

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

Monday, June 14, 2021

Notice is hereby given that a Board of Trustees Special Called Meeting will be held on Monday, June 14, 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. Pledge of Allegiance
3. Invocation
4. Recognitions 4
5. Audience Items
6. 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 and Section 551.074: Personnel matters
  - A. Section 551.071: For the Purpose of a Private Consultation with the Board's Attorney on any or all Subjects or Matters Authorized by Law
    1. Consider Retention of Legal Counsel for Employee Payroll Tax Matter
  - B. Section 551.074: Personnel Matters
    1. Deliberate Hearing Officer's Recommendation Regarding the Level III DGBA Grievance Appeal of Desmond Jones
    2. Deliberate Hearing Officer's Recommendation Regarding the Level III DGBA Grievance Appeal of Jermaine Washington
    3. Deliberate a Future Meeting to Schedule a Level III Grievance Appeal or Assign the Level III Grievance Appeal to a Board Hearing Officer
7. Reconvene in Open Session
8. Consider Action on Closed Session Items
9. Board Members' Report
  - A. Activity Report
  - B. Special Reports

## 10. Consent Agenda

*All items under the Consent Agenda are acted upon by one motion. Upon a Board Member's request, any item on the Consent Agenda shall be moved to the Action portion of the regular agenda.*

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*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 14, 2021**  
**Action: Recognitions**  
**Department: Communications**

### **Recommendation**

The Administration recommends that the Board recognize:

- Fort Bend ISD students who placed first in the Art of Equality: Art and Literacy Competition
- Hightower High School students named Future Health Professionals Biomedical Debate State Champions
- Fort Bend ISD students who placed in the 2021 virtual 6A UIL Academics State Meet
- Dulles High School Academic Decathlon Team that placed at the USAD Online Individual Competition
- Fort Bend ISD students who were recognized at the Texas History Day state-level contest
- Fort Bend ISD students who placed at the UIL State Theatrical Design Contest and UIL 5A State One-Act Play Contest
- Fort Bend ISD students who placed in the UIL 5A and 6A State Track meets
- Hightower High School student and teacher who were recognized by the Bezos Scholars Program (BSP)
- Dulles High School coach who was selected as the 2021 Houston Chronicle Girls Coach of the Year

### **Summary**

Fort Bend ISD students participated in the Art of Equality: Art and Literacy Competition. The contest was open to Region IV Middle School, High School, and College Undergraduate poets, spoken word, and visual artists. The contest was a community engagement strategy of the Juneteenth Legacy Project. With over 200 submissions from across Texas, three of the five first place winners were FBISD students.

- Rani Jones, Bush High School – First Place Poetry, High School
- Samantha Bacan, Kempner High School – First Place Visual Art, High School
- Sae Bagwe, Garcia Middle School – First Place Visual Art, Middle School

Three Hightower High School students won first place in the Future Health Professionals (formerly Health Occupations Students of America) Biomedical Debate State Championship.

- Aman Chaudhary
- Arshi Maniar
- Evan Thekkel
- Sponsor – Joe Ayala

Fort Bend ISD students competed in the 2021 virtual 6A UIL Academics State Meet with FBISD sweeping first through third place in the Mathematics category.

- Second place, Computer Science, Clements High School
  - Akaash Kolluri, Daniel Guan, Victor Wang, and William Yue
  - Coach – Lubna Lorena
- Second place, Current Issues, Clements High School
  - Rubeena Hussain, Norah Rami, Andrew Paumen, and Kishlava Rastogi
  - Coach – Emily Golden
- First place, Mathematics, Clements High School
  - Andrew Caj
  - Coach – Ricardo Garcia
- Second place, Mathematics, Elkins High School
  - Fu-Yao Yu
  - Coach – William Corrington
- Third place, Mathematics, Clements High School
  - Justin Lai
  - Coach – Ricardo Garcia
- First place, Mathematics, Clements High School
  - Andrew Cai, Dhilan Patel, Justin Lai, and Rich Wang
  - Coach – Ricardo Garcia
- First place, Number Sense, Clements High School
  - Andrew Cai
  - Coach – Richardo Garcia
- First place, Number Sense, Clements High School
  - Andrew Cai, Dhilan Patel, Justin Lai, and Anne Christiono
  - Coach – Maria Garcia

Dulles High School Academic Decathlon Team competed in the USA Online Individual Competition. This was an eight-event, online competition with students from all over the nation.

- Kathryn Phung
  - Five event medals
  - First place honors
  - Top individual score of the individual competition

- Ashith Regi
  - Three event medals
  - Third place individual score of the individual competition
- Saloni Modi
  - Five event medals
- Abigail Diltz
  - Seven event medals
  - First place scholastic
- Anthony Pasala
  - Seven event medals
  - Second place scholastic
- Jeffrey Jiang
  - Six event medals
  - Third place scholastic
- Leah Melendez
  - Eight event medals (one in every category)
  - Second place varsity

Seven Fort Bend ISD students were recognized for their achievements earning category placements and special awards in the Texas History Day state-level contest.

- Eric Zang, Sartartia Middle School
  - First place Special Award
  - Naval Order of the U. S. Award
  - Third place Category Award – Junior Paper
  - Teacher – Deborah Harvey
- Sunny Chandrasekhar, Fort Settlement Middle School
  - Second place Special Award – Willie Lee Gay Award for African American History
  - Fourth place Category Award – Junior Individual Documentary
  - Teacher – Jennifer Pittman
- Norah Rami, Clements High School
  - Outstanding Regional Project Award
  - Teacher – Emily Golden
- Lauren Campbell and Grace Hou, Garcia Middle School
  - Third place Category Award – Junior Group Documentary
  - Teacher – Michelle Olivacce
- Asha Parikh and Zayna Wardak, Quail Valley Middle School
  - Fourth place Category Award – Junior Group Exhibit
  - Teacher – Larry Romero

Isabella Marion, Clements High School Theatre Student, was named the State Champion for Marketing Design and was awarded the UIL Gold Medal at the 2021 UIL Theatrical Design Contest. Theatre Directors – Gavin Mundy and Tim Sperlak.

Kempner High School Theatre Students earned medals at the 2021 UIL 5A State One-Act Play Contest for their individual acting skills. Eloka Dike was one of only two students to earn the UIL Gold Medal for Best Performer. Payton Wolff was named to the All-Star Cast and earned the UIL Silver Medal, and Crystal Ike was named to the Honorable Mention All-Star Cast and earned the UIL Bronze Medal.

Bush, Hightower, and Marshall High School student athletes participated in the UIL 5A and 6A State Track Meet. Marshall High School girls track won first place overall in the 5A UIL Track and Field State Championship. Marshall High School boys track won third place overall. Athletes from the three campuses had several individual and group accolades as well.

#### Bush High School – 6A Girls Track

- Second place – 4x200 meter relay
  - Raylen Russell
  - Rachel Joseph
  - Christina Pleasant
  - Makaila Williams

#### Hightower High School – 5A Girls Track

- Second place – 4x400 meter relay
  - Jaiden Itson
  - Ciara Douglas
  - Brittney Green
  - Cynai Christopher
- Second place – long jump
  - Cynai Christopher
- Third place – 400-meter run
  - Jaiden Itson

#### Marshall High School – 5A Girls Track

- State Champions
  - Cesley Williams
  - Tairah Johnson
  - Desirae Roberts
  - Janai Williams
  - Shanice Walker
  - Theresa Green White
  - Ajai Sample
  - Zoe Weathersby
- First place – 4x100 meter relay
  - Shanice Wlaker
  - Cesley Williams
  - Janai Williams
  - Tairah Johnson

- First place – 400 meter
  - Cesley Williams
- First place – 100-meter hurdles
  - Tairah Johnson

#### Marshall High School – 5A Boys Track

- Third place overall team
  - Mike Patterson
  - Arveyon Davis
  - Chris Brinkley
  - Jonathan Howard
  - Jacorey McAdams
  - Cedric Jenkins
  - Jaquez White
  - Gerard Holmes
- Third place – 4x100 meter relay
  - Michael Patterson
  - Jaquez White
  - Jonathan Howard
  - Chris Brinkley
- First place – 4x200 meter relay
  - JaCorey McAdams
  - Jaquez White
  - Jonathan Howard
  - Chris Brinkley
- Third place – 110-meter hurdles
  - Arveyon Davis

Isabel Ohakamma and teacher Dr. John Glenn Ramon were selected for the 2021 Bezos Scholars Program Cohort. The cohort provides students a platform to design solutions to some of the most pressing issues facing their local areas. They engage in leadership training, panel discussions, and exclusive conversations with many of the worlds most acclaimed scientists, journalists, artists, and global leaders.

Coach Jay Simon, Dulles High School Girls Basketball Coach, was named the 2020-21 Houston Chronicle Girls Coach of the Year for his outstanding season record of 24-1 and a regional quarter-finalist appearance.

Recommended by:

Diana Sayavedra  
Acting Superintendent of Schools

Submitted by:

Veronica V. Sopher  
Chief Communications Officer

**For: Fort Bend ISD Board of Trustees**  
**Date: June 14, 2021**  
**Action: Consideration and Approval:**  
**Budget Amendment**  
**References: Board Governance**  
**Department: Business and Finance**

**Recommendation**

Consideration and possible approval of a General Fund budget Amendment for 2020-21.

**Summary**

**Fund 199 (General Fund):** The following budget amendment is being recommended to adjust revenues to estimated projection amounts and to allocate the budget functionally based on projected year-end expenditures, and to ensure compliance with Generally Accepted Governmental Accounting Principles (GAAP).

Revenues are being reduced by \$4.5 million, which includes \$3 million for property tax revenues and \$1.5 million for state revenue. The Texas Education Agency (TEA) released the application for Elementary and Secondary School Emergency Relief II (ESSER II) on June 4, 2021 and Fort Bend ISD's allocation is \$42 million. However, TEA has stated they will reduce the District's General Fund state funding for the amount the District is being held harmless for student enrollment, which equates to approximately \$11 million. Based on the TEA correspondence, TEA will be handling ESSER II much like they did with ESSER I and the hold harmless for 2019-20. Administration is still reviewing the information TEA provided regarding the hold harmless calculation and ESSER II. This budget amendment does not consider the reduction of state funding due to the state supplanting the hold harmless amount with ESSER II federal revenue or the corresponding reduction in expenditures that will be funded by the grant.

Overall, expenditures are being increased by \$10.4 million. This increase is due to \$2.3 million for winter storm and \$3.5 million for wellness monitors, program specialists school health services and coordinator of contract tracing, and \$4.6 million for contact tracing expenditures. The District is filing a property insurance claim for the winter storm and the insurance deductible is \$100,000. However, proceeds from the property insurance claim will occur next fiscal year and are included in budgeted revenues for 2021-22.

Based on the recommended changes to revenues and expenditures, staff anticipates that the ending balance in the General Fund will meet the 90-day operating reserve requirement.

<b>Fund</b>	<b>Function</b>	<b>Amount</b>
199	5711 – Current Tax Revenues	(\$3,000,000)
199	5811 – State Revenue	(\$1,500,000)
	<b>Total Revenue Decrease</b>	<b>(\$4,500,000)</b>
<b>Function-Expenditure Amendment</b>		
199	11 – Instruction	\$1,200,000
199	12 – Instructional Resources Media	\$350,000
199	13 – Curriculum Development	(\$1,000,000)
199	21 – Instructional Leadership	\$600,000
199	23 – School Leadership	\$400,000
199	31 – Guidance Counseling Evaluation	\$550,000
199	32 – Social Work Services	\$1,000,000
199	33 – Health Services	\$3,000,000
199	34 – Student Transportation	\$(400,000)
199	35 – Food Services	\$(75,000)
199	36 – Co Curricular Extra Curricular	(\$2,000,000)
199	41 – General Administration	(\$2,500,000)
199	51 – Facilities Maint And Operations	\$4,000,000
199	52 – Security & Monitoring	\$1,500,000
199	53 – Data Processing	\$3,575,000
199	61 – Community Services	\$200,000
	<b>Total Expenditure Increase</b>	<b>\$10,400,000</b>
<b>Other Financing Sources (Uses)</b>		
199	Operating Transfer Out	(\$1,750,000)
199	Sale of Property	\$259,000
	<b>Total Other Financing Sources (Uses)</b>	<b>(\$1,491,000)</b>

**Fund 240 (Child Nutrition):** Staff is recommending an amendment to adjust budgeted Revenues and Expenditures in the Child Nutrition Fund by \$350K due to the reduced student participation from students learning remotely.

<b>Fund</b>	<b>Function</b>	<b>Amount</b>
<b>Revenue Amendment</b>		
240	Local Revenue	(\$9,500,000)
240	Federal Revenue	(\$7,000,000)
	<b>Total Revenue Reduction</b>	<b>(\$16,500,000)</b>
<b>Expenditure Amendment</b>		
240	35 – Food Services	(\$10,391,000)
	<b>Total Expenditure Reduction</b>	<b>(\$10,391,000)</b>
<b>Other Financing Sources (Uses)</b>		
240	Operating Transfer In	\$1,750,000
	<b>Total Other Financing Sources (Uses)</b>	<b>\$1,750,000</b>

**Fund 599 (Debt Service Fund):** The budget amendment to the Debt Service Fund includes a decrease in revenues due to lower tax revenues and lower state funding for hold harmless, and an increase in expenditures mainly due to the 2021B debt pricing of the 2017D Series bonds refunding that occurred on June 8, 2021. GAAPs require the refunded debt to be shown as a debt service payment in the year refunded and the corresponding bond proceeds amount included in Other Sources. The Debt Service expenditure budget amendment amount is less than the \$45,495,000. Other Sources below are due to principal and interest savings achieved on the Series 2020A & Series 2020B transactions that closed in August 2020.

<b>Fund</b>	<b>Function</b>	<b>Amount</b>
<b>Revenue Amendment</b>		
599	00 – Local Revenues (Taxes, Interest Income)	(\$2,951,592)
599	00 – State Revenue	(\$574,033)
<b>Expenditure Amendment</b>		
599	71 – Debt Service	\$34,923,129
<b>Bond Proceeds and Other Sources</b>		
599	Other Sources (Series 2017D Refunding Amount)	\$45,495,000

Recommended by:

Diana Sayavedra  
Acting Superintendent of Schools

Submitted by:

Bryan Guinn  
Chief Financial Officer

**For: Fort Bend ISD Board of Trustees**  
**Date: June 14, 2021**  
**Action: Consideration and Approval:**  
**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:

<b>Fund</b>	<b>Committed 05/31/21</b>	<b>Committed 6/30/21</b>
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 14<sup>th</sup> day of June, 2021.

\_\_\_\_\_  
Board President

\_\_\_\_\_  
Board Secretary

**For: Fort Bend ISD Board of Trustees**  
**Date: June 14, 2021**  
**Action: Consideration and Approval:**  
**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

Minutes  
Board of Trustees  
Called Meeting and Agenda Review  
May 3, 2021

A Board of Trustees Agenda Review Meeting was held on Monday, May 3, 2021, beginning at 6:00 PM in the Board Room of the Administration Building located at 16431 Lexington Blvd., Sugar Land, Texas. Members of the public viewed the Live Stream of the meeting at the following address: <https://www.fortbendisd.com/May3LIVESTREAM>. Members of the public also registered 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 were submitted no later than 4:30 p.m. on the day of the meeting. It was the Board of Trustees' intent that a quorum of the Board of Trustees would be physically present at this location, although one or more Trustees may have participated by video conference. The agenda packet for the meeting can be found here: <https://meetings.boardbook.org/Public/Organization/649>. This meeting was recorded as required by law and the recording is available to the public at:

<https://www.youtube.com/watch?v=rIxCKpzK5MI&t=1s>

Presiding Officer.....Ms. Addie Heyliger, President

Board Members Present

- Mr. Dave Rosenthal, Vice President (via video conference)
- Mrs. Grayle James, Secretary
- Mrs. Angie Hanan
- Mr. Jim Rice
- Dr. Shirley Rose-Gilliam
- Ms. Denetta Williams (via video conference) (logged in at 6:08 p.m.)

School Officials Present

- Charles E. Dupre, Ed.D., Superintendent of Schools
- Diana Sayavedra, Deputy Superintendent of Schools
- Beth Martinez, Chief Academic Officer
- Veronica Sopher, Chief Communications Officer
- Bryan Guinn, Chief Financial Officer
- Long Pham, Chief Information Officer
- Oscar Perez, Chief Operations Officer
- Coby Wilbanks, Director of Legal Services
- Gwyn Touchet, Chief Human Resources and Organizational Transformation Officer
- David Rider, Chief of FBISD Police Department
- Garrett Rosier, Recording Secretary (via video conference)

Others Present

- Rick Morris, Board Counsel
- Staff and Employees

## 1. Meeting Called to Order

President Heyliger called the meeting to order at 6:00 p.m. announcing the presence of a quorum and that the meeting had been duly called and the notice posted for the time and manner required by law.

## 2. Information

### A. Board Goal 5: Fort Bend ISD will develop an organizational culture that embraces care, respect, safety, and inclusion

#### 1. School Health Advisory Council Annual Update

Lori Sartain, Assistant Director of Health and Wellness, and Melanie Anbarci, Fort Bend ISD SHAC Committee Chair provided an overview of the progress tied to 2020-21 SHAC goals, an update on the progress towards implementation of the wellness plan as outlined in Board Policy FFA (Local), and SHAC's recommendations for the Board to consider for the 2021-22 school year.

Dr. Rose-Gilliam requested that the Administration provide the Trustees with the number of students at Dulles High School who are participating in the SHAC Student Coalition.

Mr. Rosenthal requested that the Administration consider increasing the number and frequency of recess periods.

Mrs. James requested that the Administration consider expanding action-based learning labs to include middle and high school students.

### B. Board Governance

#### 1. 2021-22 Budget Development Update

Bryan Guinn, Chief Financial Officer, and Diana Sayavedra, Deputy Superintendent provided an update regarding the ongoing budget development efforts for the 2021-22 budget with a focus on the General Fund, Debt Service Fund, and Child Nutrition Fund. The information also included an update on compensation, strategic investments, and a three-year forecast of the General Fund.

#### 2. 2020-21 Third Quarter Financial Report

Mr. Bryan Guinn, Chief Financial Officer, provided the District's Third Quarter Financial Report for the quarter ending March 31, 2021. Information presented included a financial statement for the results of operations for the:

- General Fund
- Child Nutrition Fund
- Debt Service Fund
- Capital Project Funds
- Internal Service Funds
- Extended Learning

- Facility Program as of March 31, 2021

Also included was:

- Updated Investment Report
- Summary of Grant Expenditures
- Tax Collection Report
- Budget Amendment Report
- Report on General Fund Cash Flow

Mrs. Hanan requested that the District develop a flow-chart to for parents, counselors, and students that shows how a student at a campus can develop a good course schedule during A/B Block Scheduling.

Mrs. Hanan requested that the District develop a frequently asked questions site discussing A/B Block Scheduling.

Mrs. Hanan requested that the District consider increasing stipends for teachers with advanced degrees.

Mr. Rosenthal requested that the Administration provide the Trustees with a projection on the future of the Debt Service Fund Balance which outlines the availability of a drop and swap that would offset the Maintenance and Operations expenditures.

Ms. Williams requested that the Administration provide the Trustees with more information regarding why the Gibson Audit states that 30 schools qualify for Community Eligibility Provisions but the District's information lists only 26.

Mrs. Hanan requested that the Administration consider how to make IT devices available to all students based on need and to foster equity.

### 3. Convene in Closed Session

The Trustees convened in closed session at 8:25 p.m. under Texas Open Meetings Act, Texas Government Code, Chapter 551 under the following sections: Section 551.071 – For a private consultation with their 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; Section 551.0821 – Personally identifiable information about public school students.

#### A. Section 551.074: Personnel Matters

##### 1. Deliberate Executive Director of Secondary Schools Recommendations

##### 2. Deliberate High School Principal Recommendation

### 4. Reconvene in Open Session

The Trustees reconvened in open session at 9:19 p.m.

## 5. Consider Action on Closed Session Items

MOTION was made by Mrs. James and SECONDED by Mr. Rice that the Board of Trustees appoint Ashley Causey and Deidra Lyons-Lewis to the positions of Executive Directors of Secondary Schools. MOTION CARRIED. Ayes 7 – Noes 0.

MOTION was made by Dr. Rose-Gilliam and SECONDED by Mr. Rice that the Board of Trustees appoint Corey Stewart to the position of Principal of Dulles High School. MOTION CARRIED. Ayes 7 – Noes 0.

## 6. Review

### A. Board Governance

#### 1. Review Revisions to Local Board Policies

The Administration seeks Board approval of proposed revisions to policies BQ (Local), FFAC (Local), and FD (Local).

Mrs. James announced that Board Policies BQ (Local) and FFAC (Local) went through the Board Policy Committee. Board Policy FA (Local) did not and only received minor updates to remain in legal compliance.

Mrs. James announced that Board Policy BQ (Local) needs to go back to the Board Policy Committee next year for further revision.

##### a. BQ (Local): Planning and Decision-Making Process

##### b. FFAC (Local): Wellness and Health Services: Medical Treatment

##### c. FD (Local): Admissions

#### 2. Review Adoption of House Bill 3 Student Outcome Goals and Plan

Stephanie Williams, Executive Director of Human Resources and Organizational Transformation, Melissa Hubbard, Executive Director of Teaching and Learning, and Dr. Pilar Westbrook, Executive Director of Social-Emotional Learning and Comprehensive Health provided a presentation on House Bill 3 Student Outcome Goals and Plans including yearly target goals and closing the gap group yearly targets in literacy, mathematics, and college, career, and military readiness for 2020-24.

The chart below outlines the timeline for each improvement planning component along with key actions towards the development of the HB3 Board Outcome Goals. DIPs/CIPs, progress monitoring, review, and reporting cycles. Highlighted in blue are Board actions or planned reports.

Timeline	Improvement Planning Component	Actions
February – April	Develop Board Outcome Goals & Plan – HB 3 Requirement	Review District Data and set 5-year student outcome goals, yearly targets, and closing the gap group targets. Define progress measures and Board monitoring calendar.
April – June	District Improvement Plan Development	Engage in comprehensive needs assessment (CNA), draft performance objectives, outline strategies, and expected outcomes.
May	Recommend Board Outcome Goals & Plans – HB 3 for Board Adoption	
May – July	Campus Improvement Plan Development	Review District CNA, performance objectives, engage in campus needs assessment, draft performance objectives, outline strategies including targeted professional learning, and expected outcomes.
September	Recommend DIP and CIP Performance Objectives for Board Approval	
October – June	Progress Monitoring & Reporting Board Outcome Goals DIP/CIP	Follow Board Monitoring Calendar for reporting and Board updates
*Summer 2022	Annual Progress Report – HB 3 Student Outcome Goals	

\*Availability of data will determine the month for the annual report

Mrs. Hanan requested that the Administration think outside of the box and determine how to support early-grade teachers, and students needing remediation, during testing windows.

Dr. Rose-Gilliam requested that the Administration provide the Trustees with the actual percentage of college, career, and military readiness decline and then establish benchmarks to reach an attainable goal.

Ms. Heyliger requested that the Administration provide the Trustees with a more conservative approach for growth paying attention to the starting percentage point.

### 3. Review 2021-22 Board Self-Evaluation Instrument

The Board of Trustees reviewed the draft 2021-22 Board Self-Evaluation Instrument.

Mrs. James provided a presentation on the redesign of the Board Self-Evaluation Instrument.

### 4. Review 2021-22 Teacher Pay Scale, Stipend Schedule, and Resulting Compensation Adjustments

The Administration seeks Board approval of the recommended teacher pay scale, stipend schedule, and resulting compensation adjustments associated with raises and

work calendars to take effect in the 2021-22 school year. The proposed adjustments relate to positions in the General Fund, Child Nutrition Fund, and Enterprise Funds.

### **General Fund**

#### ***Teacher Compensation***

Staff recommends an increase of \$3,000 to starting teacher pay. The proposed adjustments equate to an anticipated cost of \$23,513,649.

#### ***Non-Teacher Compensation***

Staff recommends an increase of four percent of midpoint for the remaining non-teaching positions, including administrators. The total cost of the proposed non-teacher compensation adjustments is anticipated to be \$8,705,452.

#### **Stipend Compensation**

The new stipends include: Class Plus (Special Ed), MS Secondary Lead, HS Secondary Lead, Champions of Gifted Students, and Field Training Officers (Police Department). Head Athletic Trainer, HS Orchestra Directors, and MS Orchestra Directors stipends were changed to meet market demand. The total cost for General Fund compensation adjustments, including benefits, is estimated to be \$32,797,721.

#### **Child Nutrition Fund**

Staff recommends an implementation of calendar changes for some Child Nutrition Department employees, and a four percent of midpoint compensation adjustment. The proposed calendar changes, coupled with the four percent of midpoint compensation adjustment, including associated benefits, will cost the Child Nutrition Fund \$466,062.

#### **Extended Learning Fund**

Staff recommends a four percent of midpoint adjustment for Extended Learning employees. It is anticipated that the compensation adjustments, including associated benefits, will cost the Extended Learning Fund \$353,154.

5. Review Recommendations for New Positions and Campus Staffing for the 2021-22 School Year

The Administration seeks Board approval 112.0 new positions in the General Fund. The estimated cost for staffing the positions, including benefits, is \$7,643,641. The staffing recommendation reflects positions requested to support the growth of the Early College High School, P-Tech programs, full-day Pre-Kindergarten programs, virtual school, as well as student interventions.

<b>Position Type</b>	<b>FTEs</b>	<b>Total Cost (Including Benefits)</b>
Early College High School-Teaching Positions	15.0	\$1,160,187
Early Learning Center-Hunters Glen and Ridgemont Elementary Schools	23.0	\$1,502,877
Virtual School	59.0	\$3,879,283
Student Interventions	15.0	\$1,101,294
<b>Grand Total</b>	<b>112.0</b>	<b>\$7,643,641</b>

**Early College High School/P-Tech**

Teaching positions recommended for year-three expansion of the Early College High School and P-TECH Programs at Marshall, Willowridge, and Hightower High Schools.

<b>Campus</b>	<b>FTEs</b>	<b>Total Cost (Including Benefits)</b>
Marshall High School	5.0	\$386,729
Willowridge High School	5.0	\$386,729
Hightower High School	5.0	\$386,729
<b>Grand Total</b>	<b>15.0</b>	<b>\$1,160,187</b>

**Early Literacy Center – Hunters Glen and Ridgemont Elementary Schools**

Positions needed to support full-day Pre-K expansion and tuition-based Pre-K throughout the District. In addition to the below, there are 24 teaching positions that would have a contract change from 187 days to 210 days to support an extended school year for Pre-K students.

<b>Position</b>	<b>FTEs</b>	<b>Total Cost (Including Benefits)</b>
Hunters Glen:		
Teacher-Kindergarten	3.0	\$249,377
Teacher-Kindergarten-Bilingual	2.0	\$166,251
Teacher-First Grade-Bilingual	1.0	\$83,126
Teacher-Art Integration	1.0	\$75,444
Teacher-Elementary-Action Based Learning	1.0	\$75,444
Teacher-Literacy Interventionist-Bilingual	1.0	\$82,450
Teacher-Interventionist-Math Bilingual	1.0	\$82,450
Social Worker	1.0	\$73,565
Educational Assistant	1.0	\$35,525
Receptionist	1.0	\$36,012
Specialist Elementary English Learner	1.0	\$82,450
Administrative Assistant	1.0	\$36,299
Nurse Aid	1.0	\$30,189
Aide Instructional	1.0	\$28,506
Teacher contract days increase to 210	24.0	\$215,926
Ridgemont ELC:		
Aide Pre-Kindergarten	6.0	\$149,863
<b>Grand Total</b>	<b>23.0</b>	<b>\$1,502,877</b>

## Virtual School

Positions needed to support offering virtual school to students on an exception-based medical need basis, assuming legislation is passed allowing school districts to offer virtual school full-time to students.

<b>Position Type</b>	<b>FTEs</b>	<b>Total Cost (Including Benefits)</b>
Instructional Officer	1.0	\$185,701
Assistant Principal - HS	3.0	\$298,348
Counselor - Lead	1.0	\$91,425
Counselor - HS	3.0	\$261,808
Teacher - HS-ESL	1.0	\$85,550
Executive Assistant III	1.0	\$60,024
Clerk IV Attendance	5.0	\$206,411
Registrar	1.0	\$64,367
Registrar Assistant	1.0	\$46,787
Coordinator Campus Assessment	2.0	\$201,395
Clerk II Counselor	4.0	\$124,608
Librarian	2.0	\$197,810
Advisor College & Career Readiness	1.0	\$80,993
Aide District	2.0	\$45,869
Administrative Assistant I	5.0	\$166,245
Clerk III Data	2.0	\$80,667
Facilitator ARD	2.0	\$150,417
Aide Bilingual	1.0	\$24,487
Assistant Principal - MS	2.0	\$186,322
Teacher - MS-ESL	1.0	\$85,550
Counselor - MS	2.0	\$167,888
Counselor - Lead	1.0	\$87,269
Executive Assistant II	2.0	\$108,142
Aide Instructional	1.0	\$24,487
Aide Kindergarten	1.0	\$24,487
Aide Library	1.0	\$24,487
Aide Compliance-Elem	1.0	\$30,446
Assistant Principal-Elem	2.0	\$186,322
Math Specialist	1.0	\$85,550
Specialist - Elem	1.0	\$85,550
Teacher Literacy Interventionist	1.0	\$85,550
Teacher Literacy Interventionist - Bilingual	1.0	\$85,550
Coordinator Campus Compliance	1.0	\$76,700
Counselor - Elem	2.0	\$162,071
<b>Grand Total</b>	<b>59.0</b>	<b>\$3,879,283</b>

## Student Interventions

Due to the COVID-19 Pandemic, student intervention is needed to assist students with literacy and math.

Type Position	FTEs	Total Cost (Including Benefits)
Literacy Interventionist	10.0	\$734,196
Math Interventionist	5.0	\$367,098
<b>Grand Total</b>	<b>15.0</b>	<b>\$1,101,294</b>

### 6. Review the 2021-22 General Fund (199), Debt Service Fund (599), and Child Nutrition Fund (240) Budgets

The Administration seeks Board approval of the 2021-22 General Fund (199), Debt Service Fund (599), and Child Nutrition Fund (240) budgets as presented in the Fiscal Year 2021-22 budget document.

### B. Board Goal 1: Fort Bend ISD will provide an equitable learning environment that provides all students access to the FBISD curriculum

#### 1. Review 2021-22 Instructional Materials Allotment and Texas Essential Knowledge and Skills Certification

The Administration seeks Board approval of the 2021-22 Instructional Materials Allotment (IMA) and Texas Essential Knowledge and Skills (TEKS) Certification and hereby affirms to the Board of Trustees that for the 2021-22 school year:

- The District's instructional materials and technology allotment is used only for expenses allowed by Texas Education Code (TEC), §31.0211;
- The District has instructional materials that collectively cover all elements of the TEKS of the of the required curriculum identified in the TEC §28.002, other than physical education, for each subject and grade level (TEC §31.004);
- That, upon request, the District will provide to the State Board of Education the titles and publication information for any instructional materials requisitioned or purchased by the District with IMA funds; and,
- The District's IMA funds will be used to purchase materials adopted and Board-approved through the length of the adoption, including materials needed to support growth and replacement of damaged or lost items.

C. Board Goal 5: Fort Bend ISD will develop an organizational culture that embraces care, respect, safety, and inclusion

1. Review Alternate Approvers for the Texas Education Agency Public Education Information Management System

The Administration seeks Board approval of naming of Diana Sayavedra, Acting Superintendent, and Bryan Guinn, Chief Financial Officer, to serve as alternate approvers for the Public Education Information Management System submissions for 2021-22 and 2022-23. Candida Ihnen, District PEIMS Coordinator, will still serve as primary request submitter designee for Texas Education Agency Secured Environment accounts for Fort Bend ISD.

D. Scalable Systems

1. Review Renewal of the District's Depository Contract with Prosperity Bank

The Administration seeks Board approval to renew the contract with Prosperity Bank as the District's depository for the period of July 1, 2021 through June 30, 2023 in accordance with Section 45.205(b) of the Texas Education Code.

2. Review Interlocal Agreement with Fort Bend County for the Collection of Ad Valorem Taxes, Penalties, Interest, and Attorney Fees Owed to Fort Bend ISD

The Administration seeks Board approval of an Interlocal Agreement with Fort Bend County for the collection of ad valorem taxes including penalties, interest, and attorney fees for the collection of taxes owed to Fort Bend ISD in Fort Bend County, and authorization for the Superintendent to negotiate and execute all agreements and/or revisions thereof.

3. Review Purchases Exceeding \$50,000: Specifically for:

a. Review Purchase of Fresh Produce

The Administration seeks Board approval for the continued purchase of fresh produce under a cooperative contract with New Caney ISD - School Purchasing Alliance (SPA) in an amount not-to-exceed \$2,024,000, and authorization for the Superintendent to negotiate and execute the agreement(s) through June 30, 2023. Vendor: Brothers Produce, Inc. Fund Sources: General Fund and Federal Funds.

b. Review Purchase of Temporary Staffing Services

The Administration is seeking Board approval for the continued purchase of staffing services for the Human Resources Department from The Interlocal Purchasing System and ESC Region 19 – Allied States Cooperative in an amount not to exceed \$652,178 and authorization for the Superintendent to negotiate and execute the contracts through September 2021.

Vendors: All qualified vendors through The Interlocal Purchasing System and ESC Region 19 - Allied States Cooperative. Fund Sources: General Fund, Enterprise Funds, Child Nutrition Fund, and Special Revenue Fund.

c. Review Purchase of Voluntary Employee Benefits Services

The Administration seeks Board for the continued offering of Voluntary Employee Benefits Services from MetLife, in an amount not to exceed \$6,273,218, through May 2026 and authorization for the Superintendent to negotiate and execute the contract(s). Vendor: MetLife. Fund Source: Healthcare Funds.

d. Review Purchase of Data Center Lit Fiber Wide Area Network Services

The Administration seeks Board approval to exercise the renewal option available through June 2026 with PS LightWave, Inc., in an amount not to exceed \$2,173,500 over a five-year period. The amount requested is required for the District Information Technology Division to provide increased lit fiber bandwidth interconnectivity of Wide Area Network services due to the pivot for online instruction and plans for a potential hybrid model of onsite and online instruction.

<b>Funding Breakdown</b>	
<b>Bond Funds</b>	<b>\$240,000</b>
<b>General Funds</b>	<b>\$1,830,000</b>
<b>Total (includes 5% contingency)</b>	<b>\$2,173,500</b>

Vendor: PS LightWave, Inc. Fund Source: General Fund and Bond Funds.

e. Review Purchase of Department of Transportation Physical Examinations, Drug and Alcohol Testing Services, and Related Items, and Review Ratification of an Additional \$8,983 for Services Rendered from January 2021 through March 2021

The Administration seeks Board approval of the purchase of DOT physical examinations, drug and alcohol testing services, and related items from Pinnacle Medical Management under a cooperative contract with Choice Partners Cooperative in an amount not-to-exceed \$200,000 through May 2022, and authorization for the Superintendent to negotiate and execute the agreement(s).

The Administration also seeks ratification of an additional \$8,983 for services contracted with Pinnacle Medical Management from January 2021 through March 2021, which was necessary for testing compliance. The \$8,983 proposed for ratification is included in the recommended \$200,000 expenditure authorization. Vendor: Pinnacle Medical Management. Fund Source: General Fund.

E. 2018 Bond Program

1. Review Easement with CenterPoint Energy for Electrical Services to New Elementary School 53

The Administration seeks Board approval of a blanket easement with CenterPoint Energy for the electrical services to new Elementary School 53, and authorization for the 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.

2. Review Easement with Fort Bend County Municipal Utility District 46 for a Water Meter at New Elementary School 53

The Administration seeks Board approval of a Water Meter Easement Agreement with Fort Bend County Municipal Utility District No. 46 at new Elementary School 53, and authorization for the FBISD Board President to negotiate and execute this easement.

Mrs. James requested that the Administration revise the agenda item to state that the Board President or their designee may negotiate the agreement.

3. Review Construction Services Agreement with Prime Contractors, Inc., for Structural Repair at Various Campuses

The Administration seeks Board Approval of a Construction Services Agreement with Prime Contractors, Inc., for structural repairs at various campuses (PKG035), for a contract amount of \$3,255,000 and authorization for the Superintendent to negotiate and execute or terminate the contract documents.

The final ranking of the contractors are as follows:

<b>Firm Name</b>	<b>CSP Score</b>	<b>Base Bid Amount</b>
Prime Contractors, Inc.	80.31	\$3,000,000
Jamail & Smith Construction, LP	74.48	\$2,700,000

This contract will include the scope identified on the base bid for a total contract amount of \$3,000,000 plus an additional \$255,000 for accepted alternates. Alternate breakdown is as follows:

- Alternate 1 – (\$100,000) for base bid adjustment
- Alternate 2 – \$20,000 Austin Parkway ES repair of miscellaneous interior cracks
- Alternate 4 – \$115,000 Heritage Rose ES floor leveling and repair at various locations

- Alternate 5 – \$25,000 Barbara Jordan ES repair and sealing of existing CMU block
- Alternate 6 – \$130,000 Lantern Lane ES interior floor leveling and repair at various locations
- Alternate 9 – \$65,000 Willowridge HS flooring repairs

<b>CSP Contract</b>	<b>Package Number</b>	<b>Description</b>	<b>Project Budget</b>
CSP20-031KB	PKG035	Structural Repairs	\$5,391,953

7. Audience Responses to Agenda Items Posted for this Meeting

Ms. Glenda Macal addressed the Trustees regarding teacher/staff compensation.

8. Action

None.

9. Adjournment

Having no further business before the Board, MOTION was made by Mrs. James to adjourn the meeting at 10:41 p.m.

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Addie Heyliger, President

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Grayle James, Secretary

Minutes  
Board of Trustees  
Public Budget Hearing  
May 10, 2021

A Board of Trustees Public Budget Hearing was held on Monday, May 10, 2021, beginning at 5:30 PM in the Board Room of the Administration Building located at 16431 Lexington Blvd., Sugar Land, Texas. Members of the public viewed the Live Stream of the meeting at the following address: <https://www.fortbendisd.com/May10LIVESTREAM>. Members of the public also registered 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 were submitted no later than 4:30 p.m. on the day of the meeting. It was the Board of Trustees' intent that a quorum of the Board of Trustees would be physically present at this location, although one or more Trustees may have participated by video conference. The agenda packet for the meeting can be found here: <https://meetings.boardbook.org/Public/Organization/649>. This meeting was recorded as required by law and the recording is available to the public at:

<https://youtu.be/dheeSYnC8-k>

Presiding Officer.....Ms. Addie Heyliger, President

Board Members Present

- Mr. Dave Rosenthal, Vice President (via video conference)
- Mrs. Grayle James, Secretary
- Mrs. Angie Hanan
- Mr. Jim Rice
- Dr. Shirley Rose-Gilliam (arrived at 5:44 p.m.)
- Ms. Denetta Williams (arrived at 6:03 p.m.)

School Officials Present

- Charles E. Dupre, Ed.D., Superintendent of Schools
- Diana Sayavedra, Deputy Superintendent of Schools
- Anthony Indelicato, Ed.D., Chief of Staff and Collaborative Communities
- Beth Martinez, Chief Academic Officer
- Veronica Sopher, Chief Communications Officer
- Bryan Guinn, Chief Financial Officer
- Long Pham, Chief Information Officer
- Oscar Perez, Chief Operations Officer
- Coby Wilbanks, Director of Legal Services
- Gwyn Touchet, Chief Human Resources and Organizational Transformation Officer
- David Rider, Chief of FBISD Police Department
- Garrett Rosier, Recording Secretary (via video conference)

Others Present

Rick Morris, Board Counsel  
Staff and Employees  
FBISD Community Members

1. Meeting Called to Order

President Heyliger called the meeting to order at 5:30 p.m. announcing the presence of a quorum and that the meeting had been duly called and the notice posted for the time and manner required by law.

2. 2021-22 Budget and Proposed Tax Rate

A. Conduct Public Meeting to Discuss the Proposed 2021-22 School District Budget and Proposed Tax Rates

Bryan Guinn, Chief Financial Officer, presented the proposed 2021-22 General Fund, Debt Service Fund, and Child Nutrition Fund budgets, as well as the proposed Maintenance & Operations and proposed Debt Service Tax rates.

Mr. Rice and Mrs. James requested that the District continue with the Efficiency Audit since we're more than halfway through and it is a useful tool.

B. Receive Information, Comments, and Taxpayers' Views on the Proposed 2021-22 School District Budget, the Proposed Maintenance & Operations Tax Rate, and the Proposed Debt Service Tax Rate

None.

3. Adjournment

Having no further business before the Board, MOTION was made by Mrs. James and SECONDED by Mr. Rice to adjourn the meeting at 6:15 p.m.

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Addie Heyliger, President

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Grayle James, Secretary

Minutes  
Board of Trustees  
Regular Business Meeting  
May 10, 2021

A Board of Trustees Regular Business Meeting was held on Monday, May 10, 2021, beginning at 6:00 PM in the Board Room of the Administration Building located at 16431 Lexington Blvd., Sugar Land, Texas. Members of the public viewed the Live Stream of the meeting at the following address: <https://www.fortbendisd.com/May10LIVESTREAM>. Members of the public also registered to address the Board at the following address: <https://www.fortbendisd.com/cms/lib/TX01917858/Centricity/Domain/83/New%20Regular%20Business%20Address%20Form%201-12-21.pdf>. Requests to address the Board were submitted no later than 4:30 p.m. on the day of the meeting. It was the Board of Trustees' intent that a quorum of the Board of Trustees would be physically present at this location, although one or more Trustees may have participated by video conference. The agenda packet for the meeting can be found here: <https://meetings.boardbook.org/Public/Organization/649>. This meeting was recorded as required by law and the recording is available to the public at:

<https://youtu.be/dheeSYnC8-k>

Presiding Officer.....Ms. Addie Heyliger, President

Board Members Present

Mr. Dave Rosenthal, Vice President (via video conference)  
Mrs. Grayle James, Secretary  
Mrs. Angie Hanan  
Mr. Jim Rice  
Dr. Shirley Rose-Gilliam  
Ms. Denetta Williams (via video conference)

School Officials Present

Charles E. Dupre, Ed.D., Superintendent of Schools  
Diana Sayavedra, Deputy Superintendent of Schools  
Anthony Indelicato, Ed.D., Chief of Staff and Collaborative Communities  
Beth Martinez, Chief Academic Officer  
Veronica Sopher, Chief Communications Officer  
Bryan Guinn, Chief Financial Officer  
Long Pham, Chief Information Officer  
Oscar Perez, Chief Operations Officer  
Coby Wilbanks, Director of Legal Services  
Gwyn Touchet, Chief Human Resources and Organizational Transformation Officer  
David Rider, Chief of FBISD Police Department  
Garrett Rosier, Recording Secretary

Others Present

Rick Morris, Board Counsel  
Staff and Employees

### 1-3. Meeting Called to Order, Pledges of Allegiance, Silent Invocation

President Heyliger called the meeting to order at 6:16 p.m. announcing the presence of a quorum and that the meeting had been duly called and the notice posted for the time and manner required by law. Ms. Heyliger then asked the audience to join the Board in the Pledges of Allegiance led by Emilee McCoy, a junior at Kempner High School. Finally, Ms. Heyliger asked the Board and audience to remain standing for the Silent Invocation

### 4. Recognitions

The Administration recommended that the Board recognize:

- Emilee McCoy, a junior at Kempner High School, who was chosen by her principal to lead the Pledges of Allegiance.
- The following students from Ridge Point High School who participated in the US Academic Decathlon®, a ten-event scholastic competition for teams of high school students:
  - Adrianna Devenish: Finished second in Honors Social Studies and third place in Honors Science
  - Michael Truitt: Finished second in Scholastic Science
  - Brandon Massey: Finished third in Varsity Science
  - Congratulations to coaches Craig Sanders and Allen Gaible
- The following Fort Bend ISD Destination Imagination teams who competed virtually in the Lone Star Finals State Tournament and will advance to compete in the Global Finals virtual tournament.
  - Trailblazers: First place in the Elementary Level Technical Challenge, as well as Renaissance Award
  - Meraki: Second place in the Senior Level Technical Challenge
  - DI Dolphins: First place in the Elementary Level Scientific Challenge, as well as receiving a High Instant Challenge Award
  - DI Dominators: Second place in the Senior Level Engineering Challenge, as well as a DaVinci Award
  - 6<sup>th</sup> Dimension: Third place in the Middle Level Engineering Challenge
  - raDlcalS: Second place in the Senior Level Service-Learning Challenge
  - Team 1 Run as One: Sixth place in the Elementary Level Service-Learning Challenge
- The following Fort Bend ISD students who participated in the virtual Texas Science and Engineering Fair
  - Mehaa Amirthalingam, a junior at Travis High School, won third place in Environmental Engineering for her project *Retrofitting an existing single-family home with Grey Water Collection from the Shower and Studying the Efficiency and Issues of Recycling Grey Water for Toilet Flushing after Microfiltration*.

- Ved Ganesh, a sophomore at Dulles High School won first place in Engineering Mechanics for his project *Stable Shores: An Experimental Set-Up to Test Economical Alternatives to Conventional Coastal Erosion Control*. He additionally won The Yale Science & Engineering Association Award as well as the Society for Science Community Innovation Award. Further, Ved will compete in the International Science and Engineering Fair, advancing directly from the Science & Engineering Fair of Houston.
- Fort Bend ISD graduating seniors who have successfully completed the two-year Board of Trustees Student Leadership 101/102 Program.

## 5. Audience Items

Dr. Syed addressed the Trustees regarding the District's mask policies.

Dr. Alikhan addressed the Trustees regarding the District's mask policies.

Mr. Lewchanin addressed the Trustees regarding the District's mask policies.

Mr. Lineman addressed the Trustees regarding the District's mask policies.

Ms. Stanford addressed the Trustees regarding the District's mask policies.

Miss Sanneh addressed the Trustees regarding discrimination.

Mr. Deolu-Sobogun addressed the Trustees regarding Block Scheduling.

## 6. Information

### A. Scalable Systems

#### 1. 2021 Facilities Master Plan Update

Dr. Anthony Indelicato, Chief of Staff and Collaborative Communities provided the Annual Update to the 2018 Facilities Master Plan.

Ms. Heyliger announced that the last speaker, Miss Birla, would address the Trustees regarding discrimination. The speaker spoke at this point because they were accidentally omitted during the dedicated Audience Items portion of the agenda.

### B. Board Governance

#### 1. 2021-22 District Health and Safety Protocols Update

Gwyn Touchet, Chief Human Resources and Organizational Transformation Officer, and Beth Martinez, Chief Academic Officer provided an update on revisions to the District's Health and Safety Protocols for summer programming and the 2021-22 school year.

Ms. Heyliger requested that the Administration provide the dates mentioned during the presentation to the public.

Mrs. James requested that the Administration update the Frequently Asked Questions list on the District's website to reflect the new health and safety protocols as they relate to mask wearing.

Mrs. James requested that the Administration provide the Trustees with information on how accurately students are self-reporting and wearing masks.

Mrs. Hanan requested that the Administration provide the Trustees with the ability to disclose to the District their own vaccination status.

Mrs. Hanan requested that the Administration provide the Trustees with a memo outlining when/if the pivot to mandatory mask-wearing occurs again, how the District will consider mask protocols for teachers and special populations such as deaf/hard of hearing, English language learners, etc.

Mrs. Hanan requested that the Administration provide the Trustees with data that may show how reopening the playgrounds in April 2021 affected the number of COVID-19 exposures.

Mrs. Hanan requested that the Administration provide the Trustees with information on the 2021-22 instructional goals. What will classes and classroom look like? Will they look the same as pre-COVID? How will masks come into play in those situations.

Ms. Heyliger requested that the Administration provide the Trustees with information on how the use of lunchrooms and water fountains will change in the 2021-22 school year.

## 7. Convene in Closed Session

The Trustees convened in closed session at 8:30 p.m. under Texas Open Meetings Act, Texas Government Code, Chapter 551 under the following sections: Section 551.071 – For a private consultation with their 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; Section 551.0821 – Personally identifiable information about public school students.

### A. Section 551.074: Personnel Matters

#### 1. Deliberate Elementary School Principal Recommendation

### B. Section 551.0821: Personally Identifiable Information about a Public School Student

#### 1. Deliberate Hearing Officer's Recommendation Regarding a Level III Student Grievance Appeal

## 8. Reconvene in Open Session

The Trustees reconvened in open session at 9:45 p.m.

## 9. Consider Action on Closed Session Items

MOTION was made by Mrs. James and SECONDED by Mr. Rice that the Board of Trustees appoint April Marsters to the position of Principal of Drabek Elementary School. MOTION CARRIED. Ayes 7 – Noes 0.

MOTION was made by Mr. Rice and SECONDED by Mrs. James that the Board of Trustees accept the hearing officer's recommendation concerning the Level III grievance of C. T. and A. T.

Prior to the vote, Mrs. James expressed regret that it took so long from the time that this grievance was filed until we got to this day.

Following discussion, MOTION CARRIED. Ayes 6 – Noes 1.

## 10. Board Members' Report

### A. Activity Report

Mrs. James reported that the Trustees had attended and/or participated in the following activities since the April 26, 2021 Regular Board Meeting: Exemplary Partnership Ribbon Cutting at Ridgeway Elementary School; Fort Bend Chamber of Commerce Reinventing Public Education for the Future Virtual Event; FBISDFoodie Cook-Off Celebration; Dr. Dupre's Recognition of Service Ceremony with Congressman Troy Nehls; Board Workshop Meeting; National Association of Bilingual Educator Conference Delegate Dinner; NABE/AFT Bilingual Book Donation Ceremony at E. A. Jones Elementary School; GT Task Force Acceleration Subcommittee Meeting; GT Task Force Meeting; Destination Imagination Gulf Coast Region Meeting; Trustee Hanan's Campus Visits; The Fort Bend Association of Parents for Academic Excellence Executive Board Meeting; The City of Sugar Land, Councilman Steve Porter's Retirement Event; and Softball Playoff Games.

### B. Special Reports

#### 1. Annual Board Policy Committee Update

Mrs. James provided a presentation on the Annual Board Policy Committee Update.

Mrs. Hanan and Ms. Heyliger thanked Mrs. James for her leadership on the Board Policy Committee.

Prior to the motion to accept the Consent Agenda, Mrs. James requested that agenda items 11A2 and 11A6 be pulled for further discussion.

## 11. Consent Agenda

MOTION was made by Mr. Rice and SECONDED by Mrs. James that the Board of Trustees approve the Consent Agenda in its entirety as presented with the two exceptions of 11A2 and 11A6. MOTION CARRIED. Ayes 7 – Noes 0.

### A. Board Governance

#### 1. Consider Approval of Revisions to Local Board Policies

The Administration requested Board approval of proposed revisions to policies BQ (Local), FFAC (Local), and FD (Local).

a. BQ (Local): Planning and Decision-Making Process

b. FFAC (Local): Wellness and Health Services: Medical Treatment

c. FD (Local): Admissions

### 3. Consider Approval of 2021-22 Board Self-Evaluation Instrument

The Board of Trustees requested approval of the 2021-22 Board Self-Evaluation Instrument.

### 4. Consider Approval of 2021-22 Teacher Pay Scale, Stipend Schedule, and Resulting Compensation Adjustments

The Administration requested Board approval of the recommended teacher pay scale, stipend schedule, and resulting compensation adjustments associated with raises and work calendars to take effect in the 2021-22 school year. The proposed adjustments relate to positions in the General Fund, Child Nutrition Fund, and Enterprise Funds.

#### **General Fund**

##### ***Teacher Compensation***

Staff recommends an increase of \$3,000 to starting teacher pay. The proposed adjustments equate to an anticipated cost of \$23,513,649.

##### ***Non-Teacher Compensation***

Staff recommends an increase of four percent of midpoint for the remaining non-teaching positions, including administrators. The total cost of the proposed non-teacher compensation adjustments is anticipated to be \$8,705,452.

##### **Stipend Compensation**

The new stipends include: Class Plus (Special Ed), MS Secondary Lead, HS Secondary Lead, Champions of Gifted Students, and Field Training Officers (Police Department). Head Athletic Trainer, HS Orchestra Directors, and MS Orchestra Directors stipends were changed to meet market demand. The total cost for General Fund compensation adjustments, including benefits, is estimated to be \$32,797,721.

##### **Child Nutrition Fund**

Staff recommends an implementation of calendar changes for some Child Nutrition Department employees, and a four percent of midpoint compensation adjustment. The proposed calendar changes, coupled with the four percent of midpoint compensation adjustment, including associated benefits, will cost the Child Nutrition Fund \$466,062.

**Extended Learning Fund**

Staff recommends a four percent of midpoint adjustment for Extended Learning employees. It is anticipated that the compensation adjustments, including associated benefits, will cost the Extended Learning Fund \$353,154.

11A5. Consider Approval of Recommendations for New Positions and Campus Staffing for the 2021-22 School Year

The Administration requested Board approval 112.0 new positions in the General Fund. The estimated cost for staffing the positions, including benefits, is \$7,643,641. The staffing recommendation reflects positions requested to support the growth of the Early College High School, P-Tech programs, full-day Pre-Kindergarten programs, virtual school, as well as student interventions.

<b>Position Type</b>	<b>FTEs</b>	<b>Total Cost (Including Benefits)</b>
Early College High School-Teaching Positions	15.0	\$1,160,187
Early Learning Center-Hunters Glen and Ridgemont Elementary Schools	23.0	\$1,502,877
Virtual School	59.0	\$3,879,283
Student Interventions	15.0	\$1,101,294
<b>Grand Total</b>	<b>112.0</b>	<b>\$7,643,641</b>

**Early College High School/P-Tech**

Teaching positions recommended for year-three expansion of the Early College High School and P-TECH Programs at Marshall, Willowridge, and Hightower High Schools.

<b>Campus</b>	<b>FTEs</b>	<b>Total Cost (Including Benefits)</b>
Marshall High School	5.0	\$386,729
Willowridge High School	5.0	\$386,729
Hightower High School	5.0	\$386,729
<b>Grand Total</b>	<b>15.0</b>	<b>\$1,160,187</b>

**Early Literacy Center – Hunters Glen and Ridgemont Elementary Schools**

Positions needed to support full-day Pre-K expansion and tuition-based Pre-K throughout the District. In addition to the below, there are 24 teaching positions that would have a contract change from 187 days to 210 days to support an extended school year for Pre-K students.

<b>Position</b>	<b>FTEs</b>	<b>Total Cost (Including Benefits)</b>
Hunters Glen:		
Teacher-Kindergarten	3.0	\$249,377
Teacher-Kindergarten-Bilingual	2.0	\$166,251
Teacher-First Grade-Bilingual	1.0	\$83,126
Teacher-Art Integration	1.0	\$75,444
Teacher-Elementary-Action Based Learning	1.0	\$75,444
Teacher-Literacy Interventionist-Bilingual	1.0	\$82,450
Teacher-Interventionist-Math Bilingual	1.0	\$82,450
Social Worker	1.0	\$73,565
Educational Assistant	1.0	\$35,525
Receptionist	1.0	\$36,012
Specialist Elementary English Learner	1.0	\$82,450
Administrative Assistant	1.0	\$36,299
Nurse Aid	1.0	\$30,189
Aide Instructional	1.0	\$28,506
Teacher contract days increase to 210	24.0	\$215,926
Ridgemont ELC:		
Aide Pre-Kindergarten	6.0	\$149,863
<b>Grand Total</b>	<b>23.0</b>	<b>\$1,502,877</b>

## Virtual School

Positions needed to support offering virtual school to students on an exception-based medical need basis, assuming legislation is passed allowing school districts to offer virtual school full-time to students.

<b>Position Type</b>	<b>FTEs</b>	<b>Total Cost (Including Benefits)</b>
Instructional Officer	1.0	\$185,701
Assistant Principal - HS	3.0	\$298,348
Counselor - Lead	1.0	\$91,425
Counselor - HS	3.0	\$261,808
Teacher - HS-ESL	1.0	\$85,550
Executive Assistant III	1.0	\$60,024
Clerk IV Attendance	5.0	\$206,411
Registrar	1.0	\$64,367
Registrar Assistant	1.0	\$46,787
Coordinator Campus Assessment	2.0	\$201,395
Clerk II Counselor	4.0	\$124,608
Librarian	2.0	\$197,810
Advisor College & Career Readiness	1.0	\$80,993
Aide District	2.0	\$45,869
Administrative Assistant I	5.0	\$166,245
Clerk III Data	2.0	\$80,667
Facilitator ARD	2.0	\$150,417
Aide Bilingual	1.0	\$24,487
Assistant Principal - MS	2.0	\$186,322
Teacher - MS-ESL	1.0	\$85,550
Counselor - MS	2.0	\$167,888
Counselor - Lead	1.0	\$87,269
Executive Assistant II	2.0	\$108,142
Aide Instructional	1.0	\$24,487
Aide Kindergarten	1.0	\$24,487
Aide Library	1.0	\$24,487
Aide Compliance-Elem	1.0	\$30,446
Assistant Principal-Elem	2.0	\$186,322
Math Specialist	1.0	\$85,550
Specialist - Elem	1.0	\$85,550
Teacher Literacy Interventionist	1.0	\$85,550
Teacher Literacy Interventionist - Bilingual	1.0	\$85,550
Coordinator Campus Compliance	1.0	\$76,700
Counselor - Elem	2.0	\$162,071
<b>Grand Total</b>	<b>59.0</b>	<b>\$3,879,283</b>

## Student Interventions

Due to the COVID-19 Pandemic, student intervention is needed to assist students with literacy and math.

Type Position	FTEs	Total Cost (Including Benefits)
Literacy Interventionist	10.0	\$734,196
Math Interventionist	5.0	\$367,098
<b>Grand Total</b>	<b>15.0</b>	<b>\$1,101,294</b>

B. Board Goal 1: Fort Bend ISD will provide an equitable learning environment that provides all students access to the FBISD curriculum

### 1. Consider Approval of the 2021-22 Instructional Materials Allotment and Texas Essential Knowledge and Skills Certification

The Administration requested Board approval of the 2021-22 Instructional Materials Allotment (IMA) and Texas Essential Knowledge and Skills (TEKS) Certification and hereby affirms to the Board of Trustees that for the 2021-22 school year:

- The District's instructional materials and technology allotment is used only for expenses allowed by Texas Education Code (TEC), §31.0211;
- The District has instructional materials that collectively cover all elements of the TEKS of the of the required curriculum identified in the TEC §28.002, other than physical education, for each subject and grade level (TEC §31.004);
- That, upon request, the District will provide to the State Board of Education the titles and publication information for any instructional materials requisitioned or purchased by the District with IMA funds; and,
- The District's IMA funds will be used to purchase materials adopted and Board-approved through the length of the adoption, including materials needed to support growth and replacement of damaged or lost items.

C. Board Goal 5: Fort Bend ISD will develop an organizational culture that embraces care, respect, safety, and inclusion

### 1. Consider Approval of Alternate Approvers for the Texas Education Agency Public Education Information Management System

The Administration requested Board approval of naming of Diana Sayavedra, Acting Superintendent, and Bryan Guinn, Chief Financial Officer, to serve as alternate approvers for the Public Education Information Management System submissions for 2021-22 and 2022-23.

Candida Ihnen, District PEIMS Coordinator, will still serve as primary request submitter designee for Texas Education Agency Secured Environment accounts for Fort Bend ISD.

#### D. Scalable Systems

##### 1. Consider Approval of Renewing the District's Depository Contract with Prosperity Bank

The Administration requested Board approval to renew the contract with Prosperity Bank as the District's depository for the period of July 1, 2021 through June 30, 2023 in accordance with Section 45.205(b) of the Texas Education Code.

##### 2. Consider Approval of an Interlocal Agreement with Fort Bend County for the Collection of Ad Valorem Taxes, Penalties, Interest, and Attorney Fees Owed to Fort Bend ISD

The Administration requested Board approval of an Interlocal Agreement with Fort Bend County for the collection of ad valorem taxes including penalties, interest, and attorney fees for the collection of taxes owed to Fort Bend ISD in Fort Bend County, and authorization for the Superintendent to negotiate and execute all agreements and/or revisions thereof.

##### 3. Consider Approval of Purchases Exceeding \$50,000: Specifically for:

###### a. Consider Approval of the Purchase of Fresh Produce

The Administration requested Board approval for the continued purchase of fresh produce under a cooperative contract with New Caney ISD - School Purchasing Alliance (SPA) in an amount not-to-exceed \$2,024,000, and authorization for the Superintendent to negotiate and execute the agreement(s) through June 30, 2023. Vendor: Brothers Produce, Inc. Fund Sources: General Fund and Federal Funds.

###### b. Consider Approval of the Purchase of Temporary Staffing Services

The Administration requested Board approval for the continued purchase of staffing services for the Human Resources Department from The Interlocal Purchasing System and ESC Region 19 – Allied States Cooperative in an amount not to exceed \$652,178 and authorization for the Superintendent to negotiate and execute the contracts through September 2021.

Vendors: All qualified vendors through The Interlocal Purchasing System and ESC Region 19 - Allied States Cooperative. Fund Sources: General Fund, Enterprise Funds, Child Nutrition Fund, and Special Revenue Fund.

###### c. Consider Approval of the Purchase of Voluntary Employee Benefits Services

The Administration requested Board for the continued offering of Voluntary Employee Benefits Services from MetLife, in an amount not to exceed

\$6,273,218, through May 2026 and authorization for the Superintendent to negotiate and execute the contract(s). Vendor: MetLife. Fund Source: Healthcare Funds.

d. Consider Approval of the Purchase of Data Center Lit Fiber Wide Area Network Services

The Administration requested Board approval to exercise the renewal option available through June 2026 with PS LightWave, Inc., in an amount not to exceed \$2,173,500 over a five-year period. The amount requested is required for the District Information Technology Division to provide increased lit fiber bandwidth interconnectivity of Wide Area Network services due to the pivot for online instruction and plans for a potential hybrid model of onsite and online instruction.

Funding Breakdown	
Bond Funds	\$240,000
General Funds	\$1,830,000
<b>Total (includes 5% contingency)</b>	<b>\$2,173,500</b>

Vendor: PS LightWave, Inc. Fund Source: General Fund and Bond Funds.

e. Consider Approval of the Purchase of Department of Transportation Physical Examinations, Drug and Alcohol Testing Services, and Related Items, and Review Ratification of an Additional \$8,983 for Services Rendered from January 2021 through March 2021

The Administration requested Board approval of the purchase of DOT physical examinations, drug and alcohol testing services, and related items from Pinnacle Medical Management under a cooperative contract with Choice Partners Cooperative in an amount not-to-exceed \$200,000 through May 2022, and authorization for the Superintendent to negotiate and execute the agreement(s).

The Administration also requested ratification of an additional \$8,983 for services contracted with Pinnacle Medical Management from January 2021 through March 2021, which was necessary for testing compliance. The \$8,983 proposed for ratification is included in the recommended \$200,000 expenditure authorization. Vendor: Pinnacle Medical Management. Fund Source: General Fund.

E. 2018 Bond Program

1. Consider Approval of an Easement with CenterPoint Energy for Electrical Services to New Elementary School 53

The Administration requested Board approval of a blanket easement with CenterPoint Energy for the electrical services to new Elementary School 53, and authorization for the 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.

2. Consider Approval of an Easement with Fort Bend County Municipal Utility District 46 for a Water Meter at New Elementary School 53

The Administration requested Board approval of a Water Meter Easement Agreement with Fort Bend County Municipal Utility District No. 46 at new Elementary School 53, and authorization for the FBISD Board President and/or designee to negotiate and execute this easement.

3. Consider Approval of a Construction Services Agreement with Prime Contractors, Inc., for Structural Repair at Various Campuses

The Administration requested Board Approval of a Construction Services Agreement with Prime Contractors, Inc., for structural repairs at various campuses (PKG035), for a contract amount of \$3,255,000 and authorization for the Superintendent to negotiate and execute or terminate the contract documents.

The final ranking of the contractors are as follows:

Firm Name	CSP Score	Base Bid Amount
Prime Contractors, Inc.	80.31	\$3,000,000
Jamail & Smith Construction, LP	74.48	\$2,700,000

This contract will include the scope identified on the base bid for a total contract amount of \$3,000,000 plus an additional \$255,000 for accepted alternates. Alternate breakdown is as follows:

- Alternate 1 – (\$100,000) for base bid adjustment
- Alternate 2 – \$20,000 Austin Parkway ES repair of miscellaneous interior cracks
- Alternate 4 – \$115,000 Heritage Rose ES floor leveling and repair at various locations
- Alternate 5 – \$25,000 Barbara Jordan ES repair and sealing of existing CMU block
- Alternate 6 – \$130,000 Lantern Lane ES interior floor leveling and repair at various locations
- Alternate 9 – \$65,000 Willowridge HS flooring repairs

CSP Contract	Package Number	Description	Project Budget
CSP20-031KB	PKG035	Structural Repairs	\$5,391,953

12. Action

Board Governance

11A2. Consider Approval of Adopting House Bill 3 Student Outcome Goals and Plan

The Administration requested Board approval of the adoption of House Bill 3 Student Outcome Goals and Plan, including yearly target goals and closing the gap group yearly targets in literacy, mathematics, and college, career, and military readiness for 2020-24.

The chart below outlines the timeline for each improvement planning component along with key actions towards the development of the HB3 Board Outcome Goals. DIPs/CIPs, progress monitoring, review, and reporting cycles. Highlighted in blue are Board actions or planned reports.

<b>Timeline</b>	<b>Improvement Planning Component</b>	<b>Actions</b>
February – April	Develop Board Outcome Goals & Plan – HB 3 Requirement	Review District Data and set 5-year student outcome goals, yearly targets, and closing the gap group targets. Define progress measures and Board monitoring calendar.
April – June	District Improvement Plan Development	Engage in comprehensive needs assessment (CNA), draft performance objectives, outline strategies, and expected outcomes.
May	Recommend Board Outcome Goals & Plans – HB 3 for Board Adoption	
May – July	Campus Improvement Plan Development	Review District CNA, performance objectives, engage in campus needs assessment, draft performance objectives, outline strategies including targeted professional learning, and expected outcomes.
September	Recommend DIP and CIP Performance Objectives for Board Approval	
October – June	Progress Monitoring & Reporting Board Outcome Goals DIP/CIP	Follow Board Monitoring Calendar for reporting and Board updates
*Summer 2022	Annual Progress Report – HB 3 Student Outcome Goals	

\*Availability of data will determine the month for the annual report

MOTION was made by Mr. Rice and SECONDED by Mrs. James that the Board of Trustees approve Consent Agenda Item 11A2 as presented. Following discussion, MOTION CARRIED. Ayes 7 – Noes 0.

11A6. Consider Approval of the 2021-22 General Fund (199), Debt Service Fund (599), and Child Nutrition Fund (240) Budgets

The Administration requested Board approval of the 2021-22 General Fund (199), Debt Service Fund (599), and Child Nutrition Fund (240) budgets as presented in the Fiscal Year 2021-22 budget document.

MOTION was made by Mr. Rice and SECONDED by Mrs. James that the Board of Trustees approve Consent Agenda Item 11A6 as presented. Following discussion, MOTION CARRIED. Ayes 7 – Noes 0.

13. Review Future Board Meeting Agenda Items

Dr. Dupre reviewed a list of future Board Meeting agenda items and workshop topics.

14. Adjournment

Having no further business before the Board, MOTION was made by Mrs. James to adjourn the meeting at 10:26 p.m.

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Addie Heyliger, President

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Grayle James, Secretary

Minutes  
Board of Trustees  
Canvass Election Results  
May 12, 2021

A Board of Trustees Special Called Meeting was held on Wednesday, May 12, 2021, beginning at 7:00 PM in the Event Center of the James Reese Career and Technical Center located at 12300 University Blvd., Sugar Land, Texas, to canvass the results of the May 1, 2021 General Election. Members of the public viewed the Live Stream of the meeting at the following address:

<https://www.fortbendisd.com/May12Canvass-OathofOfficeLIVESTREAM>. It was the Board of Trustees' intent that a quorum of the Board of Trustees would be physically present at this location, although one or more Trustees may have participated by video conference. The agenda packet for the meeting can be found here: <https://meetings.boardbook.org/Public/Organization/649>. This meeting was recorded as required by law and the recording is available to the public at:

<https://www.youtube.com/watch?v=feNGDWkDW1M>

Presiding Officer.....Ms. Addie Heyliger, President

Board Members Present

- Mr. Dave Rosenthal, Vice President
- Mrs. Grayle James, Secretary
- Mrs. Angie Hanan
- Mr. Jim Rice
- Dr. Shirley Rose-Gilliam
- Ms. Denetta Williams (arrived at 7:38 p.m.) (left at 7:43 and did not return)

School Officials Present

- Charles E. Dupre, Ed.D., Superintendent of Schools
- Diana Sayavedra, Deputy Superintendent of Schools
- Anthony Indelicato, Ed.D., Chief of Staff and Collaborative Communities
- Beth Martinez, Chief Academic Officer
- Veronica Sopher, Chief Communications Officer
- Bryan Guinn, Chief Financial Officer
- Long Pham, Chief Information Officer
- Oscar Perez, Chief Operations Officer
- Coby Wilbanks, Director of Legal Services
- Gwyn Touchet, Chief Human Resources and Organizational Transformation Officer
- David Rider, Chief of FBISD Police Department
- Garrett Rosier, Recording Secretary

Others Present

- State Representative Ron Reynolds, District 27 (via videoconference)
- Ms. Wendy Lojo representing State Representative Jacey Jetton, District 27
- Fort Bend County Judge K. P. George
- Rick Morris, Board Counsel
- Parents, Patrons, Staff, and Employees
- Families and friends of retiring Trustees

## 1. Meeting Called to Order

President Heyliger called the meeting to order at 7:00 p.m. announcing the presence of a quorum and that the meeting had been duly called and the notice posted for the time and manner required by law.

## 2. Recognition of Retiring Trustees

Trustees Rice, Hanan, Rosenthal, Gilliam, and Heyliger recognized retiring Trustee Grayle James for her nine years of service.

Three of Mrs. James' family members recognized her service to the District. These family members were Mrs. James' husband, David, Mrs. James' son, Kendrick (via videoconference) and Mrs. James' daughter, Katherine.

Mrs. James gave prepared remarks thanking the Administration, Staff, and community for their support during her tenure as a Trustee.

Dr. Charles E. Dupre, Superintendent of Schools, gave prepared remarks thanking Mrs. James for her service to the District and presented her with a retirement gift.

Ms. Heyliger paused the proceedings to recognize the elected officials and former Trustees in attendance.

Trustees Rice, Hanan, James, Rosenthal, and Gilliam recognized retiring Trustee Addie Heyliger for her six years of service.

Ms. Heyliger gave prepared remarks thanking the Administration, Staff, and community for their support during her tenure as a Trustee.

Community members offered their thanks to Ms. Heyliger for her service to the District.

Dr. Charles E. Dupre gave prepared remarks thanking Ms. Heyliger for her service to the District and presented her with a retirement gift.

State Representative Ron Reynolds presented Ms. Heyliger with House Resolution 68 honoring her for her service and presented her with a Texas Flag flown over the State Capitol.

Ms. Wendy Lojo, Representing State Representative Jacey Jetton, thanked Mrs. James for her service and presented her with a Resolution.

Fort Bend County Judge K. P. George has to leave early, but his Chief of Staff, Mr. Dexter McCoy thanked the Trustees on the Judge's behalf.

3. Action

A. Canvass Returns and Declare Results of the May 1, 2021 General Election

MOTION was made by Mrs. James and SECONDED by Mr. Rice to accept the canvas returns as presented.

Ms. Heyliger was in receipt of the Summary of Returns from Mr. John Oldham, Fort Bend County Elections Administrator. Ms. Heyliger stated that the purpose of the meeting was to canvass the election returns and declare the results of the May 1, 2021, Fort Bend Independent School District General Election.

Ms. Heyliger read the following election results:

**Position 2:**

Rehan Ahmed: 1,238 votes  
Ashish Agrawal: 3,336 votes  
Nadeem Naik: 349 votes  
Judy Dae: 7,120 votes

**Position 6:**

Edtrina Moss: 234 votes  
Rafat Ulain Jilani: 1,048 votes  
Allison Drew: 1,266 votes  
Stephanie Brown: 1,709 votes  
Addie Heyliger: 3,233 votes  
Kristen Davison Malone: 4,346 votes

Following discussion, MOTION CARRIED. Ayes 7 – Noes 0.

9. Adjournment

Having no further business before the Board, MOTION was made by Mrs. James to adjourn the meeting at 8:22 p.m.

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Addie Heyliger, President

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Grayle James, Secretary

Minutes  
Board of Trustees  
Swear In Newly Elected Trustees  
May 12, 2021

A Board of Trustees Special Called Meeting was held on Wednesday, May 12, 2021, beginning at 7:45 PM in the Event Center of the James Reese Career and Technical Center located at 12300 University Blvd., Sugar Land, Texas, to canvass the results of the May 1, 2021 General Election. Members of the public viewed the Live Stream of the meeting at the following address:

<https://www.fortbendisd.com/May12Canvass-OathofOfficeLIVESTREAM>. It was the Board of Trustees' intent that a quorum of the Board of Trustees would be physically present at this location, although one or more Trustees may have participated by video conference. The agenda packet for the meeting can be found here: <https://meetings.boardbook.org/Public/Organization/649>. This meeting was recorded as required by law and the recording is available to the public at:

<https://www.youtube.com/watch?v=feNGDWkDW1M>

Presiding Officer.....Mr. Dave Rosenthal, Vice President

Board Members Present

Mrs. Angie Hanan  
Mr. Jim Rice  
Dr. Shirley Rose-Gilliam  
Ms. Denetta Williams

School Officials Present

Charles E. Dupre, Ed.D., Superintendent of Schools  
Diana Sayavedra, Deputy Superintendent of Schools  
Anthony Indelicato, Ed.D., Chief of Staff and Collaborative Communities  
Beth Martinez, Chief Academic Officer  
Veronica Sopher, Chief Communications Officer  
Bryan Guinn, Chief Financial Officer  
Long Pham, Chief Information Officer  
Oscar Perez, Chief Operations Officer  
Coby Wilbanks, Director of Legal Services  
Gwyn Touchet, Chief Human Resources and Organizational Transformation Officer  
David Rider, Chief of FBISD Police Department  
Garrett Rosier, Recording Secretary

Others Present

Mrs. Judy Dae, newly elected Trustee for Position 2  
Mrs. Kristen Davison Malone, newly elected Trustee for Position 6  
Family and friends of newly elected Trustees  
Rick Morris, Board Counsel  
Parents, Patrons, Staff, and Employees  
Community Members

### 1. Meeting Called to Order

Vice President Rosenthal called the meeting to order at 8:39 p.m. announcing the presence of a quorum and that the meeting had been duly called and the notice posted for the time and manner required by law.

### 2. Administer Oath of Office to Newly Elected Trustees

Mrs. Grayle James, outgoing Fort Bend ISD Board Secretary administered the Oath of Office to newly elected Trustee Judy Dae.

Commander Reece Hardy, Houston Police Department administered the Oath of Office to newly elected Trustee Kristen Davison Malone.

Both Mrs. Dae and Mrs. Davison Malone gave prepared remarks.

### 3. Convene in Closed Session

The Trustees convened in closed session at 8:49 p.m. under Texas Open Meetings Act, Texas Government Code, Chapter 551 under the following sections: Section 551.071 – For a private consultation with their 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; Section 551.0821 – Personally identifiable information about public school students.

#### A. Section 551.074: Personnel Matters

##### 1. Deliberate Selection of Board Officers

#### 4. Reconvene in Open Session

The Trustees reconvened in open session at 9:29 p.m.

#### 5. Consider Action on Closed Session Items

MOTION was made by Mr. Rice and SECONDED by Mrs. Dae that the Board of Trustees temporarily suspend the Board Operating Procedures requirement that a Trustee serve at least one year on the Board before the Trustee may be considered for the office of Secretary.

Vice-President Rosenthal explained that since no other Trustees possessed the requisite one year of service to hold the office of Secretary, the Board would need to amend Board Operating Procedures to waive the requirement.

Following discussion, MOTION CARRIED. Ayes 7 – Noes 0.

Vice President Rosenthal called for motions to elect Board Officers.

MOTION was made by Ms. Williams and SECONDED by Mrs. Dae to nominate Dave Rosenthal for President. Mr. Rosenthal was elected by a 6 Ayes – 1 Noes vote.

MOTION was made by Dr. Rose-Gilliam and SECONDED by Mrs. Hanan to nominate Jim Rice to be Vice President. Mr. Rice was elected by a 7 Ayes – 0 Noes vote.

MOTION was made by Mr. Rice to and SECONDED by Mr. Rosenthal to nominate Dr. Shirley Rose-Gilliam for the office of Secretary. Dr. Rose-Gilliam was elected by a 6 Ayes – 1 Noes vote.

6. Adjournment

Having no further business before the Board, MOTION was made by Mrs. Hanan to adjourn the meeting at 9:49 p.m.

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Addie Heyliger, President

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Grayle James, Secretary

Minutes  
Board of Trustees  
Special Called Meeting  
May 27, 2021

A Board of Trustees Special Called Meeting was held on Thursday, May 27, 2021, beginning at 6:00 PM in the Board Room of the Administration Building located at 16431 Lexington Blvd., Sugar Land, Texas. Members of the public viewed the Live Stream of the meeting at the following address: <https://www.fortbendisd.com/May27LIVESTREAM>. Members of the public also registered 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 were submitted no later than 4:30 p.m. on the day of the meeting. It was the Board of Trustees' intent that a quorum of the Board of Trustees would be physically present at this location, although one or more Trustees may have participated by video conference. The agenda packet for the meeting can be found here: <https://meetings.boardbook.org/Public/Organization/649>. This meeting was recorded as required by law and the recording is available to the public at:

<https://www.youtube.com/watch?v=sws4Eas3vHU>

Presiding Officer.....Mr. Dave Rosenthal, President

Board Members Present

Mr. Jim Rice, Vice President  
Dr. Shirley Rose-Gilliam, Secretary  
Mrs. Judy Dae  
Mrs. Kristen Davison Malone (arrived at 6:05 p.m.)  
Mrs. Angie Hanan

Board Member Absent

Ms. Denetta Williams

School Officials Present

Diana Sayavedra, Deputy Superintendent of Schools  
Coby Wilbanks, Director of Legal Services  
Garrett Rosier, Recording Secretary

Others Present

Dr. Cathy Mincborg, Center for the Reform of School Systems  
Jonathan Brush, Rogers, Morris, & Grover, LLP

1. Meeting Called to Order

President Rosenthal called the meeting to order at 6:00 p.m. announcing the presence of a quorum and that the meeting had been duly called and the notice posted for the time and manner required by law.

2. Audience Responses to Agenda Items Posted for this Meeting

None.

3. Convene in Closed Session

The Trustees convened in closed session at 6:01 p.m. under Texas Open Meetings Act, Texas Government Code, Chapter 551 under Section 551.074 – Personnel matters.

A. Section 551.074: Personnel Matters

1. Deliberate Non-Renewal of a Term Employment Contract

2. Deliberate Middle School Principal Recommendation

3. Deliberate Elementary School Principal Recommendation

4. Reconvene in Open Session

The Trustees reconvened in open session at 6:40 p.m.

5. Consider Action on Closed Session Items

MOTION was made by Mrs. Hanan and SECONDED by Mr. Rice that the Board of Trustees non-renew the Term Employment Contract of Barbara Perkins at the end of the 2020-21 school year and authorize the Superintendent to provide notice of the Board's actions. MOTION CARRIED. Ayes 6 – Noes 0.

MOTION was made by Mrs. Davison Malone and SECONDED by Mr. Rice that the Board of Trustees appoint Courtney Clark to the position of Principal of Lake Olympia Middle School. MOTION CARRIED. Ayes 6 – Noes 0.

MOTION was made by Dr. Rose-Gilliam and SECONDED by Mrs. Dae that the Board of Trustees appoint Veronica Roberson to the position of Principal of Mission Bend Elementary School. MOTION CARRIED. Ayes 6 – Noes 0.

6. Board Team Building, Collaboration, and Planning

Dr. Cathy Mincberg from the Center for the Reform of School Systems led the Trustees in Team Building, Collaboration, and Planning activities.

Mr. Rosenthal called for a short break. The break started at 7:55 p.m.

The Trustees returned from the break at 8:00 p.m.

7. Adjournment

Having no further business before the Board, MOTION was made by Mr. Rice to adjourn the meeting at 9:06 p.m.

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Dave Rosenthal, President

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Dr. Shirley Rose-Gilliam, Secretary

**For: Fort Bend ISD Board of Trustees**  
**Date: June 14, 2021**  
**Action: Consideration and Approval:**  
**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.

<b>Campus</b>	<b>Number of graduating students (seniors and some juniors as early grads) that have NOT received CPR instruction during grades 9-12</b>
Austin High School	60
Bush High School	126
Clements High School	79
Dulles High School	72
Elkins High School	164
Hightower High School	10
Kempner High School	25
Marshall High School	59
Ridge Point High School	56
Travis High School	350
Willowridge High School	153
Ferndell Henry Center for Learning	0
<b>District Total # of Graduating Students Needing CPR Instruction</b>	<b>1154</b>

Recommended by:

Charles E. Dupre  
Superintendent of Schools

Submitted by:

Beth Martinez  
Chief Academic Officer

**For: Fort Bend ISD Board of Trustees**  
**Date: June 14, 2021**  
**Action: Consideration and Approval:**  
**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

<b>BOT Meeting:</b>	<b>June 14, 2021</b>
<b>Solicitation No.:</b>	<b>21-078TA Department of Information Resources (DIR) and Sourcewell Cooperatives</b>
<b>References:</b>	<b>Scalable Systems</b>
<b>Description:</b>	<p><b>Student Hotspots and Related Items and Services</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and possible approval of the continued purchase of student hotspots and data plans from Verizon Wireless, T-Mobile, and AT&amp;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><b><u>Summary</u></b></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&amp;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>

	<b><u>Background</u></b>	
	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.	
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	

<b>BOT Meeting:</b>	<b>June 14, 2021</b>
<b>Solicitation No.:</b>	<b>RFP 21-046KB</b>
<b>References:</b>	<b>Scalable Systems</b>
<b>Description:</b>	<p><b>Cheerleader and Dance Team Uniforms, Supplies, and Related Items</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and possible 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><b><u>Summary</u></b></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><b><u>Background</u></b></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>
<b>Requested By:</b>	<p>Joe Rodriguez, Chief of Schools  Bryan Guinn, Chief Financial Officer</p>
<b>Vendors:</b>	<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**

<b>Vendor</b>	<b>Purchase Price (25 pts. Max)</b>	<b>Reputation of Vendor and Vendor's Goods and Services (5 pts. Max)</b>	<b>Quality of Vendors Goods and Services (25 pts. Max)</b>	<b>Extent to which the Goods and Services Meet the Needs of the District (25 pts. Max)</b>	<b>Vendors Past Relationship with the District (10 pts. Max)</b>	<b>Long-Term Cost to the District (10 pts. Max)</b>	<b>Proposer's Total Score (100 pts. Max)</b>	<b>Proposer's Ranking</b>
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**

	<b>Evaluation Criteria</b>	<b>Point System</b>
1	<p><b>Purchase Price</b></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><b>Reputation of the Vendor and of the Vendor's Goods or Services</b></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><b>Quality of the Vendor's Goods or Services</b></p> <p>Vendor's products should be new and be of the highest quality</p>	25 points
4	<p><b>Extent to Which the Goods or Services Meet the District's Needs</b></p> <p>Vendor offers variety of cheerleader and dance team apparel and supplies</p>	25 points
5	<p><b>Vendor's Past Relationship with the District</b></p> <p>Worked with FBISD and/or Districts of similar size</p>	10 points
6	<p><b>Long-Term Cost to the District to Acquire the Vendor's Goods or Services</b></p> <p>Warranty, setup fee; maintenance or other fees</p>	10 points
	<b>TOTAL</b>	<b>100 points</b>

<b>BOT Meeting:</b>	<b>June 14, 2021</b>
<b>Solicitation No.:</b>	<b>RFP 21- 056LB</b>
<b>References:</b>	<b>Scalable Systems</b>
<b>Description:</b>	<p><b>Supplemental Instructional Resources for Pre-Kindergarten – 12 Program Areas</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and possible approval of purchasing 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><b><u>Summary</u></b></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><b><u>Background</u></b></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 &amp; Learning</p>
Vendors:	<p>CommonLit, Inc.          AKJ Wholesale, LLC.          GraceNotes, LLC.          Steps to Literacy          Carson Dellosa 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**

	<b>Evaluation Criteria</b>	<b>Point System</b>
1	<p><b>Purchase Price</b>  Vendor should offer a fair reasonable price for items to be procured by Fort Bend ISD</p>	20 points
2	<p><b>Reputation of the Vendor and of the Vendor’s Goods or Services</b>  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><b>Quality of the Vendors’ Goods or Services</b></p> <ul style="list-style-type: none"> <li>• Relevant experience with school curriculum/content knowledge as it pertains to bid specifications</li> <li>• Experience and competence in dealing with large school districts</li> <li>• Education, certification or licenses commensurate with experience</li> <li>• Customer service indicative of sound delivery of services</li> <li>• Qualifications: education, certifications, licenses etc.</li> </ul>	30 points
4	<p><b>Extent to Which the Goods or Services Meet the District’s Needs</b></p> <ul style="list-style-type: none"> <li>• Aligns to TEKS in one or more instructional areas;</li> <li>• Teacher materials provide specific guidance for implementations;</li> <li>• Materials available in multiple formats</li> </ul>	25 points
5	<p><b>Vendor’s Past Relationship with the District</b>  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><b>Long-Term Cost to the District to Acquire the Vendor’s Goods or Services</b>  Professional development, training, travel, warranty and/or fees</p>	5 points
7	<p><b>Extent to which the vendor agrees to our Standard Form of Agreement.</b> By Signing the Agreement, you assent to the Terms Conditions of Fort Bend ISD</p>	10 points
8	<p><b>Insurance Requirements</b>  A copy of the <b>Certificate of Liability Insurance</b> and <b>Waiver of Subrogation</b> should be in your proposal.</p>	Pass/Fail
	<b>TOTAL</b>	<b>100 points</b>

<b>BOT Meeting:</b>	<b>June 14, 2021</b>
<b>Solicitation No.:</b>	<b>RFP 17-068KB</b>
<b>References:</b>	<b>District Goal Scalable Systems</b>
<b>Description:</b>	<p><b>Contract Increase for Sheet Music, Music Supplies, and Related Items</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and possible 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><b><u>Summary</u></b></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><b><u>Background</u></b></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	

<b>BOT Meeting:</b>	<b>June 14, 2021</b>
<b>Solicitation No.:</b>	<b>RFP 21-041DE</b>
<b>References:</b>	<b>Scalable Systems</b>
<b>Description:</b>	<p><b>Career and Technical Education (CTE) Programs, Equipment, Supplies, Services, and Related Items</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and possible 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><b><u>Summary</u></b></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"> <li>• Agriculture, Food, and Natural Resources</li> <li>• Architecture and Construction</li> <li>• Arts, Audio/Video, and Communications</li> <li>• Business, Marketing, and Finance</li> <li>• Education and Training</li> <li>• Health Science</li> <li>• Hospitality and Tourism</li> <li>• Human Services</li> <li>• Information Technology</li> <li>• Law, Public Services, and Corrections</li> <li>• Manufacturing</li> <li>• Science, Technology, Engineering, and Mathematics</li> <li>• Transportation, Distribution, and Logistics</li> </ul> <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><b><u>Background</u></b></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&amp;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
<b>Other Supporting Information</b>	
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**

<b>Vendor</b>	<b>Purchase Price (25 pts. max)</b>	<b>Reputation of the Vendor and of the Vendors Goods or Services (5 pts. max)</b>	<b>Quality of the Vendors Goods or Services (20 pts. max)</b>	<b>Extent to Which the Goods or Services Meet the District's Needs (25 pts. max)</b>	<b>Vendors Past Relationship With the District or Similar Sized District (5 pts. max)</b>	<b>Long-Term Cost to the District to Acquire the Vendors Goods or Services (10 pts max)</b>	<b>Agreement to Fort Bend ISD Terms and Conditions (10 pts max)</b>	<b>Insurance Requirements (Pass/Fail)</b>	<b>Total Score (100 pts. max)</b>	<b>Proposers Ranking</b>
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><b>Purchase Price</b></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><b>Reputation of the Vendor and of the Vendor's Goods or Services</b></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><b>Quality of the Vendor's Goods or Services</b></p> <ul style="list-style-type: none"> <li>• Service capabilities, report capabilities training, on-going maintenance, and technical support</li> <li>• Demonstrates competence: experience, etc.</li> <li>• Configuration and installation, integration, testing, implementation,</li> <li>• Vendor's products should be new and be of the highest quality</li> </ul>	20 points
4	<p><b>Extent to Which the Goods or Services Meet the District's Needs</b></p> <ul style="list-style-type: none"> <li>• Vendor's goods and services align to support CTE program area.</li> <li>• Provides good or services for multiple CTE program areas.</li> </ul>	25 points
5	<p><b>Vendor's Past Relationship with the District</b></p> <ul style="list-style-type: none"> <li>• Vendor has prior experience with the district</li> <li>• Vendor has prior experience with other districts</li> </ul>	5 points
6	<p><b>Long-Term Cost to the District to Acquire the Vendor's Goods or Services</b></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 <b>Signing the Agreement</b>, you assent to the Terms and Conditions of Fort Bend ISD.</p>	10 points
8	<p><b>Insurance requirements</b></p> <p>A copy of the <b>Certificate of Liability Insurance</b> and <b>Waiver of Subrogation</b> should be in your proposal.</p>	Pass/Fail
	<b>TOTAL</b>	<b>100 points</b>

<b>BOT Meeting:</b>	<b>June 14, 2021</b>
<b>Solicitation No.:</b>	<b>RFP 21-034KB</b>
<b>References:</b>	<b>Scalable Systems</b>
<b>Description:</b>	<p><b>Campus Fitness Programs</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and possible 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><b><u>Summary</u></b></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 &amp; Wellness Department, a division within the Social Emotional Learning and Comprehensive Health Department.</p> <p>The Behavioral Health &amp; 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>

	<b><u>Background</u></b>	
	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	
<b>Other Supporting Information</b>		
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**

	<b>Evaluation Criteria</b>	<b>Point System</b>
1	<b>Purchase Price</b> 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.	25 points
2	<b>Reputation of the Vendor and of the Vendor's Goods or Services</b> 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	<b>Quality of the Vendor's Goods or Services</b> Vendor's products should be new and be of the highest quality. Experience and Qualifications: Education, Certification, Licenses, etc.	20 points
4	<b>Extent to Which the Goods or Services Meet the District's Needs</b> Program(s) offered, timely installation of program, etc.	20 points
5	<b>Vendor's Past Relationship with the District.</b>	10 points
6	<b>Long-Term Cost to the District to Acquire the Vendor's Goods or Services</b> Warranty, setup fee; maintenance or other fees.	10 points
7	Extent to Which the Vendor Agrees to our Standard Form of Agreement. By <b>signing the Agreement</b> , you assent to the Terms and Conditions of Fort Bend ISD.	10 points
8	<b>Insurance Requirements</b> Vendor meets insurance requirements and included a copy of the Certificate of Insurance in their proposal.	Pass/Fail
	<b>TOTAL</b>	<b>100 points</b>

<b>BOT Meeting:</b>	<b>June 14, 2021</b>
<b>Solicitation No.:</b>	<b>21-079LJ Education Service Center Region 19 Allied States Cooperative</b>
<b>References:</b>	<b>Scalable Systems</b>
<b>Description:</b>	<p><b>School Nurse Electronic Health Record Software System &amp; Support</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and possible approval of 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><b><u>Summary</u></b></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><b><u>Background</u></b></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

<b>BOT Meeting:</b>	<b>June 14, 2021</b>
<b>Solicitation No.:</b>	<b>21-025JB Central Texas Purchasing Alliance (CTPA)</b>
<b>References:</b>	<b>District Goal Scalable Systems</b>
<b>Description:</b>	<p><b>Nursing Services</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and possible approval of 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><b><u>Summary</u></b></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><b><u>Background</u></b></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

<b>BOT Meeting:</b>	<b>June 14, 2021</b>
<b>Solicitation No.:</b>	<b>RFP 21-074JB</b>
<b>References:</b>	<b>Scalable Systems</b>
<b>Description:</b>	<p><b>Temporary Staffing Services</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and possible approval of 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><b><u>Summary</u></b></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><b><u>Background</u></b></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>
<b>Requested By:</b>	Gwyn Touchet, Chief Human Resources Bryan Guinn, Chief Financial Officer
<b>Vendor:</b>	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 89

	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	91 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**

	<b>Evaluation Criteria</b>	<b>Point System</b>
1	<p><b>Purchase Price</b></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><b>Reputation of the Vendor and of the Vendor's Goods or Services</b></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><b>Quality of the Vendor's Goods or Services</b></p> <ul style="list-style-type: none"> <li>• Scope Requirement Questionnaire</li> </ul>	20 points
4	<p><b>Extent to Which the Goods or Services Meet the District's Needs</b></p> <ul style="list-style-type: none"> <li>• Scope Requirement Questionnaire</li> </ul>	20 points
5	<p><b>Vendor's Past Relationship with the District and/or other School Districts</b></p> <ul style="list-style-type: none"> <li>• Worked with Fort Bend or a District similar in size</li> </ul>	5 points
6	<p><b>Long-Term Cost to the District to Acquire the Vendor's Goods or Services</b></p> <ul style="list-style-type: none"> <li>• Buyout Rate and Process</li> </ul>	10 points
7	<p><b>Insurance Requirements</b></p> <p>A copy of the Certificate of Liability Insurance should be in your proposal.</p>	Pass/Fail
8	<p><b>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</b></p>	10 points
	<b>TOTAL</b>	<b>100 points</b>

<b>BOT Meeting:</b>	<b>June 14, 2021</b>
<b>Solicitation No.:</b>	<b>21-083CT The Interlocal Purchasing System (TIPS)</b>
<b>References:</b>	<b>Scalable Systems</b>
<b>Description:</b>	<p><b>District Device Repair</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and possible 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><b><u>Summary</u></b></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><b><u>Background</u></b></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>
<b>Requested By:</b>	Long Pham, Chief Information Officer Bryan Guinn, Chief Financial Officer
<b>Vendors:</b>	AssetGenie, Inc. DBA AGiRepair & AGParts Education Repair Center LLC DBA Tech Defenders
<b>Budget Sources:</b>	General Fund
<b>Amount:</b>	Not to Exceed - \$287,500 through May 31, 2023
<b>Other Supporting Information</b>	
<b>Sole Source:</b>	No
<b>Number of vendors contacted by Purchasing:</b>	N/A
<b>Number of vendors contacted by FBISD Notification System:</b>	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

<b>BOT Meeting:</b>	<b>June 14, 2021</b>
<b>Solicitation No.:</b>	<b>21-075LJ Region 4 Education Service Center</b>
<b>References:</b>	<b>Scalable Systems</b>
<b>Description:</b>	<p><b>Zoom Videoconferencing Technology</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and possible 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><b><u>Summary</u></b></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><b><u>Background</u></b></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>
<b>Requested By:</b>	Long Pham, Chief Information Officer Bryan Guinn, Chief Financial Officer
<b>Vendor:</b>	Region 4 Educational Service Center
<b>Budget Sources:</b>	General Fund
<b>Amount:</b>	Not to Exceed - \$80,000 through August 31, 2022
<b>Other Supporting Information</b>	
<b>Sole Source:</b>	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

<b>BOT Meeting:</b>	<b>June 14, 2021</b>
<b>Solicitation No.:</b>	<b>21-062CT Purchasing Association of Cooperative Entities (PACE) Purchasing Cooperative</b>
<b>References:</b>	<b>Scalable Systems</b>
<b>Description:</b>	<p><b>Identity Automation Management System</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and possible 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><b><u>Summary</u></b></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"> <li>• Automated user account creation, change, and transfers</li> <li>• Automated security role assignments based on Active Directory attributes</li> <li>• Password self-service for end users and delegated user management</li> <li>• Single sign-on capability to District-wide web-based applications</li> <li>• Life-Cycle management automation</li> <li>• Privilege account elevation</li> <li>• Account workflows</li> <li>• Sponsored account management</li> </ul> <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>

	<b><u>Background</u></b>	
	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	
<b>Other Supporting Information</b>		
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	

<b>BOT Meeting:</b>	<b>June 14, 2021</b>
<b>Solicitation No.:</b>	<b>RFP 21-058LJ</b>
<b>References:</b>	<b>Scalable Systems</b>
<b>Description:</b>	<p><b>Data Center Infrastructure and Related Services</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and possible approval of 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><b><u>Summary</u></b></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><b><u>Background</u></b></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>
<b>Requested By:</b>	Long Pham, Chief Information Officer Bryan Guinn, Chief Financial Officer
<b>Vendors:</b>	Netsync Network Solutions 100

	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**

<b>Vendor</b>	<b>Purchase Price</b> (20 pts max)	<b>Reputation of the Vendor and the Vendor's Goods and Services</b> (5 pts max)	<b>Quality of the Vendor's Goods or Services</b> (25 pts max)	<b>Extent to Which the Goods or Services Meet the District's Needs</b> (25 pts max)	<b>Vendor's Past Relationship with the District or Similar Sized District</b> (10 pts max)	<b>Long-Term Cost to the District to Acquire the Vendor's Goods or Services</b> (5 pts max)	<b>Insurance Requirements</b> (Pass/Fail)	<b>Agreement to Fort Bend ISD Terms and Conditions</b> (10 pts max)	<b>Total Score</b> (100 pts. Max)	<b>Proposer's Ranking</b>
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**

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

<b>BOT Meeting:</b>	<b>June 14, 2021</b>
<b>Solicitation No.:</b>	<b>RFP 21-029AR</b>
<b>References:</b>	<b>Scalable Systems</b>
<b>Description:</b>	<p><b>Fire Protection System Inspections, Repairs, and Related Items</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and possible 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><b><u>Summary</u></b></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"> <li>• Fire Detection and Alarm Systems</li> <li>• Fire Door Holders</li> <li>• Fire Sprinkler Systems</li> <li>• Fire Department Connections</li> <li>• Fire Hydrants</li> <li>• Kitchen Hoods and Suppression Systems</li> </ul> <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><b><u>Background</u></b></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>
<b>Requested By:</b>	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**

<b>Vendor</b>	<b>Purchase Price</b> <b>(25 pts max)</b>	<b>Reputation of the Vendor and the Vendor's Goods and Services</b> <b>(5 pts max)</b>	<b>Quality of the Vendor's Goods or Services</b> <b>(20 pts max)</b>	<b>Extent to Which the Goods or Services Meet the District's Needs</b> <b>(20 pts max)</b>	<b>Vendor's Past Relationship with the District or Similar Sized District</b> <b>(5 pts max)</b>	<b>Long-Term Cost to the District to Acquire the Vendor's Goods or Services</b> <b>(15 pts max)</b>	<b>Insurance Requirements</b> <b>(Pass/Fail)</b>	<b>Agreement to Fort Bend ISD Terms and Conditions</b> <b>(10 pts max)</b>	<b>Total Score</b> <b>(100 pts. Max)</b>	<b>Proposer's Ranking</b>
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**

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

<b>BOT Meeting:</b>	<b>June 14, 2021</b>
<b>Solicitation No.:</b>	<b>RFP 21-054AR</b>
<b>References:</b>	<b>Scalable Systems</b>
<b>Description:</b>	<p><b>Security Camera Maintenance, Repairs, and Related Items</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and possible 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><b><u>Summary</u></b></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><b><u>Background</u></b></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**

	<b>Evaluation Criteria</b>	<b>Point System</b>
1	<p><b>Purchase Price</b></p> <p>Offer a fair reasonable price for items to be procured by Fort Bend ISD.</p>	25 points
2	<p><b>Reputation of the Vendor and of the Vendor's Goods or Services</b></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><b>Quality of the Vendor's Goods or Services</b></p> <ul style="list-style-type: none"> <li>• Service capabilities, report capabilities training, on-going maintenance, and technical support</li> <li>• Demonstrates competence: experience, etc.</li> <li>• Configuration and installation, integration, testing, implementation,</li> <li>• Vendor's products should be new and be of the highest quality</li> </ul>	20 points
4	<p><b>Extent to Which the Goods or Services Meet the District's Needs</b></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><b>Vendor's Past Relationship with the District</b></p> <p>Worked with FBISD and/or a District of similar size</p>	5 points
6	<p><b>Long-Term Cost to the District to Acquire the Vendor's Goods or Services</b></p> <p>Warranty, setup fee; maintenance or other fees</p>	15 points
7	<p><b>Insurance requirements</b></p> <p>A copy of the <b>Certificate of Liability Insurance</b> and <b>Waiver of Subrogation</b> should be in your proposal.</p>	Pass/Fail
8	<p><b>Extent to which the vendor agrees to our Standard Form of Agreement.</b> By <b>Signing the Agreement</b>, you assent to the Terms and Conditions of Fort Bend ISD.</p>	10 points
	<b>TOTAL</b>	<b>100 points</b>

<b>BOT Meeting</b>	<b>June 14, 2021</b>
<b>Solicitation No.:</b>	<b>RFP 21-031AR</b>
<b>References:</b>	<b>Scalable Systems</b>
<b>Description:</b>	<p><b>Fencing Services, Equipment, and Related Items</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and possible 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><b><u>Summary</u></b></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><b><u>Background</u></b></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>
<b>Requested By:</b>	Oscar Perez, Chief Operations Officer Bryan Guinn, Chief Financial Officer
<b>Vendor:</b>	Westco Ventures, LLC
<b>Budget Sources:</b>	General Fund
<b>Amount:</b>	Not to Exceed \$500,000 through June 30, 2026
<b>Other Supporting Information</b>	
<b>Sole Source:</b>	No
<b>Number of vendors contacted by Purchasing:</b>	8
<b>Number of vendors contacted by FBISD Notification System:</b>	548
<b>Number of vendors downloaded the solicitation:</b>	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**

<b>Vendor</b>	<b>Purchase Price</b> <b>(25 pts max)</b>	<b>Reputation of the Vendor and the Vendor's Goods and Services</b> <b>(5 pts max)</b>	<b>Quality of the Vendor's Goods or Services</b> <b>(20 pts max)</b>	<b>Extent to Which the Goods or Services Meet the District's Needs</b> <b>(25 pts max)</b>	<b>Vendor's Past Relationship With the District or Similar Sized District</b> <b>(5 pts max)</b>	<b>Long-Term Cost to the District to Acquire the Vendor's Goods or Services</b> <b>(10 pts max)</b>	<b>Insurance Requirements</b> <b>(Pass/Fail)</b>	<b>Agreement to Fort Bend ISD Terms and Conditions</b> <b>(10 pts max)</b>	<b>Total Score</b> <b>(100 pts Max)</b>	<b>Proposer's Ranking</b>
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**

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

<b>Board Date</b>	<b>June 14, 2021</b>
<b>Solicitation No.:</b>	<b>21-053AR Houston-Galveston Area Council (HGAC)</b>
<b>References:</b>	<b>Scalable Systems</b>
<b>Description:</b>	<p><b>Medium and Heavy Trucks &amp; Truck Bodies</b></p> <p><b><u>Recommendation</u></b></p> <p>Consideration and possible 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><b><u>Summary</u></b></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><b><u>Background</u></b></p> <p>Expenditures will not exceed \$297,017 through May 2022 and funding is included in the budget.</p>
<b>Requested By:</b>	Oscar Perez, Chief Operations Officer Bryan Guinn, Interim Chief Financial Officer
<b>Vendor:</b>	Houston Freightliner
<b>Budget Sources:</b>	2018 Bond Fund
<b>Amount:</b>	Not to Exceed - \$297,017 through May 31, 2022
<b>Other Supporting Information</b>	
<b>Sole Source:</b>	No
<b>Number of vendors contacted by Purchasing:</b>	N/A
<b>Number of vendors contacted by FBISD Notification System:</b>	N/A
<b>Number of vendors downloaded the solicitation:</b>	N/A
<b>Number of responses received:</b>	N/A
<b>Number of "no bid" responses received:</b>	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 14, 2021**  
**Action: Consideration and Approval:**  
**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

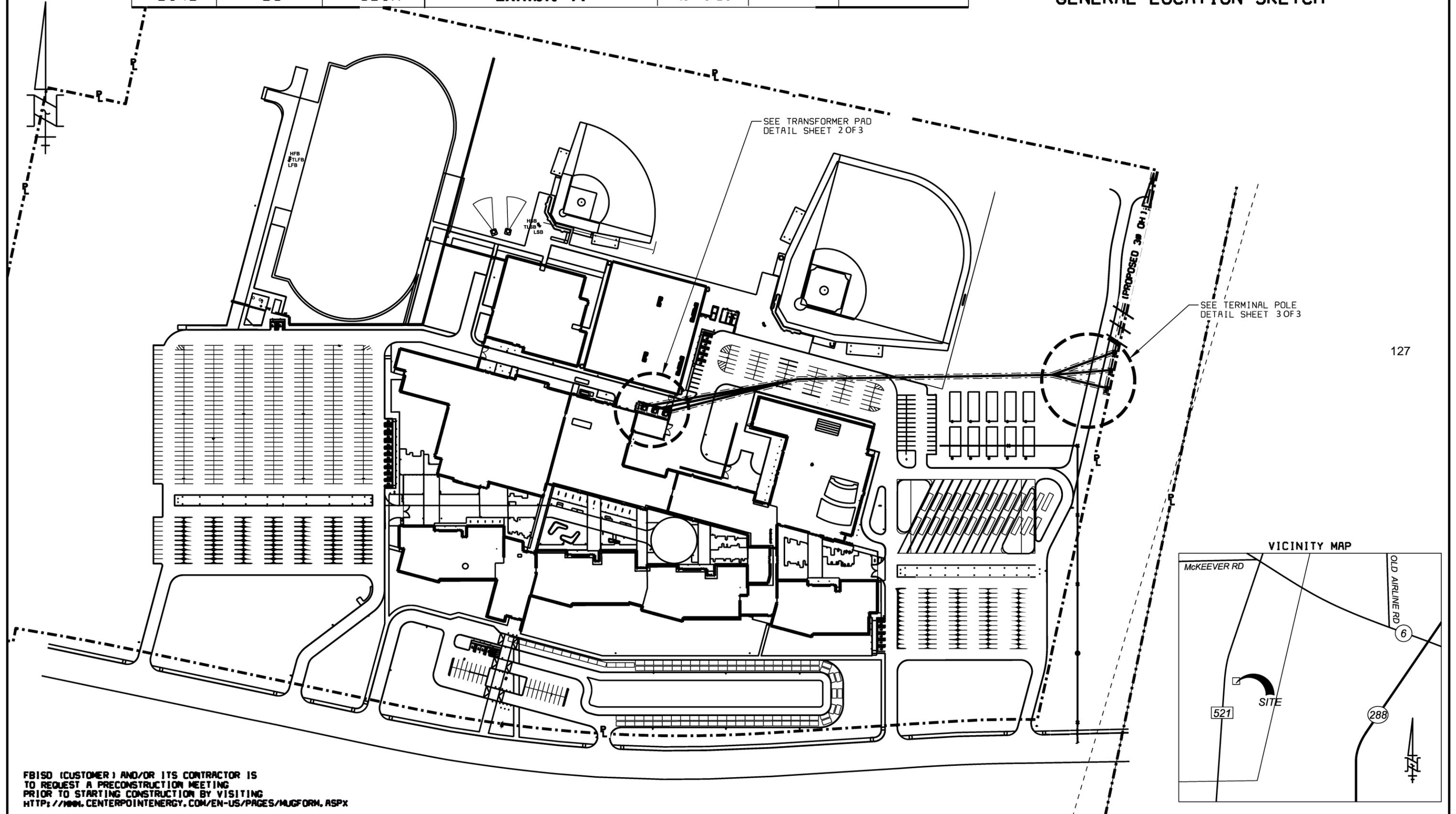
\_\_\_\_\_  
Name typed or printed

\_\_\_\_\_  
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.

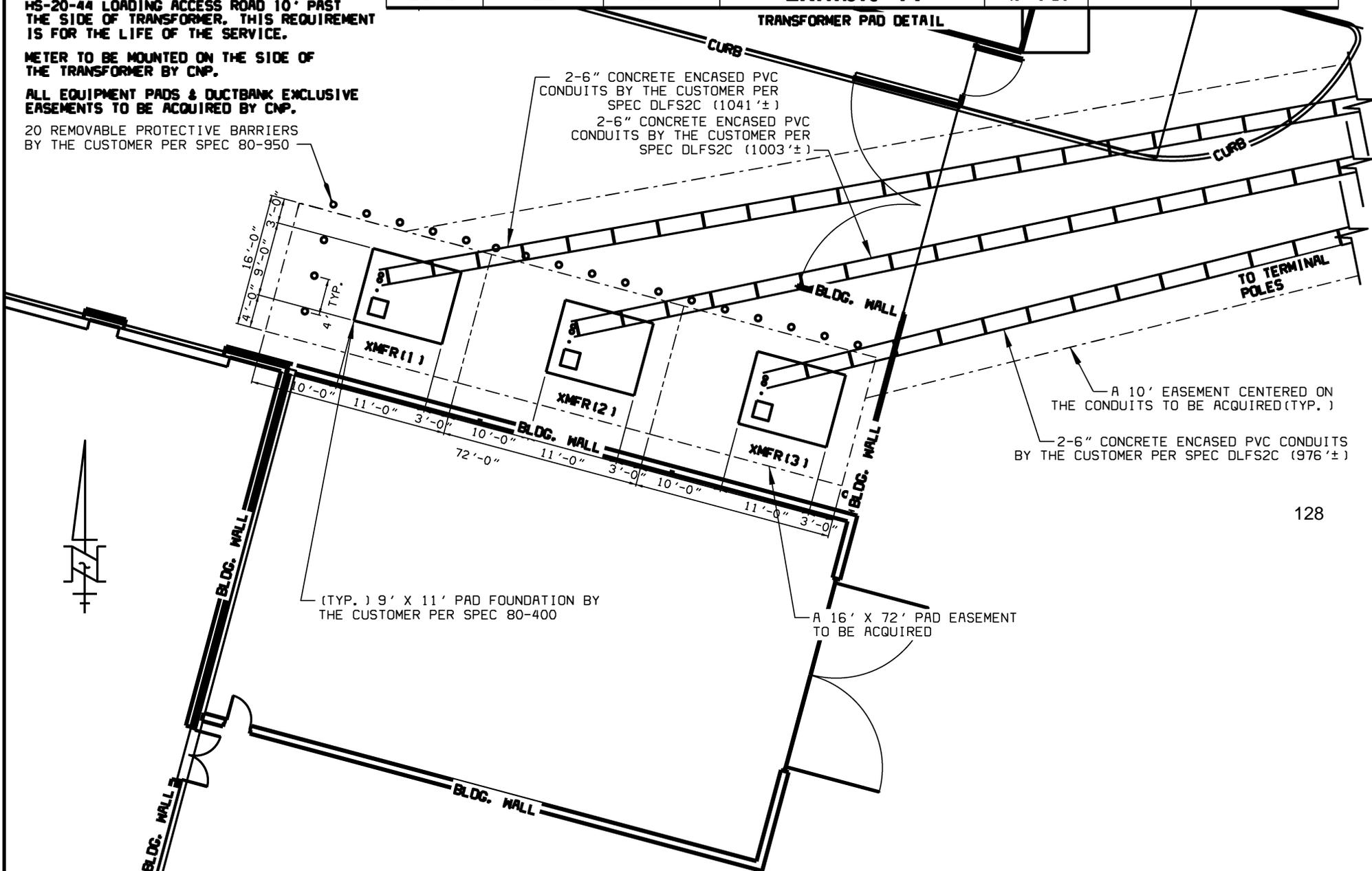
20 REMOVABLE PROTECTIVE BARRIERS BY THE CUSTOMER PER SPEC 80-950



**DETAIL SKETCH**

LAMBERT	SECTION	KEY MAP	FUNCTIONAL LOCATION	SCALE	ORDER NO.
5145	D3	651X	<b>Exhibit "A"</b>	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 ±)

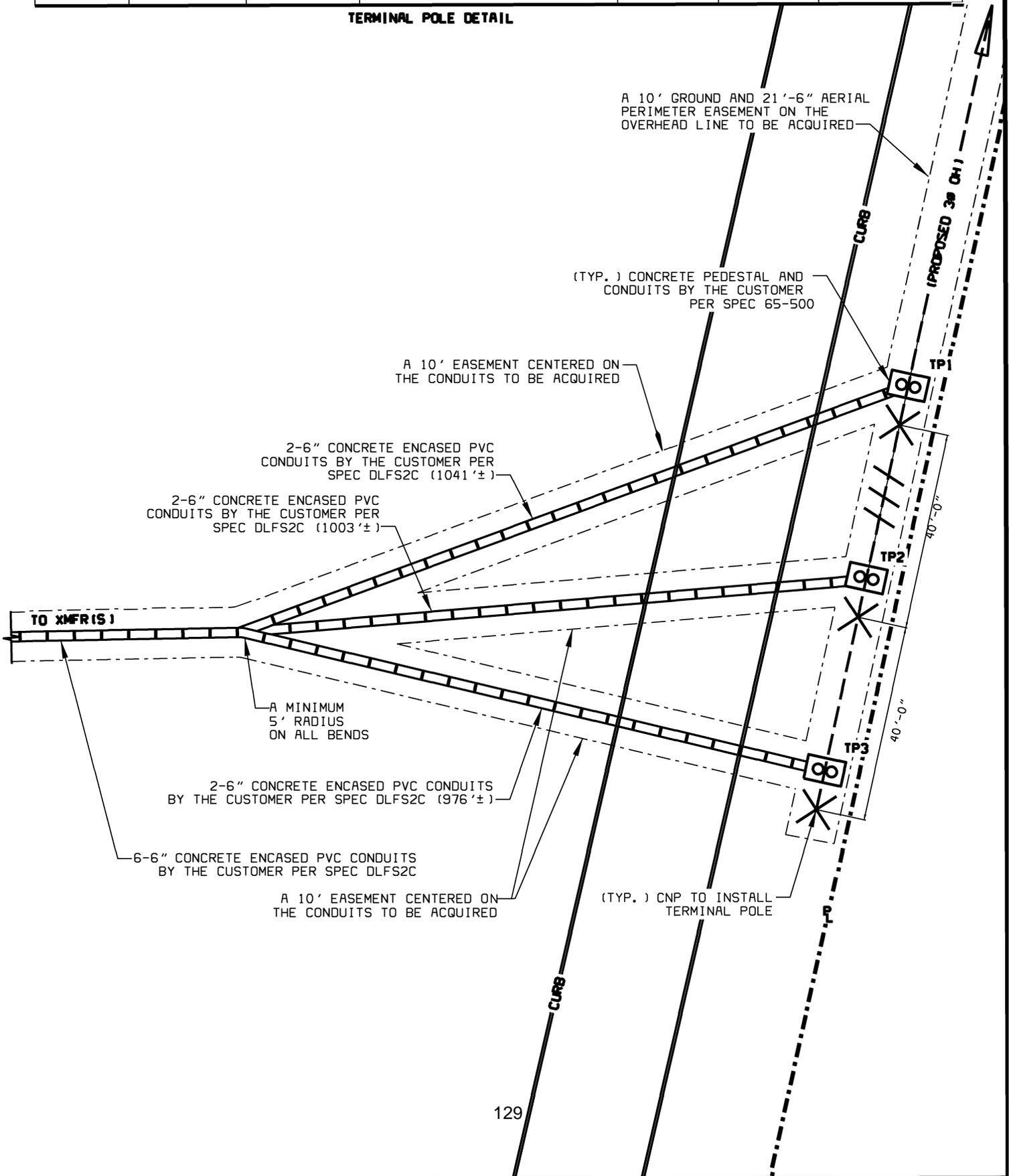
A 10' EASEMENT CENTERED ON THE CONDUITS TO BE ACQUIRED (TYP.)  
 2-6" CONCRETE ENCASED PVC CONDUITS BY THE CUSTOMER PER SPEC DLFS2C (976 ±)



**DETAIL SKETCH**

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

**TERMINAL POLE DETAIL**



**For: Fort Bend ISD Board of Trustees**  
**Date: June 14, 2021**  
**Action: Consideration and Approval:**  
**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 (including Grantee's contractors, consultants, representative and agents) may enter upon the Easement Tract and use the same for ingress and egress to and from Lift Station No. 3 located adjacent to the Easement Tract. Grantee's rights shall include the right to clear and remove growth, brush, overhanging limbs or other natural obstructions, 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 any entry upon the Easement Tract by Grantee and/or Grantee's contractors, consultants, representative and agents; provided, however, Grantee shall not be obligated to replace or restore any growth, brush, overhanging limbs or other natural obstructions that unreasonably interfere with the use of the Easement Tract by Grantee

and/or Grantee's contractors, consultants, representative and agents for the purposes set forth herein.

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 unreasonably 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, construct or place, or allow to be constructed or placed, any fences, houses, buildings, structures or similar above-ground improvements within the Easement Tract (excluding any landscaping or underground facilities). Notwithstanding the foregoing, however, Grantor may construct a paved driveway within the Easement Tract, so long as the construction of same does not unreasonably interfere with the use of the Easement Tract by Grantee and/or Grantee's contractors, consultants, representative and agents for the purposes specified herein. If Grantor constructs, places, installs, or otherwise permits the construction, placement, or installation of, any improvement expressly prohibited herein without Grantee's prior written consent of same, Grantee shall have the right to prevent or remove such improvement, 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. The individual signing this instrument on behalf of Grantee represents that he/she has the requisite authority to bind Grantee.

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

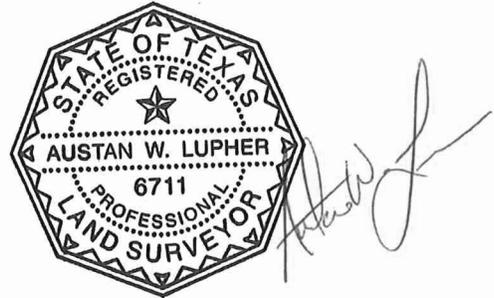


Exhibit B – Sketch of the Easement Tract

**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:**

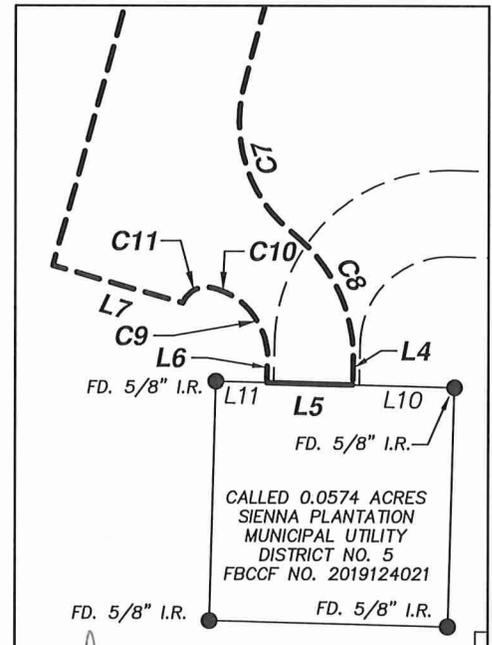
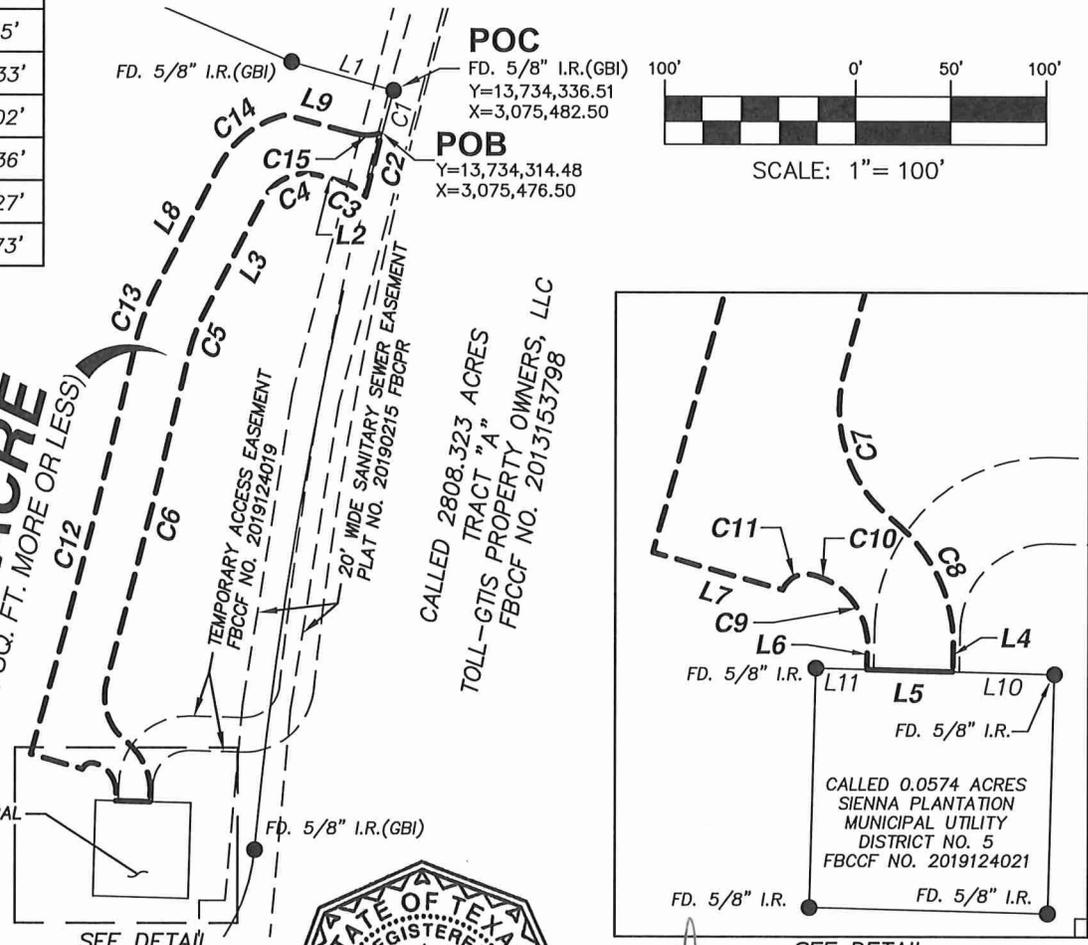
- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 40937-00 BY PAPE-DAWSON ENGINEERS, INC.
- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
- 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	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'

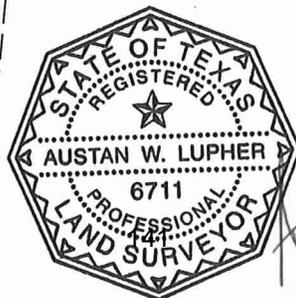


CALLED 16.279 ACRES  
 FORT BEND INDEPENDENT SCHOOL  
 DISTRICT  
 FBCCF NO. 2020104788  
**0.279 ACRE**  
 (12,134 SQ. FT. MORE OR LESS)

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

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



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

**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

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,

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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



145

**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:**

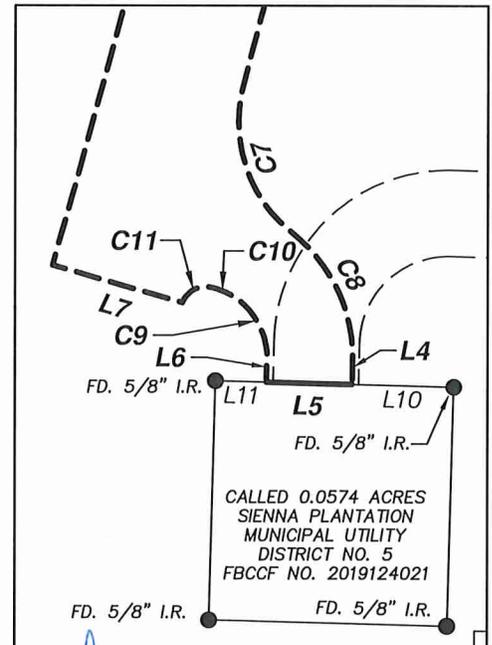
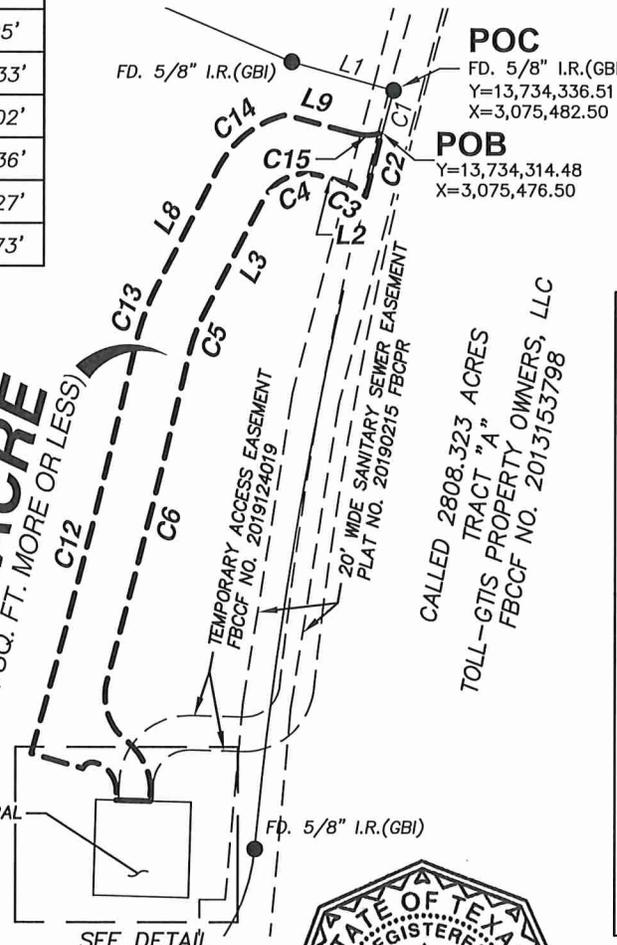
1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 40937-00 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
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'
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LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°35'02"W	55.78'
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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' 146



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

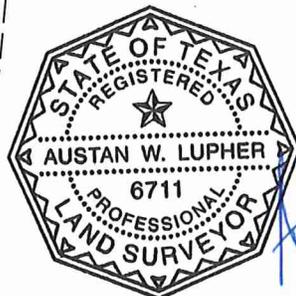
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 FBCCF NO. 2013153798

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

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



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

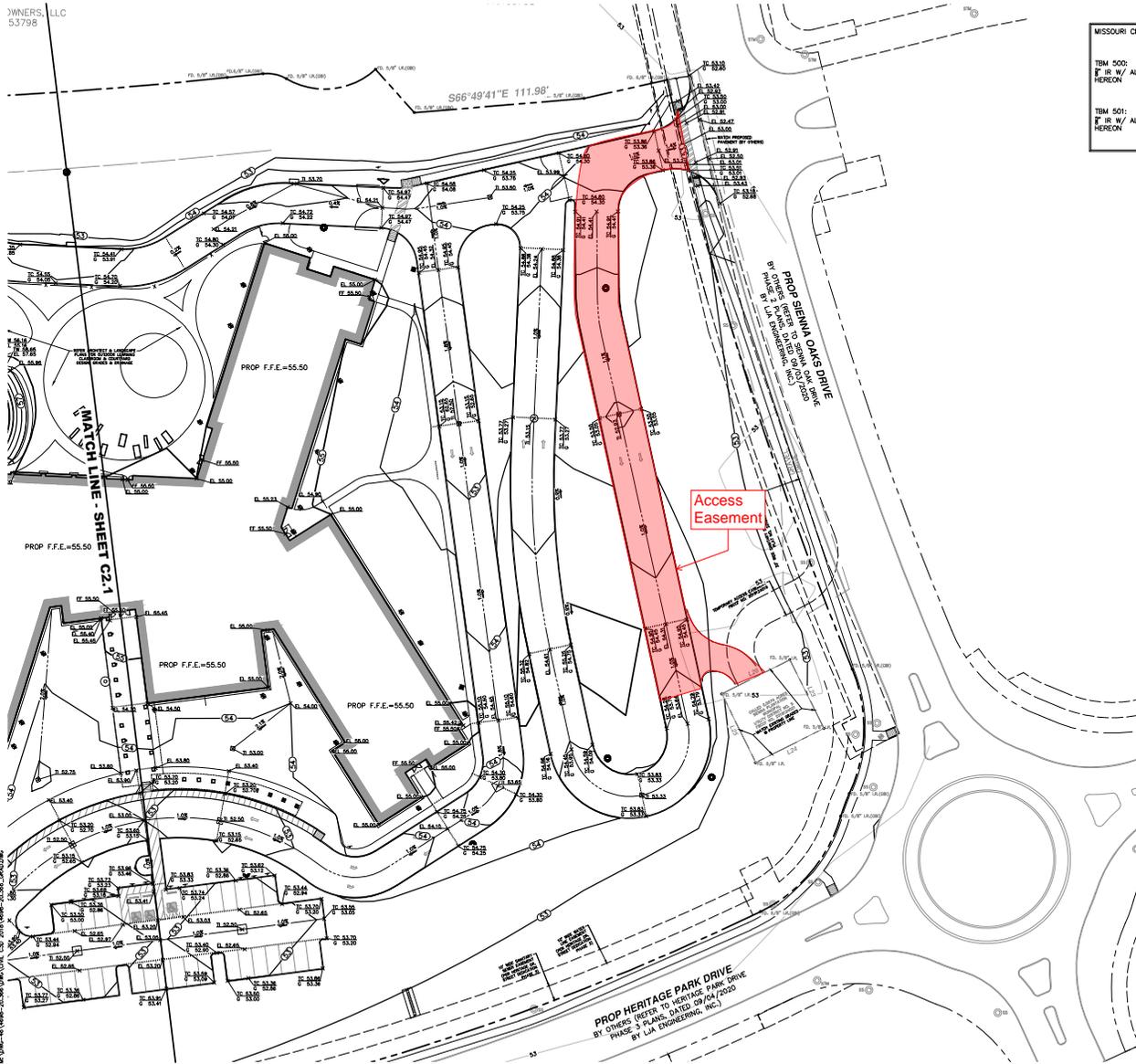


**EXHIBIT A**  
 0.279 ACRE  
 ACCESS EASEMENT  
 FORT BEND COUNTY, TEXAS

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

REFERENCE: 49045-20

OWNERS, LLC  
53798



**BENCH MARK LIST**

MISSOURI CITY SURVEY MARKER NO. PCM-011  
PUBLISHED ELEV=59.97'  
NAVD88, 2001 ADJ.

TBM 500:  
IR W/ ALUMINUM CAP STAMPED "TBM500", AS SHOWN  
HEREON  
ELEV=52.31'  
NAVD88, 2001 ADJ.

TBM 501:  
IR W/ ALUMINUM CAP STAMPED "TBM501", AS SHOWN  
HEREON  
ELEV=52.27'  
NAVD88, 2001 ADJ.



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

**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
- ⊙ FLOOD LIGHT
- ⊙ FLAG POLE
- ⊙ TRAFFIC SIGN
- ⊙ 1/2" X 1/2" IRON 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
- — — — — BOTTOM OF WALL
- — — — — PROPOSED GRADE BREAK
- — — — — PROPOSED DRAINAGE FLOW DIRECTION
- — — — — PROPOSED 100-YR FLOODPLAIN LIMITS

**GRADING & DRAINAGE GENERAL NOTES**

1. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
2. 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.
3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
5. ALL PROPOSED AND EXISTING GRACES IN NON-PAVED AREAS ARE "FINISHED GRADE" (I.E. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
6. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
  - 6.A. ROP C-75, CLASS III (REQUIRED FOR PUBLIC IMPROVEMENTS)
  - 6.B. ADS N-12
  - 6.C. MANHOLE H=10
  - 6.D. CONTECH ALUMINIZED ULTRA FLOW
7. UNLESS NOTED, GRATE INLETS TO BE "TERRAZA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
8. FINAL PAVING, CURBS, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
9. REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SOODING REQUIREMENTS.
10. ANY CONCRETE, ROCK, OR MATERIAL BEDDED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
11. 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.
12. EMBASEMENT SHALL CONFORM TO THE STANDARD CITY SPECIFICATIONS.
13. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
14. 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.
15. 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  
PAVING & PLANS, DATED 01/04/2020  
BY LIA ENGINEERING, INC.)



PACHECO KOCH  
11 Greenway Plaza, 22nd Floor  
Houston, TX 77046  
713-960-9000 P  
713-960-4031 F  
TX Reg. E-1608



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



CLIENT: FORT BEND I.S.D.

DATE: JANUARY 21, 2021 PROJECT NUMBER: 1504L

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 14, 2021**  
**Action: Consideration and Approval:**  
**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 materially 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 materially 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, 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; or (ii) change the grade over the Facilities constructed under the Easement Tracts. If Grantor constructs, places, installs, or permits any construction, placement, or installation that materially 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 individuals signing this instrument on behalf of Grantor and Grantee represent that they have the requisite authority to bind Grantor and Grantee, respectively.

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



**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,

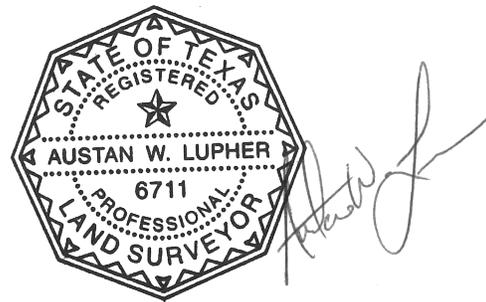
Northwesterly, along a tangent curve to the left, having a radius of 20.00 feet, a central angle of 36°08'32", a chord bearing and distance of N 49°59'07" W, 12.41 feet, for an arc length of 12.62 feet to a point of tangency of said curve to the left,

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

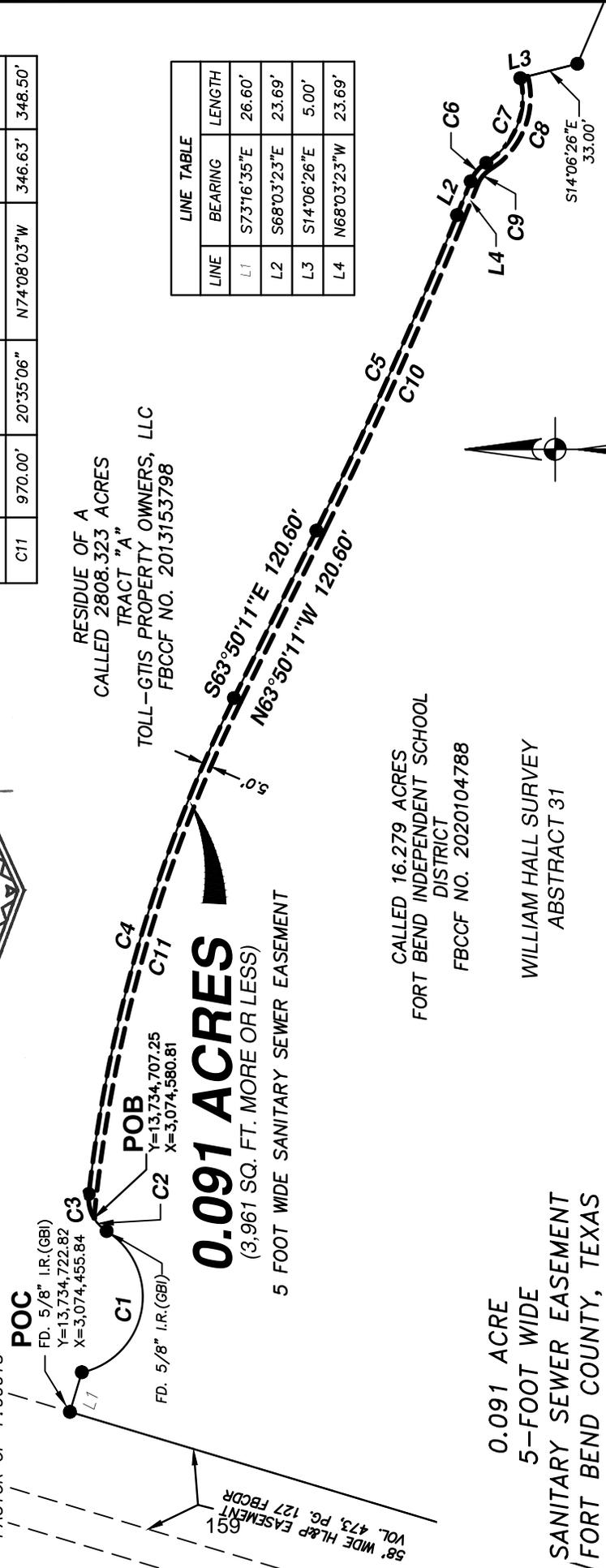
**NOTES:**

- 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'



**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



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



SCALE: 1" = 100



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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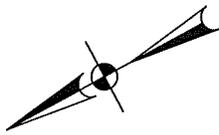
**LEGEND:**

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

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

**NOTES:**

- 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

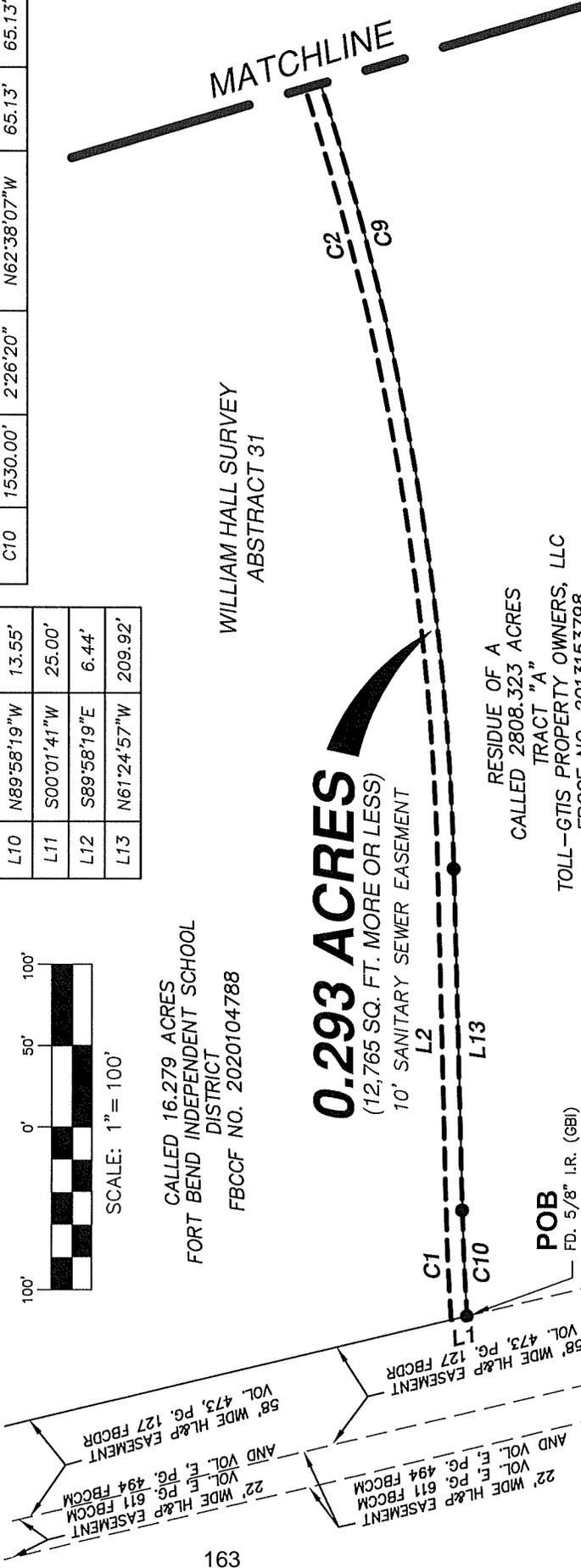
**0.293 ACRES**  
 (12,765 SQ. FT. MORE OR LESS)  
 10' SANITARY SEWER EASEMENT

WILLIAM HALL SURVEY  
 ABSTRACT 31

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

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'



**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 #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

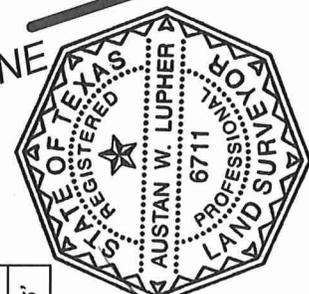
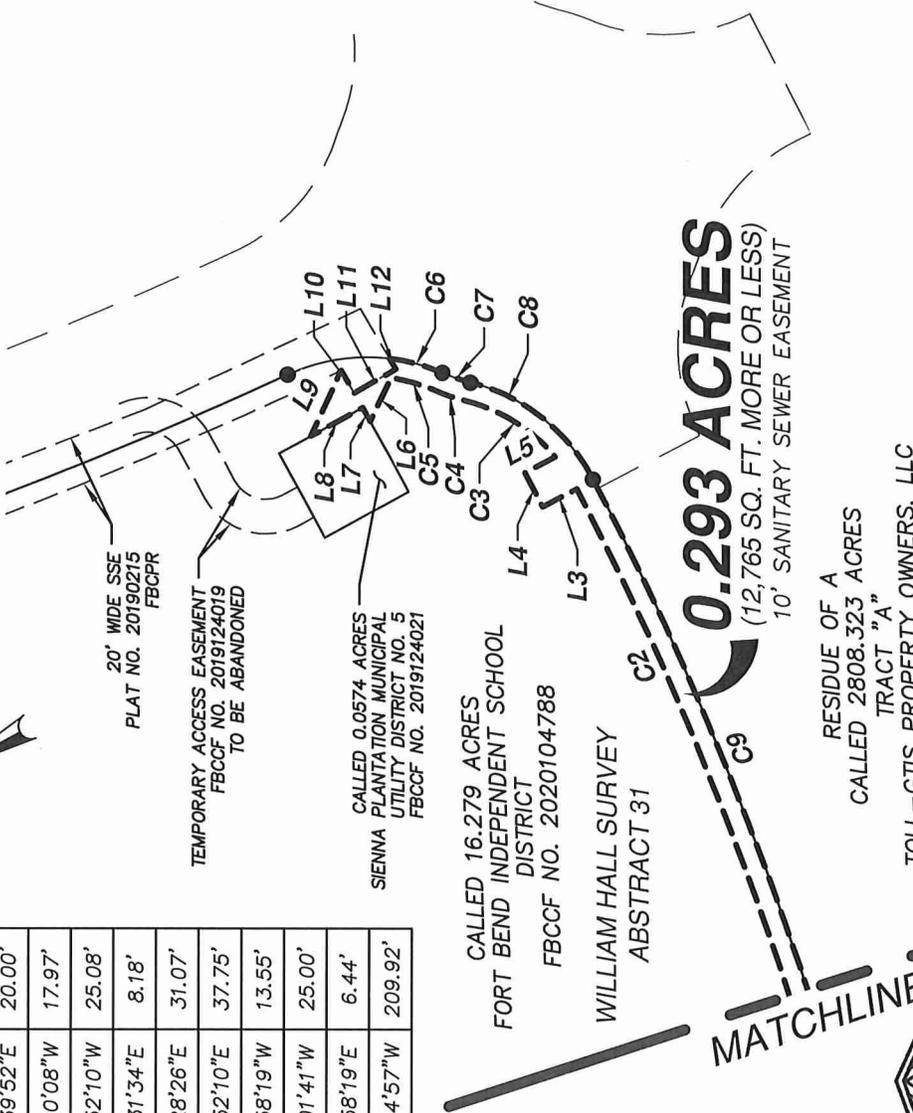
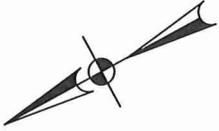
- FOUND 5/8" IRON ROD WITH "GBI" CAP

**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	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  
 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

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,

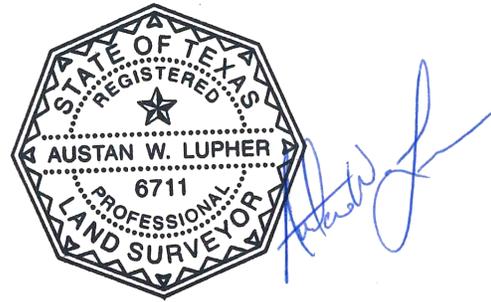
Northwesterly, along a tangent curve to the left, having a radius of 20.00 feet, a central angle of 36°08'32", a chord bearing and distance of N 49°59'07" W, 12.41 feet, for an arc length of 12.62 feet to a point of tangency of said curve to the left,

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

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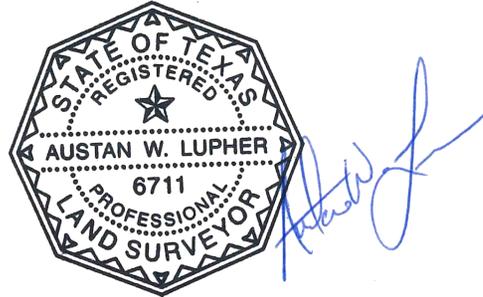
**LEGEND:**

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

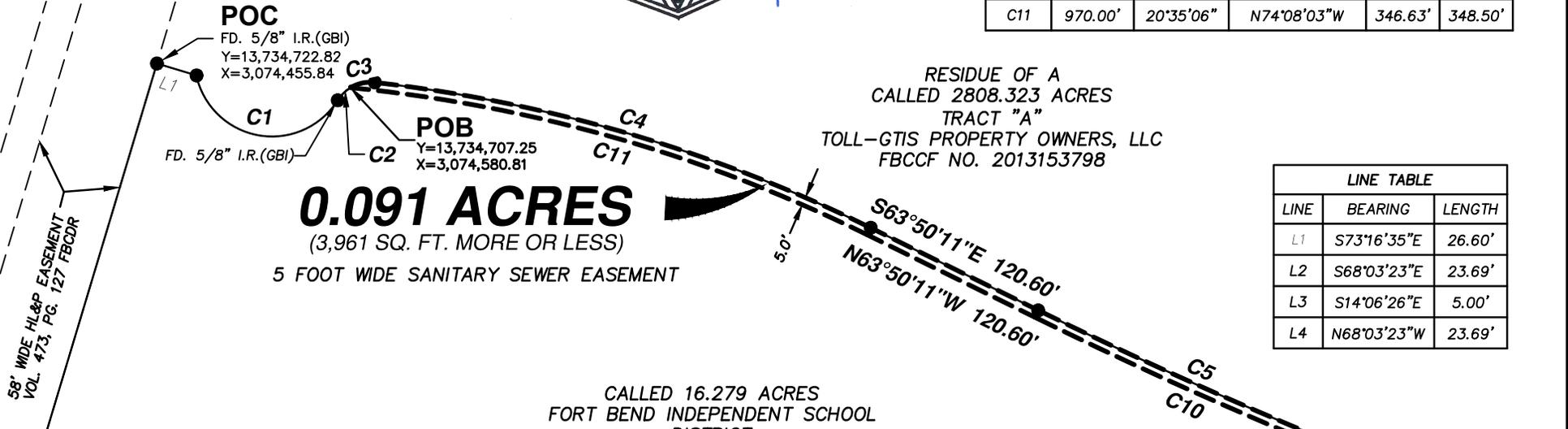
- FOUND 5/8" IRON ROD WITH "GBI" CAP

**NOTES:**

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°56'34"	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

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

5 FOOT WIDE SANITARY SEWER EASEMENT

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'

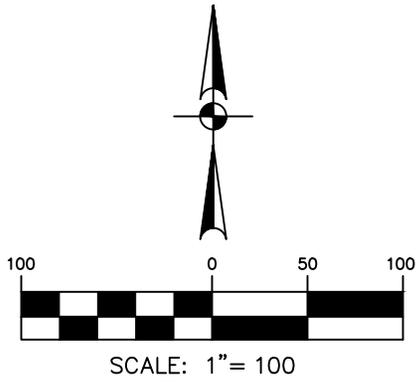
58' WIDE HL&P EASEMENT  
 VOL. 473, PG. 127 FBCDR

**EXHIBIT A**

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

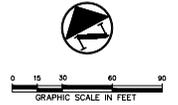
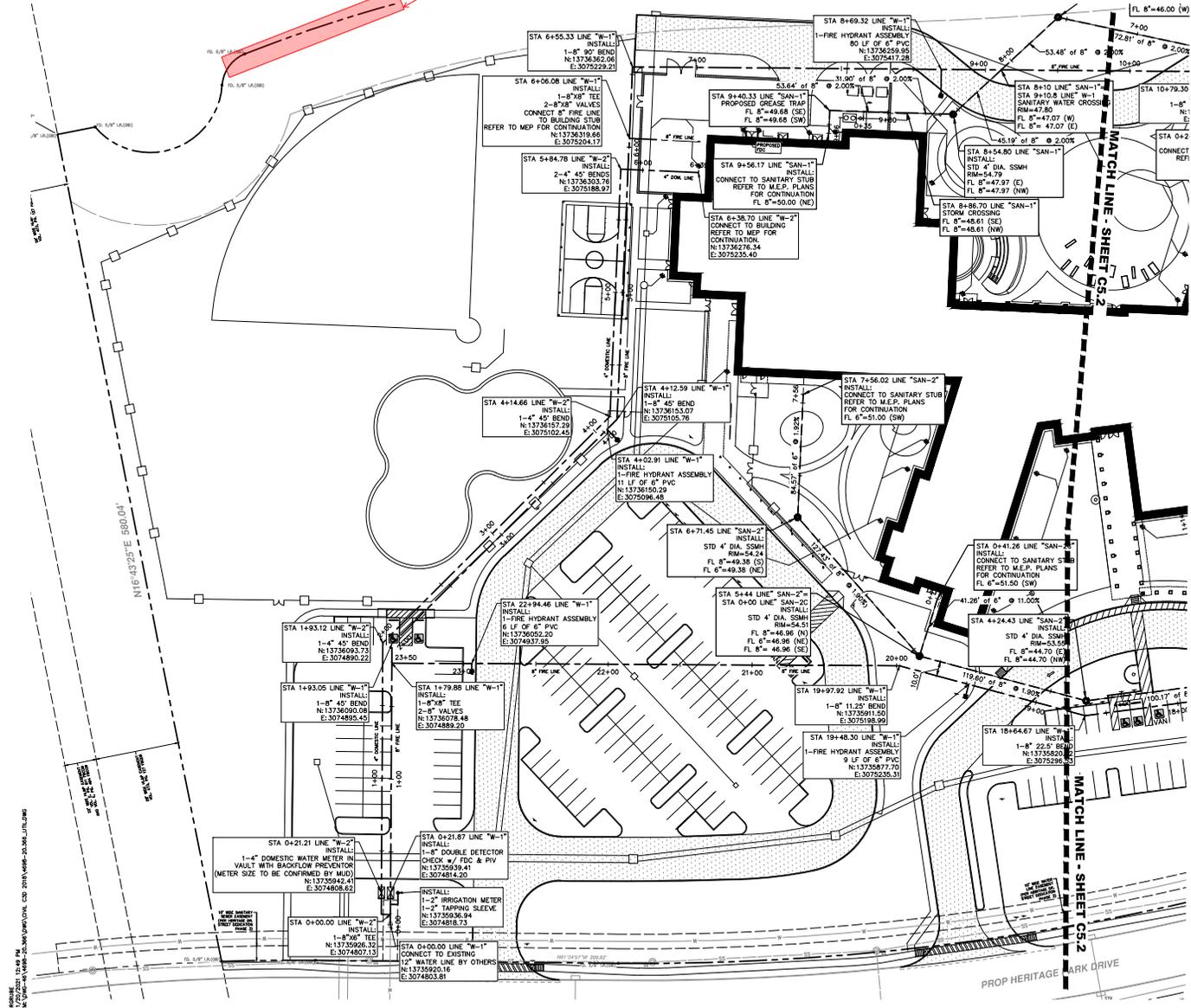


NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



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=52.22'  
NAVD85, 2001 ADJ







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

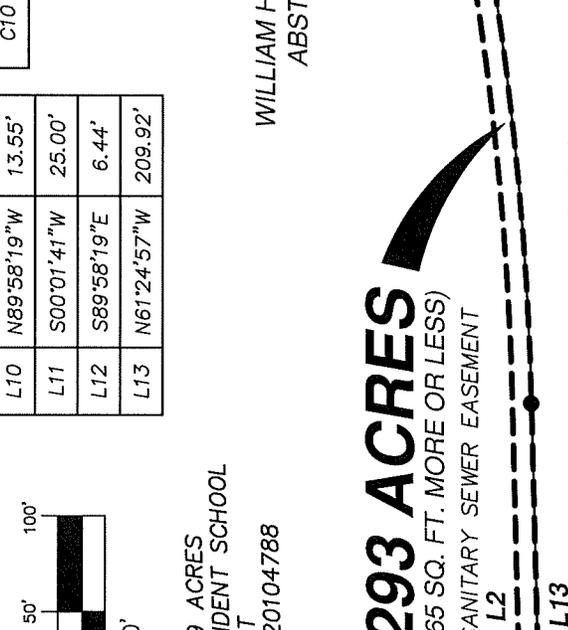
**NOTES:**

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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



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 | 281.655.0634  
 TBPB FIRM REGISTRATION #470 | TBPB 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

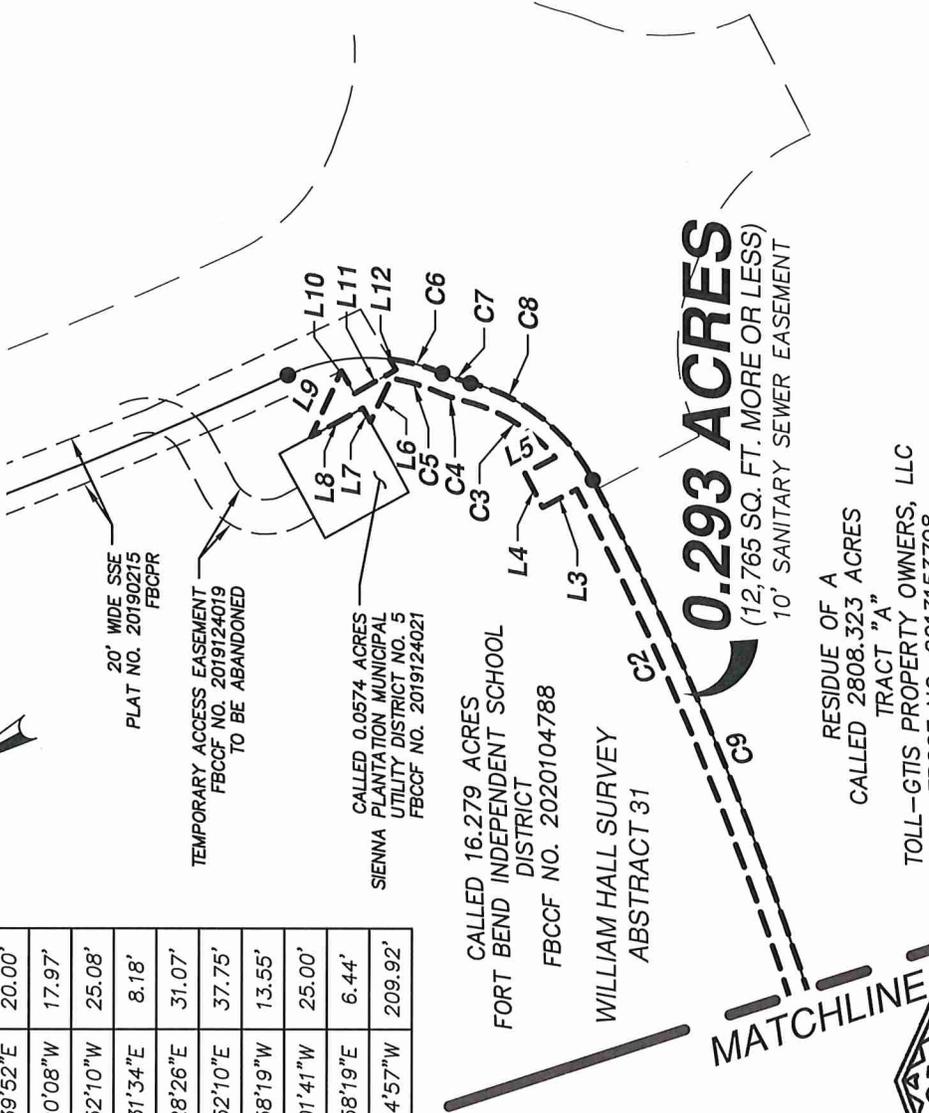
- FOUND 5/8" IRON ROD WITH "GBI" CAP

**NOTES:**

- 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		
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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  
 24445 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

# 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.

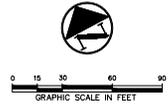
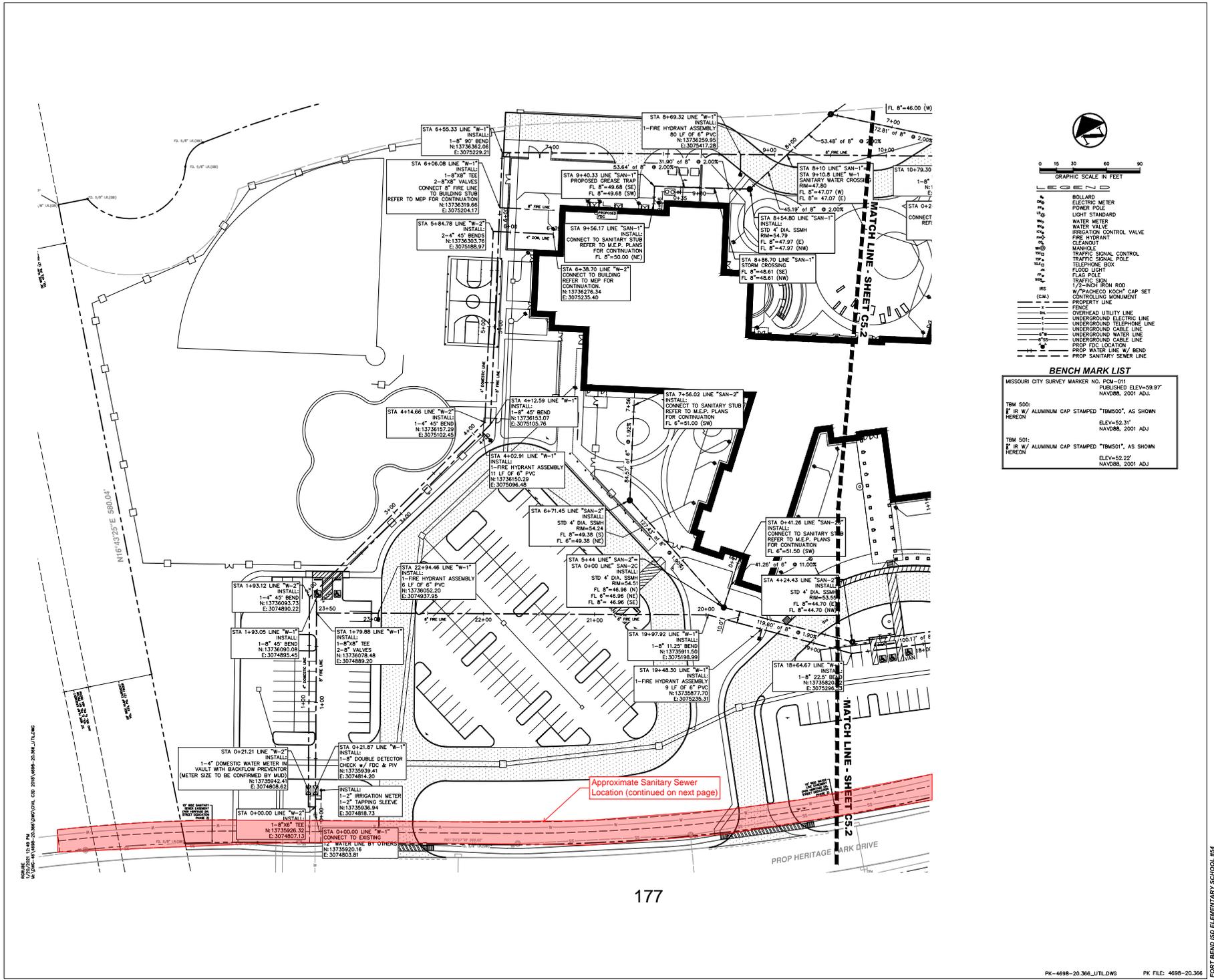
DATE: JANUARY 21, 2021 PROJECT NUMBER: 5504\_

No.	Description	Date

ISSUE FOR PERMIT  
BUILDING NUMBER:

SITE UTILITY PLAN

C5.1



- 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" INCH IRON 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. EDC. LOCATION
  - ⊙ PROP. WATER LINE W/ BEND
  - ⊙ PROP. SANITARY SEWER LINE

**BENCH MARK LIST**

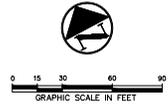
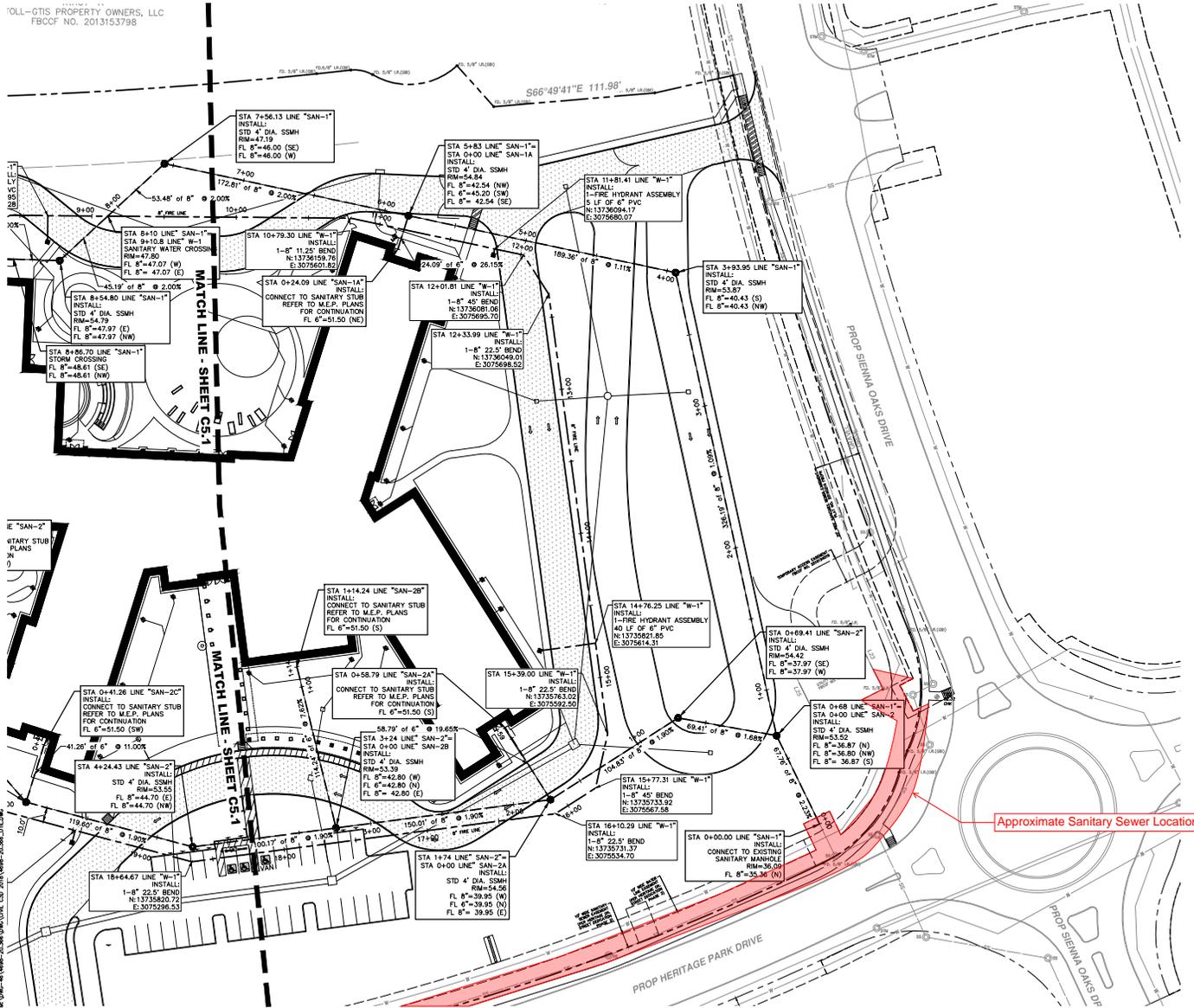
MISSOURI CITY SURVEY MARKER NO. PCM-011  
REUSHED ELEV=59.97  
NAVD83, 2001 ADJ.

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.

Approximate Sanitary Sewer Location (continued on next page)

TOLL-GTIS PROPERTY OWNERS, LLC  
 FBCCF NO. 2013153798



- LEGEND**
- 1" BOLLARD
  - 2" ELECTRIC METER
  - 3" POWER POLE
  - 4" LIGHT STANDARD
  - 5" WATER METER
  - 6" WATER VALVE
  - 7" IRRIGATION CONTROL VALVE
  - 8" FIRE HYDRANT
  - 9" CLEANOUT
  - 10" MANHOLE
  - 11" TRAFFIC SIGNAL CONTROL
  - 12" TRAFFIC SIGNAL POLE
  - 13" FLOOD LIGHT
  - 14" TELEPHONE BOX
  - 15" FLAG POLE
  - 16" TRAFFIC SIGN
  - 17" 1/2" IRON ROD
  - 18" W/PACHECO KOCH" CAP SET
  - 19" CONTROLLING MONUMENT
  - 20" PROPERTY LINE
  - 21" FINIS
  - 22" OVERHEAD UTILITY LINE
  - 23" UNDERGROUND ELECTRIC LINE
  - 24" UNDERGROUND TELEPHONE LINE
  - 25" UNDERGROUND CABLE LINE
  - 26" UNDERGROUND WATER LINE
  - 27" PROP. WATER LINE W/ BEND
  - 28" PROP. SANITARY SEWER LINE

**BENCH MARK LIST**

MISSOURI CITY SURVEY MARKER NO. PCM-011  
 PUBLISHED ELEV=59.97'  
 NAVD88, 2001 ADJ.

BM 500:  
 8" IR W/ ALUMINUM CAP STAMPED "BM500", AS SHOWN  
 HEREON ELEV=52.31'  
 NAVD88, 2001 ADJ.

BM 501:  
 8" IR W/ ALUMINUM CAP STAMPED "BM501", AS SHOWN  
 HEREON ELEV=52.22'  
 NAVD88, 2001 ADJ.



**For: Fort Bend ISD Board of Trustees**  
**Date: June 14, 2021**  
**Action: Consideration and Approval:**  
**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 materially 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, 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; or (ii) change the grade over the Facilities constructed under the Easement Tract. If Grantor constructs, places, installs, or permits any construction, placement, or installation that materially 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 individuals signing this instrument on behalf of Grantor and Grantee represent that they have the requisite authority to bind Grantor and Grantee, respectively.

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:

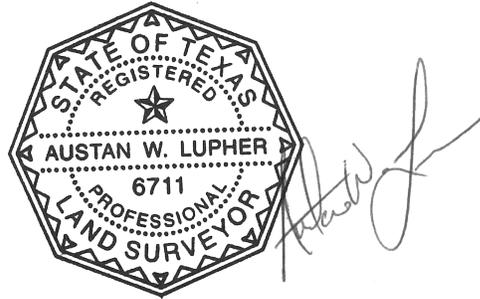
N 28°35'03" E, a distance of 20.00 feet to the POINT OF BEGINNING of the herein described Storm Sewer Easement, said point having grid coordinates of E: 3,074,367.11, N: 13,374,149.31,

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

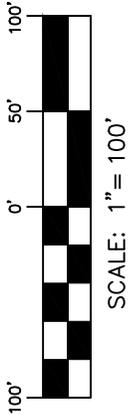
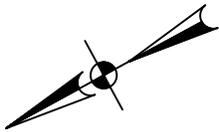
**LEGEND:**

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.
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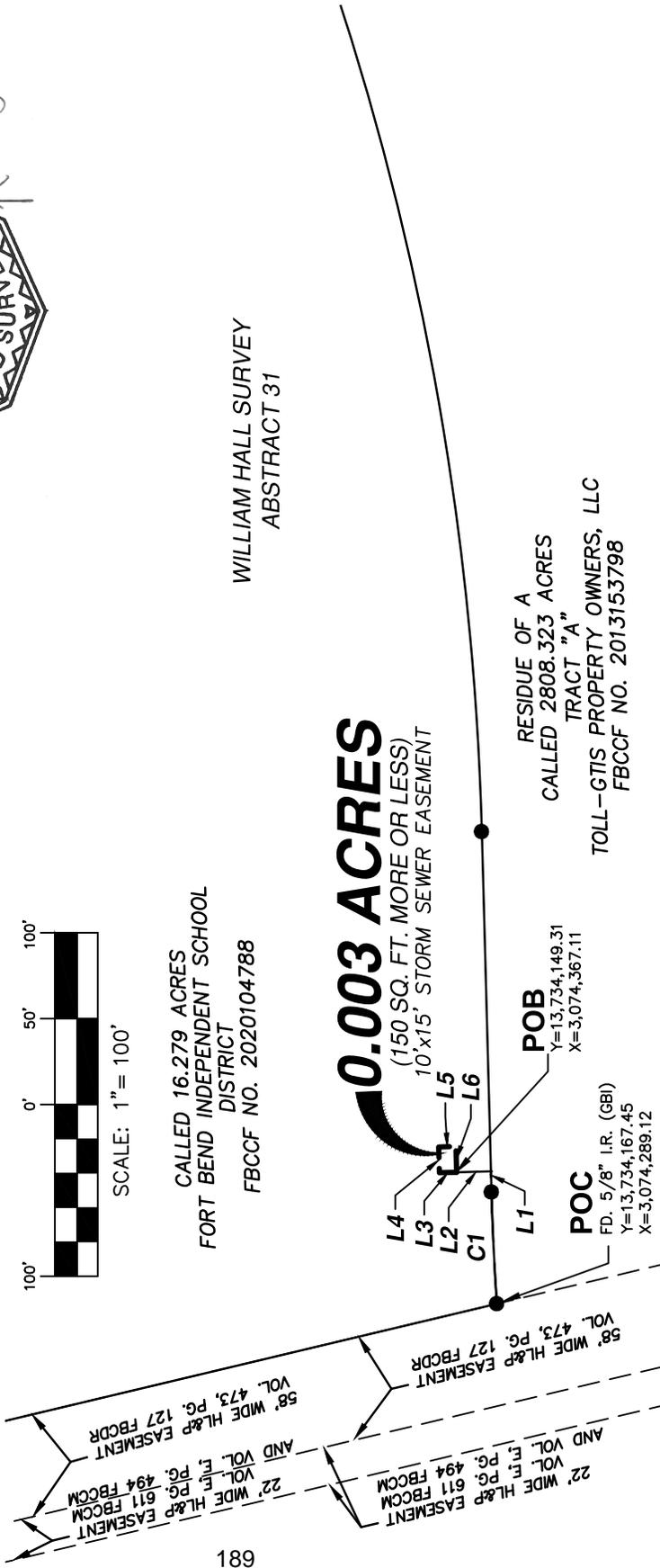


16.279 ACRES  
 CALLED FORT BEND INDEPENDENT SCHOOL DISTRICT  
 FBCCF NO. 2020104788

WILLIAM HALL SURVEY  
 ABSTRACT 31

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

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'



**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

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



METES AND BOUNDS DESCRIPTION  
FOR A  
STORM SEWER EASEMENT

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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:

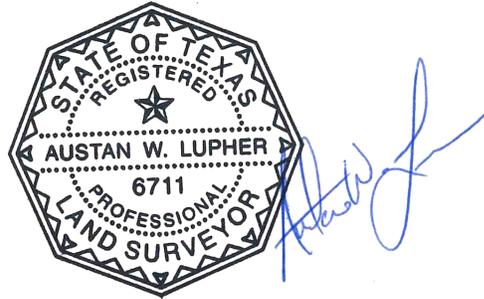
N 28°35'03" E, a distance of 20.00 feet to the POINT OF BEGINNING of the herein described Storm Sewer Easement, said point having grid coordinates of E: 3,074,367.11, N: 13,374,149.31,

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:**

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

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

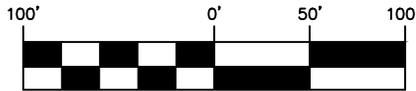
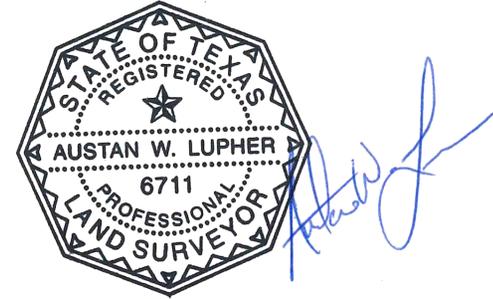
**NOTES:**

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



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'

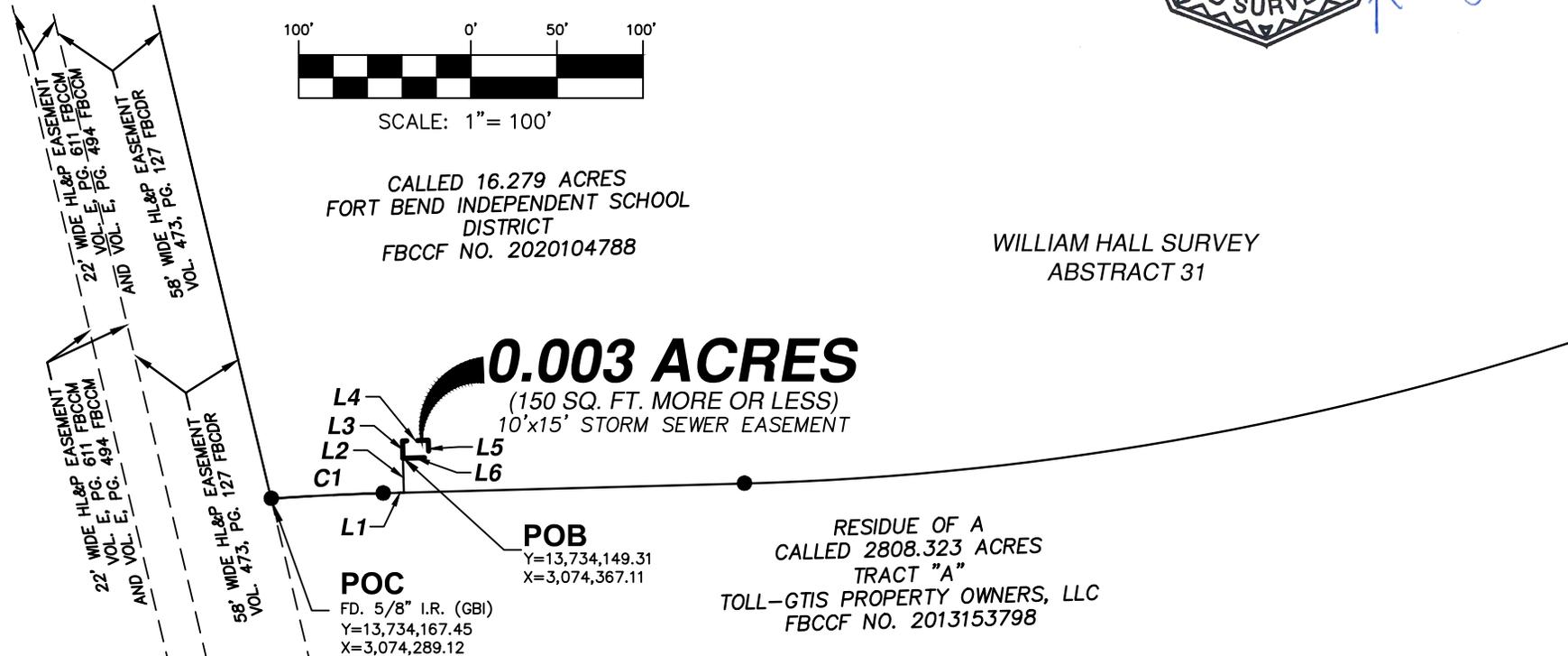
CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1530.00'	2°26'20"	N62°38'07"W	65.13'	65.13'



SCALE: 1" = 100'

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

WILLIAM HALL SURVEY  
 ABSTRACT 31



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

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

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





**For: Fort Bend ISD Board of Trustees**  
**Date: June 14, 2021**  
**Action: Consideration and Approval:**  
**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 materially 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 materially 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, 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; or (ii) change the grade over the Facilities constructed under the Easement Tracts. If Grantor constructs, places, installs, or permits any construction, placement, or installation that materially 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 individuals signing this instrument on behalf of Grantor and Grantee represent that they have the requisite authority to bind Grantor and Grantee, respectively.

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



**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,

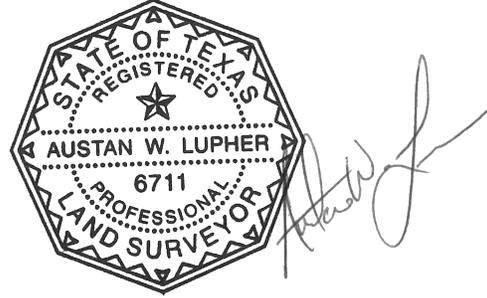
Northwesterly, along a tangent curve to the right, having a radius of 3040.00 feet, a central angle of  $04^{\circ}13'13''$ , a chord bearing and distance of  $N 65^{\circ}56'47'' W$ , 223.86 feet, for an arc length of 223.91 feet to the point of tangency of said curve to the right,

$N 63^{\circ}50'11'' W$ , 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

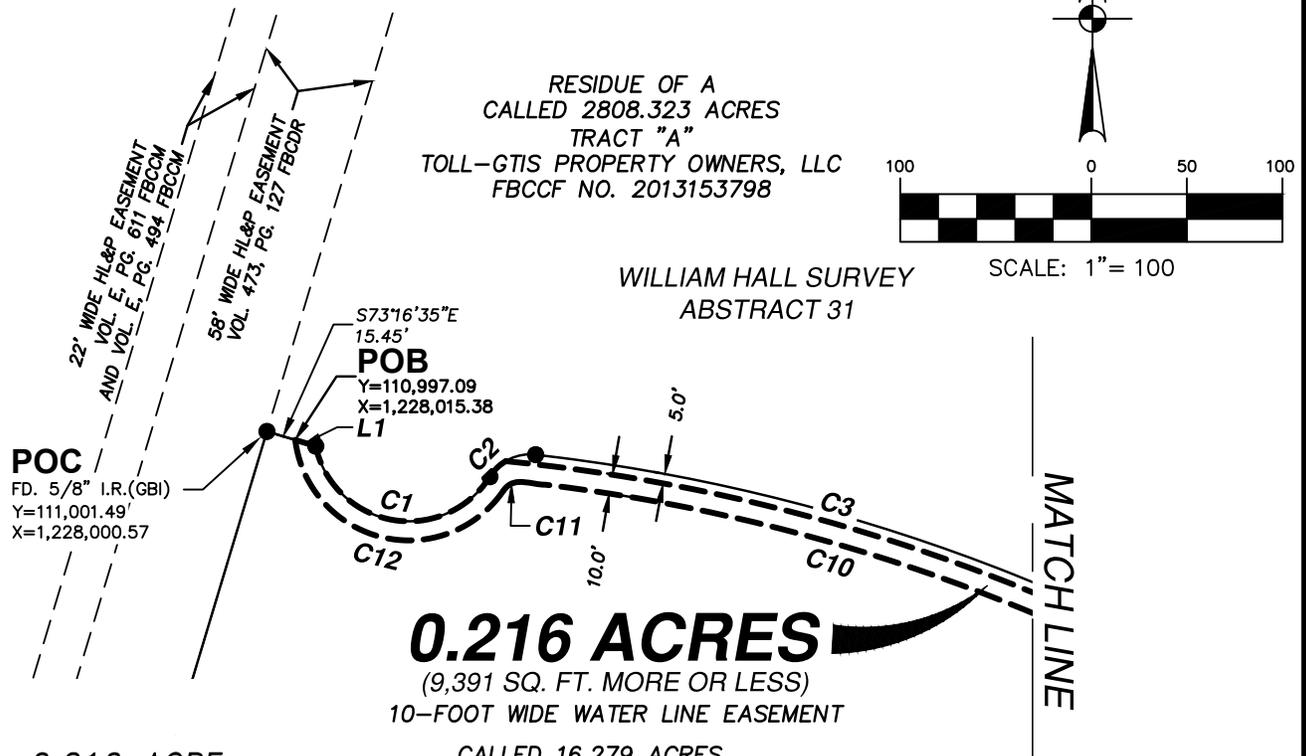
● FOUND 5/8" IRON ROD WITH "GBI" CAP

**NOTES:**

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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'



**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  
 FBCDR FORT BEND COUNTY DEED RECORDS  
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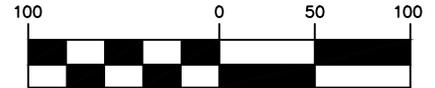
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C4	3030.00'	4°13'13"	S65°56'47"E	223.13'	223.18'
C5	20.00'	36°08'32"	S49°59'07"E	12.41'	12.62'
C6	55.00'	72°10'56"	S68°00'19"E	64.80'	69.29'
C7	65.00'	72°11'02"	N68°00'22"W	76.58'	81.89'
C8	10.00'	36°08'32"	N49°59'07"W	6.20'	6.31'
C9	3040.00'	4°13'13"	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'
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SCALE: 1" = 100

MATCH LINE

WILLIAM HALL SURVEY  
 ABSTRACT 31

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

**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



Date: Oct 02, 2020, 11:18am User: ID: Alupher File: K:\Survey\PROJECTS\CIVIL HOUSTON\40937-00 EASEMENTS 0.216AC WL.dwg



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,

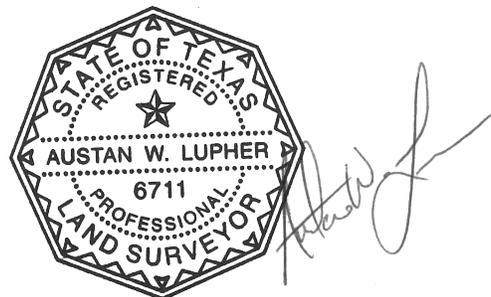
Southwesterly, along a tangent curve to the right, having a radius of 90.00 feet, a central angle of 48°08'44", a chord bearing and distance of S 68°17'52" W, 73.42 feet, for an arc length of 75.63 feet to a point of a compound curve to the right,

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



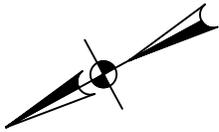
**LEGEND:**

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

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

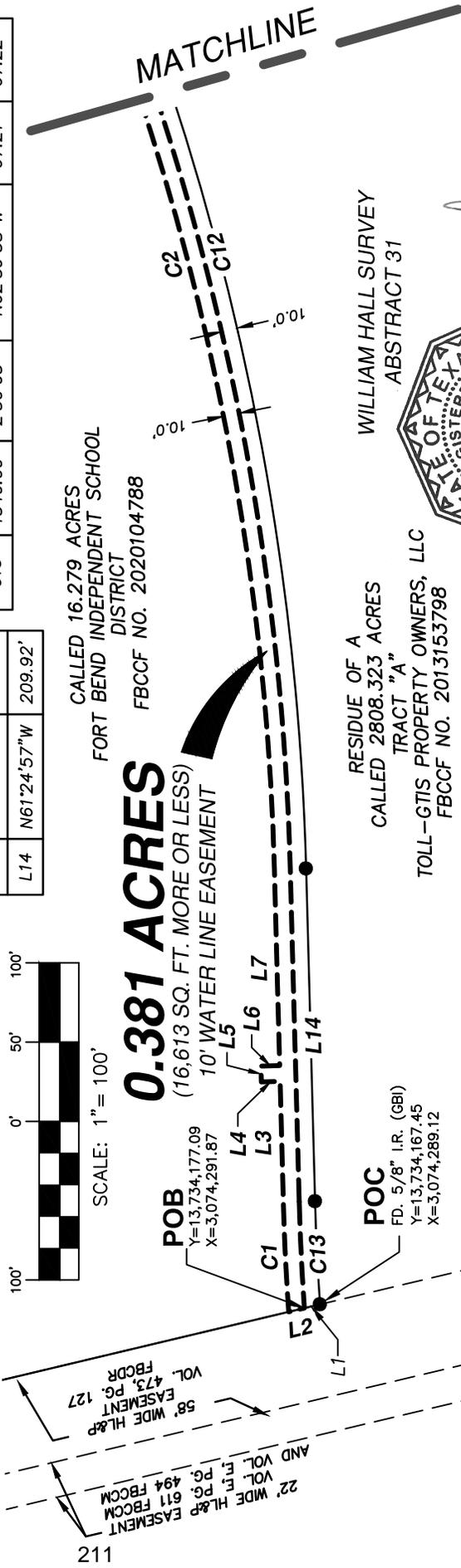
**NOTES:**

- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 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



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'
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'



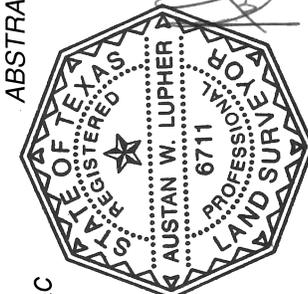
CALLED 16.279 ACRES  
 FORT BEND INDEPENDENT SCHOOL DISTRICT  
 FBCCF NO. 2020104788

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

WILLIAM HALL SURVEY  
 ABSTRACT 31

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

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



**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

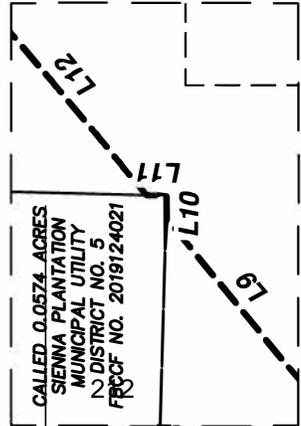
**LEGEND:**

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



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

**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

**CURVE TABLE**

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1550.00'	2°33'42"	S62°41'48"E	69.29'	69.30'
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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'
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**LINE TABLE**

LINE	BEARING	LENGTH
L1	N16°43'25"E	10.14'
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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

**LEGEND:**

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

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

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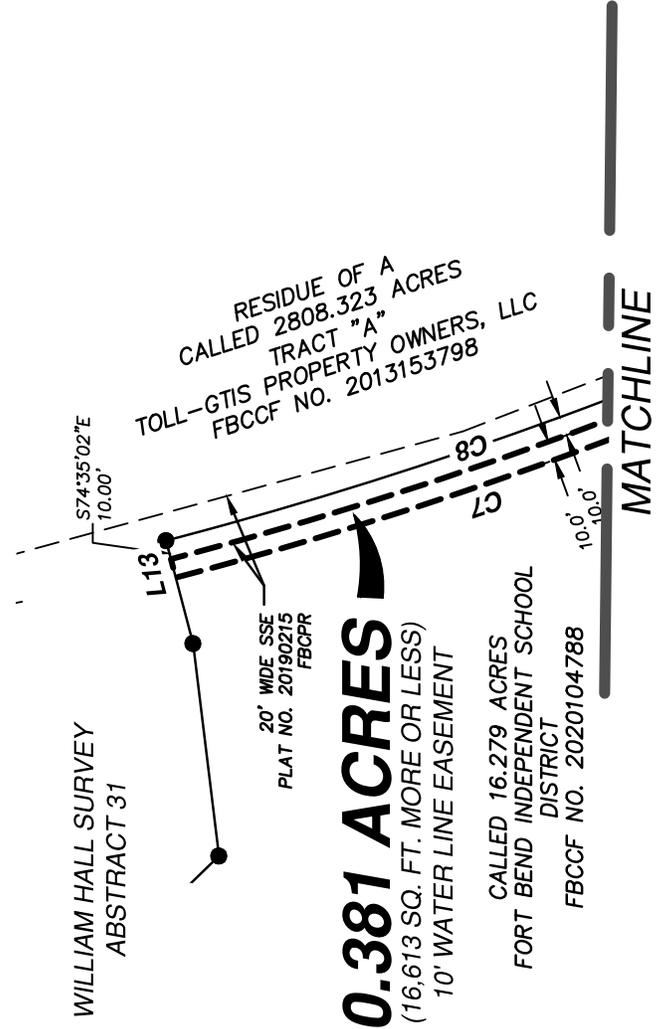
**0.381 ACRE**  
 10-FOOT WIDE  
 WATER LINE EASEMENT  
 FORT BEND COUNTY, TEXAS



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

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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,

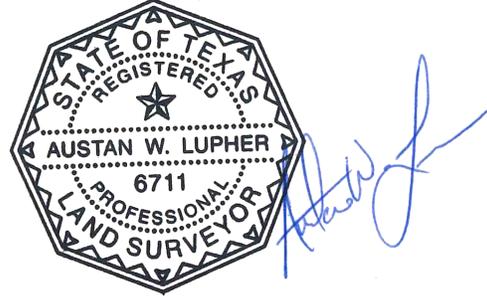
Northwesterly, along a tangent curve to the right, having a radius of 3040.00 feet, a central angle of  $04^{\circ}13'13''$ , a chord bearing and distance of  $N 65^{\circ}56'47'' W$ , 223.86 feet, for an arc length of 223.91 feet to the point of tangency of said curve to the right,

$N 63^{\circ}50'11'' W$ , 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

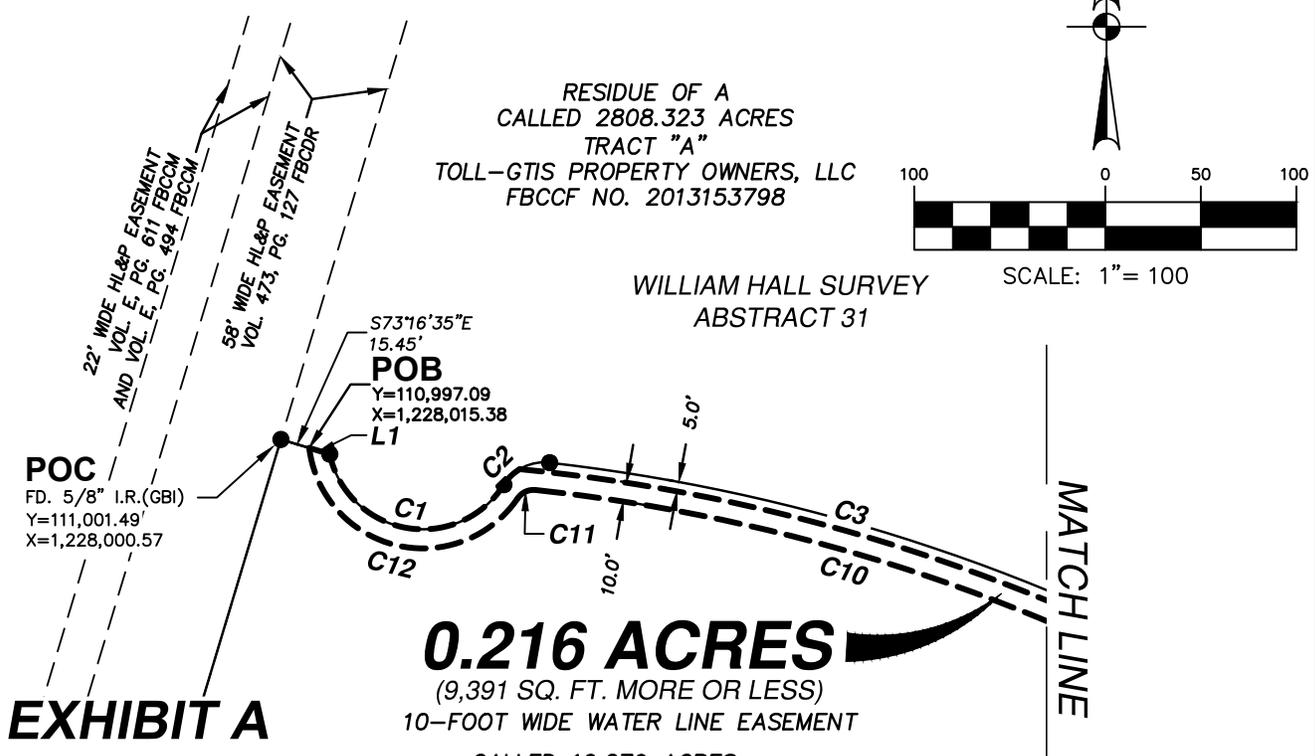
● FOUND 5/8" IRON ROD WITH "GBI" CAP

**NOTES:**

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

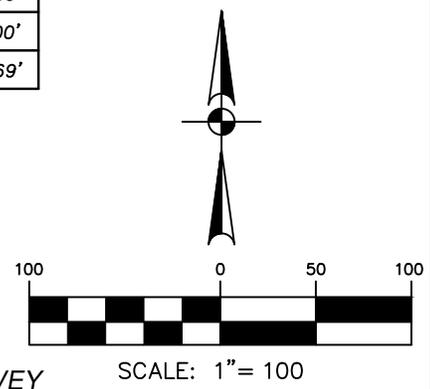
CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	135°34'24"	S80°00'52"E	92.58'	118.31'
C2	25.00'	26°56'35"	N45°40'38"E	11.65'	11.76'
C3	970.00'	20°35'06"	S74°08'03"E	346.63'	348.50'
C4	3030.00'	4°13'13"	S65°56'47"E	223.13'	223.18'
C5	20.00'	36°08'32"	S49°59'07"E	12.41'	12.62'
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'



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

WILLIAM HALL SURVEY  
 ABSTRACT 31



**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

CALLING 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: Alupier 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

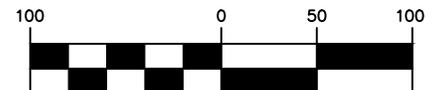
- FOUND 5/8" IRON ROD WITH "GBI" CAP

**NOTES:**

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CURVE TABLE					
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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

MATCH LINE

WILLIAM HALL SURVEY  
 ABSTRACT 31

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

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

10-FOOT WIDE WATER LINE EASEMENT

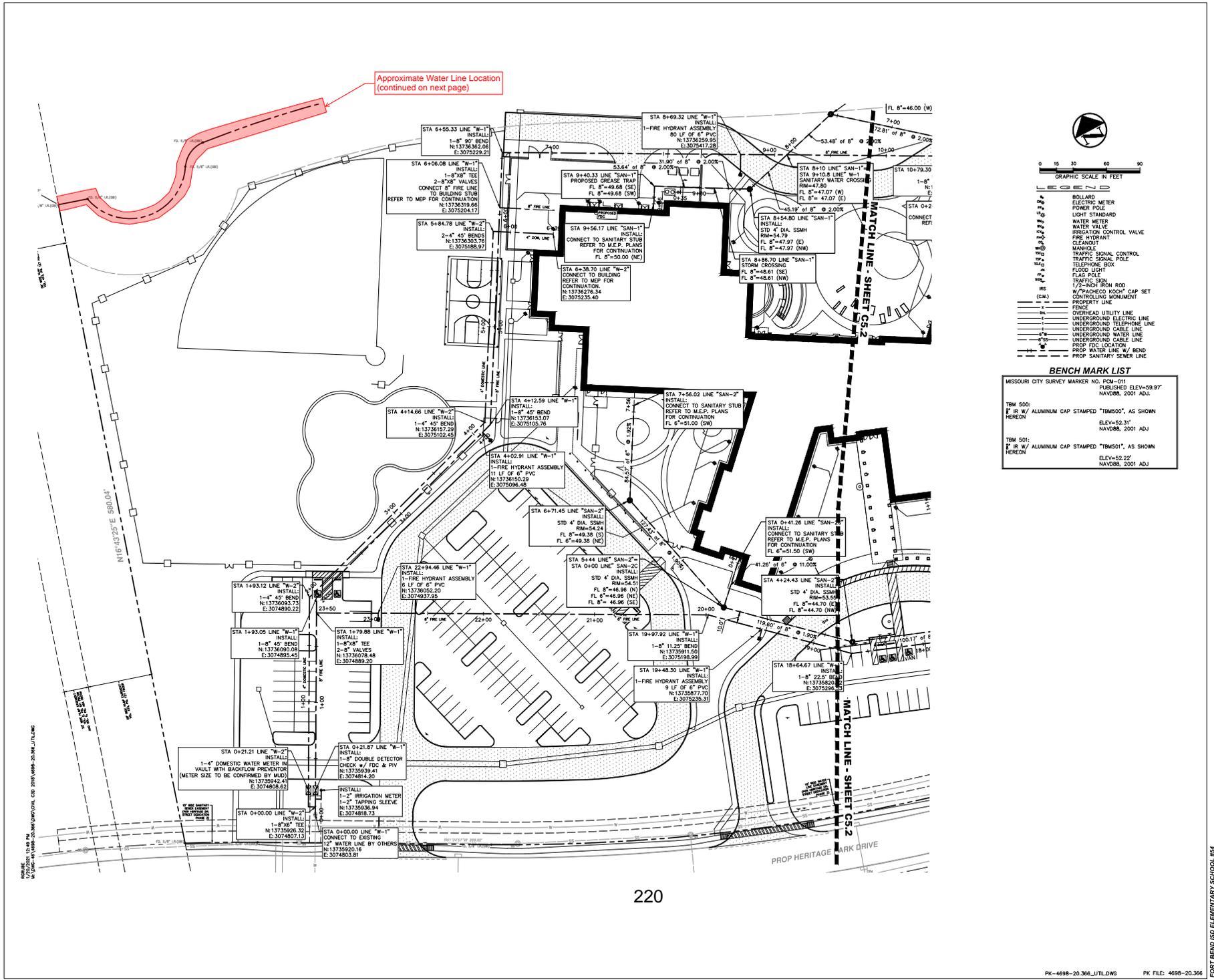
CALLED 16.279 ACRES  
 FORT BEND INDEPENDENT  
 SCHOOL DISTRICT  
 FBCCF NO. 2020104788



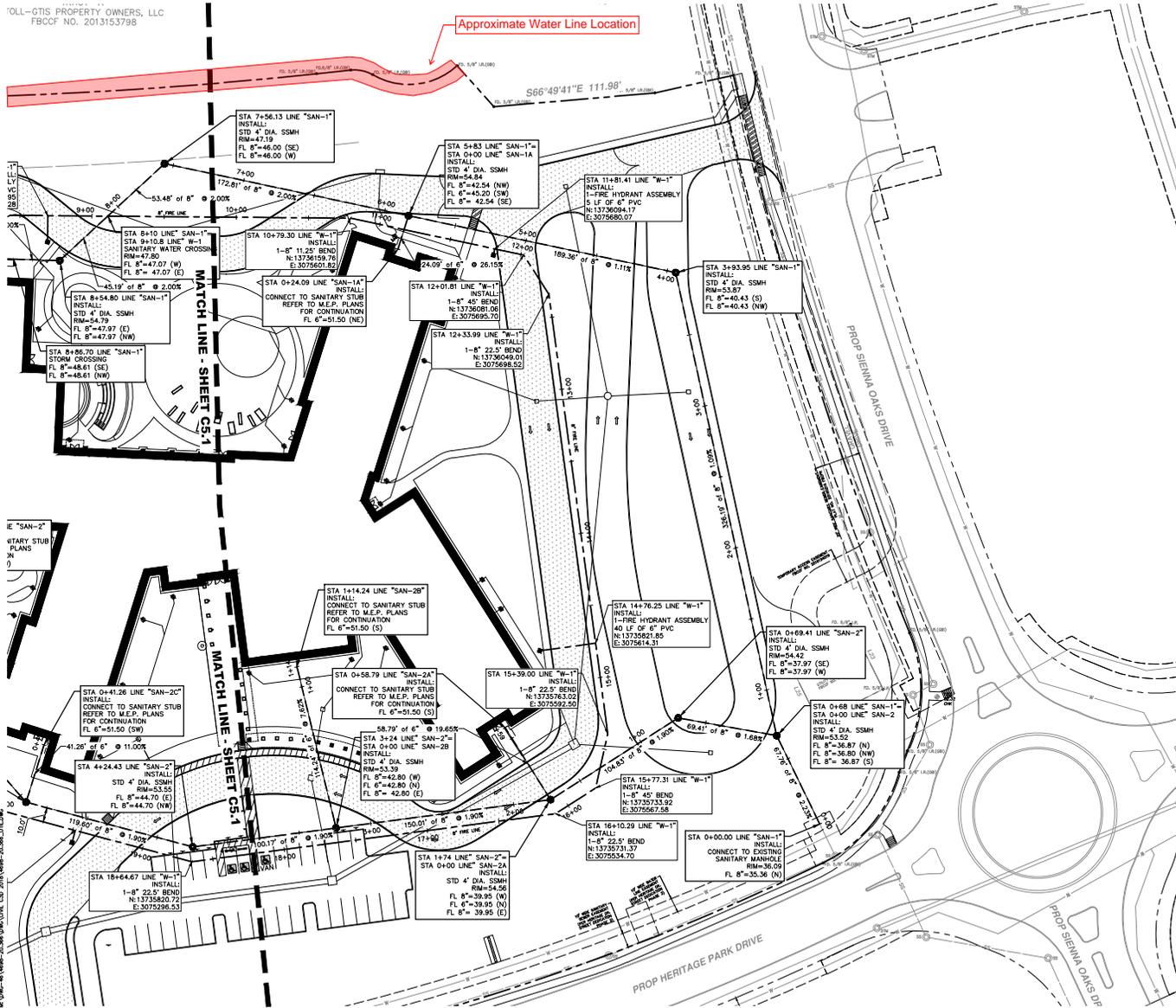
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NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



TOLL-GTIS PROPERTY OWNERS, LLC  
 FBCCF NO. 2013153798







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,

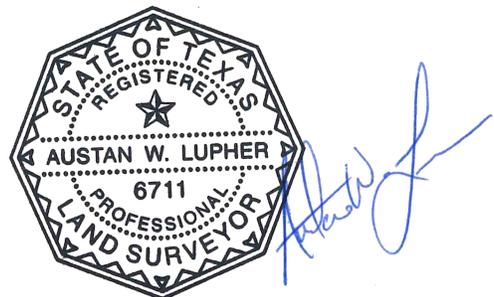
Southwesterly, along a tangent curve to the right, having a radius of 90.00 feet, a central angle of 48°08'44", a chord bearing and distance of S 68°17'52" W, 73.42 feet, for an arc length of 75.63 feet to a point of a compound curve to the right,

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



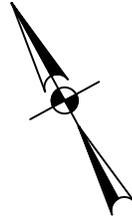
**LEGEND:**

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

● FOUND 5/8" IRON ROD WITH "GBI" CAP

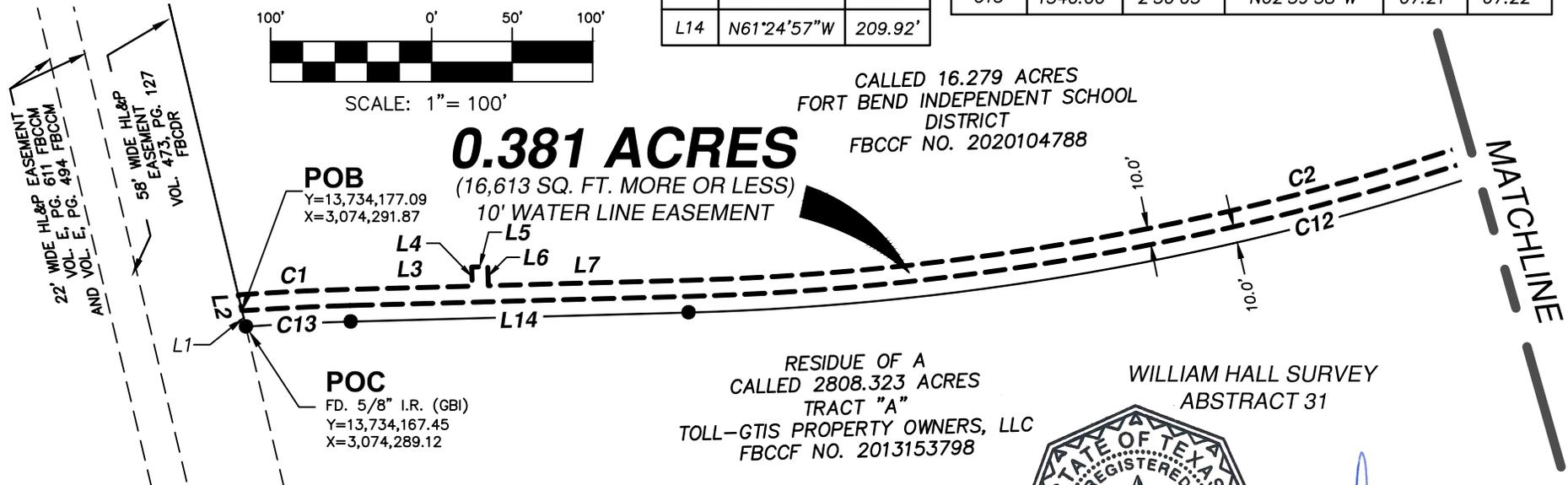
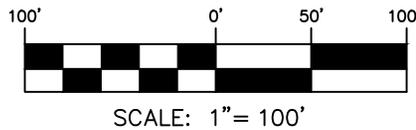
**NOTES:**

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 49037-00 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



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'	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'



**0.381 ACRES**  
 (16,613 SQ. FT. MORE OR LESS)

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

**POB**  
 Y=13,734,177.09  
 X=3,074,291.87

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

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

WILLIAM HALL SURVEY  
 ABSTRACT 31



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



*[Handwritten signature]*

SHEET 1 OF 3  
 JOB NO. 40937-00

**LEGEND:**

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

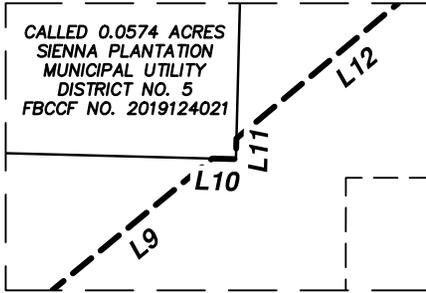
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CURVE TABLE					
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C3	80.00'	48°08'44"	N68°17'52"E	65.26'	67.22'
C4	120.00'	9°00'04"	N48°43'32"E	18.83'	18.85'
C5	80.00'	5°12'55"	N50°37'07"E	7.28'	7.28'
C6	80.00'	12°20'36"	N11°28'32"E	17.20'	17.23'
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'
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'

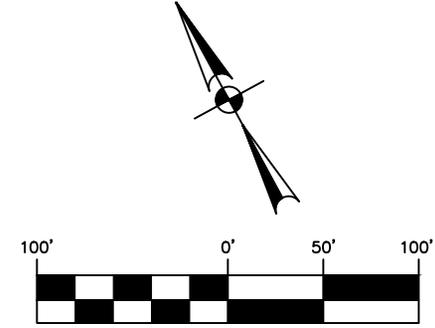


DETAIL  
SCALE: 1"=10'

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

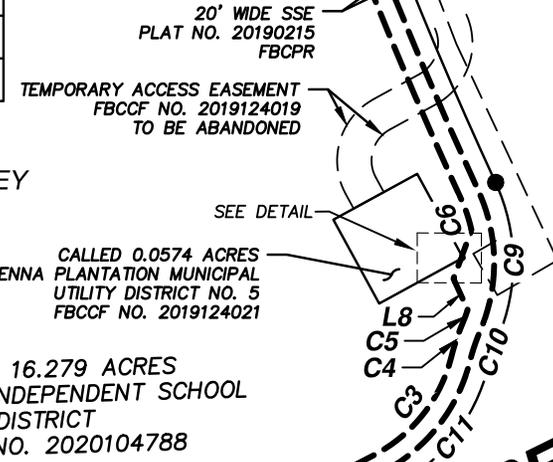


NORTH HOUSTON | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 24445 TOMBALL PARKWAY, STE 200 | TOMBALL, TX 77375 | 281.655.0634  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



MATCHLINE

WILLIAM HALL SURVEY  
 ABSTRACT 31



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

**0.381 ACRES**  
 (16,613 SQ. FT. MORE OR LESS)  
 10' WATER LINE EASEMENT  
 RESIDUE OF A  
 CALLED 2808.323 ACRES  
 TRACT "A"  
 TOLL-GTIS PROPERTY OWNERS, LLC  
 FBCCF NO. 2013153798

**LEGEND:**

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

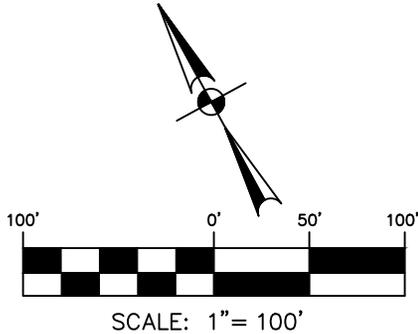
- FOUND 5/8" IRON ROD WITH "GBI" CAP

**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

LINE TABLE		
LINE	BEARING	LENGTH
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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'
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**EXHIBIT A**

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

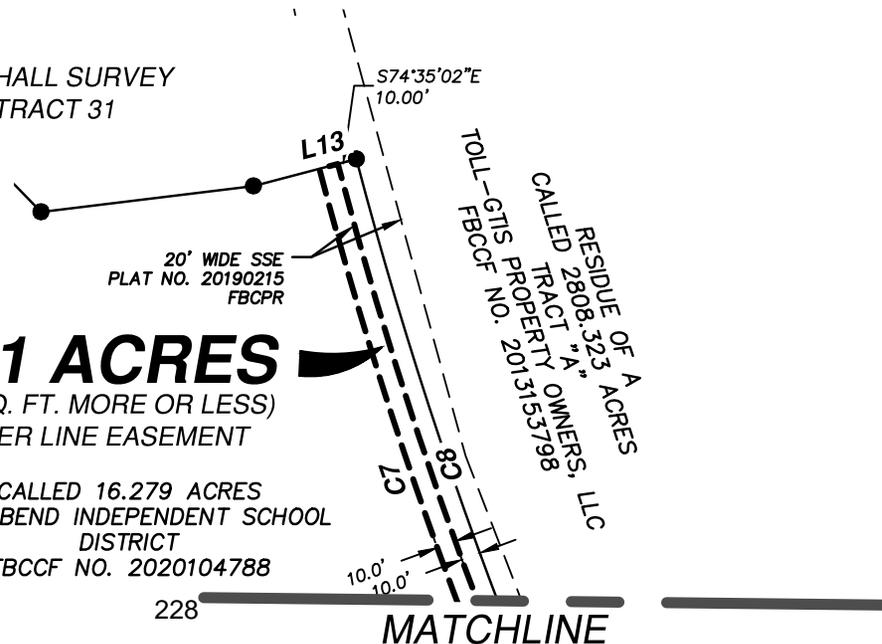


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WILLIAM HALL SURVEY  
 ABSTRACT 31

**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

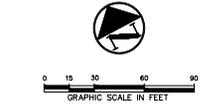
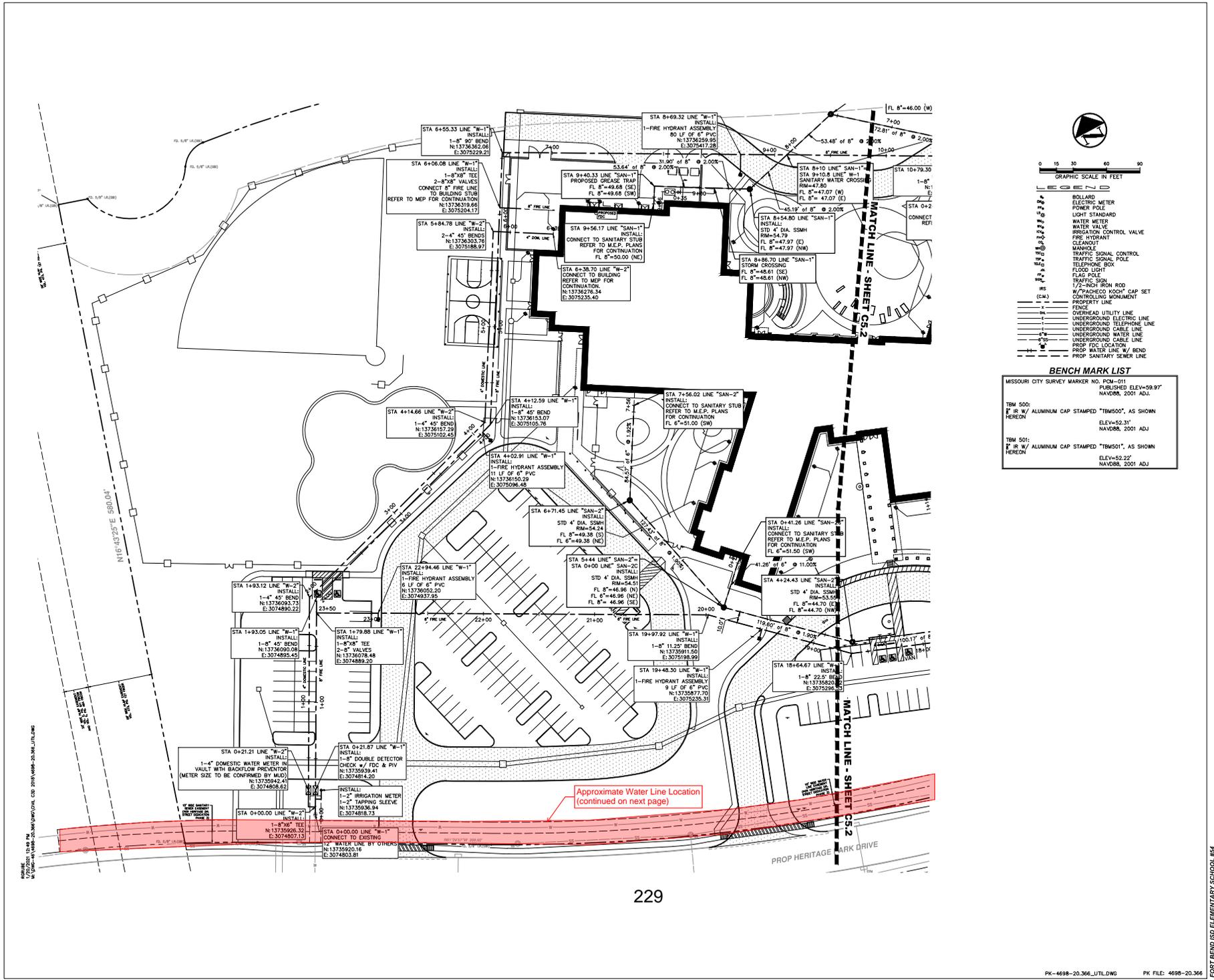


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MATCHLINE

SHEET 3 OF 3  
 JOB NO. 40937-00

REFERENCE:49045-20



- 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=52.27  
NAVD83, 2001 ADJ
- (E) OVERHEAD UTILITY LINE
  - (U) UNDERGROUND UTILITY LINE
  - (T) UNDERGROUND TELEPHONE LINE
  - (C) UNDERGROUND CABLE LINE
  - (W) UNDERGROUND WATER LINE
  - (S) UNDERGROUND SEWER LINE
  - (P) PROP. WATER LINE W/ BEND
  - (S) PROP. SANITARY SEWER LINE
  - (M) METER
  - (V) VALVE
  - (F) FIRE HYDRANT
  - (H) HYDRANT
  - (C) CLEANOUT
  - (M) MANHOLE
  - (T) TRAFFIC SIGNAL CONTROL
  - (P) TRAFFIC SIGNAL POLE
  - (F) FLAG POLE
  - (L) FLOOD LIGHT
  - (T) TRAFFIC LIGHT
  - (R) 1/2" INCH IRON ROD
  - (C) W/PACHECO KOCH" CAP SET
  - (M) CONTROLLING MONUMENT
  - (P) PROPERTY LINE
  - (F) FENCE
  - (O) OVERHEAD UTILITY LINE
  - (U) UNDERGROUND UTILITY LINE
  - (T) UNDERGROUND TELEPHONE LINE
  - (C) UNDERGROUND CABLE LINE
  - (W) UNDERGROUND WATER LINE
  - (S) UNDERGROUND SEWER LINE
  - (P) PROP. WATER LINE W/ BEND
  - (S) PROP. SANITARY SEWER LINE

Approximate Water Line Location  
(continued on next page)





**For: Fort Bend ISD Board of Trustees**  
**Date: June 14, 2021**  
**Action: Consideration and Approval:**  
**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:

<b>Firm Name</b>	<b>CSP Score</b>	<b>Base Bid Amount</b>
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

<b>CSP Contract</b>	<b>Package Number</b>	<b>Description</b>	<b>Project Budget</b>
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**

	<b>Evaluation Criteria (Government Code 2269)</b>	<b>Point System</b>
1	<b>The price; Section 2269.055.a (1)</b> Total Proposed Pricing - Provides thoroughly developed, competitive pricing using the tables in Pricing Delivery information section of the CSP	40 points
2	<b>Offeror's experience and reputation; Section 2269.055.a (2)</b> 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
	<b>Past experience with FBISD and other school districts</b> 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	<b>Quality of the offeror's goods or services; Section 2269.055.a (3)</b> 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
	<b>Quality of contractor's response in the proposal</b> Effectively responds and processes all request for information and documentation included in this CSP (2pts)	
	<b>Project Plan and schedule (5pts)</b>	
4	<b>Utilization of historically underutilized businesses; Section 2269.055.a (4)</b>	N/A
5	<b>Offeror's safety record; Section 2269.055.a (5)</b> 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	<b>Offeror's proposed personnel; Section 2269.055.a (6)</b> Proposed Personnel, personnel directly assigned to work on this project	5 points
7	<b>Offeror's financial capability appropriate to the size and scope of the project; Section 2269.055.a (7)</b> Provide proof of Insurance, financial stability and Letter of Surety from Bonding Company	5 points
8	<b>SBE Commitment; CV (Local) 2017.04</b>	5 points
	<b>TOTAL</b>	<b>100 points</b>

**Package 54 - Elementary School 54**

**EXHIBIT - 1**

	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	
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
<b>TOTAL:</b>	\$2,142,230	\$173,972	\$3,869,584	\$34,683,730	\$1,734,187	\$4,005,971	\$455,224	\$15,000	\$1,092,537	<b>\$48,172,435</b>

**For: Fort Bend ISD Board of Trustees**  
**Date: June 14, 2021**  
**Action: Action: Approve Revised**  
**Superintendent Search Calendar**  
**References: Board Governance**

**Summary**

The Board will consider approval of the revised superintendent search calendar.

**For: Fort Bend ISD Board of Trustees**  
**Date: June 14, 2021**  
**Action: Action: Approve Low Attendance Waivers**  
**References: Board Policy EB (Legal)**  
**District Goal 1**  
**Department: Department of Information Systems**

### **Recommendation**

Consideration and approval of 17 low attendance waivers.

### **Summary**

The Texas Education Agency (TEA) has a process which allows a district to apply for waivers to have instructional days with attendance at least 10 percentage points below the last school year's average attendance (due to weather, health, safety issues, etc.) removed from Average Daily Attendance (ADA) calculations for that school year. Waivers are also available for missed instructional days due to a campus being forced to close for the same reasons. These waivers assist districts by lessening the impact of low attendance rates on the funding earned.

A district can request a waiver for low attendance or missed instructional days for the entire district or a specific campus. If the low attendance waiver is for the entire district, then the district must use the previous year's ADA as the benchmark. If it is for an individual campus, the previous year's campus ADA is used. TEA requires approval by the Board of Trustees prior to submission of waiver days. After the Board has acted, an application for the waiver days will be submitted using the TEA's automated waiver application system. The deadline for submission of the applications for both low attendance waivers and missed instructional day waivers for the 2020-2021 school year is July 31, 2021.

On Wednesday, May 17, 2021, there was an enormous amount of rain in the greater Houston area which caused local street flooding and some power outages. Due to this occurrence, 17 FBISD campuses experienced low attendance on Wednesday, May 17, 2021. The following table provides the campuses, their attendance on that day, the 2019-20 overall attendance for the campuses, and the difference between the two attendance percentages.

<b>Entity</b>	<b>School</b>	<b>5/19/2021 Attendance</b>	<b>2019-20 Overall Attendance</b>	<b>Difference</b>
002	Willowridge HS	84.14%	94.60%	-10.46
010	Fort Bend County Alter	80.00%	92.10%	-12.10
046	Christa McAuliffe MS	83.90%	97.00%	-13.10
101	E.A. Jones ES	86.80%	97.30%	-10.50
108	Blue Ridge ES	79.54%	96.80%	-17.26
109	Ridgemont ES	85.34%	97.00%	-11.66
113	Briargate ES	78.85%	96.90%	-18.05
116	Ridgegate ES	86.68%	97.00%	-10.32
118	Mission Bend ES	85.25%	97.20%	-11.95
122	Hunters Glen ES	78.98%	96.80%	-17.82
124	Mission Glen ES	86.36%	97.20%	-10.84
131	Edgar Glover Jr. ES	83.90%	97.00%	-13.10
139	Lula Belle Goodman ES	87.23%	97.80%	-10.57
143	Mary Austin Holley ES	87.03%	97.60%	-10.57
144	Dr. Lynn Armstrong ES	85.62%	97.20%	-11.58
150	Heritage Rose ES	84.51%	97.20%	-12.69
158	RME Early Literacy Center	77.36%	95.30%	-17.94

Recommended by:

Diana Sayavedra  
Acting Superintendent of Schools

Submitted by:  
Long Pham  
Chief Information Officer

<p><b>For: Fort Bend ISD Board of Trustees</b> <b>Date: June 14, 2021</b> <b>Action: Information and Discussion</b></p>
---

## Summary

As of the date this agenda was prepared, the following meetings are planned, along with the tentative agenda items listed (in addition to routine agenda items).

### July 2021

- Information Items
  - Internal Audit Reports
- Consideration and Possible Action
  - Microsoft Showcase School/UH Letter of Intent
  - Sugar Land 95/SOJES Letter of Intent

### August 2021

- Information Items
  - Overview of Attendance Boundary process
  - Present Original Recommendations (SBOC)
  - Summative Report on 2020-21 DIP/CIP Performance Objectives
  - Summative Report on Board Student Outcome Goals
- Consideration and Possible Action
  - District Underwriters (per CH Legal)
  - Student Code of Conduct (*provided TASB update is received in time*)
  - Approve delegates for TASA/TASB Conference
  - Approval of T-TESS Administrators