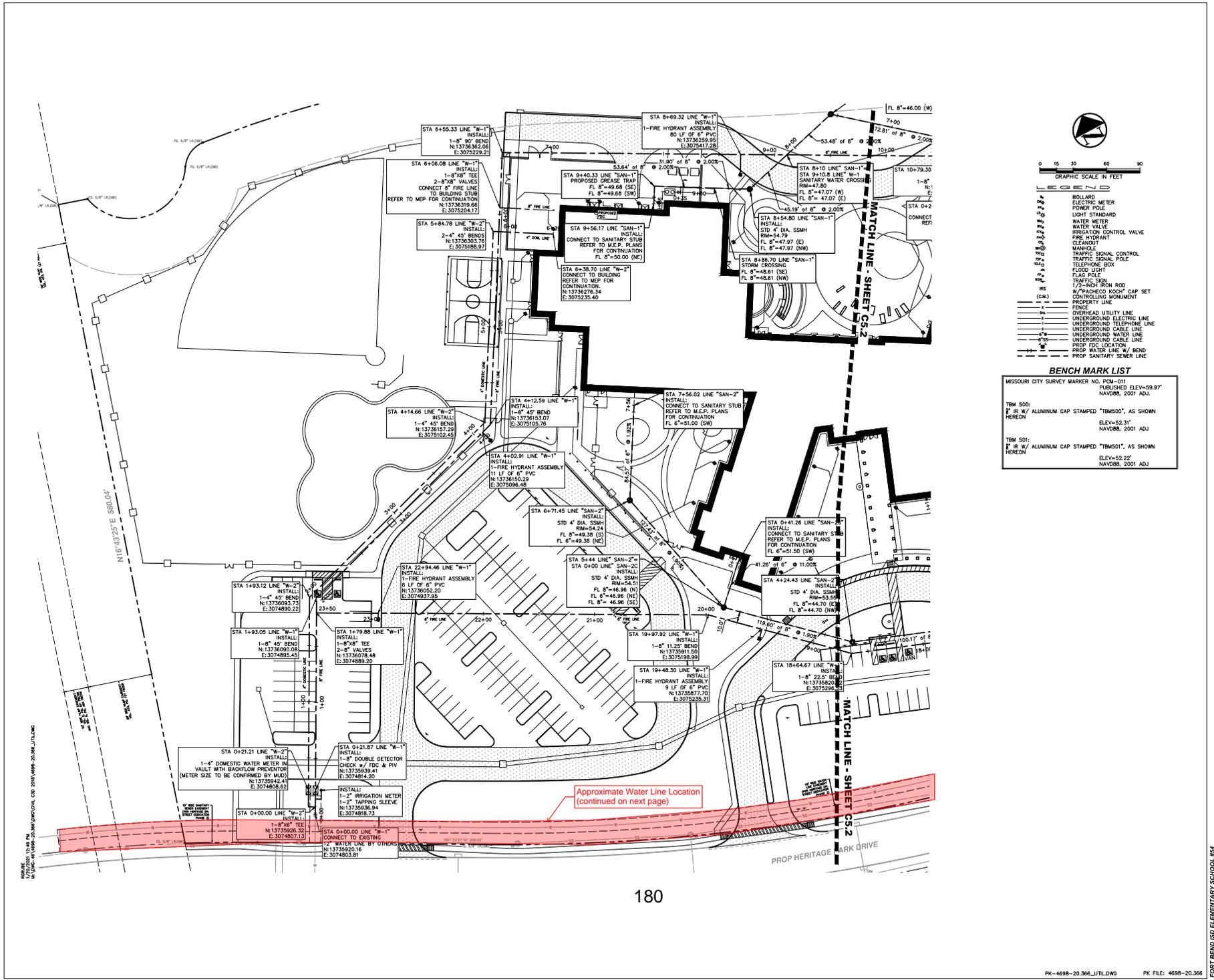
GENT: FORT BEND I.S.D.

DATE: JANUARY 21, 2021	PROJECT NUMBER: 5504	
NO.:	DESCRIPTION	DATE

ISSUE FOR PERMIT
BUILDING NUMBER:

SITE UTILITY PLAN

C5.1



- LEGEND**
- ⊙ BOLLARD
 - ⊙ ELECTRIC METER
 - ⊙ POWER POLE
 - ⊙ LIGHT STANDARD
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ IRRIGATION CONTROL VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ CLEANOUT
 - ⊙ MANHOLE
 - ⊙ TRAFFIC SIGNAL CONTROL
 - ⊙ TRAFFIC SIGNAL POLE
 - ⊙ TELEPHONE BOX
 - ⊙ FLOOD LIGHT
 - ⊙ FLAG POLE
 - ⊙ TRAFFIC SIGN
 - ⊙ 1/2" RIBBON ROD
 - ⊙ W/PACHECO KOCH" CAP SET
 - ⊙ CONTROLLING MONUMENT
 - ⊙ PROPERTY LINE
 - ⊙ FENCE
 - ⊙ OVERHEAD UTILITY LINE
 - ⊙ UNDERGROUND ELECTRIC LINE
 - ⊙ UNDERGROUND TELEPHONE LINE
 - ⊙ UNDERGROUND CABLE LINE
 - ⊙ UNDERGROUND WATER LINE
 - ⊙ PROP. WATER LINE W/ BEND
 - ⊙ PROP. SANITARY SEWER LINE

BENCH MARK LIST

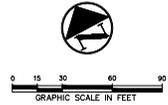
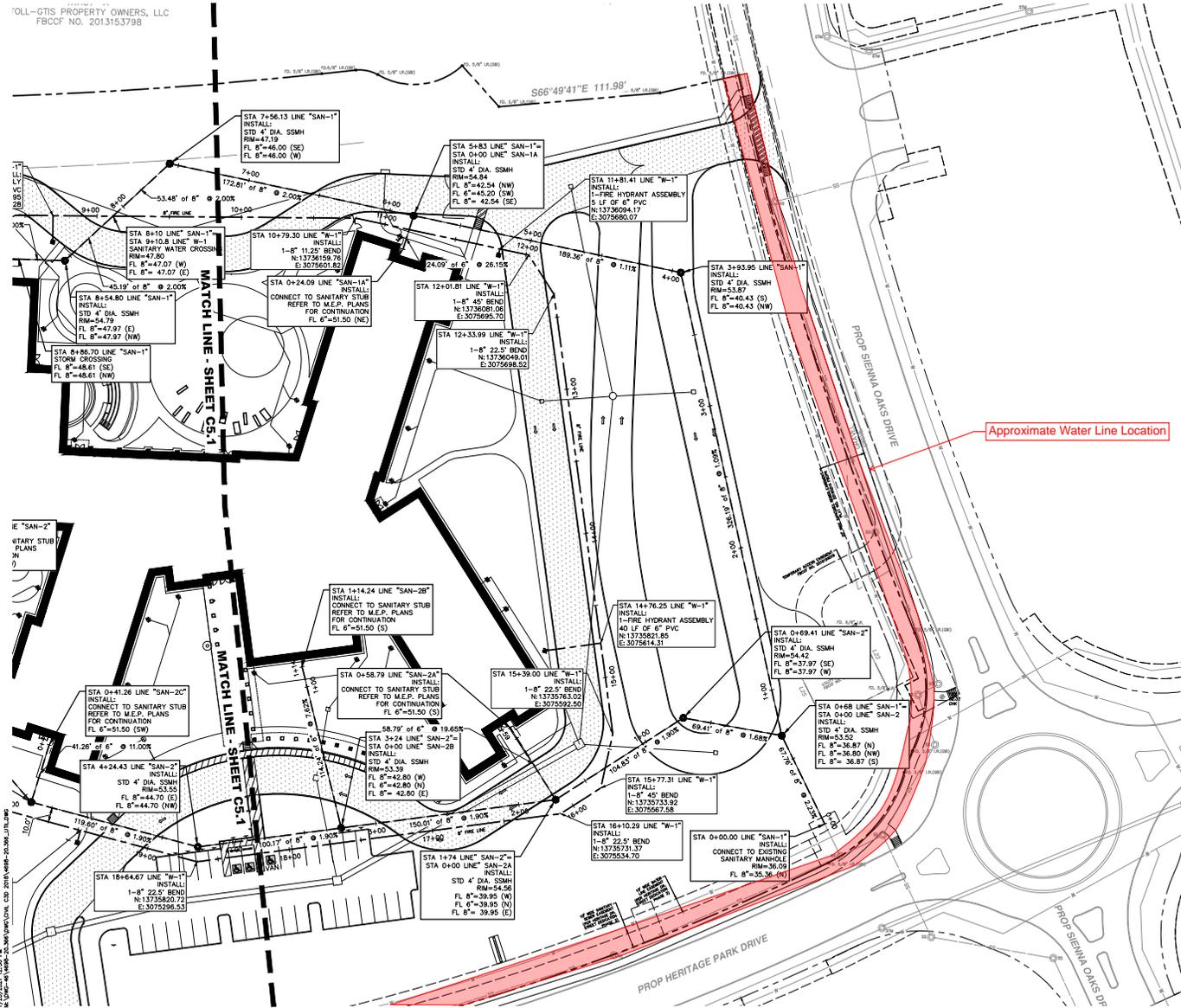
MISSOURI CITY SURVEY MARKER NO. PCM-011
REUSHED ELEV=59.97
NAVD85, 2001 ADJ.

TBM 500:
2" IR W/ ALUMINUM CAP STAMPED "TBM500", AS SHOWN
HEREON
ELEV=52.31'
NAVD85, 2001 ADJ.

TBM 501:
2" IR W/ ALUMINUM CAP STAMPED "TBM501", AS SHOWN
HEREON
ELEV=52.23'
NAVD85, 2001 ADJ.

Approximate Water Line Location
(continued on next page)

TOLL-GTIS PROPERTY OWNERS, LLC
 FBCCF NO. 2013153798



BENCH MARK LIST

MISSOURI CITY SURVEY MARKER NO. PCM-011
 PUBLISHED ELEV=59.97'
 NAVD83, 2001 ADJ.

TBM 500:
 2" IR W/ ALUMINUM CAP STAMPED "TBM500", AS SHOWN
 HEREON ELEV=52.31'
 NAVD83, 2001 ADJ.

TBM 501:
 2" IR W/ ALUMINUM CAP STAMPED "TBM501", AS SHOWN
 HEREON ELEV=52.22'
 NAVD83, 2001 ADJ.

Approximate Water Line Location



For: Fort Bend ISD Board of Trustees
Date: June 7, 2021
Action: Review: Project Budget and Construction Services Agreement for New Elementary School 54
References: Board Policy CV (Local) Scalable Systems
Department: Operations

Recommendation

Consideration and possible approval of the project budget for the New Elementary School 54 (ES 54), approval of the corresponding Construction Services Agreement with Drymalla Construction Company for a contract amount not-to-exceed \$32,820,800, and authorization for the Superintendent to negotiate and execute or terminate the contract.

Summary

ES 54 consists of the new construction of a 127,000 sq. ft. Kindergarten through fifth grade campus. On November 9, 2020, the Board approved the schematic design for ES 54, which is a re-site of Neill Elementary School with modifications to accommodate 1,000 students and better align with the new 2018 Educational Specifications.

The Competitive Sealed Proposal solicitation, CSP 21-064KB, requested bids for the construction of ES 54. Four firms responded to the CSP. Design & Construction staff, in collaboration with the Director of Purchasing and Materials Management acting in an oversight capacity, evaluated the proposals, using an evaluation team composed of FBISD staff members from the Design and Construction, Procurement, and Finance Departments.

The final ranking of the contractors are as follows:

Firm Name	CSP Score	Base Bid Amount
Drymalla Construction Company	92.63	\$31,757,000
Satterfield & Pontikes Construction	88.31	\$35,000,000
ICI Construction, Inc.	77.17	\$33,400,000
Crain Group	73.03	\$34,000,000

This contract will include the scope identified on the base bid for a total of \$31,757,000 plus an additional \$1,063,800 for accepted alternates, for a total contract amount of \$32,820,800.

Alternate breakdown is as follows:

- Alternate 1: (Base Bid Deduct) – (\$200,000)
- Alternate 4B: (Unify Controls) – \$655,000
- Alternate 5A: (Variable Refrigerant Flow Heat Recovery Unit - JCI) – \$76,000
- Alternate 7B: (Rotary-Screw Water Chillers Air-Cooled – Trane) – \$498,000
- Alternate 8: (Natural Stone Column Wraps at Parent Drop Off Canopy) – \$6,200
- Alternate 10: (Sidewalk) – \$16,400
- Alternate 12: (Sign Finish) – \$7,500
- Alternate 13: (Landscaping) – \$6,300
- Alternate 14: (Basketball Court Slab) – \$1,600

CSP Contract	Package Number	Description	Project Budget
CSP21-064KB	PKG054	Construction of New Elementary School #54	\$48,172,435

The scope of work for this package includes construction of ES 54.

The attached Exhibit 1 provides the detailed project budget for PKG054. Negotiated contract amount will be funded via Bond Reimbursement Resolution funds as approved by the Board on January 19, 2021, pending 2022 Bond Referendum. The General Fund balance will need to be committed for the amount of the contract. Once a future bond program is approved by the Board and the voters approve the bond, the General Fund committed fund balance can be uncommitted and Capital Projects can repay General Fund the amount loaned. The amount committed for this contract would reduce the 90-day fund balance (30 days of state stabilization and 60 days of unassigned fund balance). See separate recommended Fund Balance Board Agenda item for June 2021.

Upon Board approval, staff will negotiate the contract for the construction of ES 54 and will begin once the contract is executed.

Recommended by:

Charles E. Dupre
Superintendent of Schools

Submitted by:

Oscar Perez
Chief Operations Officer

Tabulation Summary
 CSP 21-064KB PKG054
 Construction of New Elementary School #54

Vendor	Purchase Price (40 pts. max)	Offeror's Experience and Reputation, Past Experience with FBISD and other school districts (19 pts. max)	Quality of the offeror's goods and services, Quality of contractor's response in the proposal, Project Plan and Schedule (21 pts. max)	Offeror's safety record (5 pts max)	Offeror's proposed personnel (5 pts max)	Offeror's financial capability (5 pts max)	SBEP commitment (5pts max)	Proposer's Total Score (100 pts. max)
Drymalla Construction Company	40.00	15.87	19.25	3.83	4.15	4.54	5.00	92.63
Satterfield & Pontikes Construction	38.54	16.76	18.05	4.05	2.95	4.46	3.50	88.31
ICI Construction, Inc.	38.72	14.76	8.85	4.08	2.25	4.51	4.00	77.17
Crain Group	37.13	5.25	17.35	3.45	3.20	4.02	2.63	73.03

CSP 21-064KB PKG054 Construction of New Elementary School #54

	Evaluation Criteria (Government Code 2269)	Point System
1	The price; Section 2269.055.a (1) Total Proposed Pricing - Provides thoroughly developed, competitive pricing using the tables in Pricing Delivery information section of the CSP	40 points
2	Offeror's experience and reputation; Section 2269.055.a (2) Provides a summary of nature of work, on time delivery and quality of recent work contracted with FBISD and/or other school districts of similar scope and scale. (14 pts)	19 points
	Past experience with FBISD and other school districts Provides a summary of nature of work, on time delivery and quality of work contracted with FBISD and/or other school districts and FBISD's assessment of the presented summary. (5 pts)	
3	Quality of the offeror's goods or services; Section 2269.055.a (3) Contractor's products should be new and be of the highest quality with an option to substitute for a company branded item of equivalent quality. (14pts)	21 points
	Quality of contractor's response in the proposal Effectively responds and processes all request for information and documentation included in this CSP (2pts)	
	Project Plan and schedule (5pts)	
4	Utilization of historically underutilized businesses; Section 2269.055.a (4)	N/A
5	Offeror's safety record; Section 2269.055.a (5) Provides a summary of Experience Modification Rate (EMR) for the last three years, as well as a summary of your company's safety policies and procedures	5 points
6	Offeror's proposed personnel; Section 2269.055.a (6) Proposed Personnel, personnel directly assigned to work on this project	5 points
7	Offeror's financial capability appropriate to the size and scope of the project; Section 2269.055.a (7) Provide proof of Insurance, financial stability and Letter of Surety from Bonding Company	5 points
8	SBE Commitment; CV (Local) 2017.04	5 points
	TOTAL	100 points

Project Summary
Package 54 - Elementary School 54
 EXHIBIT - 1

Description	A	B	C	D	E	F	G	H	I	TOTAL
Description	A/E Design Fees & Reimbursables	Design Contingency	Other Professional Services	Construction	Construction Contingency	FF&E	Site Development	Admin & Other Project Costs	Project Contingency	TOTAL
ELEMENTARY SCHOOL 54	\$2,142,230	\$173,972	\$3,869,584	\$34,683,730	\$1,734,187	\$4,005,971	\$455,224	\$15,000	\$1,092,537	\$48,172,435
TOTAL:	\$2,142,230	\$173,972	\$3,869,584	\$34,683,730	\$1,734,187	\$4,005,971	\$455,224	\$15,000	\$1,092,537	\$48,172,435

For: Fort Bend ISD Board of Trustees
Date: June 7, 2021
**Action: Action: Superintendent Search
Timeline**
References: Board Governanace
Department: Board of Trustees

Summary

The Board will consider the status of the Superintendent Search and consider possible action regarding the search timeline.