

NOTICE OF PLANNING COMMISSION MEETING

NOTICE IS HEREBY GIVEN THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, WILL MEET IN REGULAR SESSION OPEN TO THE PUBLIC AS FOLLOWS:

DATE: Wednesday, May 20, 2015
TIME: 4:00 p.m.
PLACE: Rosenberg City Hall
City Hall Council Chamber
2110 4th Street
Rosenberg, Texas 77471
PURPOSE: Rosenberg Planning Commission Meeting

Call to order: Council Chamber

AGENDA

MINUTES

1. Consideration of and action on minutes of the Regular Planning Commission Meeting for April 15, 2015. (Janet Eder, Secretary II)

CAPITAL IMPROVEMENTS PROGRAM

2. Consideration of and action on a recommendation regarding the FY2016 Capital Improvements Program (CIP). (John Maresh, Assistant City Manager of Public Services)

PUBLIC HEARINGS

3. Hold public hearing on a Short Form Final Plat of Bridlewood Estates, Section One Partial Replat One, being replat of Lot 30 & 31, Block 9, Bridlewood Estates, Section One (1), as recorded in Slide No. 1560/A & B, 1561/A & B and 1562/A & B, of the Plat Records of Fort Bend County, Texas; being a subdivision of 4.464 acres located in the Wiley Martin League, A-56 Fort Bend County, Texas. (Travis Tanner, Executive Director of Community Development)

VARIANCE REQUESTS

None

SUBDIVISION LAND PLANS AND PRELIMINARY PLATS

4. Consideration of and action on a Preliminary Plat of Fort Bend County MUD No. 184 Lift Station Site, a subdivision of 0.1480 acres of land out of the Wiley Martin Survey, A-56 Fort Bend County, Texas; 1 block, 1 reserve. (Travis Tanner, Executive Director of Community Development)
5. Consideration of and action on a Preliminary Plat of Fort Bend County MUD No. 184 Wastewater Treatment Plant Site, a subdivision of 4.1262 acres of land out of the Wiley Martin Survey, A-56 Fort Bend County, Texas; 1 block, 1 reserve. (Travis Tanner, Executive Director of Community Development)
6. Consideration of and action on a Preliminary Plat of Summer Lakes Section Nine, being a subdivision of 13.88 acres out of the W.M. Lusk Survey, A-276 in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 65 lots, 4 blocks and 1 reserve (0.1517 acre). (Travis Tanner, Executive Director of Community Development)
7. Consideration of and action on a Preliminary Plat of Texas State Technical College Fort Bend, a subdivision of 80.033 acres of land situated in the B.B.B. and C. Railroad Company Survey, Section 13, Abstract 140, and in the Francis H. Demay Survey, Abstract 350, City of Rosenberg, Fort Bend County, Texas, being a replat of Reserves A, D, E and F, Barcak Acres, a subdivision recorded in Slide No. 1675A, Plat Records of Fort Bend County, Texas; 7 reserves, (74.913 acres), 3 blocks. (Travis Tanner, Executive Director of Community Development)

8. Consideration of and action on a Preliminary Plat of Walnut Creek Section Thirteen, being 13.9 acres of land containing 53 lots (60' x 120' typ.) in four blocks, out of the Wiley Martin League, A-56, Fort Bend County, Texas. (Travis Tanner, Executive Director of Community Development)

FINAL PLATS

9. Consideration of and action on a Short Form Final Plat of Bridlewood Estates, Section One Partial Replat One, being replat of Lot 30 & 31, Block 9, Bridlewood Estates, Section One (1), as recorded in Slide No. 1560/A & B, 1561/A & B and 1562/A & B, of the Plat Records of Fort Bend County, Texas; being a subdivision of 4.464 acres located in the Wiley Martin League, A-56, Fort Bend County, Texas. (Travis Tanner, Executive Director of Community Development)
10. Consideration of and action on a Final Plat of Macer Reserves, a subdivision of 7.882 acres of land being a partial replat of Reserve "C" of Kwikrose Commercial Park (Slide No. 1436/A; Plat Records of Fort Bend County, Texas) together with a portion of a call 5.00 acre tract of land (Fort Bend County Clerk's File No. 2007074320), both being in the Henry Scott Survey, Abstract No. 83, and being a replat of Reserve "C" of Deedco Subdivision No. 19 (Slide No. 1357/A; Plat Records of Fort Bend County, Texas) together with a call 0.216 acre tract of land (Fort Bend County Clerk's File No. 2003173704), both being in the J.D. Vermillion Survey, Abstract No. 341, all inclusive being in the City of Rosenberg, Fort Bend County, Texas; 0 lots, 2 reserves, 1 block. (Travis Tanner, Executive Director of Community Development)
11. Consideration of and action on a Final Plat of Stonecreek Estates Section One, a subdivision of 76.47 acres of land out of the Wiley Martin Survey, A-56, Fort Bend County, Texas; 185 lots, 8 reserves, 9 blocks. (Travis Tanner, Executive Director of Community Development)
12. Consideration of and action on a Final Plat of Texas State Technical College Fort Bend Section One, a subdivision of 72.446 acres of land situated in the B.B.B. and C. Railroad Company Survey, Section 13, Abstract 140, and in the Francis H. Demay Survey, Abstract 350, City of Rosenberg, Fort Bend County, Texas; 5 reserves, (67.326 acres), 3 blocks. (Travis Tanner, Executive Director of Community Development)

DISCUSSION ITEMS

13. Review and discuss overview of developed and undeveloped vested lots in the City of Rosenberg and its ETJ. (Travis Tanner, Executive Director of Community Development)
14. Consideration of and action on requests for future Agenda items. (Travis Tanner, Executive Director of Community Development)
15. Announcements.
16. Adjournment.

[EXECUTION PAGE TO FOLLOW]

The Planning Commission reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney).

DATED AND POSTED this the 14th day of May 2015, at 9:30 A m. by Linda Cernosek



Linda Cernosek

Attest:
Linda Cernosek, TRMC, City Secretary

Robert Gracia

Approved for Posting:
Robert Gracia, City Manager

Reasonable accommodation for the disabled attending this meeting will be available; persons with disabilities in need of special assistance at the meeting should contact the City Secretary at (832) 595-3340.

ITEM 1

Minutes:

- 1. Regular Planning Commission Meeting Minutes for April 15, 2015**

PLANNING COMMISSION MEETING MINUTES

DRAFT

On this the 15th day of April 2015, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

Pete Pavlovsky	Planning Commission Chairperson
Wayne Poldrack	Planning Commission Secretary
Alicia Casias	Planning Commissioner
Mike Parsons	Planning Commissioner
James Urbish	Planning Commissioner

STAFF PRESENT

Cynthia McConathy	Councilor, At Large Position Two
Travis Tanner	Executive Director of Community Development
Charles Kalkomey	City Engineer
Janet Eder	Secretary II

OTHERS PRESENT

Geoff Freeman	BGE Kerry R. Gilbert & Associates Walnut Creek Section Twelve/Rose Meadows)
Kerry Gilbert	BGE Kerry R. Gilbert & Associates (Walnut Creek Section Twelve/Rose Meadows)
Terry Reeves	Jones & Carter, Inc. (Rose Meadows)
Jordan Konesheck	Pape-Dawson Engineers (Trails at Seabourne Parke Section Two)
Joyce Vasut	City of Rosenberg
Robert Gracia	City of Rosenberg
Wade Goates	City of Rosenberg
Jeff Trinker	City of Rosenberg
Carol Redd	EHRA (Park Place Boulevard Street Dedication, Rivers Mist Section Three)
Amar Amancharla	Rose Meadows Development

CALL TO ORDER

Chairperson Pavlovsky called the meeting to order at 4:00 p.m.

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF MARCH 18, 2015.

Action Taken: Chairperson Pavlovsky stated that a correction to the Minutes had been made. Commissioner Parsons moved, seconded by Commissioner Casias, to approve the amended minutes of the Regular Planning Commission Meeting of March 18, 2015, as written. The motion carried unanimously by those present.

2. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALNUT CREEK SECTION TWELVE, BEING 14.3+/- ACRES OF LAND CONTAINING 48 LOTS (60' X 120' TYP.) AND FOUR RESERVES IN THREE BLOCKS OUT OF THE EUGENE WHEAT SURVEY, A-396 AND WILEY MARTIN LEAGUE, A-56 FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of Walnut Creek Section Twelve is a proposed subdivision consisting of forty-eight (48) residential lots, four reserves, and three blocks located off of Irby Cobb Boulevard in the northeast part of the

Walnut Creek Development. The proposed Plat is located partially in the City Limits, mostly in the Extraterritorial Jurisdiction (ETJ), and in Fort Bend County MUD No. 152. It is to the east of Walnut Creek Section Eleven.

The subdivision consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek, although the proposed layout is slightly different. Staff does not consider it to be out of compliance since the lot sizes are adequate and there is sufficient access. It should be noted that the Plat is bisected by the City Limits towards the southern Plat boundary. This potential issue with lots and a street in multiple jurisdictions is in the process of being addressed by the developer through a petition for annexation and disannexation. If approved by City Council, all of the property within this Plat would be disannexed and the City would voluntarily annex the remainder of a commercial reserve at the entrance to Walnut Creek. This is preferable since it would resolve issues with properties in multiple jurisdictions and, based on staff's initial research, would result in a net fiscal gain to the City.

The proposed Preliminary Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152. That being said, staff recommends approval of the Preliminary Plat of Walnut Creek Section Twelve.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired about the configuration of the layout for Walnut Creek and if there was a difference to the Land Plan.
- Mr. Tanner replied that the layout is slightly different because of the street configuration. There are no regulatory conflicts with the Land Plan after review by Charles Kalkomey and Travis Tanner. The lot sizes are sufficient, and there are no issues with access points to the collector streets.
- Chairperson Pavlovsky inquired if there were more or less lots in the development.
- Mr. Tanner replied that there are additional lots.
- Commissioner Casias inquired about the commercial property and if the property was located off Minonite Rd.
- Mr. Tanner replied that, yes, the commercial property was located off of FM 2977 (Minonite) and Irby Cobb. Mr. Tanner also stated that the layout was different, but has 60' lots per the Land Plan.
- Commissioner Parsons inquired about the number of lots in the plat.
- Mr. Tanner replied that the plat includes 48 lots.
- Commissioner Parsons inquired about the 48 lots and if they were a part of the 138 lots shown on the Land Plan.
- Commissioner Parsons inquired about what percentage of the subdivision has been built-out.
- Mr. Tanner replied that the majority, or roughly 60 percent, has been built out.

Action Taken: Commissioner Casias moved, seconded by Commissioner Urbish, to approve the Preliminary Plat of Walnut Creek Section Twelve, being 14.3+/- acres of land containing 48 lots (60' x 120' typ.) and four reserves in three blocks out of the Eugene Wheat Survey, A-396 and Wiley Martin League, A-56 Fort Bend County, Texas. The action carried unanimously by those present.

3. CONSIDERATION OF AND ACTION ON A REQUEST BY EHRA TO EXTEND THE PRELIMINARY PLAT OF PARK PLACE BOULEVARD STREET DEDICATION APPROVAL, BEING A SUBDIVISION OF 2.3580 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144).

Executive Summary: The Planning Commission approved the Preliminary Plat of Park Place Boulevard Street Dedication on August 20, 2014. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of that approval by 180 days from the date of its expiration.

The Preliminary Plat of Park Place Boulevard Street Dedication consists of 2.358 acres of proposed public right-of-way. The Plat is located off of Reading Road and August Green Drive, in the City Limits and in Fort Bend County MUD No. 144. It extends from the existing portion of Park Place Boulevard abutting the Waterford Park Apartments to the roundabout where August Green Drive currently terminates. It is a proposed eighty-foot (80') collector street right-of-way that will provide a needed secondary access to and from the subdivision. The Plat is in accordance with the Revised Land Use and Parcel Plan for MUD No. 144 and is not in conflict with any applicable regulations.

Staff recommends extending the approval of the Preliminary Plat of Park Place Boulevard Dedication by 180 days from the date of expiration.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.

Action Taken: Commissioner Casias moved, seconded by Commissioner Urbish, to extend the Preliminary Plat of Park Place Boulevard Street Dedication approval, being a subdivision of 2.3580 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144) the Preliminary Plat of Park Place Boulevard Street Dedication, being a subdivision of 2.3580 acres out of the Robert E. Handy survey, a-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144). The motion carried unanimously by those present.

4. CONSIDERATION OF AND ACTION ON A REQUEST BY JONES AND CARTER, INC., TO EXTEND APPROVAL FOR THE PRELIMINARY PLAT OF STONECREEK ESTATES SECTION ONE, A SUBDIVISION OF 78.96 ACRES OF LAND OUT OF THE WILEY MARTIN SURVEY, A-56 FORT BEND COUNTY, TEXAS; 185 LOTS, 8 RESERVES, 9 BLOCKS.

Executive Summary: The Planning Commission approved the Preliminary Plat of Stonecreek Estates Section One on September 17, 2014. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of that approval by 180 days from the date of its expiration.

The Preliminary Plat of Stonecreek Estates Section One adjoins the Berdett Road right-of-way immediately south of Dry Creek. The subdivision is located in Fort Bend County Municipal Utility District No. 184, for which the Development and Utility Agreements were approved by City Council on August 26, 2014. The Planning Commission recommended approval to City Council of the Development Agreement and Land Plan on August 20, 2014. The Plat is located in the Extraterritorial Jurisdiction (ETJ).

The Preliminary Plat consisted of 70.8 acres and 184 single-family residential lots. Additionally, the Plat contained 3.25 acres in landscape reserves and a 5.12-acre recreation center site that will receive credit toward meeting parkland dedication requirements. All proposed lots were a minimum of sixty feet (60') in width, with some lots being substantially larger.

The Plat is in conformance with the approved Land Plan and with applicable City ordinances. Staff recommends extending the approval of the Preliminary Plat of Stonecreek Estates Section One by 180 days from the date of expiration.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to extend approval for the Preliminary Plat of Stonecreek Estates Section One, a subdivision of 78.96 acres of land out of the Wiley Martin Survey, A-56 Fort Bend County, Texas; 185 lots, 8 reserves, 9 blocks. The motion carried unanimously by those present.

5. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF PARK PLACE BOULEVARD STREET DEDICATION, BEING A SUBDIVISION OF 2.3580 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144).

Executive Summary: The Final Plat of Park Place Boulevard Street Dedication consists of 2.358 acres of proposed public right-of-way. The Plat is located off of Reading Road and August Green Drive, in the City Limits and in Fort Bend County MUD No. 144. It extends from the existing portion of Park Place Boulevard abutting the Waterford Park Apartments to the roundabout where August Green Drive currently terminates.

This is a proposed eighty-foot (80') collector street right-of-way that will provide a needed secondary access to and from the subdivision. The Plat is in accordance with the Revised Land Use and Parcel Plan for MUD No. 144 and is not in conflict with any applicable regulations. The Preliminary Plat of this subdivision was approved by the Planning Commission on August 20, 2014 and expired, hence the previous agenda item to extend the Preliminary Plat approval.

There being no issues with the Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Park Place Boulevard Street Dedication.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.

Action Taken: Commissioner Poldrack moved, seconded by Commissioner Parsons, to make a recommendation to City Council to recommend approval to City Council of the Final Plat of Park Place Boulevard Street Dedication, being a subdivision of 2.3580 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144). The motion carried unanimously by those present.

6. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF RIVERS MIST SECTION THREE, BEING A SUBDIVISION OF 31.51 ACRES OUT OF THE WM. LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158): ALSO BEING A PARTIAL REPLAT OF RESTRICTED RESERVE 'C', BLOCK 1, RIVERS MIST SECTION TWO, PLAT NO. 2015008851 F.B.C.P.R.; 73 LOTS, 4 BLOCKS AND 5 RESERVES (13.2161 ACRES)

Executive Summary: The Final Plat of Rivers Mist Section Three is located off of River Delta Lane and Rohan Road, south of Rivers Mist Sections One and Two. The Final Plat is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 158.

The Plat consists of 73 lots, four (4) blocks, and five (5) reserves with a total of 13.2161 acres. All proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the approved Land Plan for Rivers Mist dated May 2006.

The Preliminary Plat of this subdivision was approved by the Planning Commission on March 18, 2015. The Final Plat is consistent with the approved Preliminary Plat and meets all applicable regulations of the City of Rosenberg. Therefore staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Rivers Mist Section Three.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the price range of the homes.
- Mr. Tanner replied that he was not aware of the price range.
- Mr. Parsons inquired about the estimated value of the homes.
- Mr. Tanner replied that this question could be posed to the developer at most, but that action could not be taken by the City based on the price of the homes.

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to recommend approval to City Council of the Final Plat of Rivers Mist Section Three, being a subdivision of 31.51 acres out of the WM. Lusk Survey, A-276, in Fort Bend County, Texas. (Fort Bend County Municipal Utility District No. 158): Also being a partial replat of restricted Reserve 'C', Block 1, Rivers Mist Section Two, Plat No. 2015008851 F.B.C.P.R.; 73 lots, 4 blocks and 5 reserves (13.2161 acres). The motion carried unanimously by those present.

7. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF THE TRAILS AT SEABOURNE PARKE SECTION TWO, A SUBDIVISION OF 22.691 ACRES LOCATED IN THE G.M. STONE 1/3 LEAGUE SURVEY, ABSTRACT 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 147); 108 LOTS, 6 BLOCKS.

Executive Summary: The Final Plat of The Trails at Seabourne Parke Section Two consists of approximately 22.691 acres and 108 residential lots. It is located south of J. Meyer Road and off of Heath Ridge, Oak Briar, and Cottage Creek Lanes, immediately southwest of The Trails at Seabourne Parke Section One. The Plat is within the City Limits and located in Fort Bend County MUD No. 147.

All proposed lots are fifty feet (50') in width and a minimum of 6,000 square feet in size. The Land Plan was approved before the current standards relating to lot size. The Plat conforms to the approved Land Plan dated June 2003 (see attached). Recordation of plats in this development last occurred in 2005. The development was recently assigned to a new developer, LGI Homes, that wishes to develop in accordance with the previously approved Land Plan. A Plat of this

subdivision was approved by the Planning Commission and City Council in 2006 and 2007, but was never subsequently recorded and therefore expired, hence the new Plat submittal.

There are no apparent conflicts with applicable regulations or with the original Land Plan. In addition to the Utility Agreement and Land Plan, this Plat/development is subject to a Road Improvement Agreement related to improvements to J. Meyer Road that, due to conditions that have changed over the last several years since platting last occurred, must be modified to address needed road improvements before any infrastructure permits are released for the subdivision. This Agreement shall be in place prior to Final Plat approval by City Council. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of The Trails at Seabourne Parke Section Two, contingent upon approval and execution of a Road Improvement Agreement for J. Meyer Road.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about transferring a land plan from one developer to another.
- Mr. Tanner replied that a land plan could be transferred, as long as an agreement was assigned to the other developer.
- Commissioner Poldrack stated that originally, the agreement was between the City and the first developer, not the City and the second developer. This agreement does not seem to be assignable.
- Mr. Tanner replied that the transfer requires City Council action and that the City cannot regulate the development based on ownership. Once the land plan has been approved, the developer can proceed. The City can apply current regulations if the use or layout changes, but not if the ownership changes.
- Commissioner Poldrack stated that the requirements have changed, and it seems as though the new developer would have to reset the requirements according to the present developer, not the prior developer.
- Mr. Tanner replied that the City looked into the possibility of applying the new standards, but did not have the ability to legally do so.
- Commissioner Parsons inquired about the number of sections in the development.
- Mr. Tanner replied that there are three sections. Section One has been developed, and is about half built out.
- Commissioner Parsons inquired about the number of homes that will still have to be built on 50' lots. Mr. Parsons also inquired about the number of homes previously built on 50' lots and the anticipated number of homes to be built on 50' lots.
- Mr. Tanner replied that the City is required to approve the plats on the standards implemented at that time.
- Councilor McConathy stated that after the land plan is approved, the developer is not subject to changing the lot sizes to 60' lots.
- Commissioner Parsons inquired about the number of 50' lots remaining. There appears to be a significant number of homes remaining to be built on 50' lots. Parsons stated it is not the 50' lot, it is the value of the home.
- Chairperson Pavlovsky stated that all lots in the subdivision are 50' lots.
- Commissioner Parsons inquired about the number of lots in the subdivision.
- Commissioner Poldrack inquired if an access point was located in the subdivision beside J Meyer Rd.
- Mr. Tanner replied that the subdivision has two points of connection to J Meyer Rd.
- Commissioner Poldrack inquired about the distance from J Meyer Rd. to the back of the subdivision.
- Mr. Tanner was not sure of the exact distance.
- Mr. Tanner replied there have to be multiple access points. The distance appears to be about 1,000'.
- Mr. Poldrack inquired if it exceeded the 1,200'.
- Mr. Kalkomey stated that the requirements are for block lengths, not how far from the road.
- Commissioner Poldrack thought it was from the access point to where an emergency vehicle could get to the back of the subdivision.
- Commissioner Poldrack stated that the distance from J Meyer Rd. to the back of the subdivision seemed to be more than 1,200'.
- Mr. Kalkomey replied that this distance is not required.
- Mr. Poldrack stated that he thought that 1,200' to 1,500' distance was required from the main access point to the subdivision.
- As the number of lots increase, the number of access points change. Distance covers lot, block and cul-de-sac length.
- Chairperson Pavlovsky inquired if the property goes behind Meyer Elementary School and Hwy 36.

- Commissioner Parsons inquired about a rule in the platting process defining when two access points had to be present.
- Mr. Kalkomey explained that the subdivision includes 457 lots. Two access points to J Meyer Rd. are required, both of which have been built.
- Chairperson Pavlovsky inquired if this property went behind Meyer School.
- Mr. Kalkomey replied, no it does not.
- Commissioner Poldrack inquired about the improvements to J Meyer Rd.
- Mr. Kalkomey replied that revised drawings for improvements have not been submitted.
- Commissioner Poldrack inquired about the improvements.
- Mr. Kalkomey replied that turn lanes are located at two entrances to the subdivision, therefore widening the pavement.
- Commissioner Poldrack inquired about school traffic.
- Mr. Kalkomey replied that a transition will be necessary for striping on J Meyer Rd. to transition to what the school has striped. There are no further improvements related to the school at this time.

Action Taken: Commissioner Casias moved, seconded by Commissioner Urbish, to recommend approval to City Council of the Final Plat of The Trails at Seabourne Parke Section Two, a subdivision of 22.691 acres located in the G.M. Stone 1/3 League Survey, Abstract 312, City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 147); 108 lots, 6 blocks. The motion carried by a vote of three “ayes”, one “no” and one abstention. AYES: Commissioners Casias, Pavlovsky and Urbish. NO: Commissioner Poldrack, ABSTENTION: Commissioner Parsons. The motion carried by a majority of those present.

8. REVIEW AND DISCUSS THE PROPOSED ROSE MEADOWS DEVELOPMENT, AND TAKE ACTION AS NECESSARY.

Executive Summary: The developer of Rose Ranch (Fort Bend County MUD No. 66) and their land planner have approached City staff regarding continued development of the property. The last residential plat that was filed in this development was in 2005 (Section One, 165 lots). The subdivision is built out and development has essentially been dormant since that time.

The existing Land Plan was approved under previous City ordinances relating to lot size, etc., but the developer is proposing to change the layout, bringing into question whether they would have to comply with current City ordinances. A Revised Land Plan (see attached for reference) has been submitted to staff for review, but was submitted on April 9, 2015 (submittal deadline for April 15 Planning Commission meeting was March 20), so staff has not had the opportunity to conduct a full review. Normally, for a full review to be completed, a traffic impact analysis (TIA) must be submitted and, because this development has an existing Utility Agreement with the City, that would have to be reviewed as well to determine if revisions are necessary based on the new layout. The proposed plan appears to contain a number 50'x120' single-family lots as well as senior living and commercial development.

The developer has requested the opportunity to discuss this item with the Planning Commission and City Council. At this time they are referring to the development as “Rose Meadows,” hence the title of the Agenda item.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Tanner explained that some issues need to be addressed in the existing agreement. One being points of connection for water and sanitary sewer due to changes that occurred since the initial agreement of approximately twelve years ago. Additional concerns include the development plan exhibit, number of utility connections, master water meter, connection charges and impact fees, and the provision to the existing agreement concerning termination of a fire services agreement. Mr. Tanner explained that exhibits and ordinances have been included in the agreement which relate to water and sanitary sewer points of connection. There has been a change in acreage from the original Land Plan and utility agreement of 201 acres to 194 acres. The current agreement does not have a strategic partnership agreement. Mr. Tanner expressed that the City would like to discuss the agreement with the developer. The future plan would include a separate planned unit development agreement which would address lot size and park land dedication requirements. A traffic study is also needed to determine whether there is a need for any improvements as a result of changes to the layout. City ordinance requiring funding for legal and engineering costs incurred by the City also must be addressed.
- Mr. Tanner stated that pre-development meetings have been held with the developer to assist with the

process prior to negotiations. The Land Plan for the proposed Rose Meadows Development was submitted late last week and the Traffic Study for the Development will be completed later. Mr. Tanner stated that the development includes single-family housing on 50' lots. It is a senior community with a variety of housing types along with a commercial development at the intersection of FM 2977 and Bryan Rd. The City's goal is to work with the developer of Rose Meadows Development to get it moving forward.

- Chairperson Pavlovsky inquired about the master water meter.
- Mr. Kalkomey explained that when water is supplied to MUDs, water goes to one meter and the district pays one water bill. Sub-billing is up to the subdivision. Meters were originally installed individually. One master water meter was not installed because of the water flow to FM 152. Mr. Kalkomey stated that master meters are not installed in any of the MUDs today.
- Mr. Pavlovsky requested that guests state their name and residential address.
- Mr. Kerry Gilbert, BGE Kerry & Associates, 20414 Chadberry Court, Katy, Texas. Mr. Gilbert introduced the following: Amar Amancharla, Rose Meadows Development; Terry Reeves, Jones & Carter (engineer); and Geoff Freeman, BGE Kerry Gilbert & Associates.
- Mr. Gilbert stated that in 2003, the plat for the Rose Meadows Development was developed two ways. The first phase included 50' lots, which was recorded and completely built out. The second phase included a recreation center and an extension of a collector street, but was not constructed. In 2007, the economy turned downhill and the project stopped. The project is now being looked at with a new plan in mind. Mr. Gilbert explained that the original plan consisted of a single-family residential development on 50' lots. The development included detention, recreation center and commercial area with two thoroughfares located on 15 acres. The new plan has expanded the commercial areas by seven acres to include an assisted living center with a medical component. Mr. Gilbert stated that no agreements have been signed for the remaining commercial property. Professional medical-related offices are anticipated for the commercial areas which are not typical for regular neighborhoods. The area south of that area is age restricted, senior living, and one-story with 100% masonry. Some lots will have single family detached components that are part of the complex and not for sale. Everything will be age targeted. One major difference in the plans will be the detention. The detention has since been divided up in three sections with constant water service to create an amenity for the age-restricted community. It will also serve as an amenity for the single-family lot area. There are still 50' lots, but approximately 300 fewer lots. The difference in the plan will be the product. The product will be age-targeted, not age-restricted. The development includes 273 single family lots, in addition to the 165 existing lots, making a total of 438 lots as opposed to the previous plan which included 772 lots. The current plan has two acres designated for parks, twenty-nine acres for lakes and additional landscape and open space along collector streets. A recreation facility has not been included in the plan, but it will be located on approximately two and one-half acres. A large meeting room, exercise room and trails are also planned. The main focus will be a centralized recreation center. Lots average 50' x 120, totaling 6,000 square feet which comply with requirements at that time. Pedestrian pathways, benches and nice landscaping are major parts of the senior living project, making the community attractive for the residents. The goal will be obtaining approval from the City for this project, subject to the City receiving the TIA, approval of the drainage study by the City and County and approval of the PUD or development agreement with the City with amended utility agreement. Specific builders are not known at this time; however, builders will be restricted to having masonry on the front and two sides of the home. The rear of the home would be less, making a total of 75% masonry. The goal of the community would be a step above other senior living communities in the area. The price of homes start at \$200,000, and homes that back up to the lakes start at \$300,000. Mr. Gilbert stated that the 50' lot size does not relate to the value. The community has an attractive street pattern.
- Chairperson Pavlovsky stated that 165 homes have been built in the community, but a recreation center has not been built.
- Mr. Gilbert replied that Section One had a different developer. Landscaping will be installed to screen Section One with park access to accommodate residents.
- Chairperson Pavlovsky inquired about fire protection.
- Mr. Tanner stated that fire protection needs to be addressed for the development prior to determining a fire services agreement. The development is located in the proposed ESD.
- Chairperson Pavlovsky inquired about the park location.
- Mr. Gilbert stated that the park would be centrally located with landscaping and walkways leading to it.
- Commissioner Parsons inquired about multi-family units.
- Mr. Gilbert replied that the component would be restricted to senior living, with one story homes and 100% masonry, while other homes are attached similar to apartment units.
- Chairperson Pavlovsky asked Mr. Amancharla to state his name and residential address.

- Mr. Amar Amancharla, 3010 Colonial Drive, Sugar Land, Texas.
- Mr. Amancharla stated that the attached, one story homes will be similar to a patio home or a townhome. The detached product may include an extra room at the top for storage or for additional living space, and all one story, if possible.
- Commissioner Poldrack inquired about garages.
- Mr. Amancharla stated that the national standard for garages in a senior community is .75 automobiles/unit. The minimum will be one attached garage so that seniors are not exposed to the elements. Additional parking will be provided for visitors and residents
- Commissioner Poldrack inquired about visitor parking.
- Mr. Amancharla stated that parking will meet or exceed the national standard.
- Commissioner Poldrack inquired about the square footage of a single family residence on a 50' lot.
- Mr. Amancharla replied that there will be requirements. More focus will be placed on amenities inside the home and the common facilities.
- Mr. Amancharla stated that higher ceilings, more windows and 36" doors for handicap accessibility will be some of the requirements. Many features will be mandated of the builders.
- Commissioner Poldrack inquired about the non-senior living area and the square footage requirements on the 50' lots.
- Mr. Amancharla replied that leased versus sold is the main difference in the two residences. The national trend today is for seniors to lease a home, therefore eliminating lawn maintenance.
- Commissioner Poldrack inquired about a management company for the project.
- Mr. Amancharla replied that a management company will maintain the property.
- Chairperson Pavlovsky inquired about a minimum age for senior living.
- Mr. Amancharla replied that the age is 55.
- Chairperson Pavlovsky inquired about on-site management to assist seniors in case of emergency.
- Mr. Amancharla stated that there are three sections in the development. One section is senior targeted, while other sections are senior reserved. As the residents age in place, more medical assistance will be provided, including Memory Care, Alzheimer's, Parkinson's, etc.
- Commissioner Casias inquired about the sections.
- Mr. Amancharla explained that the sections are driven by the level of care needed by the residents.
- Mr. Amancharla stated that the development will include more than one club house for seniors, and the club houses will be accessible for all seniors to use. Most seniors suffer from depression because of loneliness and being moved out of one home to another.
- Commissioner Parsons inquired about the percentage of homes to be leased versus owned.
- Mr. Amancharla replied that more homes will be leased.
- Chairperson Pavlovsky stated that the project has more changes compared to the first plan, and there are still 50' lots.
- Mr. Gilbert replied that there is a market for senior living and conditions have changed upon City's approval.
- Commissioner Parsons inquired about the anticipated number of residences to be leased.
- Mr. Amancharla stated that it is the intent to comply with City regulations and staff so that the project can move forward.
- Commissioners Urbish and Casias stated that there is a need for a senior living development in the area.
- Chairperson Pavlovsky stated that there are so many questions without answers, but the concept could be approved.
- Commissioner Parsons stated that a senior living development is needed.
- Mr. Amancharla discussed the difference between the Del Webb community and the Rose Meadows.
- Mr. Gilbert stated that the goal is to exceed the quality of The Oaks of Rosenberg.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to approve the proposed Rose Meadows Development. The motion carried unanimously by those present.

9. CONSIDERATION OF AND ACTION ON REQUESTS FOR FUTURE AGENDA ITEMS.

Executive Summary: This item allows the Planning Commission the opportunity to request that items be placed on future agendas.

No action taken.

10. ANNOUNCEMENTS.

Chairperson Pavlovsky announced that the Shrine Circus will be at the Fort Bend County Fairgrounds during the month of April.

11. ADJOURNMENT.

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission meeting at 5:18 p.m.

Janet Eder
Secretary II



PLANNING COMMISSION COMMUNICATION

May 20, 2015

ITEM #	ITEM TITLE
2	Capital Improvements Program (CIP) FY2016

MOTION

Consideration of and action on a recommendation regarding the FY2016 Capital Improvements Program (CIP). (John Maresh, Assistant City Manager of Public Services)

RECOMMENDATION

Staff recommends a recommendation of approval to City Council for the FY 2016 Capital Improvements Program.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	N/A	N/A

SUPPORTING DOCUMENTS:

1. Proposed FY2016 Capital Improvements Program (CIP)

APPROVAL

Submitted by:

John Maresh

John Maresh
Assistant City Manager of Public Services

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

Per the City Charter, Article VIII, Section 8.03 (d), the Planning Commission is required to submit annually, not less than ninety (90) days prior to the beginning of the budget year, a list of recommendations for capital improvements. Assistant City Manager of Public Services John Maresh will review staff recommendations for the proposed FY2016 Capital Improvement Program (CIP) and he, along with Joyce Vasut, Executive Director of Administrative Services, will be available to answer questions from the Commission. Detailed information on the proposed CIP is attached for reference.



CITY OF ROSENBERG

Proposed
FY2016 Capital
Improvements Projects

FY2016 CAPITAL IMPROVEMENT PROJECTS

GENERAL/STREETS AND DRAINAGE PROJECTS

1. Airport Avenue – Phase Two
2. **Avenue C Connector from 8th Street to River Road**
3. **Bamore Road Connector to I-69**
4. Bryan Road
5. Dry Creek Drainage Improvements
6. FM 2218 from I-69 to State Highway 36 (TxDOT)
7. **Old Richmond Road/Jennetta Street and Avenue F Drainage**
8. Sidewalks – Replace/Removal of Existing
9. Spacek Road Improvements – Phase II
10. **State Highway 36 from I-69 to FM2218 (TxDOT)**
11. Traffic Signal at Reading Road and Town Center Boulevard
12. Traffic Signal for Reading Road at Spacek Road
13. US Highway 59/I-69 Expansion from FM 762 to **Beasley** (TxDOT)

WATER AND WASTEWATER PROJECTS

Alternate Water Projects (GRP):

14. **A Meyer Road/Benton Road/Rohan Road Waterline Extensions/Oversizing (GRP)**
15. **Chloramine Conversion System (GRP)**
16. FM 2977 Water Storage Tank (GRP)
17. **Water Line Extension and Connection from Bonbrook to Bridlewood (GRP)**
18. **Water Plant No. 8 (GRP)**

Other Water and Wastewater Projects:

19. **North Side Water Improvements – Phase Three**
20. Spacek Road Sewer Lift Station
21. Spacek Road Sewer Line
22. Utility Adjustments for I-69 Improvement Project (TxDOT)
23. **WWTP 1A Collection System – Phase Two**

Streets and Drainage Projects Summary

Project Title: Airport Avenue Project - Phase Two

Project Number: CP1502

Bid Award: N/A

Department: Public Works

Staff: Assistant City Manager
Project Director

Engineer: Costello, Inc.

Contractor: N/A

Cost Estimate: \$4,736,000

Authorized Funding:

CO 2013 Bond Funds (Fund 422)	\$380,000
2013 County Mobility Funds (Fund 434)	\$2,200,000
CO 2014A Bond Funds (Fund 424)	<u>\$2,300,000</u>
Total	\$4,780,000

Council Approval Date: October 21, 2014 by Resolution No. R-1867

Election District: District 4

Project Summary: Phase One of the project reconstructed Airport Avenue from two (2) lanes with open roadside ditches into a three-lane concrete roadway with a continuous center left turn lane, concrete curb and gutter, sidewalk, and underground storm drainage system. Phase One from FM 2218 to Graeber Road has been completed.

Phase Two includes reconstructing Airport Avenue from Graeber Road to Louise Street.

Supporting Documentation: Resolution No. R-1867 (Engineering Services)

Streets and Drainage Projects Summary

Project Title:	Avenue C Connector from 8 th Street to River Road
Project Number:	CP16__
Bid Award:	N/A
Department:	Public Works
Staff:	Assistant City Manager Project Director
Engineer:	N/A
Contractor:	N/A
Cost Estimate:	TBD
Authorized Funding:	N/A
Council Approval Date:	N/A
Election District:	District 1
Project Summary:	This project would provide a connector to allow an additional access point to River Road. Residents along River Road only have one-way in and one-way out with an at-grade railroad crossing at Rawson Road near Old Richmond Road.
Supporting Documentation:	N/A

Streets and Drainage Projects Summary

Project Title:	Bamore Road Connector to I-69
Project Number:	CP16__
Bid Award:	N/A
Department:	Public Works
Staff:	Assistant City Manager Project Director
Engineer:	N/A
Contractor:	N/A
Cost Estimate:	TBD
Authorized Funding:	N/A
Council Approval Date:	N/A
Election District:	District 2
Project Summary:	This project would involve the connection of Bamore Road to I-69 on the south side of I-69 near the Cottonwood Subdivision (MUD 148). This would align with the new I-69 overpass over the Bamore Road intersection. The right-of-way for this project has been acquired by the City.
Supporting Documentation:	N/A

Streets and Drainage Projects Summary

Project Title:	Bryan Road	
Project Number:	CP1103	
Bid Award:	N/A	
Department:	Public Works	
Staff:	Assistant City Manager Project Director	
Engineer:	Landtech Consultants, Inc.	
Contractor:	N/A	
Cost Estimate:	*See note below	
Authorized Funding:	CO 2010B Bond Funds (Fund 419)	\$772,530
	CO 2012 Bond Funds (Fund 420)	\$586,813
	CO 2013 Bond Funds (Fund 422)	\$736,934
	CO 2014A Bond Funds (Fund 424)	201,500
	County Mobility Funds (2007) (Fund 433)	\$1,100,000
	County Mobility Funds (2013) (Fund 433)	<u>\$4,700,000</u>
	Total	<u>\$8,097,777</u>
Council Approval Date:	March 19, 2013 by Resolution No. R-1634	
Election District:	District 4	
Project Summary:	Reconstruction from two (2) lane open ditch to four (4) lanes with concrete, curb and gutter, sidewalks, and storm drainage system. This project also includes: <ul style="list-style-type: none">• Acquiring 100 foot right-of-way• Realigning Bryan Road at FM 2218• Constructing two new bridges over Dry Creek• Replacing and upsizing the water and sanitary sewer lines	
	The Spacek Road Sewer Lift Station and Spacek Road Sewer Line projects will be done in conjunction with this project.	
Supporting Documentation:	Resolution No. R-1634 (Engineering Services)	

*Landtech Consultants, Inc. is currently working on an updated cost estimate.

Streets and Drainage Projects Summary

Project Title:	Dry Creek Drainage Improvements	
Project Number:	CP1405	
Bid Award:	N/A	
Department:	Public Works	
Staff:	Assistant City Manager City Engineer	
Engineer:	LJA, Inc.	
Contractor:	N/A	
Estimate Cost:	\$12,000,000	
Authorized Funding:	GO 2014 Bond Funds (Fund 415)	\$1,565,000
Council Approval Date:	November 20, 2012 by Resolution No. R-1578 August 02, 2011 by Resolution No. R-1350 October 19, 2010 by Resolution No. R-1231 March 02, 2010 by Resolution No. R-1125 October 27, 2009 by Resolution No. R-1052 December 18, 2007 (No resolution) March 20, 2007 (No resolution) August 05, 2014 by Resolution No. R-1825	
Election District:	District 3 and District 4	
Project Summary:	Update of drainage basin study has been completed. Improvements will focus on the regional detention facility and improvements to drainage channel to be completed over a multi-year period. City has purchased the property for the regional detention facility. LJA Engineering, Inc., has completed construction plans for the facility. Fort Bend Drainage District has provided improvements to the Dry Creek channel between Louise Street and Airport Avenue, as well as between Bryan Road and FM 2218. The regional detention basin control structure and the box culvert structures at Louise Street have been completed. The excavation of the regional detention basin is in progress.	
Supporting Documentation:	Resolution No. R-1578 Resolution No. R-1350 Resolution No. R-1231 Resolution No. R-1125 Resolution No. R-1052 LJA Change Order No. 1 - December 19, 2007 LJA Agreement - March 29, 2007 Resolution No. R-1825 (Construction contract)	

Streets and Drainage Projects Summary

Project Title:	FM 2218 from I-69 to State Highway 36 (TxDOT)
Project Number:	N/A
Bid Award:	N/A
Department:	Public Works
Staff:	N/A
Engineer:	N/A
Contractor:	N/A
Cost Estimate:	TBD
Authorized Funding:	TxDOT
Council Approval Date:	April 02, 2013 by Resolution No. R-1642
Election District:	District 2 and 4
Project Summary:	<p>This is a TxDOT funded project. The reconstruction will match the improvements north of I-69 with four (4) lanes and a median.</p> <p>On August 5, 2014, City council authorized staff to negotiate the dedication/donation of a strip of land to TxDOT for the creation of a turn-lane, a median cut and at least a three-lane entry/exit access point in the Seabourne Creek Park facility. If there are any additional improvements that would improve the safety and access to Seabourne Creek Regional Park, the City may be responsible for a portion of those costs.</p>
Supporting Documentation:	Resolution No. R-1642 (City Transportation Priorities)

Streets and Drainage Projects Summary

Project Title:	Old Richmond Road/Jennetta and Avenue F Drainage	
Project Number:	CP1305	
Bid Award:	N/A	
Department:	Public Works	
Staff:	Assistant City Manager City Engineer	
Engineer:	CivilCorp	
Contractor:	N/A	
Cost Estimate:	\$3,052,000 (includes engineering and construction)	
Authorized Funding:	CO 2013 Bond Fund (422)	\$500,000
Council Approval Date:	October 15, 2013 by Resolution No. R-1705 January 20, 2015 by Resolution No. R-1898	
Election District:	District 1	
Project Summary:	<p>This project includes reconstructing the existing roadway by removing the existing asphalt pavement and base and replacing with a 24 foot wide concrete pavement section from 8th Street to Lane Drive. The improvements include the addition of at least one turn lane and the potential need for additional right-of-way. Drainage system improvements will include open ditches with no sidewalks, curb or gutter.</p> <p>This cost estimate includes engineering and construction costs. Right-of-way costs are not included.</p>	
Supporting Documentation:	Resolution No. R-1705 - October 15, 2013 (County Request) Resolution No. R-1898 - January 20, 2015 (Engineering Contract)	

Streets and Drainage Projects Summary

Project Title:	Sidewalks - Replace/Removal of Existing	
Project Number:	CP1315	
Bid Award:	N/A	
Department:	Public Works	
Staff:	Public Works Director Project Director	
Engineer:	N/A	
Contractor:	N/A	
Cost Estimate:	\$1,200,000	
Authorized Funding:	CO 2013 Bond Fund (Fund 422)	\$327,007
Council Approval Date:	July 1, 2014 by Resolution No. R-1812	
Election District:	City-wide	
Project Summary:	Established a program to repair and replace existing sidewalks. Develop project scope and complete Phase I.	
Supporting Documentation:	Resolution No. R-1812 (Pedestrian System Maintenance Program)	

Streets and Drainage Projects Summary

Project Title:	Spacek Road Improvements - Phase Two		
Project Number:	CP1212		
Bid Award:	N/A		
Department:	Public Works		
Staff:	Assistant City Manager Project Director		
Engineer:	Landtech Consultants, Inc		
Contractor:	N/A		
Cost Estimate:	*See Note Below		
Authorized Funding:	County Mobility 2007 Reimbursement (Fund 431)		\$504,578
	County Mobility (Mud 144) (Fund 431)		\$151,725
	County Mobility 2007 Available (Fund 431)		<u>\$968,392</u>
	Total		\$1,633,695
Council Approval Date:	N/A		
Election District:	District 4		
Project Summary:	In conjunction with Bryan Road, Spacek Road will be reconstructed from two (2) lane open ditch to four (4) lanes with concrete roadway, concrete curb and gutter, sidewalks, and underground storm drainage system. Phase two includes, reconstructing Spacek Road from Bryan Road to the northern end of the Oaks of Rosenberg subdivision. Replacing and upsizing the water and waste water lines will occur in conjunction with this road improvement project.		
Supporting Documentation:	N/A		

*Landtech Consultants, Inc is currently working on an updated cost estimate.

Streets and Drainage Projects Summary

Project Title:	State Highway 36 from I-69 to FM2218 (TxDOT)
Project Number:	N/A
Bid Award:	N/A
Department:	Public Works
Staff:	Assistant City Manager
Engineer:	N/A
Contractor:	N/A
Cost Estimate:	N/A
Authorized Funding:	TxDOT
Council Approval Date:	April 15, 2014 by Resolution No. R-1782
Election District:	District 2
Project Summary:	This is a TxDOT funded project. The proposed improvements include four-lanes with raised concrete median. City properties (Civic Center and Seabourne Creek Regional Park) may be impacted by the additional right-of-way needed. City water and wastewater utility line adjustments will be required at the full expense of the City.
Supporting Documentation:	Resolution No. R-1782 (Right-of-Way Entry)

Streets and Drainage Projects Summary

Project Title:	Traffic Signal at Reading Road and Town Center Boulevard	
Project Number:	CP1503	
Bid Award:	N/A	
Department:	Public Works	
Staff:	Assistant City Manager Public Works Director	
Engineer:	N/A	
Contractor:	N/A	
Cost Estimate:	\$230,750	
Proposed Funding:	Developer (Fund 410)	\$115,375
	City of Rosenberg/RDC (Fund 225)	<u>\$115,375</u>
		\$230,750
Council Approval Date:	September 21, 2010	
Election District:	District 1 and 4	
Project Summary:	Per the development agreement between the City of Rosenberg and 16 Rose LTD, the City is required to install a traffic signal at the intersection of Town Center Boulevard and Reading Road. The Developer agrees to pay fifty percent (50%) of the engineering and construction cost. The Developer is required to make a payment to the City before additional Certificates of Occupancy are issued for the tract. The City Shall construct the traffic signal within 180 days of receiving the payment.	
Supporting Documentation:	Resolution No. R-1214 (Development Agreement)	

Streets and Drainage Projects Summary

Project Title:	Traffic Signal for Reading Road at Spacek Road
Project Number:	N/A
Bid Award:	N/A
Department:	Public Works
Staff:	Assistant City Manager City Engineer
Engineer:	N/A
Contractor:	N/A
Cost Estimate:	\$350,000
Proposed Funding:	N/A
Council Approval Date:	April 02, 2013 by Resolution No. R-1642
Election District:	District 4
Project Summary:	<p>I-69 improvements including additional lanes and new interchanges is underway. Phase One includes improvements from Spur 10 to south of Reading Road. Phase Two is from south of Reading Road to State Highway 99 (Grand Parkway).</p> <p>At the completion of the I-69/Reading Road interchange reconstruction or with the addition of new development, the City will need to evaluate the traffic impacts at the Reading Road and Spacek Road intersection to determine the proper traffic signal improvements.</p>
Supporting Documentation:	Resolution No. R-1642 (City Transportation Priorities)

Streets and Drainage Projects Summary

Project Title:	US Highway 59/I-69 Expansion from FM 762 to Beasley (TxDOT)
Project Number:	N/A
Bid Award:	N/A
Department:	Public Works
Staff:	Assistant City Manager
Engineer:	N/A
Contractor:	N/A
Cost Estimate:	N/A
Proposed Funding:	TxDOT
Council Approval Date:	April 02, 2013 by Resolution No. R-1642 June 17, 2014 by Resolution No. R-1806
Election District:	District 2 and 4
Project Summary:	<p>This TxDOT project includes reconstructing US Highway 59 to Interstate 69 standards with additional lanes and new interchanges.</p> <p>Phase One includes improvements from Spur 10 to Reading Road.</p> <p>Phase Two is from Reading Road to FM 762.</p> <p>Phase Three is from Spur 10 to Beasley</p> <p>TxDOT will provide funding for engineering design and construction. The City will be responsible for the relocation of City utilities in Phase I and Phase II; however, cost for utility relocation will be reimbursed by TxDOT. Phase I and Phase II are currently under construction.</p>
Supporting Documentation:	Resolution No. R-1642 (City Transportation Priorities) Resolution no. R-1806 (Local Enhancements)

Water/Wastewater Fund Projects Summary

Project Title:	Alternate Water Project (GRP)
Project Number:	N/A
Department:	Water/Wastewater
Staff:	City Manager Assistant City Manager City Engineer
Cost Estimate:	
Proposed Funding:	GRP Fund (Fund 520) Future Bond Issues supported by Subsidence Fees
Council Approval Date:	August 3, 2010
Election District:	City-wide / ETJ
Project Summary:	The Alternate Water Project is required by Groundwater Reduction Mandates established by the Fort Bend Subsidence District. Such mandates require Rosenberg to reduce groundwater withdrawal by 30% of total water demand by October 1, 2016. The City has executed a contract with the Brazosport Water Authority (BWA) to purchase treated surface water from BWA. BWA will construct a pipeline to transport the water from the BWA surface water plant to the City's Water Plant No. 8.

Additional improvements to Rosenberg's water distribution system will be necessary. Additional projects may include but are not limited to:

1. A Meyer Road/Benton Road/Rohan Road Waterline Extensions/Oversizing
2. Chloramine Conversions for Water Plants No. 2, No. 3, No. 4, No. 5, and No. 6.
3. FM 2977 Water Line Extension - (Substantially Complete)
4. FM 2977 Elevated Water Storage Tank
5. Water Line Extension and Connection from Bonbrook Subdivision to Bridlewood Subdivision
6. Water Plant No. 8 Improvements

The mandate further requires that groundwater withdrawal be reduced by 60% of total water demand by 2025.

Supporting Documentation:	Resolution No. R-1157 - August 3, 2010 (GRP Agreement) Resolution No. R-1482 - May 1, 2012 (GRP Amendment) Resolution No. R-1844 - August 19, 2014 (BWA Letter of Intent) Resolution No. R-1869 - October 21, 2014 (GRP Amendment) Resolution No. R-1884 - December 2, 2014 (BWA Contract) Resolution No. R-1919 - February 3, 2015 (BWA Amendment) Resolution No. R-1947 - April 7, 2015 (Waiving Cancellation Option)
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Water/Wastewater Fund Projects Summary

Project Title:	A Meyer Road/Benton Road/Rohan Road Waterline Extensions/ Oversizing (GRP)
Project Number:	N/A
Bid Award:	N/A
Department:	Water/Wastewater
Staff:	Assistant City Manager City Engineer
Engineer:	Jones and Carter, Inc.
Contractor:	N/A
Cost Estimate:	\$953,000
Proposed Funding:	GRP Fund (Fund 520)
Council Approval Date:	August 26, 2014 by Resolution No. R-1845
Election District:	District 4 / ETJ
Project Summary:	<p>The Alternate Water Project is required by Groundwater Reduction Mandates established by the Fort Bend Subsidence District. Such mandates require Rosenberg to reduce groundwater withdrawal by 30% of total water demand by October 1, 2016.</p> <p>Additional improvements to Rosenberg's water distribution system will be necessary. This improvement is necessary to transport the treated surface water from Water Plant No. 8 to the current water distribution system. The extensions of the water lines on A Meyer Road, Benton Road and Rohan Road are being constructed by MUD 184 as part of their infrastructure improvements, the City is providing funding to upsize the water line.</p> <p>The mandate further requires that groundwater withdrawal be reduced by 60% of total water demand by 2025.</p>
Supporting Documentation:	Resolution No. R-1845 (MUD 184 Utility Agreement)

Water/Wastewater Fund Projects Summary

Project Title:	Chloramine Conversion System (GRP)	
Project Number:	CP1513	
Bid Award:	N/A	
Department:	Water/Wastewater	
Staff:	Assistant City Manager City Engineer	
Engineer:	Jones & Carter, Inc.	
Contractor:	N/A	
Cost Estimate:	TBD	
Proposed Funding:	GRP Fund (Fund 520)	\$1,171,500
Council Approval Date:	April 7, 2015 by Resolution No. R-1952	
Election District:	City-wide	
Project Summary:	<p>The Alternate Water Project is required by Groundwater Reduction Mandates established by the Fort Bend Subsidence District. Such mandates require Rosenberg to reduce groundwater withdrawal by 30% of total water demand by October 1, 2016.</p> <p>Additional improvements to Rosenberg's water distribution system will be necessary. To effectively blend the chloramine-treated surface water from the Brazosport Water Authority (BWA), it is necessary to convert the existing free chlorine disinfection system to a chloramine disinfection system at all of the City groundwater plants.</p>	
Supporting Documentation:	Resolution No. R-1952 (Engineering Services)	

Water/Wastewater Fund Projects Summary

Project Title:	FM 2977 Water Storage Tank (GRP)	
Project Number:	CP1504	
Bid Award:	N/A	
Department:	Water/Wastewater	
Staff:	Assistant City Manager City Engineer	
Engineer:	Jones & Carter, Inc.	
Contractor:	N/A	
Cost Estimate:	\$3,587,200(Includes engineering and construction)	
Proposed Funding:	FM 2977 Water Improvements (Fund 523)	\$3,151,000
Council Approval Date:	October 21, 2014 by Resolution No. R-1868	
Election District:	District 4	
Project Summary:	<p>The Alternate Water Project is required by Groundwater Reduction Mandates established by the Fort Bend Subsidence District. Such mandates require Rosenberg to reduce groundwater withdrawal by 30% of total water demand by October 1, 2016.</p> <p>Additional improvements to Rosenberg's water distribution system will be necessary. This improvement will construct a 1.5 million gallon elevated storage tank behind Fire Station No. 3 to provide required storage capacity within the water distribution system.</p>	
Supporting Documentation:	Resolution No. R-1868 (Engineering Services)	

Water/Wastewater Fund Projects Summary

Project Title: Water Line Extension and Connection from Bonbrook to Bridlewood (GRP)

Project Number: CP16__

Bid Award: N/A

Department: Water/Wastewater

Staff: City Engineer
Assistant City Manager

Engineer: N/A

Contractor: N/A

Cost Estimate: N/A

Authorized Funding: N/A

Council Approval Date: N/A

Election District: District 4 / ETJ

Project Summary: The Alternate Water Project is required by Groundwater Reduction Mandates established by the Fort Bend Subsidence District. Such mandates require Rosenberg to reduce groundwater withdrawal by 30% of total water demand by October 1, 2016.

The construction of the water line extension is necessary to interconnect the private water utility system that serves Bridlewood with groundwater. The connection would fully convert Bridlewood to blended surface and groundwater supply from the City.

Supporting Documentation: N/A

Water/Wastewater Fund Projects Summary

Project Title:	Water Plant No. 8 (GRP)	
Project Number:	CP15-12	
Bid Award:	N/A	
Department:	Water/Wastewater	
Staff:	City Engineer Assistant City Manager	
Engineer:	Jones & Carter, Inc.	
Contractor:	N/A	
Cost Estimate:	\$5,233,000	
Authorized Funding:	GRP Projects Fund (Fund 520)	\$5,233,000
Council Approval Date:	April 7, 2015 by Resolution No. R-1951	
Election District:	ETJ	
Project Summary:	<p>The Alternate Water Project is required by Groundwater Reduction Mandates established by the Fort Bend Subsidence District. Such mandates require Rosenberg to reduce groundwater withdrawal by 30% of total water demand by October 1, 2016.</p> <p>The construction of Water Plant No. 8 is necessary for the City to take delivery of the treated surface water that will be provided by the Brazosport Water Authority. The water will be stored and pumped into the City's water distribution system from this facility. Water Plant No. 8 will be located within the boundaries of Fort Bend County Municipal Utility District No. 184 located along A. Meyer Road, between Burdett Road and Benton Road. MUD No. 184 previously agreed to convey a 3-acre water plant site to the City.</p> <p>An Engineering Services Agreement for Water Plant No. 8 has been executed with Jones and Carter, Inc.</p>	
Supporting Documentation:	Resolution No. R-1951 (Engineering Services)	

Water/Wastewater Fund Projects Summary

Project Title: North Side Water Improvements Phase Three

Project Number: CP16__

Bid Award: N/A

Department: Water/Wastewater

Staff: Assistant City Manager
Project Director

Engineer: Kelly Kaluza & Associates, Inc.

Contractor: N/A

Cost Estimate: \$350,000

Authorized Funding:

CDBG (Fund 216)	\$300,000
City Match/WWW Fund (Fund 501)	<u>\$50,000</u>
Total	\$350,000

Council Approval Date: March 17, 2015 by Resolution no. R-1936

Election District: District 1

Project Summary: This project would continue replacement of the water distribution system on the North side of Rosenberg. This proposed project will be Phase III of a water infrastructure project originally approved by CDBG for funding in 2005 to improve potable water service and improve fire protection to the north side of Rosenberg. This rehabilitation project will offer relief of a long-standing deficiency in the City's infrastructure.

City will be required to match for engineering services and a portion of the construction costs in FY2016 Budget.

Supporting Documentation: Resolution No. R-1936 (Application Submission)

Water/Wastewater Fund Projects Summary

Project Title:	Spacek Road Sewer Lift Station	
Project Number:	CP1408	
Bid Award:	N/A	
Department:	Water/Wastewater	
Staff:	Assistant City Manager Utilities Director City Engineer	
Engineer:	N/A	
Contractor:	N/A	
Cost Estimate:	TBD	
Proposed Funding:	Bryan/Spacek Road Impact Fee Fund (Fund 516)	\$300,000
Council Approval Date:	N/A	
Election District:	District 4	
Project Summary:	<p>As development such as Brazos Town Center Phase Two and MUD No. 144 (Waterford Park) continues in this area, the existing facilities will reach capacity and have to be expanded. Development of the outlet mall project will also impact the lift station capacity.</p> <p>Development agreement fees have paid approximately \$380,000 towards this project. This project will need to be coordinated with the Bryan Road project.</p>	
Supporting Documentation:	N/A	

Water/Wastewater Fund Projects Summary

Project Title:	Spacek Road Sewer Line	
Project Number:	CP1506	
Bid Award:	N/A	
Department:	Water/Wastewater	
Staff:	Assistant City Manager Utilities Director City Engineer	
Engineer:	N/A	
Contractor:	N/A	
Cost Estimate:	TBD	
Proposed Funding:	Spacek Rd. Sewer Improvements (Fund 509)	\$1,100,000
Council Approval Date:	N/A	
Election District:	District 4	
Project Summary:	The existing sewer lines that serve Brazos Town Center Phase Two, MUD No. 144, and Spacek Road corridor are no longer adequate. With the continuation of new development, the existing line will exceed capacity and will need to be upgraded. This improvement will be implemented with road improvements to Bryan Road and Spacek Road. MUD contributions are available to assist this project.	
Supporting Documentation:	N/A	

Water/Wastewater Fund Projects Summary

Project Title:	Utility Adjustments for I-69 Project (TxDOT)
Project Number:	CP1508, CP1510 and CP1511
Bid Award:	N/A
Department:	Water/Wastewater
Staff:	Assistant City Manager
Engineer:	N/A
Contractor:	N/A
Cost Estimate:	N/A
Proposed Funding:	TxDOT
Council Approval Date:	September 2, 2014 by Resolution No. R-1852 September 2, 2014 by Resolution No. R-1853 January 20, 2015 by Resolution No. R-1899
Election District:	District 2 and 4
Project Summary:	<p>The reconstruction of US Highway 59 to interstate standards will require utility relocations. The City will be responsible for some of the utility relocations but the cost will be reimbursed by TxDOT.</p> <p>The majority of the water and sanitary sewer line relocations have been included in the TxDOT construction contract, with the exception of one large diameter sanitary sewer line that is adjacent to but outside the proposed TxDOT right-of-way. A formal utility agreement has been executed by the City and is currently awaiting execution by TxDOT. This project, CP1508 - Sanitary Sewer Relocation (Bamore to Fairgrounds), is ready for construction and all costs will be reimbursed by TxDOT.</p> <p>Two other projects, CP1510 - I-69 Utility Adjustments (Spur 10 to Reading Road) and CP1511 - I-69 Utility Adjustments (Reading Road to FM 762), are the responsibility of TxDOT. However, the City will have some expenses associated with these projects that will also be reimbursed by TxDOT. Construction is in progress for these two projects.</p>
Supporting Documentation:	Resolution No. R-1852 (TxDOT Utility Agreement) Resolution No. R-1853 (TxDOT Utility Agreement) Resolution No. R-1899 (Construction Contract)

Water/Wastewater Fund Projects Summary

Project Title: Wastewater Treatment Plant 1A Collection System - Phase Two

Project Number: CP_____

Bid Award: N/A

Department: Water/Wastewater

Staff: Assistant City Manager
Project Director

Engineer: Kelly Kaluza & Associates, Inc.

Contractor: N/A

Cost Estimate: \$5,000,000

Funding: Proposed Certificates of Obligation

Council Approval Date: N/A

Election District: District 1

Project Summary: This project will continue replacement of the aging sanitary sewer collection system in the Wastewater Treatment Plant# 1A service area. Lift Station No. 2 (Fiesta) will also require reconstruction in this phase. This area has been experiencing issues with stoppages due to deteriorated, collapsed or missing pipe and inflow and infiltration during rainfall events. These improvements are necessary to maintain compliance with TCEQ regulations.

Supporting Documentation: N/A



PLANNING COMMISSION COMMUNICATION

May 20, 2015

ITEM #	ITEM TITLE
3	Public Hearing on Short Form Final Plat of Bridlewood Estates Section One Partial Replat One

MOTION

Hold public hearing on a Short Form Final Plat of Bridlewood Estates, Section One Partial Replat One, being replat of Lot 30 & 31, Block 9, Bridlewood Estates, Section One (1), as recorded in Slide No. 1560/A & B, 1561/A & B and 1562/A & B, of the Plat Records of Fort Bend County, Texas; being a subdivision of 4.464 acres located in the Wiley Martin League, A-56 Fort Bend County, Texas.

RECOMMENDATION

Staff recommends the public hearing be held.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	ETJ	N/A

SUPPORTING DOCUMENTS:

1. Short Form Final Plat of Bridlewood Estates Section One Partial Replat One
2. Vicinity Map
3. Public Hearing Notice
4. Property Owner Notification Letter

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *OK*

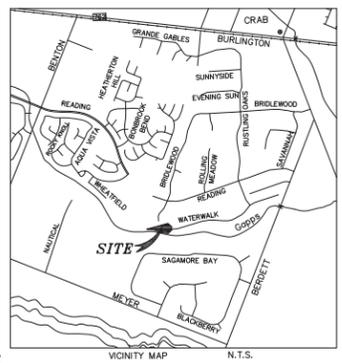
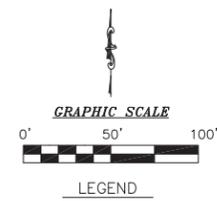
EXECUTIVE SUMMARY

The Short Form Final Plat of Bridlewood Estates Section One Partial Replat One is a proposed replat consisting of 4.464 acres and one (1) lot. The property is located on the cul-de-sac of Waterwalk Court and is centrally located in Bridlewood Estates. Specifically, it is in Section One, which was originally platted in 1997.

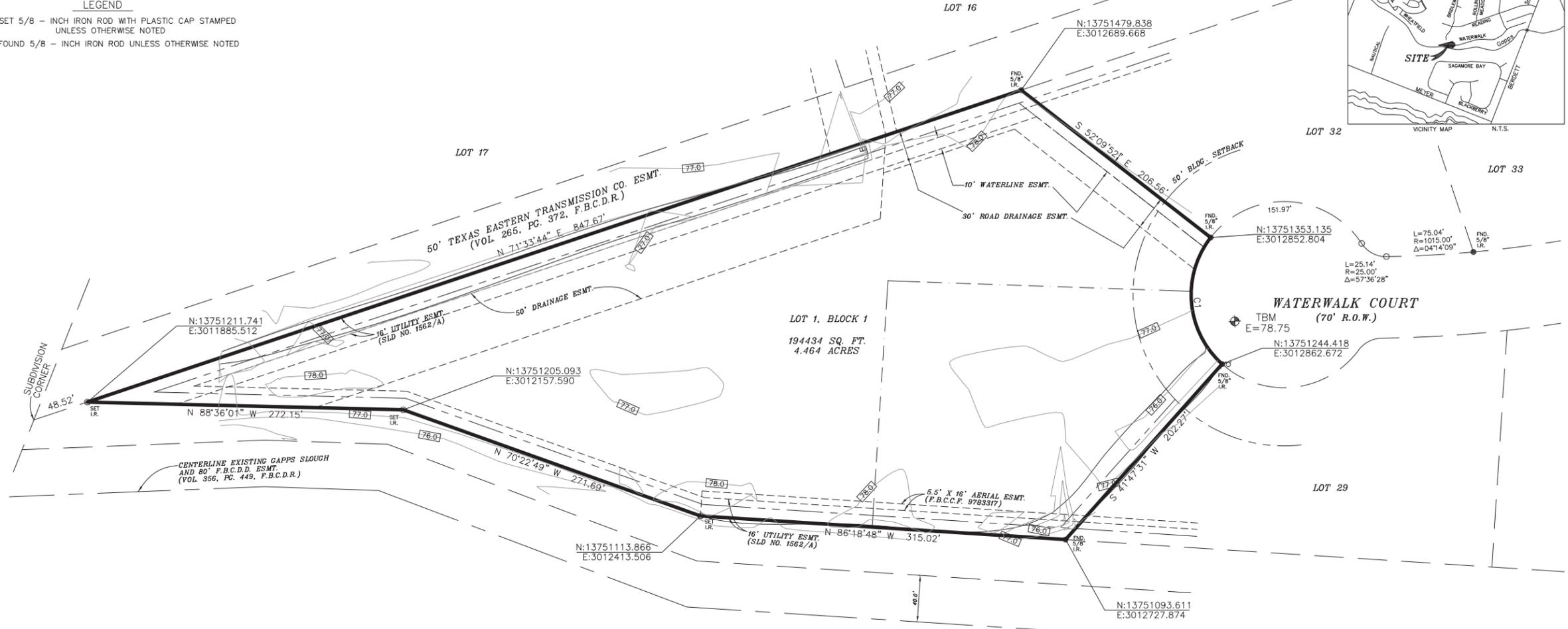
The purpose of this replat is simply to combine two (2) existing lots into one (1) so the property owner can construct a single residence that does not result in any encroachments on existing lot lines. The replat will also result in the relocation of easements. Acceptable documentation has been provided that the applicable entities for these easements, the Fort Bend County Drainage District and Quadvest Water Utility, do not object to the proposed replat.

Because this is a replat of a previous subdivision, a public hearing is required per state law and the City's "Subdivision" Ordinance. That being said, staff recommends holding the hearing prior to the Planning Commission taking action on the Plat in a subsequent Agenda item. It should also be noted that, because this is a replat of single-family residential lots, notice of the public hearing had to be published in the newspaper and property owners within 200' had to be notified more than fifteen (15) days before this hearing. The above requirements have been met at this time.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	120.14'	109.16'	S 05°11'11" E	86°02'37"



- GENERAL NOTES**
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
 - BENCHMARK: AW5475, NAVD-88 ELEV. = 73.09 FEET (ADJUSTED). PROJECT BENCHMARK: PK NAIL SET IN FRONT OF LOT 1 OF BRIDLEWOOD ESTATE SECTION ONE PARTIAL REPLAT ONE (OLD LOT 30) ON ASPHALT. X = 302873.544 Y = 13751281.136 ELEV. = 78.75 FEET (NAVD 88 ADJUSTED).
 - ELEVATIONS USED FOR DRAINAGE CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAD-88 (1991 ADJ.).
 - THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY (FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 1571501038, EFFECTIVE DATE FEBRUARY 4, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - BRIDLEWOOD ESTATE SECTION ONE PARTIAL REPLAT ONE LIES WITHIN (SHADED OR UNSHADED IF APPLICABLE) ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0265L, DATED APRIL 2, 2014.
 - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS UNLESS OTHERWISE NOTED.
 - THE MINIMUM SLAB ELEVATION SHALL BE 81.50' ABOVE M.S.L., AS ESTABLISHED FOR BLOCK 9 ON THE ORIGINAL BRIDLEWOOD ESTATE SECTION ONE PLAT, OR TWO FEET ABOVE NATURAL GROUND, WHICHEVER IS HIGHER, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, FORTY EIGHT INCHES (48") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER.
 - ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOWING DURING INTENSE RAINFALL EVENTS.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
 - ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
 - THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID M40 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 0.9984482.
 - LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 20 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
 - THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS PONDING OF WATER SHOULD BE LIMITED TO OCCUR ONLY IN AREAS OF THE SUBDIVISION TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT. BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
 - ALL DRAINAGE EASEMENTS SHOWN ON THE FOREGOING SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR THE ADJACENT LOT OWNERS. HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES IF NECESSARY.
 - MAINTENANCE OF THE BRIDLEWOOD LAKE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.



I, YVETTE NADEAU, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 4.464 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF BRIDLEWOOD ESTATE SECTION ONE PARTIAL REPLAT ONE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNER DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, I (OR WE) DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS" AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY YVETTE NADEAU.
THIS _____ DAY OF _____, 2015.

BY: YVETTE NADEAU

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED YVETTE NADEAU, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

I, LUTHER J. DALY, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

LUTHER J. DALY
TEXAS REGISTRATION NO. 6150
FIRM REGISTRATION NO. 10190700
THIS SURVEY WAS CONTRACTED TO LUTHER J. DALY

PETE PAVLOVSKY, CHAIRMAN WAYNE POLDRACK, SECRETARY

I, RICHARD W. STOLLEIS, THE FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONER'S COURT. NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS
THIS _____ DAY OF _____, 2015.

RICHARD MORRISON, COMMISSIONER, PRECINCT 1 GRADY PRESTAGE, COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT, COUNTY JUDGE

W.A. "ANDY" MEYERS, COMMISSIONER, PRECINCT 3 JAMES PATTERSON, COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FORGING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2015, AT _____ O'CLOCK _____, AND IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY FOR SAID COUNTY, WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, CLERK OF THE COUNTY OF FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

285' WIDE ESMT. IS HEREBY DEDICATED TO F.B.C.D.D. FOR FUTURE WIDENING OF GAPPS SLOUGH (SLD NO. 1562/A)

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BRIDLEWOOD ESTATE SECTION ONE PARTIAL REPLAT ONE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2015.

VINCENT M. MORALES, JR., MAYOR
LINDA CERNOSEK, SECRETARY

BRIDLEWOOD ESTATES, SECTION ONE PARTIAL REPLAT ONE

BEING REPLAT OF LOT 30 & 31, BLOCK 9, BRIDLEWOOD ESTATES, SECTION ONE (1), AS RECORDED IN SLIDE NO. 1560/A & B, 1561/A & B AND 1562/A & B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

BEING A SUBDIVISION OF 4.464 ACRES LOCATED IN THE WILEY MARTIN LEAGUE, A-56 FORT BEND COUNTY, TEXAS

DATE: JANUARY 30, 2015

OWNER:
YVETTE NADEAU
9902 KENT TOWNE LANE
SUGAR LAND, TEXAS 77498
PH: 281-242-4476

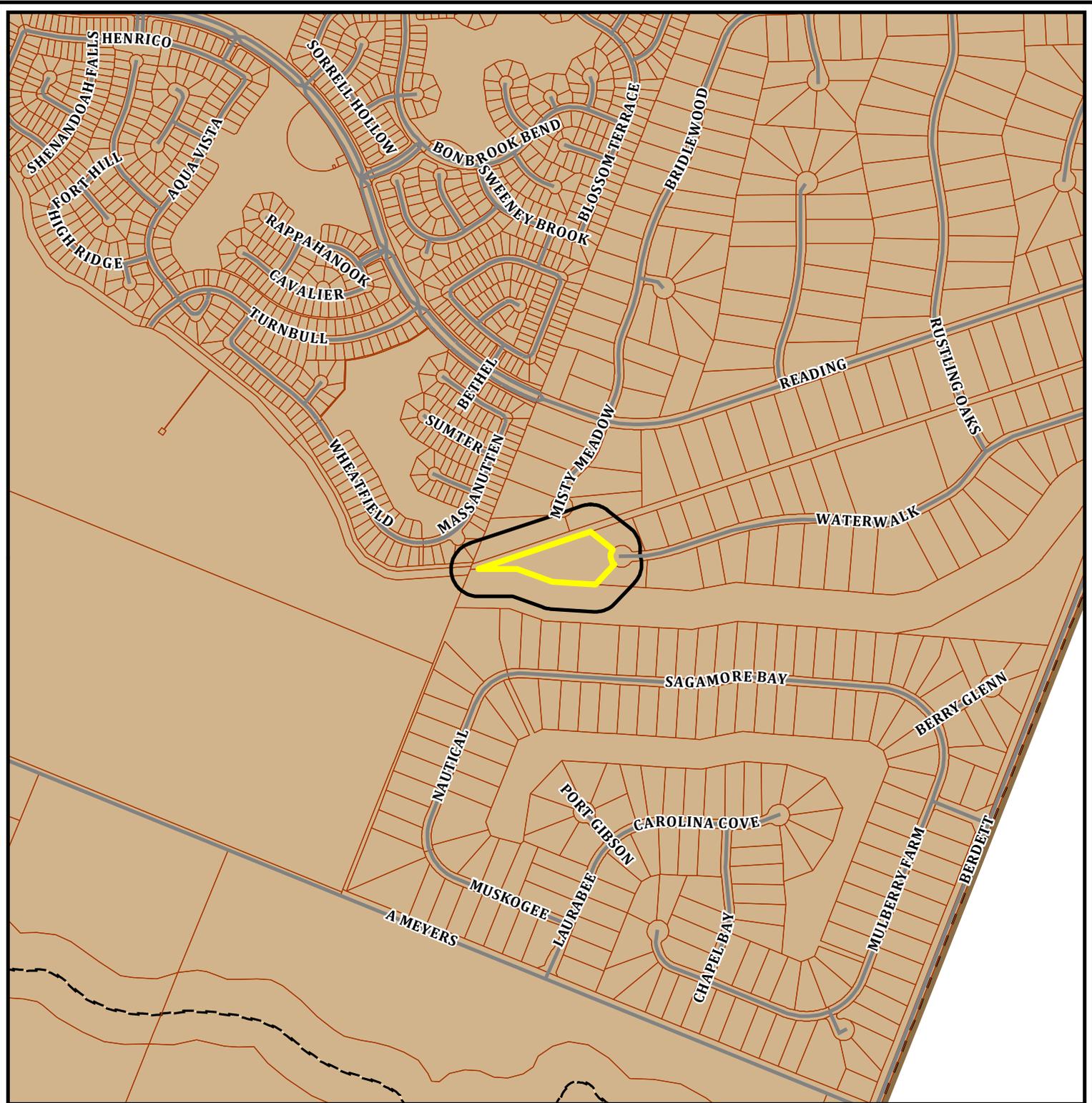
PREPARED BY:



REASON FOR THE PLAT:
TO COMBINE TWO LOTS TO MAKE RESIDENTIAL 1 LOT - 1 BLOCK - 0 RESERVE

LUTHER J. DALY,
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6150
THIS SURVEY WAS CONTRACTED TO LUTHER J. DALY

9889 BELLAIRE BLVD, SUITE 118,
PHONE: 281-940-8869
LUTHER J. DALY, R.P.L.S.

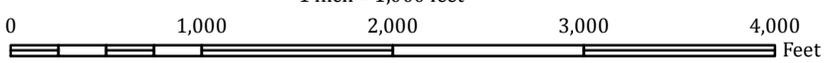


**Lot 30 & 31 Bridlewood Sec. 1
City of Rosenberg, Texas**

- | | | | |
|--|---------------|--|--------------------------------|
| | Interstate | | Parcel of Interest |
| | US Highway | | 200 Ft Buffer |
| | State Highway | | FBCAD 2015 1st Quarter Parcels |
| | Public Road | | Rosenberg City Limits |
| | Private Road | | Rosenberg ETJ |
| | Railroad | | Other Jurisdictions |



Scale:
1:12,000
or
1 inch = 1,000 feet



Created by: City of Rosenberg GIS - Paul M. Jones
Date Created: April 23, 2015
Original Size: 8.5" x 11"
K:\GIS\MAPS\Planning\2015\Bridlewood_Lot30_31.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of geographic features.



NOTICE OF PUBLIC HEARING

REPLAT

BRIDLEWOOD ESTATES, SECTION ONE PARTIAL REPLAT ONE

REQUEST FOR A REPLAT OF LOTS 30 AND 31, BLOCK 9, BRIDLEWOOD ESTATES SECTION ONE.

ONE (1) PUBLIC HEARING SHALL BE HELD AT WHICH ALL PERSONS INTERESTED IN THE PROPOSED REPLAT SHALL BE GIVEN AN OPPORTUNITY TO BE HEARD.

ROSENBERG CITY HALL COUNCIL CHAMBER; 2110 4TH STREET

PLANNING COMMISSION; 4:00 P.M., MAY 20, 2015

DETAILS OF THE PROPOSED REPLAT MAY BE OBTAINED BY CONTACTING THE PLANNING DEPARTMENT AT 832-595-3500.



April 23, 2015

Re: Bridlewood Estates Section One, Partial Replat One

Dear Property Owner:

A replat has been submitted to the City of Rosenberg to combine Lots 30 and 31 of Block 9 of Bridlewood Estates Section One into one (1) lot. The subject property is located in Rosenberg's Extraterritorial Jurisdiction (ETJ). A vicinity map is attached for reference.

The proposed replat, combining two (2) lots into one (1), is not in conflict with any City ordinances; however, because it constitutes the replatting of existing single-family residential lots, we are required by City ordinance (Ch. 25, Code of Ordinances) and State law (Ch. 212, Local Government Code) to notify all property owners within 200' and to hold a public hearing.

In accordance with City ordinance and State law, **a Public Hearing will be held at the City of Rosenberg Planning Commission Meeting on May 20th, 2015 at 4:00 p.m. at the City Hall Council Chamber located at 2110 4th Street.** All persons interested in the proposed replat shall be given an opportunity to be heard. A vicinity map is attached and details of the replat may be obtained by contacting the Planning Department at 832-595-3500.

Sincerely,

Travis Tanner

Travis Tanner, AICP
Executive Director of Community Development

Attached: Vicinity Map



PLANNING COMMISSION COMMUNICATION

May 20, 2015

ITEM #	ITEM TITLE
4	Preliminary Plat of Fort Bend County MUD No. 184 Lift Station Site

MOTION

Consideration of and action on a Preliminary Plat of Fort Bend County MUD No. 184 Lift Station Site, a subdivision of 0.1480 acres of land out of the Wiley Martin Survey, A-56, Fort Bend County, Texas. 1 block, 1 reserve.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Fort Bend County MUD No. 184 Lift Station Site.

MUD #	City/ETJ	ELECTION DISTRICT
184 (Stonecreek Estates)	ETJ	N/A

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Fort Bend County MUD No. 184 Lift Station Site
2. General Plan for Stonecreek Estates – 07-25-14

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

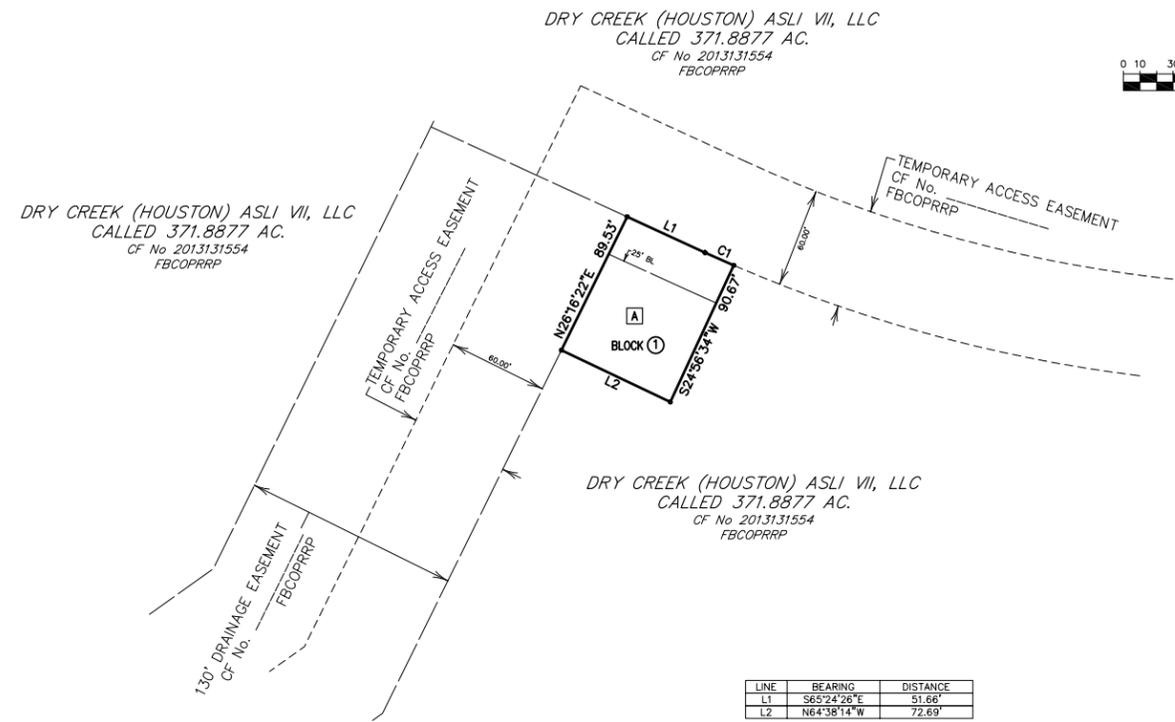
Executive Director of Community Development

City Engineer *OK*

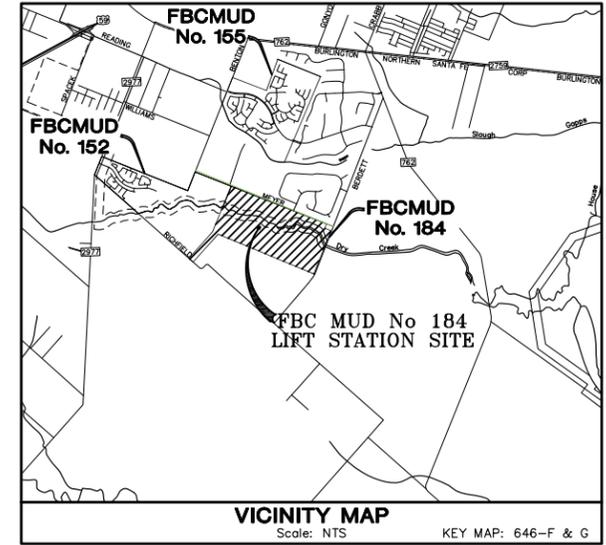
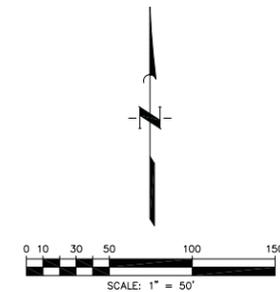
EXECUTIVE SUMMARY

This agenda item consists of a Preliminary Plat of a proposed lift station site for Fort Bend County MUD No. 184, or Stonecreek Estates. The site consists of only .148 acres. It is centrally located within the development.

Staff has no objections to the proposed Preliminary Plat. A Final Plat and infrastructure construction plans must be submitted in the future, and off-site easements must be recorded before Final Plat approval. Staff recommends approval of the Preliminary Plat of Fort Bend County MUD No. 184 Lift Station Site.



A RESTRICTED RESERVE "A"
 Restricted to Lift Station
 Purposes Only
 0.1480 AC
 6,448 Sq Ft



- General Notes
- AE "Aerial Easement"
 - BL "Building Line"
 - CF "Clerk's File"
 - DE "Drainage Easement"
 - Eem "Easement"
 - FC "Film Code"
 - FBCPR "Fort Bend County Plat Records"
 - FBCDR "Fort Bend County Deed Records"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - FBCOPRRP "Fort Bend County Official Public Records of Real Property"
 - No "Number"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Strm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol _ Pg _ "Volume and Page"
 - WLE "Waterline Easement"

LINE	BEARING	DISTANCE
L1	S65°24'26"E	51.66'
L2	N64°38'14"W	72.69'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	890.00'	1°13'13"	18.96'	S66°01'03"E	18.96'	9.48'

PRELIMINARY PLAT FORT BEND COUNTY MUD No 184 LIFT STATION SITE

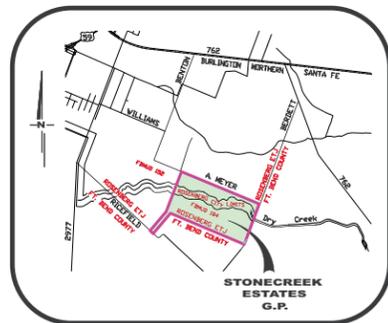
A SUBDIVISION OF 0.1480 ACRES OF LAND
 OUT OF THE
 WILEY MARTIN SURVEY, A-56
 FORT BEND COUNTY, TEXAS
 1 BLOCK 1 RESERVE

MAY 7, 2015

OWNER:
 DRY CREEK (HOUSTON) ASLI VI, LLC
 9801 WESTHEIMER, SUITE 250
 HOUSTON, TEXAS 77042
 713-627-1015

ENGINEER:
JONES & CARTER, INC.
 ENGINEERS-PLANNERS-SURVEYORS
Texas Board of Professional Engineers Registration No. 7-039
 6333 Gufford Dr., Suite 100 Houston, Texas 77061 (713) 777-5337

SURVEYOR:
CHARLES KALKOMEY
4415 Braiding Road - Springtown, Texas 77477-0665
 281-348-2253 281-252-9000 (fax)
 Texas Board of Professional Land Surveying Registration No. 10040104
 a Jones & Carter Company
 Austin • Bracken • Bryan • Dallas • Houston
 Killebrew • San Antonio • The Woodlands



LAND USE SUMMARY

NON-RESIDENTIAL	
N.R.	±2.3 Ac
N.R.	±14.7 Ac
SUBTOTAL	±17.0 Ac
REC	RECREATION CENTER ±5.1 Ac
PARK	TOT LOTS/PARK ±3.1 Ac
DR	DRILL SITE/EASEMENT ±5.5 Ac
WWTP	WWTP SITE ±4.1 Ac
DR	DRAINAGE/DETENTION ±77.5 Ac
OS	OPEN SPACE ±10.2 Ac
SUBTOTAL	±105.5 Ac
SF	SINGLE FAMILY ±349.6 Ac (MIN. 60' WIDTH, MIN. AVG. SIZE 7,000 S.F.) (MIN. SIZE 6,500 S.F.)
SUBTOTAL	±349.6 Ac

MAXIMUM NO. OF LOTS : 1,400

TOTAL PARKLAND REQUIRED = (1,400 LOTS) (3 PERSONS/LOT)(6.25AC.)
1,000 PERSONS

TOTAL PARKLAND REQUIRED = 26.3 AC.
TOTAL PARKLAND TO BE PROVIDED = 26.3 AC. (MIN.)
TOTAL PARKLAND REMAINING = 0 AC.

MIN. 10% FEE = (1,400 LOTS) (\$1,700/LOT)
10
= \$238,000
1,400 LOTS
= \$170/LOT

a general plan of
STONECREEK ESTATES

BEING ± 502.6 ACRES OF LAND

OUT OF THE
WILEY MARTIN SURVEY, A-56
E.P. EVERETT SURVEY, A-387
FORT BEND COUNTY, TEXAS

OWNER:
DRY CREEK (HOUSTON) ASLI, LLC
9801 WESTHEIMER, SUITE-250
HOUSTON, TX. 77042
ATTN: VAHID TABRIZI (713) 627-1015

ENGINEER/SURVEYOR:
JONES & CARTER, INC.
6335 GULFTON, SUITE-200
HOUSTON, TX. 77081
ATTN: CLAYTON BLACK (713) 777-5337

BGE | KERRY R. GILBERT & ASSOCIATES Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212



JULY 25, 2014
KGA #8612

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PLANNING COMMISSION COMMUNICATION

May 20, 2015

ITEM #	ITEM TITLE
5	Preliminary Plat of Fort Bend County MUD No. 184 Wastewater Treatment Plant Site

MOTION

Consideration of and action on a Preliminary Plat of Fort Bend County MUD No. 184 Wastewater Treatment Plant Site, a subdivision of 4.1262 acres of land out of the Wiley Martin Survey, A-56 Fort Bend County, Texas; 1 block, 1 reserve.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Fort Bend County MUD No. 184 Wastewater Treatment Plant Site.

MUD #	City/ETJ	ELECTION DISTRICT
184 (Stonecreek Estates)	ETJ	N/A

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Fort Bend County MUD No. 184 Wastewater Treatment Plant Site
2. General Plan for Stonecreek Estates – 07-25-14 (Please refer to previous Agenda Item)

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

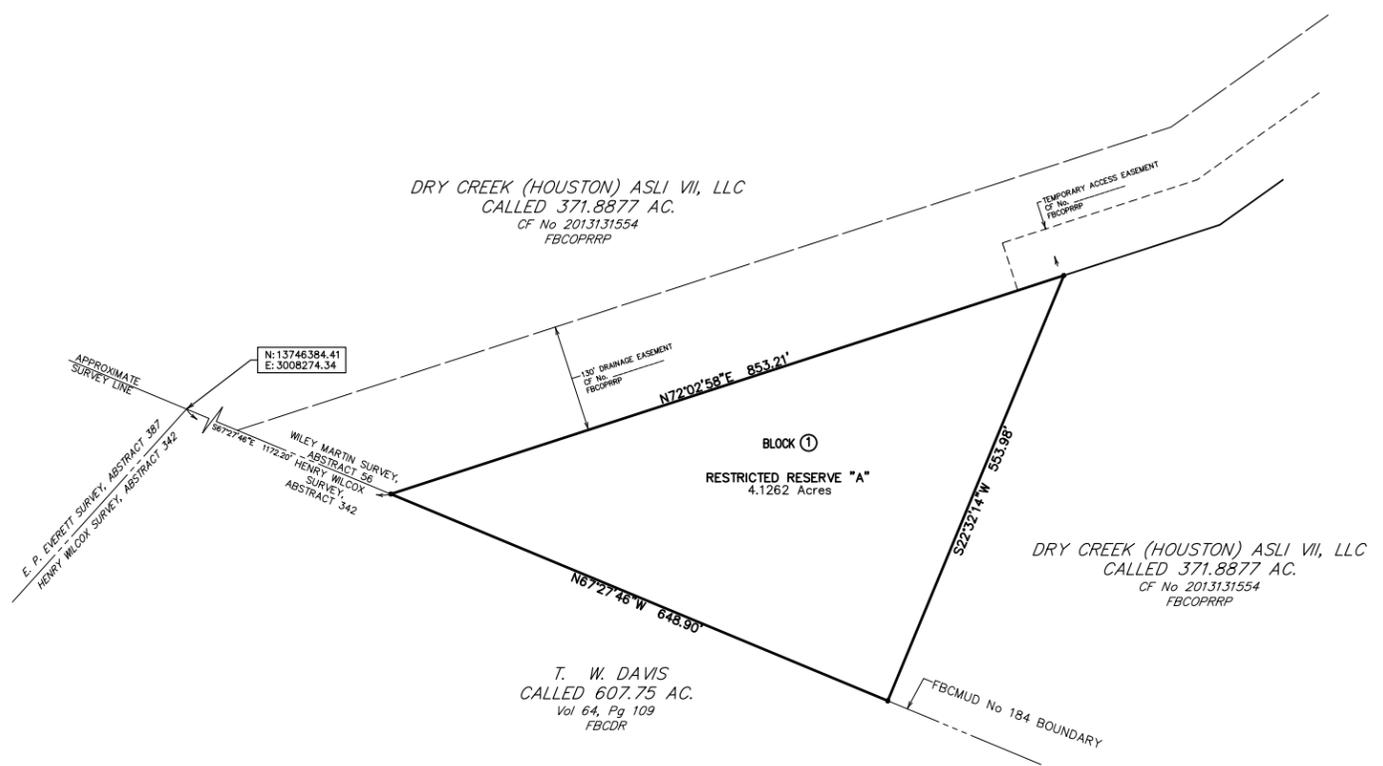
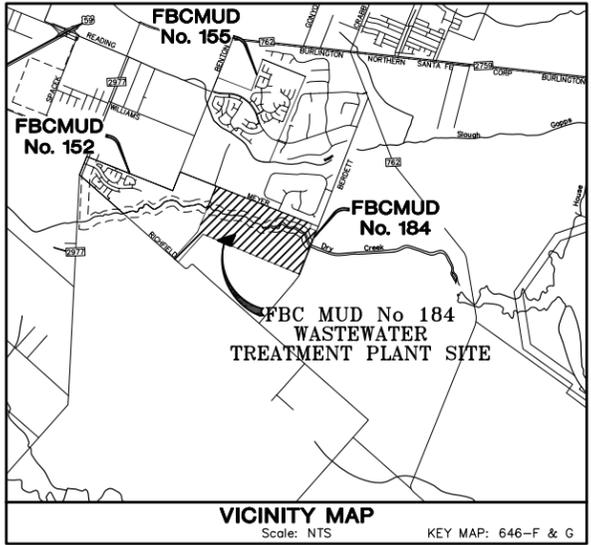
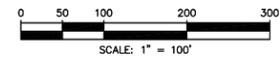
X City Engineer *OK*

EXECUTIVE SUMMARY

This agenda item consists of a Preliminary Plat of a proposed wastewater treatment plant site for Fort Bend County MUD No. 184, or Stonecreek Estates. The site consists of 4.1262 acres overall. It is located on the south side of the development.

Staff has no objections to the proposed Preliminary Plat. A Final Plat and infrastructure construction plans must be submitted in the future, and off-site easements must be recorded before Final Plat approval. Staff recommends approval of the Preliminary Plat of Fort Bend County MUD No. 184 Wastewater Treatment Plant Site.

[A] RESTRICTED RESERVE "A"
 Restricted to Wastewater Treatment Plant Site
 Purposes Only
 4.1262 AC
 179,738 Sq Ft



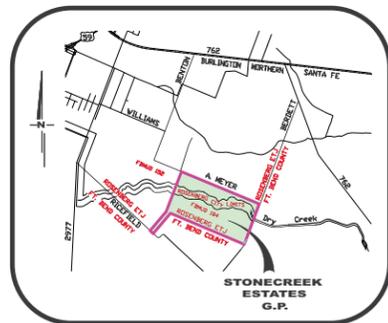
- General Notes
- 1) AE "Aerial Easement"
 - BL "Building Line"
 - CF "Clerk's File"
 - DE "Drainage Easement"
 - Esm "Easement"
 - FC "Firm Code"
 - FBCPR "Fort Bend County Plat Records"
 - FBCDR "Fort Bend County Deed Records"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - FBCOPRRP "Fort Bend County Official Public Records of Real Property"
 - No "Number"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Strm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - WLE "Waterline Easement"

PRELIMINARY PLAT FORT BEND COUNTY MUD No 184 WASTEWATER TREATMENT PLANT SITE

A SUBDIVISION OF 4.1262 ACRES OF LAND
 OUT OF THE
 WILEY MARTIN SURVEY, A-56
 FORT BEND COUNTY, TEXAS
 1 BLOCK 1 RESERVE
 MAY 7, 2015

OWNER:
 DRY CREEK (HOUSTON) ASLI VI, LLC
 9801 WESTHEIMER, SUITE 250
 HOUSTON, TEXAS 77042
 713-627-1015

ENGINEER:
JC JONES & CARTER, INC.
 ENGINEERS-PLANNERS-SURVEYORS
Texas Board of Professional Engineers Registration No. 2-419
 6335 Gulfport Dr., Suite 100 Houston, Texas 77061 (713) 775-5337



Acreage

LAND USE SUMMARY

NON-RESIDENTIAL	
N.R.	±2.3 Ac
N.R.	±14.7 Ac
SUBTOTAL	±17.0 Ac
REC	RECREATION CENTER ±5.1 Ac
PARK	TOT LOTS/PARK ±3.1 Ac
DRILL SITE	DRILL SITE/EASEMENT ±5.5 Ac
WWTP	WWTP SITE ±4.1 Ac
DRAINAGE	DRAINAGE/DETENTION ±77.5 Ac
OS	OPEN SPACE ±10.2 Ac
SUBTOTAL	±105.5 Ac
SF	SINGLE FAMILY ±349.6 Ac (MIN. 60' WIDTH, MIN. AVG. SIZE 7,000 S.F.) (MIN. SIZE 6,500 S.F.)
SUBTOTAL	±349.6 Ac

MAXIMUM NO. OF LOTS : 1,400

TOTAL PARKLAND REQUIRED = (1,400 LOTS) (3 PERSONS/LOT)(6.25AC.)
1,000 PERSONS

TOTAL PARKLAND REQUIRED = 26.3 AC.
TOTAL PARKLAND TO BE PROVIDED = 26.3 AC. (MIN.)
TOTAL PARKLAND REMAINING = 0 AC.

MIN. 10% FEE = (1,400 LOTS) (\$1,700/LOT)
10
= \$238,000
1,400 LOTS
= \$170/LOT

a general plan of
STONECREEK ESTATES

BEING ± 502.6 ACRES OF LAND

OUT OF THE
WILEY MARTIN SURVEY, A-56
E.P. EVERETT SURVEY, A-387
FORT BEND COUNTY, TEXAS

OWNER:
DRY CREEK (HOUSTON) ASLI, LLC
9801 WESTHEIMER, SUITE-250
HOUSTON, TX. 77042
ATTN: VAHID TABRIZI (713) 627-1015

ENGINEER/SURVEYOR:
JONES & CARTER, INC.
6335 GULFTON, SUITE-200
HOUSTON, TX. 77081
ATTN: CLAYTON BLACK (713) 777-5337

BGE | KERRY R. GILBERT & ASSOCIATES Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212

SCALE
0 150 300 600

JULY 25, 2014
KGA #8612

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PLANNING COMMISSION COMMUNICATION

May 20, 2015

ITEM #	ITEM TITLE
6	Preliminary Plat of Summer Lakes Section Nine

MOTION

Consideration of and action on a Preliminary Plat of Summer Lakes Section Nine, being a subdivision of 13.88 acres out of the W.M. Lusk Survey, A-276 in the City of Rosenberg, in Fort Bend County, Texas. (Fort Bend County Municipal Utility District No. 144); 65 lots, 4 blocks, 1 reserve (0.1517 acre).

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Summer Lakes Section Nine.

MUD #	City/ETJ	ELECTION DISTRICT
144 (Summer Lakes)	City	4

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Summer Lakes Section Nine
2. Revised Land and Parcel Plan for MUD No. 144 PUD – 11-01-11

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *OK*

EXECUTIVE SUMMARY

The Preliminary Plat of Summer Lakes Section Nine is located off of Green Paseo Place and Douro Valley Drive in the northeast part of the Summer Lakes development. The Plat consists of 13.88 acres, 65 residential lots, and one (1) reserve containing 0.1517 acres.

All proposed lots are a minimum of fifty (50') in width as measured at the front building line. The Plat complies with the Development Agreement and approved Land Plan for Fort Bend County MUD No. 144. The Land Plan, which is attached for reference, allows for single-family residential or commercial development of this area. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots meet these requirements.

The Preliminary Plat of Summer Lakes Section Nine is not in conflict with any applicable regulations or with the Development Agreement for Fort Bend County MUD No. 144. There being no issues, staff recommends approval of the Preliminary Plat of Summer Lakes Section Nine.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1586.29	0°21'59"	10.14	N23°55'55"	10.14
C2	1279.89	1°28'45"	33.04	S37°46'43"	33.04
C3	25.00	78°01'52"	34.05	N01°58'43"	31.48
C4	500.89	10°25'43"	91.17	N35°46'47"	91.04
C5	50.00	105°33'09"	92.12	N30°24'21"	78.63
C6	50.00	90°00'00"	78.54	N22°37'27"	70.71
C7	50.00	90°56'18"	79.36	N67°50'42"	71.29
C8	250.00	13°47'51"	60.20	S59°47'13"	60.06
C9	362.05	33°08'01"	209.37	N38°56'34"	206.47
C10	1561.28	11°45'51"	320.57	N29°59'28"	320.00
C11	1304.24	1°09'35"	26.40	N36°27'25"	26.40
C12	25.00	41°34'47"	18.14	N76°01'20"	17.75
C13	50.00	201°55'02"	176.21	N23°48'32"	98.18
C14	25.00	54°46'25"	23.90	S49°45'46"	23.00
C15	25.00	105°33'09"	46.06	N30°24'21"	39.82
C16	25.00	90°00'00"	39.27	S22°37'27"	35.36
C17	25.00	90°00'00"	39.27	S67°22'33"	35.36
C18	25.00	48°11'23"	21.03	N88°16'52"	20.41
C19	50.00	186°22'46"	162.65	N22°37'27"	99.85
C20	25.00	48°11'23"	21.03	S49°28'15"	20.41
C21	25.00	90°00'00"	39.27	N22°37'27"	35.36
C22	25.00	48°11'23"	21.03	S01°43'08"	20.41
C23	50.00	187°19'04"	163.47	N67°50'42"	99.80
C24	25.00	48°11'23"	21.03	N42°35'27"	20.41
C25	25.00	90°56'18"	39.68	N67°50'42"	35.64
C26	275.00	13°47'51"	66.22	S59°47'13"	66.06
C27	225.00	13°47'51"	54.18	S59°47'13"	54.05
C28	25.00	83°01'49"	36.33	S11°22'23"	33.14
C29	25.00	83°01'49"	36.33	S85°35'48"	33.14
C30	387.05	7°45'58"	52.46	N26°15'33"	52.42
C31	337.05	33°08'01"	194.91	N38°56'34"	192.21
C32	387.05	11°25'41"	77.20	N49°47'44"	77.20
C33	25.00	82°21'20"	35.93	S14°19'55"	32.92
C34	1366.29	2°43'52"	73.61	N36°27'25"	73.60
C35	25.00	94°04'09"	41.05	S77°27'21"	36.59
C36	1585.21	5°40'46"	157.13	N33°15'36"	157.07
C37	1329.24	0°53'36"	20.72	N36°35'25"	20.72
C38	1279.89	1°11'00"	26.43	N36°27'25"	26.43
C39	1536.29	11°45'00"	315.05	N29°59'41"	314.50

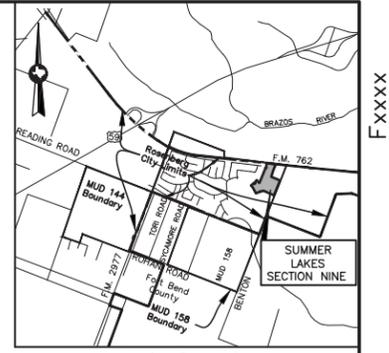
LINE	BEARING	DISTANCE
L1	S70°19'33"W	111.58
L2	N23°46'55"W	17.52
L3	N29°46'36"W	49.30
L4	N27°48'17"W	49.30
L5	N29°46'14"W	49.52
L6	N31°46'11"W	49.30
L7	N33°45'51"W	49.30
L8	N35°48'20"W	49.24
L9	N38°10'05"W	31.63
L10	N51°28'55"E	120.24
L11	N52°57'40"E	50.00
L12	S41°56'34"E	130.74
L13	N29°49'00"E	56.22
L14	S83°11'16"E	19.05
L15	N65°07'48"E	33.58
L16	S67°22'33"W	20.71
L17	N22°09'18"W	21.30
L18	N52°53'17"W	66.06
L19	S83°11'16"E	72.60
L20	S71°10'24"W	72.05
L21	N18°49'36"W	65.20
L22	N66°41'09"W	61.98

RESERVE	RESTRICTED TO	RESERVE TABLE	ACREAGE	SQUARE FEET
A	LANDSCAPE USES		0.1517	6,609

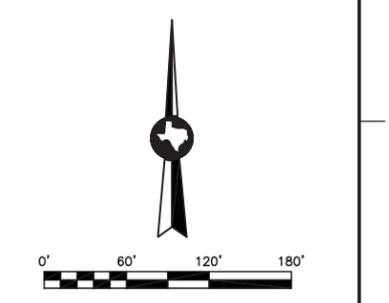


LOT SQUARE FOOTAGE CHART

BLOCK	LOT	SQ. FT.
1	1	6215
1	2	6145
1	3-7	6174
2	1	8194
2	2	6011
2	3	6074
2	4	7502
2	5	9493
2	6	7371
2	7-14	6480
3	1	6000
3	2	6002
3	3	6053
3	4	11,168
3	5	11,240
3	6	8360
3	7	6310
3	8	6507
3	9	6704
3	10	6901
3	11	7051
3	12-14	6000
3	15	6007
3	16	6039
3	17	9512
3	18	7590
3	19	6387
3	20-22	6000
3	23	6079
3	24	6202
3	25	9663
3	26	7342
3	27	6042
3	28	7007
3	29	7342
3	30	6422
3	31	7398
3	32	7445
3	33	8067
4	1	7066
4	2-4	6000
4	5	7066
4	6	7234
4	7	6099
4	8	6058
4	9	6003
4	10	6790



VICINITY MAP N.T.S. KEYMAP 606T



SCALE: 1" = 60'

LOT SUMMARY		
AVERAGE LOT AREA	SQ. FT. QUANTITY	PERCENTAGE
6,858	65	100%
50' LOTS	65	100%

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YR FLOOD PLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 48157C0265 L, DATED APRIL 2, 2014, ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASED ON A SCALED LOCATION OF THE SUBJECT PROPERTY ON THE REFERENCED MAP ON PAGES 2 & 3, HEREIN.

BENCH MARK: NGS W 865, DISK 0.6 MILES EAST OF CRABB, 0.6 MILES EAST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58 A, AT A CONCRETE BRIDGE ON PAVED ROAD PARALLELING THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET WEST OF THE EAST END, 22 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 1.5 FEET HIGHER THAN THE ROAD.

ELEVATION = 81.66 FEET, NGVD 29

PROJECT TBM: SQUARE CUT ON BACK OF CURB AT NOSE OF CURB/PAVEMENT AT EXISTING EASTERLY END OF READING ROAD AT THE WEST RIGHT-OF-WAY LINE OF F.M. 2977.

ELEVATION = 95.80 FEET, NGVD 29

GENERAL NOTES

- One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage. The condition of such dedication being that when the adjacent property is subdivided or resubdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicant, his heirs, assigns, or successors.
- BL indicates Building Line. F.B.C.C.F. NO. indicates Fort Bend County Clerk's File Number. F.B.C.P.R. indicates Fort Bend County Plat Records. P.U.D. indicates Planned Unit Development. R.O.W. indicates Right-Of-Way. S.S.E. indicates Sanitary Sewer Easement. S.I.M.S.E. indicates Storm Sewer Easement. U.E. indicates Utility Easement. W.L.E. indicates Waterline Easement. (F) indicates Found 5/8" Iron Rod with cap stamped E.H.R.A. 713-784-4500" indicates Street Name Change.
- All lots shall be restricted to single family residential use.
- All easements are centered on lot lines unless otherwise noted.
- This plat was prepared to meet City of Rosenberg and Fort Bend County and "MUD 144 P.U.D." requirements (10-26-2011).
- Side building lines for 50' Rights-of-way on a corner lot are 20 feet and side building line for 60' Rights-of-way on a corner lot are 15 feet as approved in accordance with the Summer Lakes, General Plan. At the approval of the General Plan it was agreed that every effort would be made to comply with the 20' requirement; however, it was noted and agreed at that time that certain lots, such as those mentioned herein, may not comply and those would be kept to a minimum.
- Variance for 50' ROW's in lieu of 60' ROW's and front building setbacks of 30' in lieu of 25' as approved in the regular Rosenberg City Council meeting on September 16, 2003.
- All of the property subdivided in the foregoing plat is wholly within the Incorporated Limits of the City of Rosenberg, Texas.

SUMMER LAKES SECTION NINE (PRELIMINARY PLAT)

BEING A SUBDIVISION OF 13.88 ACRES OUT OF THE W.M. LUSK SURVEY, A-276 IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS.

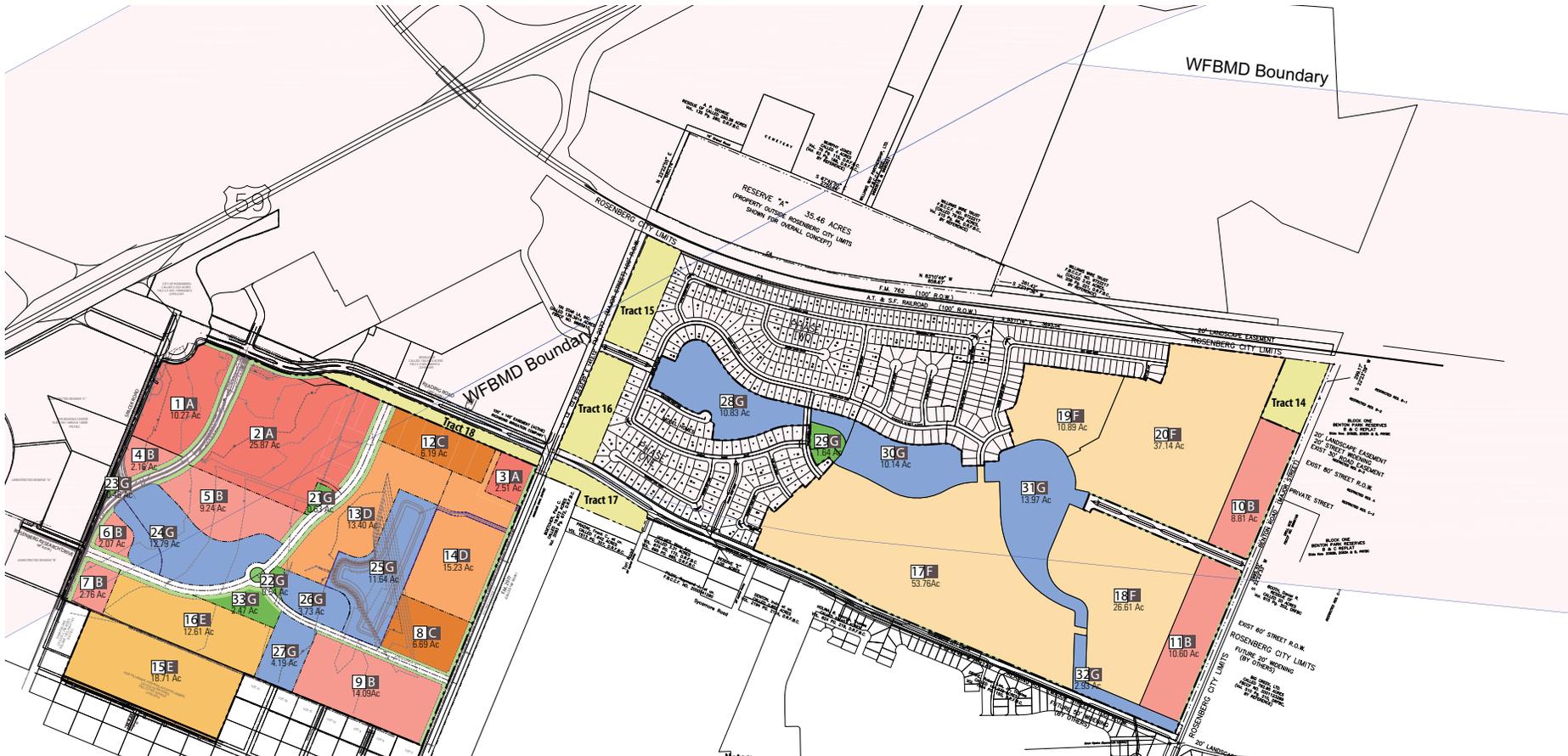
(FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)

65 LOTS 4 BLOCKS 1 RESERVE (0.1517 ACRE)

OWNER
FORESTAR (USA) REAL ESTATE GROUP, INC.
 1500 CITY WEST BLVD.
 HOUSTON, TEXAS 77042
 PHONE: (713) 783-0308
 FAX: (713) 783-0704

MAY 7, 2015

EHRA 10555 Westoffice Drive
 Houston, Texas 77042
 713.784.4500
 EHRainc.com
 TPL No. 1726
 TPL No. 10091000



Notes:

*Note 1: Tracts 14, 15, 16, 17 & 18 depicted on Exhibit "A" on the MUD 144 PUD (hereinafter referred to as "Limited Control Tracts") are included within the PUD boundary for the sole purpose of applying Exhibit "H", Exhibit "T" and Table "5" PUD standards to the Limited Control Tracts.

** Note 2: Tract 18 (depicted on Exhibit "A" of the MUD 144 PUD) is encumbered by easements (including but not limited to landscaping, signage, access and other easements) for the benefit of the "Adjacent Parcel" referred to as the "Summer Creek Subdivision Tract" (identified as Tract 1, 2, 3, 4 and 5 as depicted on Exhibit "A" to the MUD 144 PUD heretofore filed under Fort Bend County Clerk's File No's 2006155450 and 2010079053 ("Easements"). A Benefitted Party of the Summer Creek Subdivision Tract shall be entitled to meet the requirements Exhibit "H", Exhibit "T" and Table "5" of the MUD 144 PUD in connection with and subject to said Easement rights on Tract 18.

*** Note 3: The ±2 acre difference between the PUD Tract total acreage and the Parcel sums listed on Exhibit B is attributable to a portion of Lake Commons Drive in Summer Lakes that is included in the Tract summary but excluded from the Land Use inventory.

Tract #	Tract Area Acres
14	4.56
15	6.2395
16	5.8758
17	3.78
18**	4.1667
	24.622 Acres

Legend

Land Use Key	Land Uses Permitted								Parcel Areas		
	SF	DUP	PH	TH	MF	COM	RET	CH		SCH	OFF*
A Commercial											38.65
B Commercial/Residential	✓			✓		✓	✓	✓	✓	✓	49.74
C Multi-family/Commercial	✓				✓	✓		✓	✓	✓	12.90
D Multi-family/Residential				✓	✓	✓					28.63
E Residential	✓	✓	✓	✓				✓	✓	✓	31.32
F Residential				✓							128.40
G Park Space/Detention								✓	✓	✓	75.96
											365.60 Acres

* OFF - Other public city, county, state & federal facilities
 CH - Church
 SCH - School

Parcel Key

Parcel Number
 Land Use Key

Land Use & Parcel Plan: Exhibit B

S.L.A. Studio • Land
 Land Planning • Landscape Architecture

the original scale is 1" = 400'

north arrow

Fort Bend County Municipal Utility District No. 144 PUD
 SY1902
 April 8, 2010
 Revised June 18, 2010
 Revised July 22, 2010
 Revised October 26, 2011



PLANNING COMMISSION COMMUNICATION

May 20, 2015

ITEM #	ITEM TITLE
7	Preliminary Plat of Texas State Technical College Fort Bend

MOTION

Consideration of and action on a Preliminary Plat of Texas State Technical College Fort Bend, a subdivision of 80.033 acres of land situated in the B.B.B. and C. Railroad Company Survey, Section 13, Abstract 140, and in the Francis H. Demay Survey, Abstract 350 City of Rosenberg, Fort Bend County, Texas, being a replat of Reserves A, D, E and F, Barcak Acres, a subdivision recorded in Slide No. 1675A Plat Records of Fort Bend County, Texas; 7 reserves, (74.913 acres), 3 blocks.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Texas State Technical College Fort Bend Section One.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	4

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Texas State Technical College Fort Bend

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *OK*

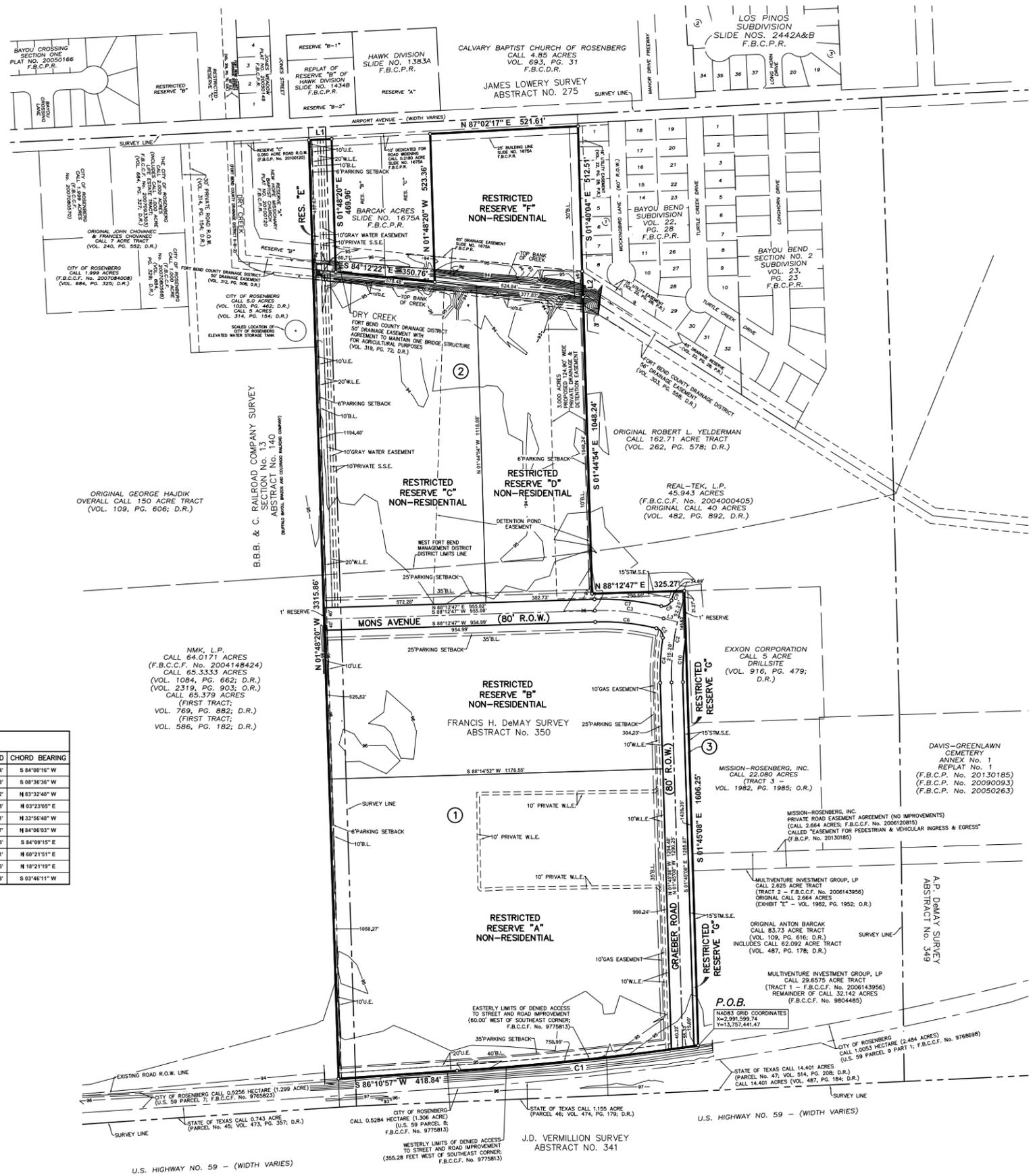
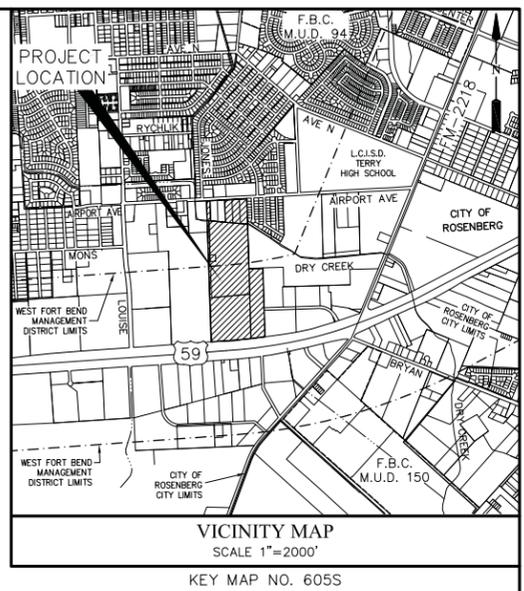
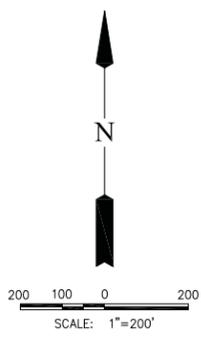
EXECUTIVE SUMMARY

The Preliminary Plat of Texas State Technical College Fort Bend consists of approximately 80 acres of land located on the north side of U.S. Highway 59 (IH-69) between Louise and FM 2218. Texas State Technical College (TSTC) has selected the site to develop a technical college campus.

The plat consists of seven (7) reserves with 74.913 acres in addition to 5.12 acres of proposed public right-of-way to be dedicated. The reason for the latter is that the City's Thoroughfare Plan calls for both a north-south (Graeber) and an east-west (Mons) collector on this property. The streets will be developed in phases, with Graeber being completed up to the north line of Reserve "A" during the first phase of construction of the campus. An agreement must be established to defer construction of the remaining phases of the collector street/s as appropriate since the property is being platted all at once. The agreement would have to be approved by the property owner and City Council before Final Plat approval by Council.

The proposed Preliminary Plat is not in conflict with the "Subdivision" Ordinance and is in conformance with the City's Thoroughfare Plan. Staff recommends approval of the Preliminary Plat of Texas State Technical College Fort Bend.

RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	27.851	1,213,208	RESTRICTED TO NON-RESIDENTIAL
B	14.180	617,670	RESTRICTED TO NON-RESIDENTIAL
C	15.206	662,365	RESTRICTED TO NON-RESIDENTIAL
D	9.611	418,671	RESTRICTED TO NON-RESIDENTIAL
E	0.852	37,107	RESTRICTED TO NON-RESIDENTIAL
F	6.735	293,394	RESTRICTED TO NON-RESIDENTIAL
G	0.478	20,830	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	74.913	3,263,245	



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	11239.19'	47°21'33"	854.55'	854.34'	S 84°00'16" W
C2	850.00'	29°43'27"	307.45'	305.78'	S 88°30'36" W
C3	850.00'	16°29'08"	244.56'	243.72'	N 83°33'40" E
C4	890.00'	10°16'28"	159.09'	159.38'	N 83°23'05" E
C5	30.00'	84°56'12"	44.47'	40.51'	N 33°56'48" W
C6	810.00'	15°22'19"	217.32'	216.67'	N 84°06'03" W
C7	890.00'	15°15'56"	237.13'	236.43'	S 84°09'15" E
C8	30.00'	86°13'48"	45.10'	41.01'	N 60°21'51" E
C9	890.00'	2°12'41"	34.35'	34.35'	N 18°21'19" E
C10	810.00'	11°02'37"	156.13'	155.68'	S 83°40'11" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°02'17" E	80.02'
L2	S 01°46'47" E	90.79'
L3	N 75°19'07" W	50.00'

NOTES:
 1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.

PRELIMINARY PLAT OF TEXAS STATE TECHNICAL COLLEGE FORT BEND

A SUBDIVISION OF 80.033 ACRES OF LAND SITUATED IN THE B.B.B. AND C. RAILROAD COMPANY SURVEY, SECTION 13, ABSTRACT 140, AND IN THE FRANCIS H. DEMAY SURVEY, ABSTRACT 350, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, BEING A REPLAT OF RESERVES A, D, E AND F, BARCAK ACRES, A SUBDIVISION RECORDED IN SLIDE NO. 1675A, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

7 RESERVES (74.913 ACRES) 3 BLOCKS

MAY 6, 2015 JOB NO. 1868-1501-310

OWNER:
 THE HENDERSON-WESSENDORFF FOUNDATION
 PAT MCDONALD, PRESIDENT/CEO
 611 MORTON STREET, RICHMOND, TEXAS 77469
 (281) 342-2044

ENGINEER:
LJA Engineering, Inc.
 2929 Bldgpark Drive Phone 713.953.5200
 Suite 600 Fax 713.953.5026
 Houston, Texas 77042 FRN-F-1386
 T.B.P.L.S. Flrm No. 10110501



PLANNING COMMISSION COMMUNICATION

May 20, 2015

ITEM #	ITEM TITLE
8	Preliminary Plat of Walnut Creek Section Thirteen

MOTION

Consideration of and action on a Preliminary Plat of Walnut Creek Section Thirteen, being 13.9 acres of land containing 53 lots (60' x 120' typ.) in four blocks, out of the Wiley Martin League, A-56, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat Walnut Creek Section Thirteen with the following conditions:

- Development Agreement / Land Plan to be modified before Final Plat approval
- Annexation/disannexation issue to be addressed by developer before Final Plat approval

MUD #	City/ETJ	ELECTION DISTRICT
152 (Walnut Creek)	ETJ	N/A

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Walnut Creek Section Thirteen
2. Land Plan of Walnut Creek – 01-09-08

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *OK*

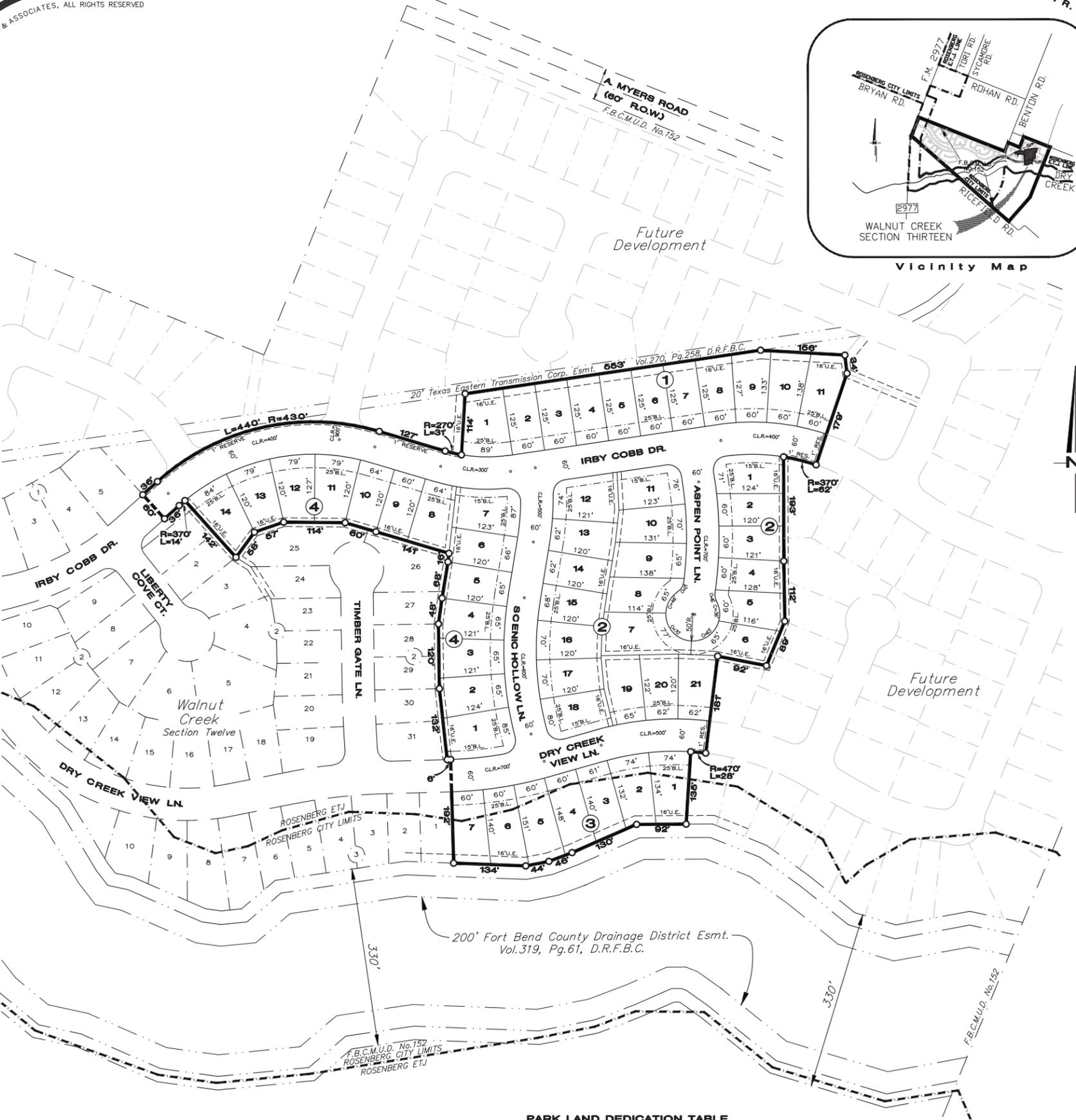
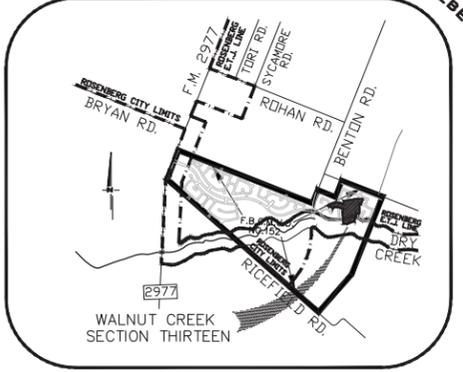
EXECUTIVE SUMMARY

The Preliminary Plat of Walnut Creek Section Thirteen is a proposed subdivision consisting of fifty-three (53) residential lots and four blocks located off of Irby Cobb Boulevard in the northeast part of the Walnut Creek Development. The proposed Plat is located partially in the City Limits, mostly in the Extraterritorial Jurisdiction (ETJ), and in Fort Bend County MUD No. 152. It is to the east of Walnut Creek Section Twelve, for which a Preliminary Plat was approved by the Commission in April.

The subdivision consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek, although the proposed layout is slightly different. Staff doesn't necessarily consider it to be out of compliance since the lot sizes are adequate. As with Section Twelve, it should be noted that the Plat is bisected by the City Limits towards the southern Plat boundary. This potential issue with lots and a street in multiple jurisdictions is in the process of being addressed by the developer through a petition for annexation and disannexation. If approved by City Council, all of the property within this Plat would be disannexed and the City would voluntarily annex the remainder of a commercial reserve at the entrance to Walnut Creek on the south side of Irby Cobb. This is preferable since it would resolve issues with properties in multiple jurisdictions and, based on staff's initial research, would result in a net fiscal gain to the City.

Staff recommends approval of the Preliminary Plat of Walnut Creek Section Thirteen with the following conditions:

- Development Agreement / Land Plan to be modified before Final Plat approval
- Annexation/disannexation issue to be addressed by developer before Final Plat approval



- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "1' RES." INDICATES ONE FOOT RESERVE.
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs assigns, or successors.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE. ALL RADIAL LOTS HAVE A WIDTH OF FORTY FEET AT THE RIGHT OF WAY LINE.
 - IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.48157C0220J, FORT BEND COUNTY, TEXAS MAP REVISED JANUARY 3, 1997, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN ZONE "X" AND IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
 - ALL LOTS CONTAINED WITHIN THIS PRELIMINARY PLAT ARE HEREBY RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	53 LOTS
PUBLIC PARK REQUIREMENT:	53 LOTS/160=0.33 AC.
PUBLIC PARK DEDICATION:	0
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER. RECREATION SITE IS ±3.9 ACRES.	
NO. OF PLATTED LOTS THUS FAR (SEC.1,2,3,4,5,6,7,8,9,10,11,12&13)=630 LOTS.	
630/2 = 315 LOTS	
315 LOTS/160 = 1.97 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	53 LOTS/2=27 LOTS
	27 LOTS X \$350.00/LOT=\$9,450,000

LOT WIDTH TABLE

WIDTH < 60'	0 LOTS (0%)
WIDTH ≥ 60'	53 LOTS (100%)
LOTS TOTAL:	53

LOT AREA SUMMARY

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT	LOT WIDTH AT B.L. SQ. FT.	LOT	LOT WIDTH AT B.L. SQ. FT.	LOT	LOT WIDTH AT B.L. SQ. FT.	LOT	LOT WIDTH AT B.L. SQ. FT.
1	89' 9,978	1	71' 8,960	1	74' 9,028	1	85' 10,369
2	60' 7,500	2	60' 7,311	2	74' 8,802	2	85' 8,392
3	60' 7,500	3	60' 7,454	3	61' 8,200	3	85' 8,232
4	60' 7,500	4	60' 7,448	4	60' 8,770	4	85' 8,303
5	60' 7,500	5	60' 7,899	5	60' 9,635	5	85' 7,944
6	60' 7,500	6	65' 8,646	6	60' 9,285	6	84' 7,968
7	60' 7,500	7	77' 10,936	7	60' 9,754	7	87' 9,754
8	60' 7,903	8	65' 8,108	8	64' 8,450	8	84' 8,450
9	60' 8,518	9	65' 8,783	9	60' 7,200	9	80' 7,200
10	60' 8,844	10	70' 8,418	10	64' 7,503	10	84' 7,503
11	60' 9,363	11	78' 8,721	11	79' 8,793	11	79' 8,793
		12	74' 9,730	12	79' 8,793	12	79' 8,793
		13	62' 7,850	13	79' 8,606	13	79' 8,606
		14	62' 7,440	14	84' 9,587	14	84' 9,587
		15	68' 7,850				
		16	70' 7,957				
		17	70' 7,920				
		18	80' 9,048				
		19	65' 8,668				
		20	62' 7,941				
		21	62' 7,907				

**A PRELIMINARY PLAT OF
WALNUT CREEK SECTION THIRTEEN**

BEING 13.9± ACRES OF LAND CONTAINING 53 LOTS (60' X 120' TYP.) IN FOUR BLOCKS.

OUT OF THE WILEY MARTIN LEAGUE, A-56 FORT BEND COUNTY, TEXAS

**OWNER:
LENNAR HOMES OF TEXAS LAND CONSTRUCTION
550 GREENS PARKWAY, #100
HOUSTON, TEXAS 77067
ATTN: MR. MARK JANIK (281) 875-1000**

**ENGINEER/SURVEYOR:
IDS ENGINEERS
13333 NORTHWEST FREEWAY, #300
HOUSTON, TEXAS 77040
ATTN: MR. CHAD ABRAM, P.E. (713) 462-3178**

PLANNER:



- Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE: 1" = 100'
0 50 100 200
APRIL 01, 2015
KGA# 05504

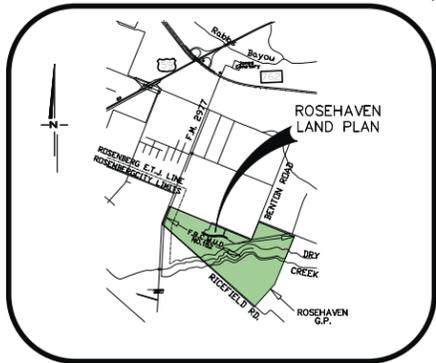
DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION ORDINANCE IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ROSENBERG PLANNING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE/KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

LOT ANALYSIS

ENTIRE PROJECT	SUB TOTAL	
(TYP.50'X120')	450 LOTS	752 LOTS (50%)
(TYP.55'X110')	302 LOTS	
(TYP.60'X110'/120')	757 LOTS	757 LOTS (50%)

1,509 TOTAL LOTS



Vicinity Map NTS

ROW WIDTH
60' (PATIO HOME ACCESS RD.)
60' (OTHER)
70'

PAVING WIDTH
36'
27'
39'

* City is granted access into 5' of the landscape reserve along each side of Irby Cobb Dr. for maintenance purposes.

ROSEHAVEN PARKLAND ANALYSIS (Revised 2008)

Park	Area (Ac.)	Credit (%)	Park Area	Park Area Status
Pocket Park 1	0.27	10%	0.03	Completed
Pocket Park 2	0.48	10%	0.05	Completed
Pocket Park 3	0.22	10%	0.02	To Be Completed
Pocket Park 4	0.36	10%	0.04	To Be Completed
Open Space	1.1	50%	0.5	To Be Completed
Neighborhood Park 1	4.5	50%	2.25	To Be Completed
Neighborhood Park 2	3.2	50%	1.6	To Be Completed
Linear Park	5.70	10%	0.57	14% Completed
Detention (NE)	3.0	25%	0.75	To Be Completed
Detention (SW)	10.05	25%	2.51	To Be Completed
Detention (SE)	7.95	25%	1.99	To Be Completed
Detention (NW)	25.1	25%	6.27	25% Completed

Total Private Park Provided = 16.58 Ac.

Total Parkland Required= 1509 Lots/160 Lots/Ac. = 9.43 Ac.
Total Private Parkland Required= 9.43 Ac. * 50% = 4.71 Ac.
Amount of Parkland Remaining (Money in Lieu of Land) = 4.71 Ac.
Payment Required = 4.71 Ac. * 160 Lots/Ac. * \$350 = \$263,760

- Notes:**
- Maintenance Responsibility for Pocket Parks, Neighborhood Park, and Open Space will be the Homeowner's Association.
 - Maintenance Responsibility for Detention Areas NW, NE, SW, & SE will be proposed FBMD No.152.
 - Neighborhood Park 1 shall contain the following improvements:
 - *Swimming Pool
 - *Cabana
 - *Playground
 - *Parking

a general plan for
WALNUT CREEK
BEING ± 527.3 ACRES of LAND

OUT of THE
EUGENE WHEAT SURVEY, A-396
FORT BEND COUNTY, TEXAS

OWNER:
LENNAR HOMES OF TEXAS LAND CONSTRUCTION
550 GREENS PARKWAY, #100
HOUSTON, TEXAS 77067
ATTN: MR. JAVIER MARTINEZ (281) 874-4467

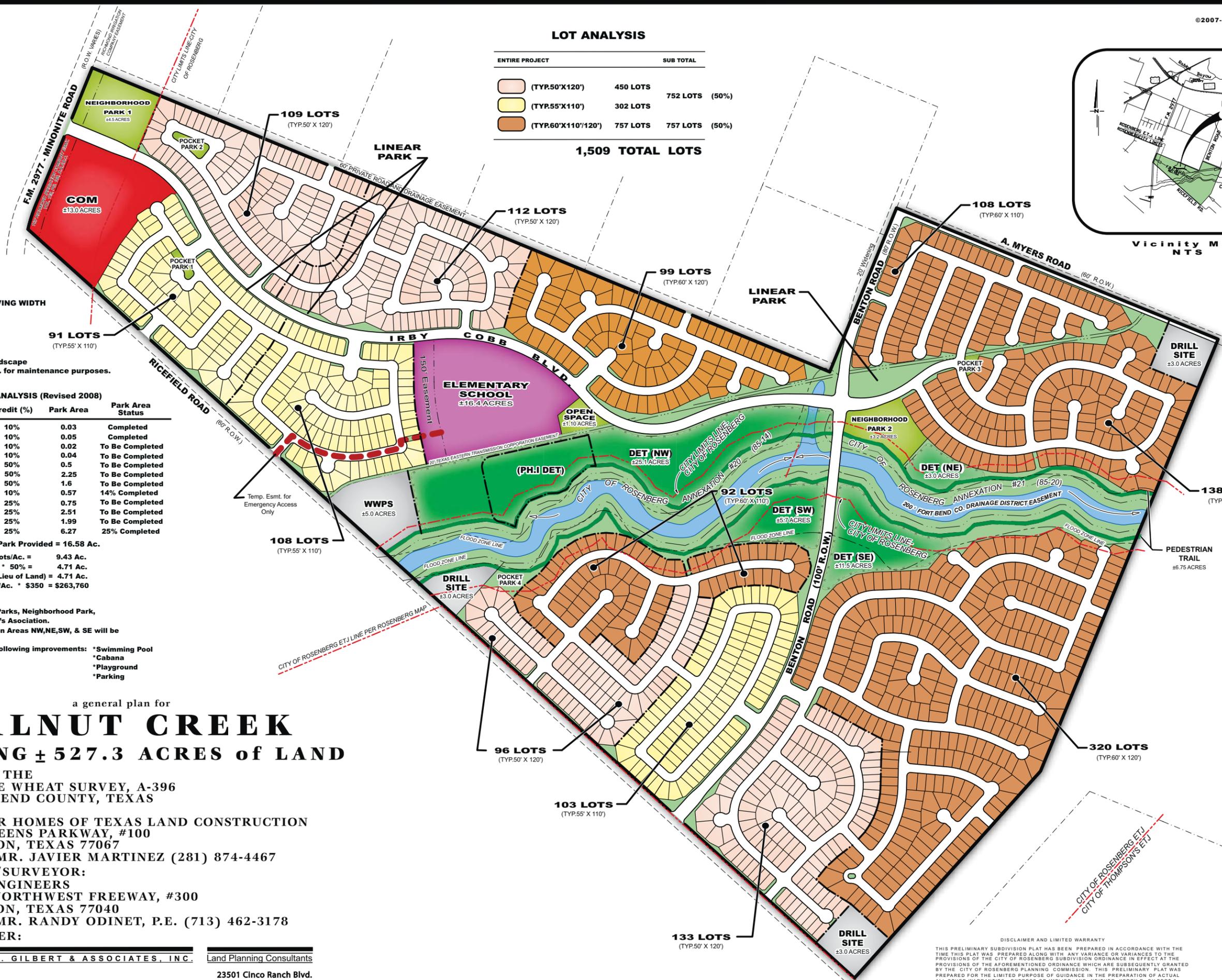
ENGINEER/SURVEYOR:
PATE ENGINEERS
13333 NORTHWEST FREEWAY, #300
HOUSTON, TEXAS 77040
ATTN: MR. RANDY ODINET, P.E. (713) 462-3178

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.

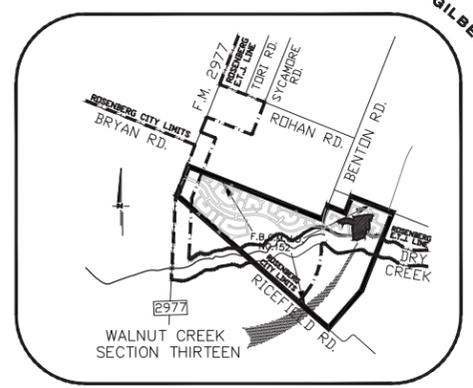
Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212



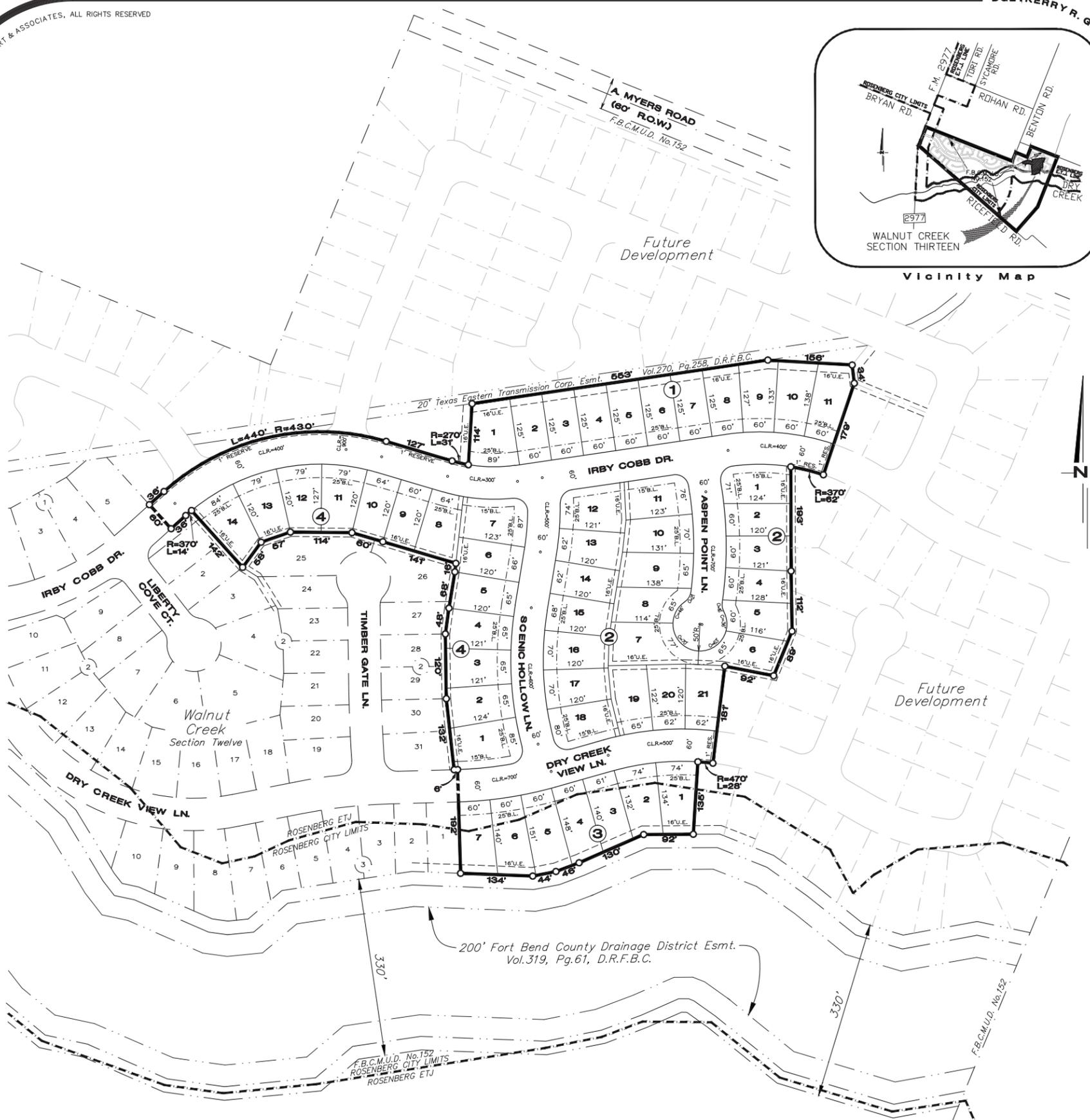
JANUARY 09, 2008
KGA #05504



DISCLAIMER AND LIMITED WARRANTY
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Vicinity Map



- GENERAL NOTE:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) "1' RES." INDICATES ONE FOOT RESERVE.

dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs assigns, or successors.

- 4.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 5.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE. ALL RADIAL LOTS HAVE A WIDTH OF FORTY FEET AT THE RIGHT OF WAY LINE.
- 6.) IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.48157C0220J, FORT BEND COUNTY, TEXAS MAP REVISED JANUARY 3, 1997, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN ZONE "X" AND IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
- 7.) ALL LOTS CONTAINED WITHIN THIS PRELIMINARY PLAT ARE HEREBY RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	53 LOTS
PUBLIC PARK REQUIREMENT:	53 LOTS/160=0.33 AC.
PUBLIC PARK DEDICATION:	0
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER. RECREATION SITE IS ±3.9 ACRES.	
NO. OF PLATTED LOTS THUS FAR (SEC.1,2,3,4,5,6,7,8,9,10,11,12&13)=630 LOTS.	
630/2 = 315 LOTS	
315 LOTS/160 = 1.97 ACRES OF CREDIT USED.	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION:	53 LOTS/2=27 LOTS
	27 LOTS X \$350.00/LOT=\$9,450,000

LOT WIDTH TABLE

WIDTH < 60'	0 LOTS (0%)
WIDTH ≥ 60'	53 LOTS (100%)
LOTS TOTAL:	53

LOT AREA SUMMARY

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT	LOT WIDTH AT B.L.						
1	89'	1	71'	1	74'	1	85'
2	60'	2	60'	2	74'	2	85'
3	60'	3	60'	3	61'	3	65'
4	60'	4	60'	4	60'	4	65'
5	60'	5	60'	5	60'	5	65'
6	60'	6	65'	6	60'	6	66'
7	60'	7	77'	7	60'	7	87'
8	60'	8	65'	8	64'	8	64'
9	60'	9	65'	9	60'	9	60'
10	60'	10	70'	10	64'	10	64'
11	60'	11	78'	11	79'	11	79'
		12	74'	12	79'	12	79'
		13	62'	13	79'	13	79'
		14	62'	14	84'	14	84'
		15	68'				
		16	70'				
		17	70'				
		18	80'				
		19	65'				
		20	62'				
		21	62'				

A PRELIMINARY PLAT OF WALNUT CREEK SECTION THIRTEEN

BEING 13.9± ACRES OF LAND CONTAINING 53 LOTS (60' X 120' TYP.) IN FOUR BLOCKS.

OUT OF THE WILEY MARTIN LEAGUE, A-56 FORT BEND COUNTY, TEXAS

OWNER:
LENNAR HOMES OF TEXAS LAND CONSTRUCTION
550 GREENS PARKWAY, #100
HOUSTON, TEXAS 77067
ATTN: MR. MARK JANIK (281) 875-1000

ENGINEER/SURVEYOR:
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13333 NORTHWEST FREEWAY, #300
HOUSTON, TEXAS 77040
ATTN: MR. CHAD ABRAM, P.E. (713) 462-3178

PLANNER:
BGE/KERRY R. GILBERT & ASSOCIATES

Land Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE: 1" = 100'
0 50 100 200
APRIL 01, 2015
KGA# 05504

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION ORDINANCE IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ROSENBERG PLANNING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER BGE/KERRY R. GILBERT & ASSOCIATES, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.



PLANNING COMMISSION COMMUNICATION

May 20, 2015

ITEM #	ITEM TITLE
9	Short Form Final Plat of Bridlewood Estates Section One

MOTION

Consideration of and action on a Short Form Final Plat of Bridlewood Estates, Section One Partial Replat One, being replat of lot 30 & 31, block 9, Bridlewood Estates, Section One (1), as recorded in Slide No. 1560/A & B, 1561/A & B and 1562/A & B, of the Plat Records of Fort Bend County, Texas; being a subdivision of 4.464 acres located in the Wiley Martin League, A-56 Fort Bend County, Texas.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Short Form Final Plat of Bridlewood Estates Section One.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	ETJ	N/A

SUPPORTING DOCUMENTS:

1. Short Form Final Plat of Bridlewood Estates Section One

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development
 City Engineer *CK*

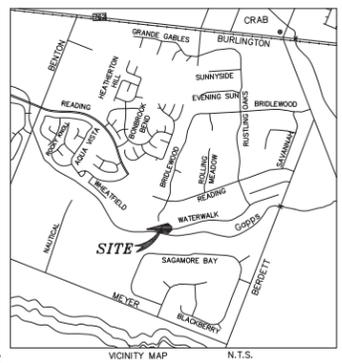
EXECUTIVE SUMMARY

The Short Form Final Plat of Bridlewood Estates Section One Partial Replat One is a proposed replat consisting of 4.464 acres and one (1) lot. The property is located on the cul-de-sac of Waterwalk Court and is centrally located in Bridlewood Estates. Specifically, it is in Section One, which was originally platted in 1997.

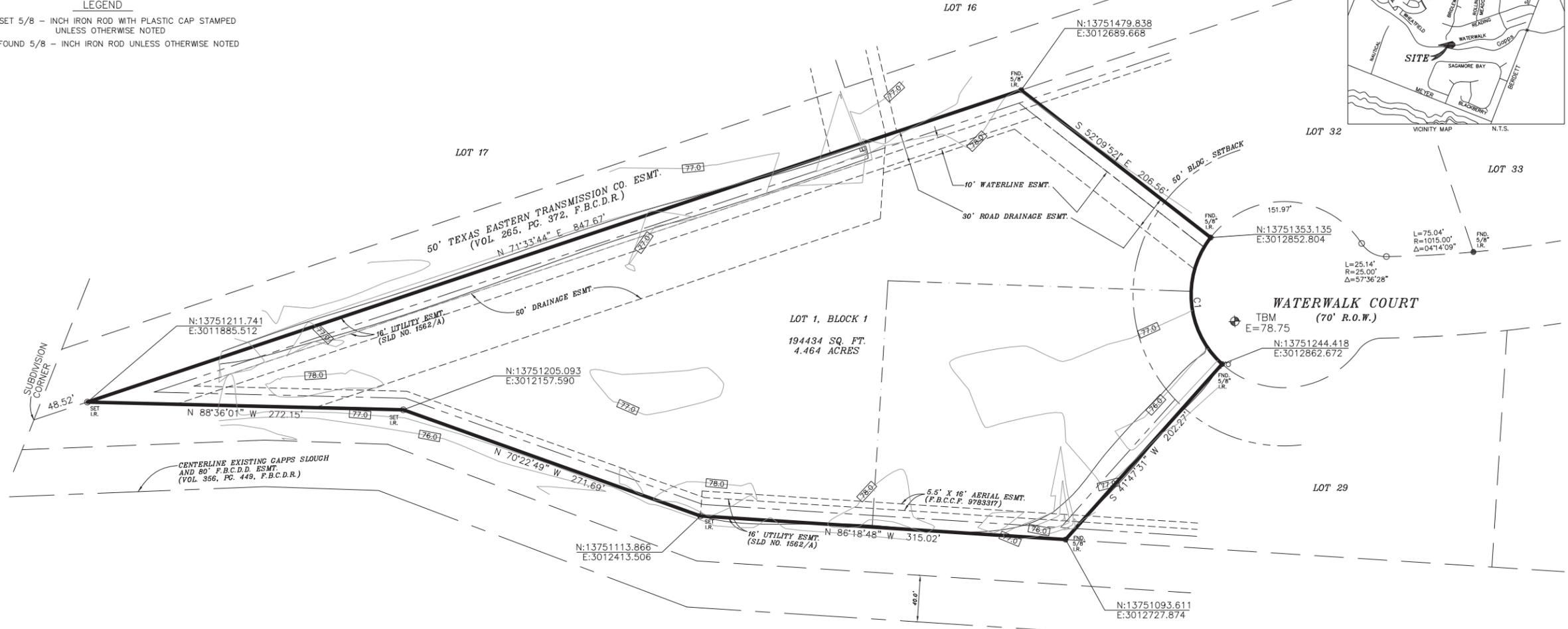
The purpose of this replat is simply to combine two (2) existing lots into one (1) so the property owner can construct a single residence that does not result in any encroachments on existing lot lines. The replat will also result in the relocation of easements. Acceptable documentation has been provided that the applicable entities for these easements, the Fort Bend County Drainage District and Quadvest Water Utility, do not object to the proposed replat.

Staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of Bridlewood Estates Section One.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	120.14'	109.16'	S 05°11'11" E	86°02'37"



- GENERAL NOTES**
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
 - BENCHMARK: AW5475, NAVD-88 ELEV. = 73.09 FEET (ADJUSTED). PROJECT BENCHMARK: PK NAIL SET IN FRONT OF LOT 1 OF BRIDLEWOOD ESTATE SECTION ONE PARTIAL REPLAT ONE (OLD LOT 30) ON ASPHALT. X = 302873.544 Y = 13751281.136 ELEV. = 78.75 FEET (NAVD 88 ADJUSTED).
 - ELEVATIONS USED FOR DRAINAGE CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAD-88 (1991 ADJ.).
 - THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY (FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 1571501038, EFFECTIVE DATE FEBRUARY 4, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - BRIDLEWOOD ESTATE SECTION ONE PARTIAL REPLAT ONE LIES WITHIN (SHADED OR UNSHADED IF APPLICABLE) ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0265L, DATED APRIL 2, 2014.
 - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS UNLESS OTHERWISE NOTED.
 - THE MINIMUM SLAB ELEVATION SHALL BE 81.50' ABOVE M.S.L., AS ESTABLISHED FOR BLOCK 9 ON THE ORIGINAL BRIDLEWOOD ESTATES SECTION ONE PLAT, OR TWO FEET ABOVE NATURAL GROUND, WHICHEVER IS HIGHER, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, TWENTY INCHES (20") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER.
 - ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOWING DURING INTENSE RAINFALL EVENTS.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
 - ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
 - THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID M40 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 0.9984482.
 - LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 20 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
 - THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS PONDING OF WATER SHOULD BE LIMITED TO OCCUR ONLY IN AREAS OF THE SUBDIVISION TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT. BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
 - ALL DRAINAGE EASEMENTS SHOWN ON THE FOREGOING SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR THE ADJACENT LOT OWNERS. HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES IF NECESSARY.
 - MAINTENANCE OF THE BRIDLEWOOD LAKE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.



I, YVETTE NADEAU, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 4.464 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF BRIDLEWOOD ESTATE SECTION ONE PARTIAL REPLAT ONE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNER DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, I (OR WE) DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS," AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED BY YVETTE NADEAU.
THIS _____ DAY OF _____, 2015.

BY: YVETTE NADEAU

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED YVETTE NADEAU, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, LUTHER J. DALY, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

LUTHER J. DALY
TEXAS REGISTRATION NO. 6150
FIRM REGISTRATION NO. 10190700
THIS SURVEY WAS CONTRACTED TO LUTHER J. DALY

PETE PAVLOVSKY, CHAIRMAN
WAYNE POLDRACK, SECRETARY

I, RICHARD W. STOLLEIS, THE FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONER'S COURT. NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS
THIS _____ DAY OF _____, 2015.

RICHARD MORRISON, COMMISSIONER, PRECINCT 1
GRADY PRESTAGE, COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT, COUNTY JUDGE
W.A. "ANDY" MEYERS, COMMISSIONER, PRECINCT 3
JAMES PATTERSON, COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FORGING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2015, AT _____ O'CLOCK _____, AND IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY FOR SAID COUNTY, WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BRIDLEWOOD ESTATE SECTION ONE PARTIAL REPLAT ONE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2015.

VINCENT M. MORALES, JR., MAYOR
LINDA CERNOSEK, SECRETARY

285' WIDE ESMT. IS HEREBY DEDICATED TO F.B.C.D.D. FOR FUTURE WIDENING OF GAPPS SLOUGH (SLD NO. 1562/A)

BRIDLEWOOD ESTATES, SECTION ONE PARTIAL REPLAT ONE

BEING REPLAT OF LOT 30 & 31, BLOCK 9, BRIDLEWOOD ESTATES, SECTION ONE (1), AS RECORDED IN SLIDE NO. 1560/A & B, 1561/A & B AND 1562/A & B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

BEING A SUBDIVISION OF 4.464 ACRES LOCATED IN THE WILEY MARTIN LEAGUE, A-56 FORT BEND COUNTY, TEXAS

DATE: JANUARY 30, 2015
OWNER:
YVETTE NADEAU
9902 KENT TOWNE LANE
SUGAR LAND, TEXAS 77498
PH: 281-242-4476

PREPARED BY:



REASON FOR THE PLAT:
TO COMBINE TWO LOTS TO MAKE RESIDENTIAL 1 LOT - 1 BLOCK - 0 RESERVE

LUTHER J. DALY,
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6150
THIS SURVEY WAS CONTRACTED TO LUTHER J. DALY

9889 BELLAIRE BLVD, SUITE 118,
PHONE: 281-940-8869
LUTHER J. DALY, R.P.L.S.



PLANNING COMMISSION COMMUNICATION

May 20, 2015

ITEM #	ITEM TITLE
10	Final Plat of Macer Reserves

MOTION

Consideration of and action on a Final Replat of Macer Reserves, being a partial replat of Reserve "C" of Kwikrose Commercial Park (Slide No. 1436/A; Plat Records of Fort Bend County, Texas) together with a portion of a call 5.00 acre tract of land (Fort Bend County Clerk's File No. 2007074320), both being in the Henry Scott Survey, Abstract No. 83, and being a replat of Reserve "C" of Deedco Subdivision No. 19 (Slide No. 1357/A; Plat Records of Fort Bend County, Texas) together with a call 0.216 acre tract of land (Fort Bend County Clerk's File No. 2003173704), both being in the J.D. Vermillion Survey, Abstract No. 341, all inclusive being in the City of Rosenberg, Fort Bend County, Texas; 0 lots, 2 reserves, 1 block.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Replat of Macer Reserves.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	4

SUPPORTING DOCUMENTS

1. Final Plat of Macer Reserves
2. Preliminary Plat of Macer Reserves – 12-17-14
3. Planning Commission Meeting Minute Excerpt – 12-17-14

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
 Executive Director of Community
 Development

Reviewed by:

Executive Director of Community Development

City Engineer *OK*

EXECUTIVE SUMMARY

The Final Plat of Macer Reserves consists of 7.885 acres and two (2) nonresidential reserves. It is a partial replat of Kwikrose Commercial Park and Deedco Subdivision No. 19. The Plat is located on the west side of State Highway 36, north of its intersection with Rice Street, and in the West Fort Bend Management District.

The Plat proposes to subdivide the 7.885 acres into two (2) reserves to accommodate future development of Reserve "A" (Reserve "B" has existing improvements). There are no issues with the proposed subdivision that conflict with City ordinances. Newly created reserves in the proposed subdivision will be subject to the West Fort Bend Management District's development standards as noted on the Plat.

A Public Hearing was held and the Planning Commission approved the Preliminary Plat of this subdivision on December 17, 2014. The proposed Final Plat is consistent with the approved Preliminary Plat and is in conformance with City ordinances. That said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Macer Reserves.

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF ROSENBERG

We, **MACER INTERESTS, LLC**, a Texas limited liability company, acting by and through **JAY KALLINA**, Managing Member, Owners of the 7.535 acre tract of Land described hereon as Reserve "A" and I, **JAY J. KALLINA**, individual, Owner of the 0.347 acre tract of Land described hereon as Reserve "B", Owners together of the 7.882 acre tract of Land described in the above and foregoing map of **MACER RESERVES**, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

IN TESTIMONY WHEREOF, **MACER INTERESTS, LLC**, a Texas limited liability company, has caused these presents to be signed by **JAY KALLINA**, Managing Member, thereunto authorized this _____ day of _____, 2015, and IN TESTIMONY WHEREOF, witness my hand, **JAY J. KALLINA**, this _____ day of _____, 2015.

MACER INTERESTS, LLC
a Texas limited liability company

By: Jay Kallina
Managing Member

JAY J. KALLINA
Individual

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Jay Kallina, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ day of _____, 2015.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Jay J. Kallina, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ day of _____, 2015.

Notary Public in and for the State of Texas

PLANNING COMMISSION APPROVAL

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of **MACER RESERVES** in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the

recording of this plat this _____ day of _____, 2015.

Pete Pavlovsky, Chairman
Wayne Poldrack, Secretary

CITY COUNCIL APPROVAL

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of **MACER RESERVES** in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this

plat this _____ day of _____, 2015.

Vincent M. Morales, Jr., Mayor
Linda Cernosek, City Secretary

I, Brad L. Schodek, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby state that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) rods having an outside diameter of not less than five-eighths (5/8) inch except as noted hereon.

Brad L. Schodek
Registered Professional Land Surveyor
Texas Registration No. 6430

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2015.

AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: _____
DEPUTY

SUBDIVISION NOTES:

1.) B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.

2.) ELEVATION REFERENCE & TEMPORARY BENCHMARKS:

ELEVATION REFERENCE: N.G.S. L-1219 1973 [PID AW4798] - FOUND BRASS DISK SET VERTICALLY IN NORTH BRICK WALL OF THE FIRST BAPTIST CHURCH BUILDING ON THE EAST SIDE OF STATE HIGHWAY No. 36 (FIRST STREET) AT THE SOUTH SIDE OF F.M. 1640 (AVENUE J). ELEVATION = 106.14' (NAVD88)

3.) PROJECT BENCHMARK: SET BRASS DISK IN CONCRETE FOR NORTHEAST CORNER OF ORIGINAL RESERVE "C" OF DEEDCO SUBDIVISION No. 19 & FOR SOUTHEAST CORNER OF ORIGINAL CALL 0.216 TRACT.
X = 2,983,193.00'
Y = 13,756,366.68' ELEVATION = 95.50' (NAVD88)

4.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NVD-88 (1991 ADJ.)

5.) THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG, FORT BEND COUNTY AND WEST FORT BEND MANAGEMENT DISTRICT REQUIREMENTS.

6.) THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PREPARED BY STEWART TITLE COMPANY DATED APRIL 7, 2015 (FILE NO. 1515746813). THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

7.) THIS PLAT LIES WHOLLY WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE WEST FORT BEND MANAGEMENT DISTRICT, THE CITY LIMITS OF ROSENBERG, AND FORT BEND COUNTY.

8.) ALL OF MACER RESERVES APPEARS TO LIE WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP NO. 4815700245L, MAPS REVISED APRIL 2, 2014).

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

10.) EXCEPT AS SHOWN HEREON, THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

11.) FIVE-EIGHTHS INCH (5/8") IRON RODS TWO FEET (2') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.

12.) THE MINIMUM SLAB ELEVATION FOR NEW CONSTRUCTION SHALL BE 98.0 FEET, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER.

13.) AS PER WEST FORT BEND MANAGEMENT DISTRICT DEVELOPMENT STANDARDS, ALL BUILDINGS SHALL BE SET BACK A MINIMUM OF FORTY FEET (40') FROM THE RIGHT-OF-WAY LINE OF STATE HIGHWAY 36, AND ALL BUILDINGS SHALL BE SET BACK A MINIMUM OF TEN FEET (10') FROM ALL SIDE AND REAR PROPERTY LINES. AS PER CITY OF ROSENBERG REQUIREMENTS, THIRTY FOOT (30') BUILDING SETBACKS ARE REQUIRED ABUTTING ANY RESIDENTIAL PROPERTY.

14.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

15.) THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE No. LZ3.

16.) ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.

17.) ALL BEARINGS AND COORDINATES DEPICTED HEREON ARE REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983 (SOUTH CENTRAL ZONE). ALL COORDINATES LISTED ARE GRID AND CAN BE BROUGHT TO SURFACE BY APPLYING A COMBINED SCALE FACTOR= 0.99986914288.

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

19.) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS: THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.

20.) SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT DEVELOPMENT STANDARDS, WEST FORT BEND MANAGEMENT DISTRICT REQUIRES A TREE SURVEY AND TREE PRESERVATION PLAN PRIOR TO REMOVAL OF ANY TREES 18 INCHES IN DIAMETER OR GREATER FROM PROPERTY. WEST FORT BEND MANAGEMENT DISTRICT SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION. SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG AND WEST FORT BEND MANAGEMENT DISTRICT FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

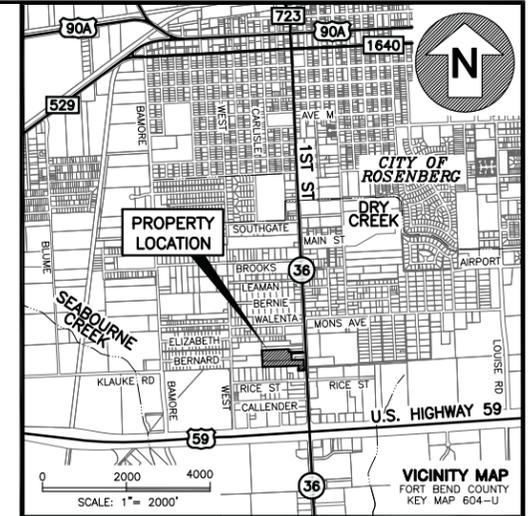
21.) THE RESERVES IN THIS SUBDIVISION ARE RESTRICTED TO NON-RESIDENTIAL USE.

22.) AN EXISTING METAL WAREHOUSE BUILDING ON RESERVE "B" OF THIS SUBDIVISION IS LOCATED WITHIN ONE FOOT (1.0') OF THE CURRENT TRACT SIDE AND REAR PROPERTY LINES, ENCRONES ON TO AND OVER THE PROPOSED TEN-FOOT (10') SIDE BUILDING LINES FOR THIS SUBDIVISION, AND ENCRONES ON TO AND OVER THE PROPOSED FORTY-FOOT (40') BUILDING LINE ALONG STATE HIGHWAY NO. 36 FOR THIS SUBDIVISION. ALL NEW CONSTRUCTION SHALL CONFORM TO SETBACK LINES AS SHOWN ON THIS PLAT AND AS ESTABLISHED BY ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION; HOWEVER, OWNER SHALL HAVE THE RIGHT TO REPAIR AND RENOVATE THIS EXISTING BUILDING.

23.) RESTRICTIONS FOR ORIGINAL RESERVE "C" OF KWIKROSE COMMERCIAL PARK: (SLIDE No. 1436/A; PLAT RECORDS OF FORT BEND COUNTY, TEXAS).

24.) RESTRICTIONS FOR ORIGINAL RESERVE "C" OF DEEDCO SUBDIVISION NO. 19: (SLIDE No. 1357/A; PLAT RECORDS OF FORT BEND COUNTY, TEXAS).

25.) AS PER WEST FORT BEND MANAGEMENT DISTRICT DEVELOPMENT STANDARDS, ALL SURFACE PARKING SHALL BE SET BACK A MINIMUM OF THIRTY-FIVE FEET (35') FROM THE RIGHT-OF-WAY LINE OF STATE HIGHWAY 36, AND ALL SURFACE PARKING SHALL BE SET BACK A MINIMUM OF SIX FEET (6') FROM ALL SIDE AND REAR PROPERTY LINES.



MACER RESERVES

A SUBDIVISION OF 7.882 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "C" OF KWIKROSE COMMERCIAL PARK (SLIDE No. 1436/A; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) TOGETHER WITH A PORTION OF A CALL 5.00 ACRE TRACT OF LAND (FORT BEND COUNTY CLERK'S FILE No. 2007074320), BOTH BEING IN THE HENRY SCOTT SURVEY, ABSTRACT No. 83, AND BEING A REPLAT OF RESERVE "C" OF DEEDCO SUBDIVISION No. 19 (SLIDE No. 1357/A; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) TOGETHER WITH A CALL 0.216 ACRE TRACT OF LAND (FORT BEND COUNTY CLERK'S FILE No. 2003173704), BOTH BEING IN THE J.D. VERMILLION SURVEY, ABSTRACT No. 341, ALL INCLUSIVE BEING IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

0 LOTS 2 RESERVES 1 BLOCK
REASON FOR REPLAT: TO INCREASE THE SIZE OF TWO EXISTING RESERVES

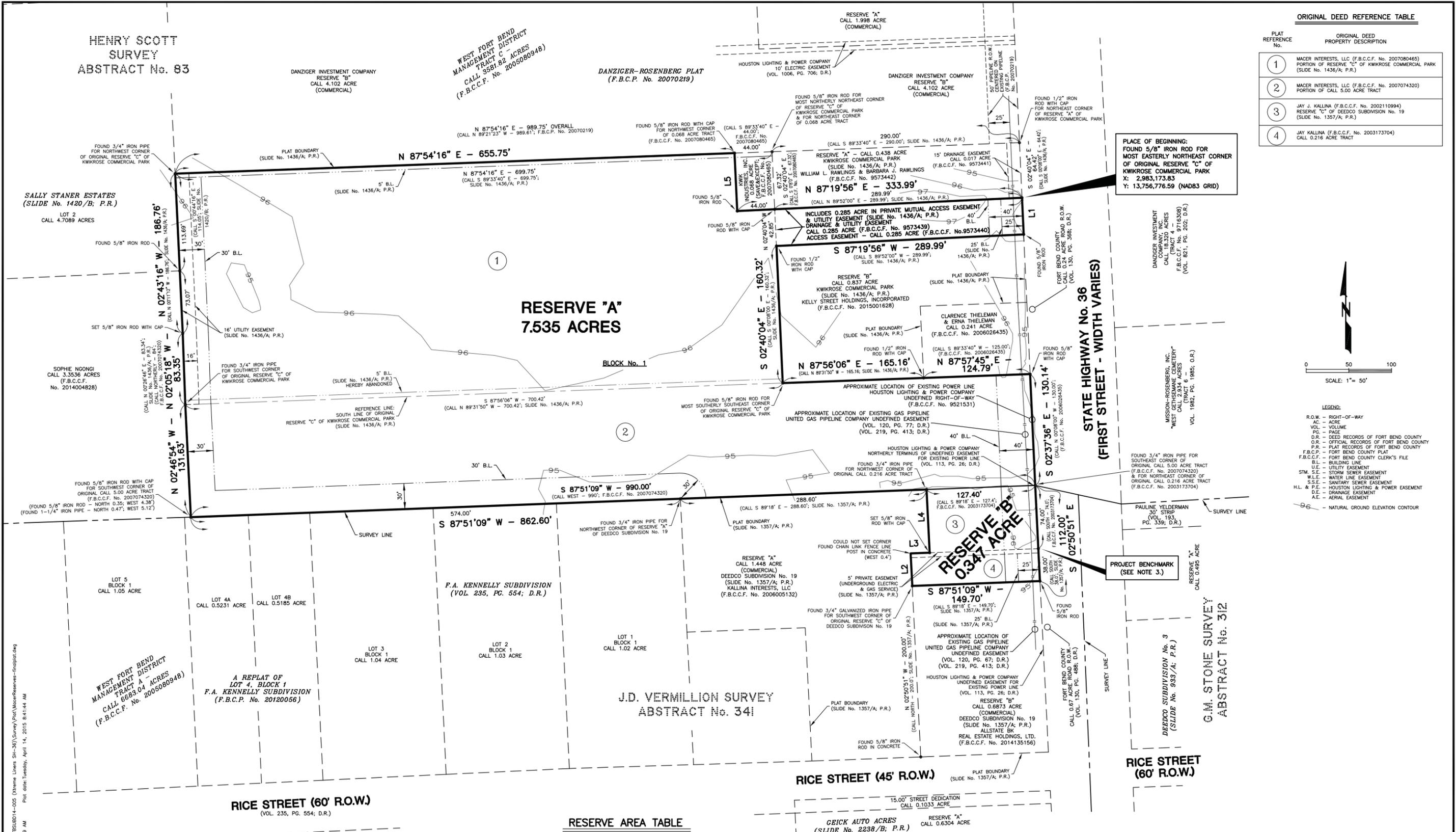
OWNERS AS TO RESERVE A (7.535 ACRES) MACER INTERESTS, LLC 3102 1ST STREET ROSENBERG, TEXAS 77471 c/o Mr. Jay KALLINA	OWNERS AS TO RESERVE B (0.347 ACRE) Mr. JAY J. KALLINA 3102 1ST STREET ROSENBERG, TEXAS 77471 (281) 850-8829	SURVEYOR AND ENGINEER KELLY R. KALUZA & ASSOCIATES, INC. CONSULTING ENGINEERS AND SURVEYORS ENGINEERING FIRM No. F-1339 TEXAS LICENSED SURVEYING FIRM No. 10010000 3014 AVENUE I ROSENBERG, TEXAS 77471 (281) 341-0808 bschodek@kellykaluza.com
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File Name: \\s:\p\l\Subdivision\2014\VEB\B011-005 (Extreme Lines SH-36) Survey\Plan\MacerReserves-Final.dwg
User: jkallina
Print Date: Tuesday, April 14, 2015 8:40:59 AM
Save Date: Tuesday, April 14, 2015 8:36:49 AM

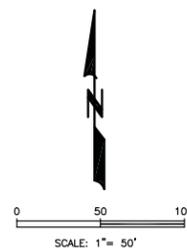
**HENRY SCOTT SURVEY
ABSTRACT No. 83**

ORIGINAL DEED REFERENCE TABLE

PLAT REFERENCE No.	ORIGINAL DEED PROPERTY DESCRIPTION
1	MACER INTERESTS, LLC (F.B.C.C.F. No. 2007080465) PORTION OF RESERVE "C" OF KWIKROSE COMMERCIAL PARK (SLIDE No. 1436/A; P.R.)
2	MACER INTERESTS, LLC (F.B.C.C.F. No. 2007074320) PORTION OF CALL 5.00 ACRE TRACT
3	JAY J. KALLINA (F.B.C.C.F. No. 2002110994) RESERVE "C" OF DEEDCO SUBDIVISION No. 19 (SLIDE No. 1357/A; P.R.)
4	JAY KALLINA (F.B.C.C.F. No. 2003173704) CALL 0.216 ACRE TRACT



PLACE OF BEGINNING:
 FOUND 5/8" IRON ROD FOR MOST EASTERLY NORTHEAST CORNER OF ORIGINAL RESERVE "C" OF KWIKROSE COMMERCIAL PARK
 X: 2,983,173.83
 Y: 13,756,776.59 (NAD83 GRID)



- LEGEND:**
- R.O.W. - RIGHT-OF-WAY
 - AC - ACRE
 - VOL. - VOLUME
 - PG. - PAGE
 - D.R. - DEED RECORDS OF FORT BEND COUNTY
 - O.R.P. - OFFICIAL RECORDS OF FORT BEND COUNTY
 - P.R. - PLAT RECORDS OF FORT BEND COUNTY
 - F.B.C.P. - FORT BEND COUNTY PLAT
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - B.L. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - S.T.M. - STORM SEWER EASEMENT
 - W.L.E. - WATER LINE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - H.L. & P.E. - HOUSTON LIGHTING & POWER EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - A.E. - AERIAL EASEMENT
 - - NATURAL GROUND ELEVATION CONTOUR

RESERVE AREA TABLE

RESERVE No.	RESTRICTED USE	ACREAGE	SQUARE FOOTAGE
RESERVE "A"	NON-RESIDENTIAL	7.535	328,209
RESERVE "B"	NON-RESIDENTIAL	0.347	15,115
TOTAL		7.882	343,324

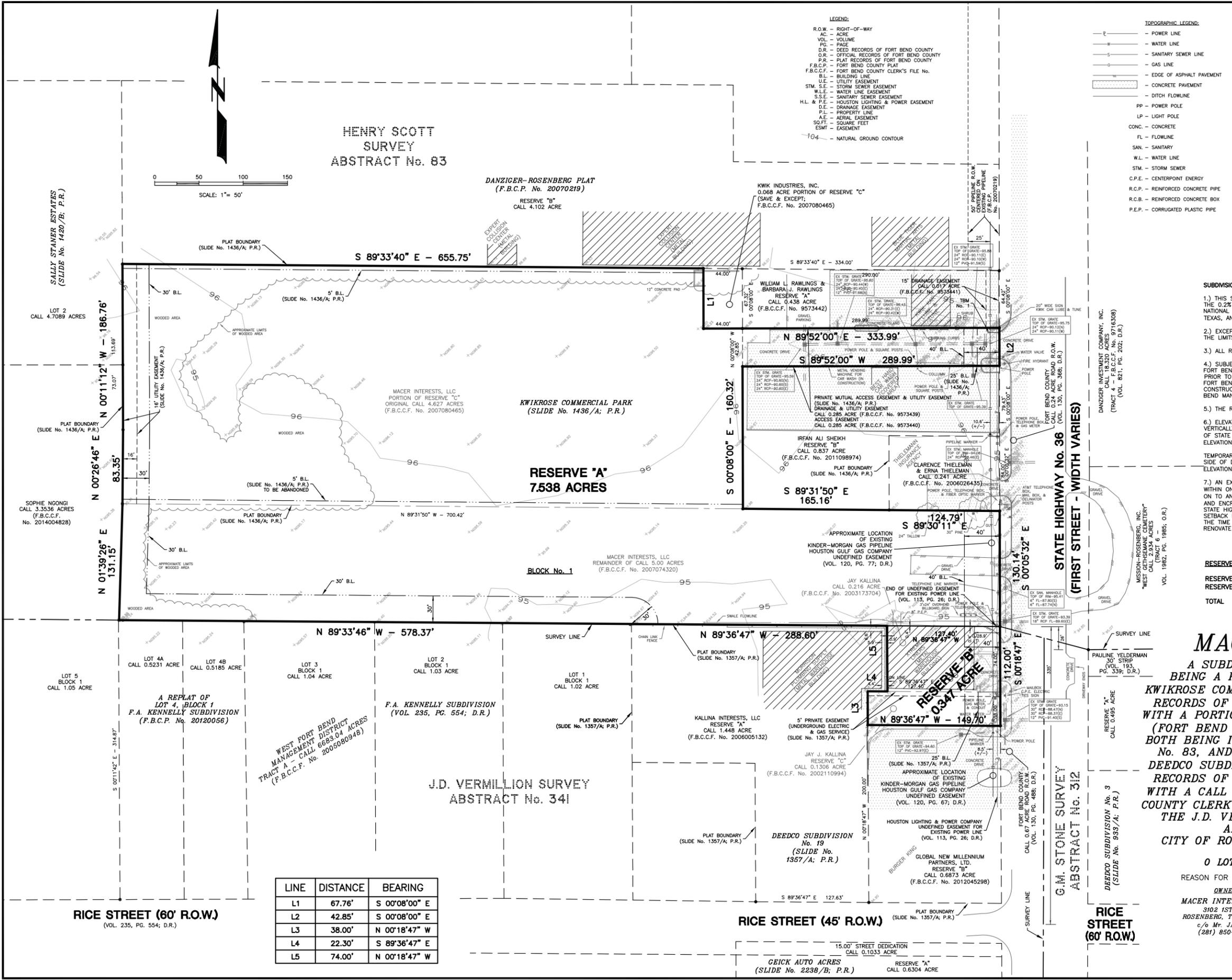
LINE	DISTANCE	BEARING
L1	42.85'	S 02°40'04" E
L2	38.00'	N 02°50'51" W
L3	22.30'	N 87°51'09" E
L4	74.00'	N 02°50'51" W
L5	67.76'	S 02°40'04" E

MACER RESERVES

SHEET 2 OF 2
 FEBRUARY 19, 2015
 REVISED: APRIL 14, 2015

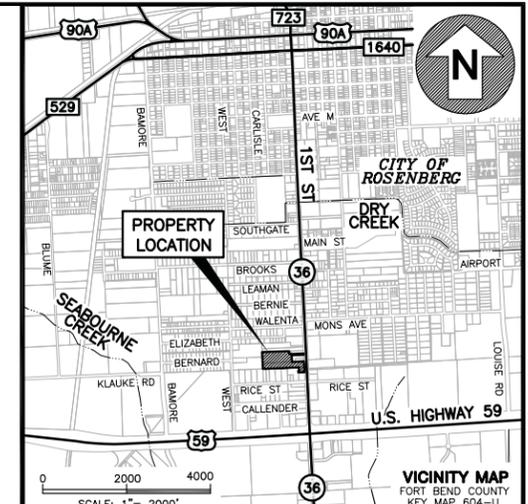
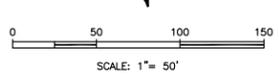
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 Scale: 1"=50'



- LEGEND:**
- R.O.W. - RIGHT-OF-WAY
 - AC - ACRE
 - VOL - VOLUME
 - PG - PAGE
 - D.R. - DEED RECORDS OF FORT BEND COUNTY
 - O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
 - P.R. - PLAT RECORDS OF FORT BEND COUNTY
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE No.
 - B.L. - BUILDING LINE
 - U.E. - UTILITY EASEMENT
 - STM. S.E. - STORM SEWER EASEMENT
 - W.L.E. - WATER LINE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - H.L. & P.E. - HOUSTON LIGHTING & POWER EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - P.L. - PROPERTY LINE
 - A.E. - AERIAL EASEMENT
 - SQ.FT. - SQUARE FEET
 - ESMT - EASEMENT
 - 104 - NATURAL GROUND CONTOUR

- TOPOGRAPHIC LEGEND:**
- P - POWER LINE
 - W - WATER LINE
 - S - SANITARY SEWER LINE
 - G - GAS LINE
 - A - EDGE OF ASPHALT PAVEMENT
 - C - CONCRETE PAVEMENT
 - D - DITCH FLOWLINE
 - PP - POWER POLE
 - LP - LIGHT POLE
 - CONC. - CONCRETE
 - FL - FLOWLINE
 - SAN. - SANITARY
 - W.L. - WATER LINE
 - STM. - STORM SEWER
 - C.P.E. - CENTERPOINT ENERGY
 - R.C.P. - REINFORCED CONCRETE PIPE
 - R.C.B. - REINFORCED CONCRETE BOX
 - P.E.P. - CORRUGATED PLASTIC PIPE



- SUBMISSION NOTES:**
- 1.) THIS SUBDIVISION APPEARS TO LIE WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP NO. 48157C0245L, MAPS REVISED APRIL 2, 2014).
 - 2.) EXCEPT AS SHOWN HEREON, THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - 3.) ALL RESERVES SHALL HAVE A MINIMUM OF TEN (10') FOOT SIDE BUILDING LINE.
 - 4.) SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT DEVELOPMENT STANDARDS, WEST FORT BEND MANAGEMENT DISTRICT REQUIRES A TREE SURVEY AND TREE PRESERVATION PLAN PRIOR TO REMOVAL OF ANY TREES 18 INCHES IN DIAMETER OR GREATER FROM PROPERTY. WEST FORT BEND MANAGEMENT DISTRICT SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION. SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG AND WEST FORT BEND MANAGEMENT DISTRICT FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 - 5.) THE RESERVES IN THIS SUBDIVISION ARE RESTRICTED TO NON-RESIDENTIAL USE.
 - 6.) ELEVATION REFERENCE: N.G.S. L-1219 1973 [PID AW4798] - FOUND BRASS DISK SET VERTICALLY IN NORTH BRICK WALL OF THE FIRST BAPTIST CHURCH BUILDING ON THE EAST SIDE OF STATE HIGHWAY NO. 36 (FIRST STREET) AT THE SOUTH SIDE OF F.M. 1640 (AVENUE J). ELEVATION= 106.14' (NAVD88)
 - 7.) AN EXISTING METAL WAREHOUSE BUILDING ON RESERVE "B" OF THIS SUBDIVISION IS LOCATED WITHIN ONE FOOT (1.0') OF THE CURRENT TRACT SIDE AND REAR PROPERTY LINES, ENCROACHES ON TO AND OVER THE PROPOSED TEN-FOOT (10') SIDE BUILDING LINES FOR THIS SUBDIVISION, AND ENCROACHES ON TO AND OVER THE PROPOSED FORTY-FOOT (40') BUILDING LINE ALONG STATE HIGHWAY NO. 36 FOR THIS SUBDIVISION. ALL NEW CONSTRUCTION SHALL CONFORM TO SETBACK LINES AS SHOWN ON THIS PLAT AND AS ESTABLISHED BY ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION; HOWEVER, OWNER SHALL HAVE THE RIGHT TO REPAIR AND RENOVATE THIS EXISTING BUILDING.

AREA TABLE

RESERVE No.	RESTRICTED USE	ACREAGE	SQUARE FOOTAGE
RESERVE "A"	NON-RESIDENTIAL	7.885	328,351
RESERVE "B"	NON-RESIDENTIAL	0.347	15,115
TOTAL		7.885	343,466

PRELIMINARY PLAT
MACER RESERVES
 A SUBDIVISION OF 7.885 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "C" OF KWIKROSE COMMERCIAL PARK (SLIDE No. 1436/A; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) TOGETHER WITH A PORTION OF A CALL 5.00 ACRE TRACT OF LAND (FORT BEND COUNTY CLERK'S FILE No. 2007074320), BOTH BEING IN THE HENRY SCOTT SURVEY, ABSTRACT No. 83, AND BEING A REPLAT OF RESERVE "C" OF DEEDCO SUBDIVISION No. 19 (SLIDE No. 1357/A; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) TOGETHER WITH A CALL 0.216 ACRE TRACT OF LAND (FORT BEND COUNTY CLERK'S FILE No. 2003173704), BOTH BEING IN THE J.D. VERMILLION SURVEY, ABSTRACT No. 341, ALL INCLUSIVE BEING IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

0 LOTS 2 RESERVES 1 BLOCK
 REASON FOR REPLAT: TO INCREASE THE SIZE OF TWO EXISTING RESERVES

OWNERS
 MACER INTERESTS, LLC
 3102 1ST STREET
 ROSENBERG, TEXAS 77471
 c/o Mr. JAY KALLINA
 (281) 850-8529

SURVEYOR AND ENGINEER
 KELLY R. KALUZA & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 ENGINEERING FIRM No. P-1939
 TEXAS LICENSED SURVEYING FIRM No. 10010000
 3014 AVENUE B
 ROSENBERG, TEXAS 77471
 (281) 341-0808
 bschodek@kellykaluza.com

NOVEMBER 20, 2014
 REVISED: DECEMBER 1, 2014

SHEET 1 OF 1

LINE	DISTANCE	BEARING
L1	67.76'	S 00°08'00" E
L2	42.85'	S 00°08'00" E
L3	38.00'	N 00°18'47" W
L4	22.30'	S 89°36'47" E
L5	74.00'	N 00°18'47" W

RICE STREET (60' R.O.W.)
 (VOL. 235, PG. 554; D.R.)

RICE STREET (45' R.O.W.)
 (SLIDE No. 1357/A; P.R.)

RICE STREET (60' R.O.W.)

GEICK AUTO ACRES
 (SLIDE No. 2238/B; P.R.)

RESERVE "A"
 CALL 0.6304 ACRE

conflict with City ordinances. However, a public hearing is required for replats per state law and City ordinance. Therefore staff recommends that the Planning Commission hold the required public hearing on the Preliminary Plat of Macer Reserves before taking action on the Plat.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.

Chairperson Pavlovsky opened the public hearing at 4:05 p.m. After two calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 4:05 p.m.

3. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF MACER RESERVES, A SUBDIVISION OF 7.885 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "C" OF KWIKROSE COMMERCIAL PARK (SLIDE NO. 1436/A; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) TOGETHER WITH A PORTION OF A CALL 5.00 ACRE TRACT OF LAND (FORT BEND COUNTY CLERK'S FILE NO. 2007074320), BOTH BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, AND BEING A REPLAT OF RESERVE "C" OF DEEDCO SUBDIVISION NO. 19 (SLIDE NO. 1357/A; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) TOGETHER WITH A CALL 0.216 ACRE TRACT OF LAND (FORT BEND COUNTY CLERK'S FILE NO. 2003173704), BOTH BEING IN THE J.D. VERMILLION SURVEY, ABSTRACT NO. 341, ALL INCLUSIVE BEING IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 0 LOTS, 2 RESERVES, 1 BLOCK.**

Executive Summary: As previously discussed, the Preliminary Plat of Macer Reserves consists of 7.885 acres and two (2) nonresidential reserves. It is a partial replat of Kwikrose Commercial Park and Deedco Subdivision No. 19. The Plat is located on the west side of State Highway 36, north of its intersection with Rice Street, and in the West Fort Bend Management District.

The Plat proposes to subdivide the 7.885 acres into two (2) reserves to accommodate future development of Reserve "A" (Reserve "B" has existing improvements). As discussed, there are no issues with the proposed subdivision that conflict with City ordinances. Newly created reserves in the proposed subdivision will be subject to the West Fort Bend Management District's development standards as noted on the Plat.

There being no issues in conflict with City ordinances, staff recommends approval of the Preliminary Plat of Macer Reserves.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Tanner stated that there is nothing to add to this item that was not covered in previous agenda item.
- Mr. Tanner recommend approval of the Preliminary Plat of Macer Reserves.
- Chairperson Pavlovsky inquired if there were any other questions.
- Commissioner Parsons inquired if there was any idea as to the land use.
- Mr. Tanner stated that two existing reserves to the north are being combined to make it more attractive for sale, and that it was previously discussed that the land would be used for office and warehouse development, but he is not certain of the type of development. Llarance Turner with Kelly Kaluza & Associates, Inc., may be able to tell more about specific plans for the tract of land.
- Commissioner Casias inquired about the access to the tract.
- Llarance Turner with Kelly R. Kaluza & Associates, Inc., spoke on behalf of Macer Reserves subdivision.
- Mr. Turner stated that the land does not have a designated use, but it will be used for commercial. Access to the subdivision is already provided through an existing access easement and driveway.
- Mr. Turner stated that public infrastructure is in place, including water, sanitary sewer and drainage.
- Mr. Turner asked if there were any other questions.
- Commissioner Pavlovsky thanked Mr. Turner for his presentation.
- Commissioner Poldrack asked Mr. Tanner what happens when property is only partially in the West Fort Bend Management District as far as the standards applying.
- Mr. Tanner replied that standards apply only to the improvements within the District and that the intent of staff is to work with property owners to reach a practical solution. Mr. Tanner stated that we have come across a few situations where part was in and part was out of the District.
- Commissioner Parsons commented that after 1000', a property owner does not have to comply.
- Mr. Tanner replied that Commissioner Parsons was correct.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Macer Reserves, a subdivision of 7.885 acres of land being a partial replat of Reserve "C" of Kwikrose Commercial Park (Slide No. 146/A; Plat Records of Fort Bend County, Texas) together with a portion of a call 5.00 acre tract of land (Fort Bend County Clerk's File No. 2007074320), both being in the Henry Scott Survey, Abstract

No. 83, and being a replat of Reserve "C" of Deedco Subdivision No. 19 (Slide No. 1357/A; Plat Records of Fort Bend County, Texas) together with a call 0.216 acre tract of land (Fort Bend County Clerk's File No. 2003173704), both being in the J.D. Vermillion Survey, Abstract No. 341, all inclusive being in the City of Rosenberg, Fort Bend County, Texas; 0 lots, 2 reserves, 1 block. The motion carried unanimously.

4. **CONSIDERATION OF AND ACTION ON A FINAL PLAT OF BONBROOK PLANTATION NORTH SECTION FOURTEEN, A SUBDIVISION OF 23.506 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 60 LOTS, 4 RESERVES (5.150 ACRES), 1 BLOCK.**

Executive Summary: The Final Plat of Bonbrook Plantation North Section Fourteen is located off of Reading Road, east of its intersection with Benton Road in the northwest part of Bonbrook Plantation. The proposed Plat contains 23.506 acres, 60 residential lots, and four (4) reserves consisting of 5.150 acres.

The proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the revised Land Plan for Bonbrook Plantation, which the Planning Commission recently approved on August 20, 2014. The amended Land Plan was submitted to City Council as an Amendment to the Development Agreement (Exhibit "C") for their consideration on December 16, 2014.

In addition to the revised Land Plan, the Planning Commission approved the Preliminary Plat of this subdivision on October 15, 2014. The proposed Final Plat is not in conflict with any applicable regulations or with the approved Preliminary Plat. Staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Bonbrook Plantation North Section Fourteen.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired about the price range of the homes in the subdivision.
- Mr. Tanner replied that he was not sure of the price range.
- Commissioner Parsons inquired if this is the last section of Bonbrook.
- Mr. Tanner replied that Section 14 is the last section.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to recommend approval to City Council of the Final Plat of Bonbrook Plantation North Section Fourteen, a subdivision of 23.506 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 60 lots, 4 reserves (5.150 acres), 1 block. The motion carried unanimously.

5. **CONSIDERATION OF AND ACTION ON A FINAL PLAT OF COTTONWOOD SECTION THREE-C, A SUBDIVISION OF 8.368 ACRES OF LAND LOCATED IN THE S.A. STONE SURVEY NO. 10, A-392, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 41 LOTS, 1 RESERVE, 3 BLOCKS.**

Executive Summary: The Final Plat of Cottonwood Section Three-C consists of 8.368 acres and 41 residential lots. It is located off of Barton Creek and Pease River Lanes, immediately southwest of Cottonwood Section Three-B. The Plat is within the City Limits and located in Fort Bend County MUD No. 148.

All proposed lots are fifty feet (50') in width and a minimum of 6,000 square feet in size. The Land Plan was approved before the current standards relating to lot size. The Plat conforms to the approved Land Plan dated April 2003.

Previously, the Planning Commission has inquired about the overall number of lots in the Cottonwood development, the number that have been developed, and the number of lots remaining. The Land Plan for Cottonwood, dating back to 2003, provided for 629 total lots, most of which are fifty feet (50') in width. At this time 353 lots (or 56 percent) have been recorded. Looking at it another way, 438 lots (or 70 percent) have either been recorded or approved by the Planning Commission. Therefore approximately 191 lots (or 30 percent) remain to come before the Commission.

The Planning Commission approved the Preliminary Plat of this subdivision on November 19, 2014. There being no conflicts with applicable regulations or with the approved Preliminary Plat, staff recommends that the Commission recommend approval to City Council of the Final Plat of Cottonwood Section Three-C.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Tanner stated that the Planning Commission inquired about the number of lots developed in the Cottonwood development, as well as the number of lots remaining. Some research, dating back to 2003, was done prior to the meeting, and we found that the land plan provided for 629 total lots, most of which are 50' in width, which complied with the standards in effect at the time. There are 353 lots (56%) that have



PLANNING COMMISSION COMMUNICATION

May 20, 2015

ITEM #	ITEM TITLE
11	Final Plat of Stonecreek Estates Section One

MOTION

Consideration of and action on a Final Plat of Stonecreek Estates Section One, a subdivision of 76.47 acres of land out of the Wiley Martin Survey, A-56 Fort Bend County, Texas; 185 lots, 8 reserves, 9 blocks.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of Stonecreek Estates Section One.

MUD #	City/ETJ	ELECTION DISTRICT
184 (Stonecreek Estates)	Both	4

SUPPORTING DOCUMENTS:

1. Final Plat of Stonecreek Estates Section One
2. Preliminary Plat of Stonecreek Estates Section One
3. General Plan for Stonecreek Estates – 07-25-14 (Please refer to Agenda Item No. 4)
4. Planning Commission Meeting Minute Excerpt – 09-17-14
5. Planning Commission Meeting Minute Excerpt – 04-15-15

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *CK*

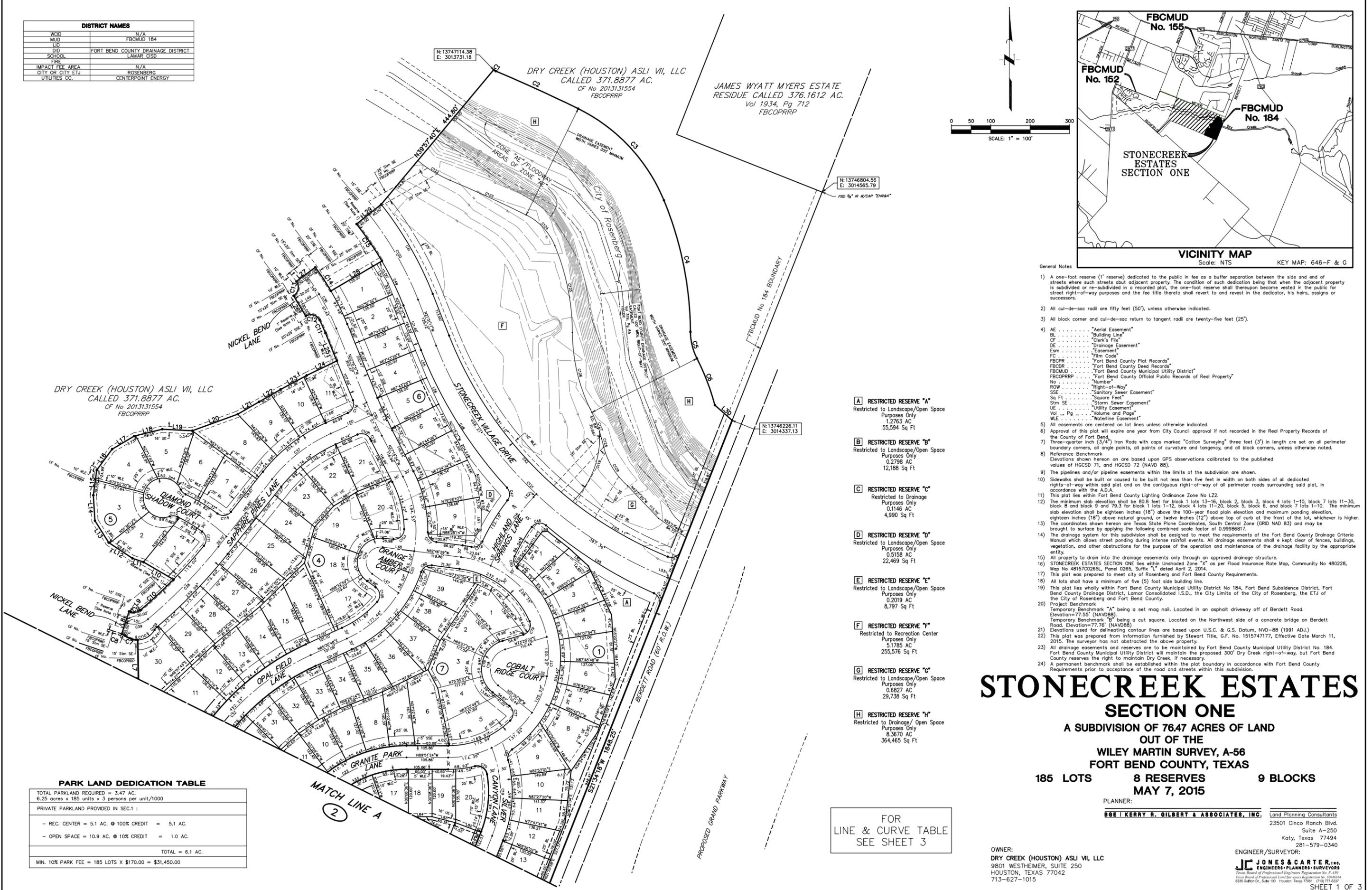
EXECUTIVE SUMMARY

The Final Plat of Stonecreek Estates Section One adjoins the Berdett Road right-of-way immediately south of Dry Creek. The subdivision is located in Fort Bend County Municipal Utility District No. 184, for which the Development and Utility Agreements were approved by City Council on August 26, 2014. The Planning Commission recommended approval of the Development Agreement and Land Plan on August 20. The Plat is located in the Extraterritorial Jurisdiction (ETJ) with the exception of a portion of the City Limits abutting Dry Creek.

The Plat consists of 76.47 acres and 185 single-family residential lots. Additionally, the Plat contains several acres in landscape reserves and an approximately 5.18-acre recreation center site that will receive credit toward meeting parkland dedication requirements. All proposed lots are a minimum of sixty feet (60') in width with some lots being substantially larger. The Plat complies with current City ordinances related to lot size and parkland dedication.

The Preliminary Plat of this subdivision was approved by the Planning Commission on September 17, 2014. Due to the expiration provisions in the ordinance, the Preliminary Plat approval was extended by the Planning Commission on April 15, 2015. Staff has reviewed and the proposed Final Plat appears to be in conformance with the approved Land Plan, Preliminary Plat, and with applicable City ordinances. Therefore it is recommended that the Planning Commission recommend approval to City Council of the Final Plat of Stonecreek Estates Section One.

DISTRICT NAMES	
WCID	N/A
MUD	FBCMUD 184
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	ROSENBERG
UTILITIES CO.	CENTERPOINT ENERGY



DRY CREEK (HOUSTON) ASLI VII, LLC
CALLED 371,8877 AC.
CF No. 2013131554
FBCOPRRP

JAMES WYATT MYERS ESTATE
RESIDUE CALLED 376.1612 AC.
Vol 1934, Pg 712
FBCOPRRP

PARK LAND DEDICATION TABLE

TOTAL PARKLAND REQUIRED = 3.47 AC.
6.25 acres x 185 units x 3 persons per unit/1000
PRIVATE PARKLAND PROVIDED IN SEC.1 :
- REC. CENTER = 5.1 AC. @ 100% CREDIT = 5.1 AC.
- OPEN SPACE = 10.9 AC. @ 10% CREDIT = 1.0 AC.
TOTAL = 6.1 AC.
MIN. 10% PARK FEE = 185 LOTS X \$170.00 = \$31,450.00

A RESTRICTED RESERVE "A"
Restricted to Landscape/Open Space
Purposes Only
1.2763 AC
55,594 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to Landscape/Open Space
Purposes Only
0.2798 AC
12,188 Sq Ft

C RESTRICTED RESERVE "C"
Restricted to Drainage
Purposes Only
0.1146 AC
4,990 Sq Ft

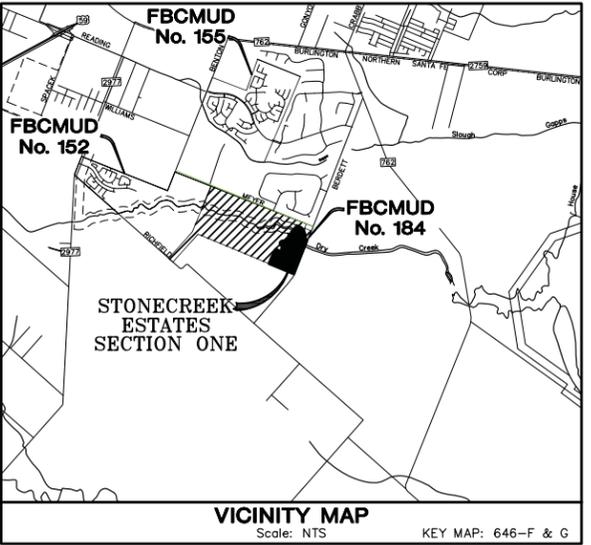
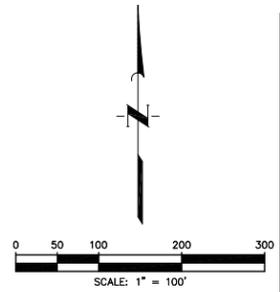
D RESTRICTED RESERVE "D"
Restricted to Landscape/Open Space
Purposes Only
0.5158 AC
22,469 Sq Ft

E RESTRICTED RESERVE "E"
Restricted to Landscape/Open Space
Purposes Only
0.2019 AC
8,797 Sq Ft

F RESTRICTED RESERVE "F"
Restricted to Recreation Center
Purposes Only
5.1785 AC
255,576 Sq Ft

G RESTRICTED RESERVE "G"
Restricted to Landscape/Open Space
Purposes Only
0.6827 AC
29,738 Sq Ft

H RESTRICTED RESERVE "H"
Restricted to Drainage/Open Space
Purposes Only
8.3670 AC
364,465 Sq Ft



VICINITY MAP
Scale: NTS
KEY MAP: 646-F & G

- General Notes
- 1) A one-foot reserve (1' reserve) dedicated to the public in fee as a buffer separation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns or successors.
 - 2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - 3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - 4) AE "Aerial Easement"
BL "Building Line"
CF "Clerk's File"
DE "Drainage Easement"
Esm "Easement"
FC "Film Code"
FBCDR "Fort Bend County Plat Records"
FBCDR "Fort Bend County Deed Records"
FBCMUD "Fort Bend County Municipal Utility District"
FBCOPRRP "Fort Bend County Official Public Records of Real Property"
No "Number"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
Stm SE "Storm Sewer Easement"
UE "Utility Easement"
Vol = Pg "Volume and Page"
WLE "Waterline Easement"
 - 5) All easements are centered on lot lines unless otherwise indicated.
 - 6) Approval of this plat will expire one year from City Council approval if not recorded in the Real Property Records of the County of Fort Bend.
 - 7) Three-quarter inch (3/4") Iron Rods with caps marked "Cotton Surveying" three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
 - 8) Reference Benchmark
Elevations shown hereon are based upon GPS observations calibrated to the published values of HGCS 71, and HGCS 72 (NAVD 88).
 - 9) The pipelines and/or pipeline easements within the limits of the subdivision are shown.
 - 10) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
 - 11) This plat lies within Fort Bend County Lighting Ordinance Zone No L22.
 - 12) The minimum slab elevation shall be 80.8 feet for block 1 lots 13-16, block 2, block 3, block 4 lots 1-10, block 7 lots 11-30, block 8 and block 9 and 79.5 feet for block 1 lots 1-12, block 4 lots 11-20, block 5, block 6, and block 7 lots 1-10. The minimum slab elevation shall be eighteen inches (18") above the 100-year flood plain elevation and maximum ponding elevation, eighteen inches (18") above natural ground, or twelve inches (12") above top of curb at the front of the lot, whichever is higher.
 - 13) The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (GRID NAD 83) and may be brought to surface by applying the following combined scale factor of 0.99986817.
 - 14) The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events. All drainage easements shall be clear of fences, buildings, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
 - 15) All property to drain into the drainage easements only through an approved drainage structure.
 - 16) STONECREEK ESTATES SECTION ONE lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Community No 480228, Map No 48157C0265L, Panel 0265, Suffix "L" dated April 2, 2014.
 - 17) This plat was prepared to meet city of Rosenberg and Fort Bend County Requirements.
 - 18) All lots shall have a minimum of five (5) foot side building line.
 - 19) This plat lies wholly within Fort Bend County Municipal Utility District No 184, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the City Limits of the City of Rosenberg, the ETJ of the City of Rosenberg and Fort Bend County.
 - 20) Project Benchmark
Temporary Benchmark "A" being a set mag nail. Located in an asphalt driveway off of Berdett Road.
Elevation=77.55' (NAVD88)
Temporary Benchmark "B" being a cut square. Located on the Northwest side of a concrete bridge on Berdett Road. Elevation=77.76' (NAVD88)
 - 21) Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NVD-88 (1991 ADJ.)
 - 22) This plat was prepared from information furnished by Stewart Title, G.F. No. 1515741777, Effective Date March 11, 2015. The surveyor has not abstracted the above property.
 - 23) All drainage easements and reserves are to be maintained by Fort Bend County Municipal Utility District No. 184, Fort Bend County Municipal Utility District will maintain the proposed 300' Dry Creek right-of-way, but Fort Bend County reserves the right to maintain Dry Creek, if necessary.
 - 24) A permanent benchmark shall be established within the plat boundary in accordance with Fort Bend County Requirements prior to acceptance of the road and streets within this subdivision.

STONECREEK ESTATES

SECTION ONE

A SUBDIVISION OF 76.47 ACRES OF LAND
OUT OF THE
WILEY MARTIN SURVEY, A-56
FORT BEND COUNTY, TEXAS
185 LOTS 8 RESERVES 9 BLOCKS
MAY 7, 2015

PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
281-579-0340

OWNER:
DRY CREEK (HOUSTON) ASLI VII, LLC
9801 WESTHEIMER, SUITE 250
HOUSTON, TEXAS 77042
713-627-1015

ENGINEER/SURVEYOR:
JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveyors Registration No. 198464
6335 Gulfon Dr., Suite 100 Houston, Texas 77061 (713) 777-6337

FOR
LINE & CURVE TABLE
SEE SHEET 3

FOR
LINE & CURVE TABLE
SEE SHEET 3

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4			BLOCK 5			BLOCK 6			BLOCK 7			BLOCK 8			BLOCK 9		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	60'	8,171	1	60'	7,886	1	75'	9,365	1	75'	10,813	1	70'	8,971	1	75'	11,187	1	75'	9,469	1	75'	14,505	1	75'	14,505
2	60'	9,023	2	61'	9,160	2	69'	10,572	2	75'	10,314	2	75'	10,314	2	60'	8,977	2	65'	8,469	2	65'	8,469	2	65'	8,469
3	60'	9,243	3	61'	9,404	3	73'	10,075	3	75'	10,254	3	75'	10,254	3	73'	9,754	3	76'	10,330	3	76'	10,330	3	76'	10,330
4	60'	9,265	4	61'	9,426	4	65'	10,194	4	65'	10,194	4	75'	10,125	4	87'	12,822	4	87'	14,081	4	87'	14,081	4	87'	14,081
5	60'	9,243	5	70'	7,562	5	65'	8,538	5	65'	8,538	5	65'	8,538	5	72'	9,804	5	72'	9,804	5	72'	9,804	5	72'	9,804
6	60'	9,265	6	60'	7,787	6	65'	8,125	6	65'	8,125	6	75'	10,158	6	60'	8,440	6	65'	8,670	6	65'	8,670	6	65'	8,670
7	60'	9,243	7	60'	7,890	7	65'	8,125	7	65'	8,125	7	65'	8,125	7	70'	9,099	7	70'	9,099	7	70'	9,099	7	70'	9,099
8	72'	13,118	8	60'	7,787	8	65'	8,415	8	65'	8,415	8	75'	11,741	8	70'	8,266	8	70'	8,266	8	70'	8,266	8	70'	8,266
9	77'	11,881	9	60'	7,719	9	65'	8,914	9	65'	8,914	9	75'	11,410	9	64'	7,481	9	70'	8,750	9	70'	8,750	9	70'	8,750
10	60'	9,946	10	62'	8,811	10	75'	10,300	10	75'	10,300	10	85'	8,999	10	85'	8,999	10	104'	11,262	10	104'	11,262	10	104'	11,262
11	60'	9,243	11	60'	9,432	11	77'	11,707	11	77'	11,707	11	85'	8,999	11	85'	8,999	11	105'	11,310	11	105'	11,310	11	105'	11,310
12	61'	8,838	12	60'	7,200	12	67'	8,856	12	67'	8,856	12	67'	8,856	12	85'	8,999	12	85'	8,999	12	85'	8,999	12	85'	8,999
13	60'	7,800	13	70'	8,285	13	67'	8,391	13	67'	8,391	13	67'	8,391	13	85'	8,999	13	85'	8,999	13	85'	8,999	13	85'	8,999
14	60'	9,265	14	63'	10,730	14	67'	8,423	14	67'	8,423	14	67'	8,423	14	87'	12,921	14	87'	12,921	14	87'	12,921	14	87'	12,921
15	60'	9,265	15	60'	8,129	15	67'	10,691	15	67'	10,691	15	67'	10,691	15	86'	9,145	15	73'	10,852	15	73'	10,852	15	73'	10,852
16	60'	9,265	16	66'	8,325	16	72'	12,875	16	72'	12,875	16	72'	12,875	16	86'	9,151	16	75'	9,373	16	75'	9,373	16	75'	9,373
17	70'	9,094	17	70'	9,094	17	84'	11,836	17	84'	11,836	17	84'	11,836	17	86'	9,032	17	86'	9,032	17	86'	9,032	17	86'	9,032
18	60'	7,097	18	60'	7,097	18	84'	13,829	18	84'	13,829	18	84'	13,829	18	60'	7,200	18	60'	7,200	18	60'	7,200	18	60'	7,200
19	60'	7,097	19	60'	7,097	19	83'	13,705	19	83'	13,705	19	83'	13,705	19	60'	7,200	19	60'	7,200	19	60'	7,200	19	60'	7,200
20	60'	7,097	20	60'	7,097	20	85'	12,812	20	85'	12,812	20	85'	12,812	20	60'	7,200	20	60'	7,200	20	60'	7,200	20	60'	7,200
21	60'	7,097	21	60'	7,097	21	85'	11,489	21	85'	11,489	21	85'	11,489	21	60'	7,200	21	60'	7,200	21	60'	7,200	21	60'	7,200
22	76'	13,148	22	76'	13,148	22	96'	11,797	22	96'	11,797	22	96'	11,797	22	60'	7,200	22	60'	7,200	22	60'	7,200	22	60'	7,200
23	79'	15,013	23	79'	15,013	23	93'	11,151	23	93'	11,151	23	93'	11,151	23	60'	7,200	23	60'	7,200	23	60'	7,200	23	60'	7,200
24	70'	8,245	24	70'	8,245	24	75'	10,930	24	75'	10,930	24	75'	10,930	24	60'	7,200	24	60'	7,200	24	60'	7,200	24	60'	7,200
25	75'	10,000	25	75'	10,000	25	75'	12,229	25	75'	12,229	25	75'	12,229	25	60'	7,200	25	60'	7,200	25	60'	7,200	25	60'	7,200
26	74'	15,861	26	74'	15,861	26	75'	11,780	26	75'	11,780	26	75'	11,780	26	60'	7,200	26	60'	7,200	26	60'	7,200	26	60'	7,200
27	72'	12,457	27	75'	11,179	27	75'	11,179	27	75'	11,179	27	75'	11,179	27	60'	7,200	27	60'	7,200	27	60'	7,200	27	60'	7,200
28	75'	9,303	28	75'	9,303	28	75'	10,336	28	75'	10,336	28	75'	10,336	28	60'	7,200	28	60'	7,200	28	60'	7,200	28	60'	7,200
29	75'	10,260	29	75'	10,260	29	75'	10,260	29	75'	10,260	29	75'	10,260	29	60'	7,200	29	60'	7,200	29	60'	7,200	29	60'	7,200
30	87'	15,237	30	87'	15,237	30	87'	15,237	30	87'	15,237	30	87'	15,237	30	60'	7,200	30	60'	7,200	30	60'	7,200	30	60'	7,200
31	70'	10,890	31	70'	10,890	31	70'	10,890	31	70'	10,890	31	70'	10,890	31	60'	7,200	31	60'	7,200	31	60'	7,200	31	60'	7,200
32	60'	8,171	32	60'	8,171	32	60'	8,171	32	60'	8,171	32	60'	8,171	32	60'	8,171	32	60'	8,171	32	60'	8,171	32	60'	8,171
33	60'	8,171	33	60'	8,171	33	60'	8,171	33	60'	8,171	33	60'	8,171	33	60'	8,171	33	60'	8,171	33	60'	8,171	33	60'	8,171
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36	60'	8,171	36	60'	8,171	36	60'	8,171	36	60'	8,171	36	60'	8,171	36	60'	8,171	36	60'	8,171	36	60'	8,171	36	60'	8,171
37	60'	8,171	37	60'	8,171	37	60'	8,171	37	60'	8,171	37	60'	8,171	37	60'	8,171	37	60'	8,171	37	60'	8,171	37	60'	8,171
38	60'	8,171	38	60'	8,171	38	60'	8,171	38	60'	8,171	38	60'	8,171	38	60'	8,171	38	60'	8,171	38	60'	8,171	38	60'	8,171
39	60'	8,171	39	60'	8,171	39	60'	8,171	39	60'	8,171	39	60'	8,171	39	60'	8,171	39	60'	8,171	39	60'	8,171	39	60'	8,171

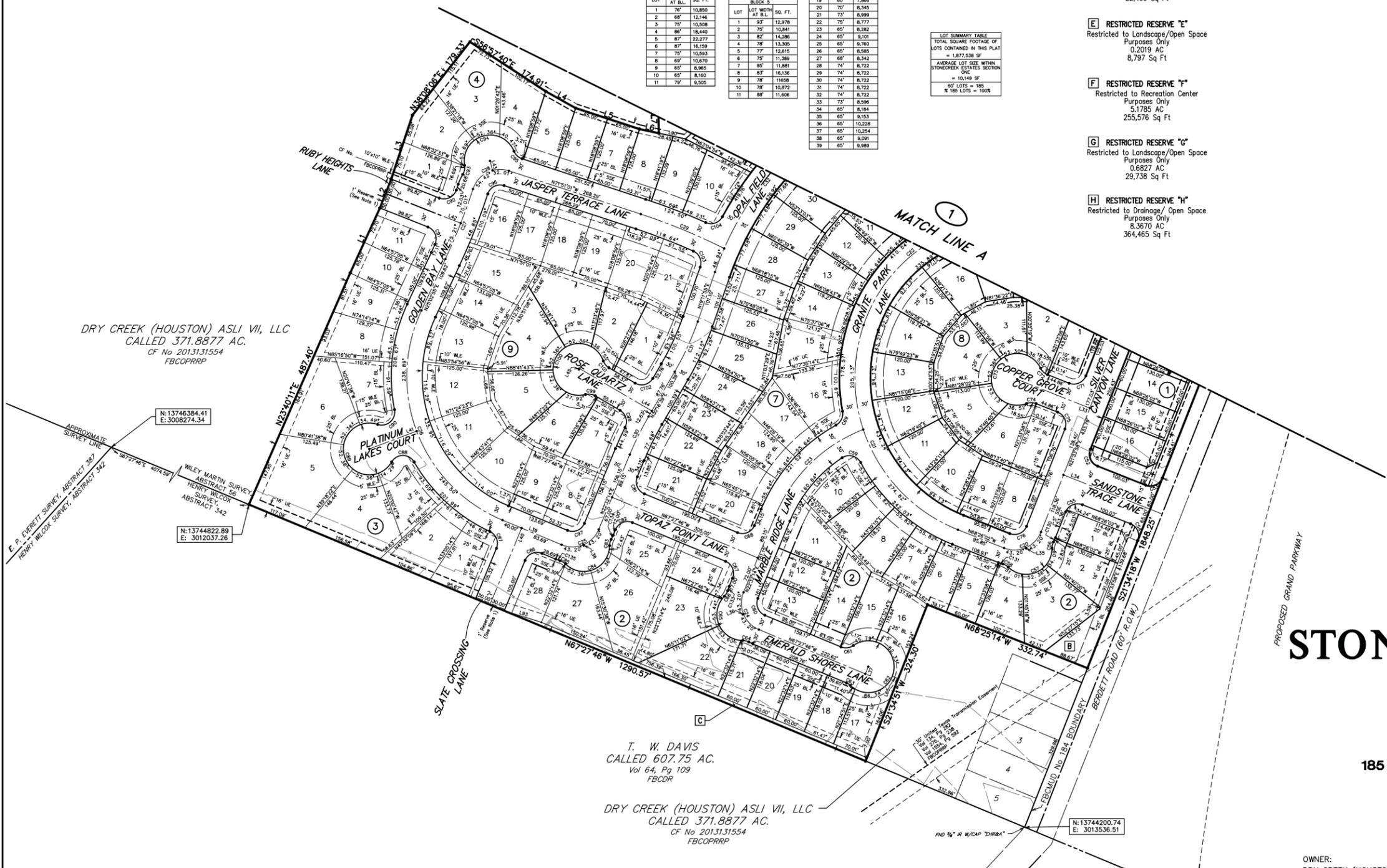
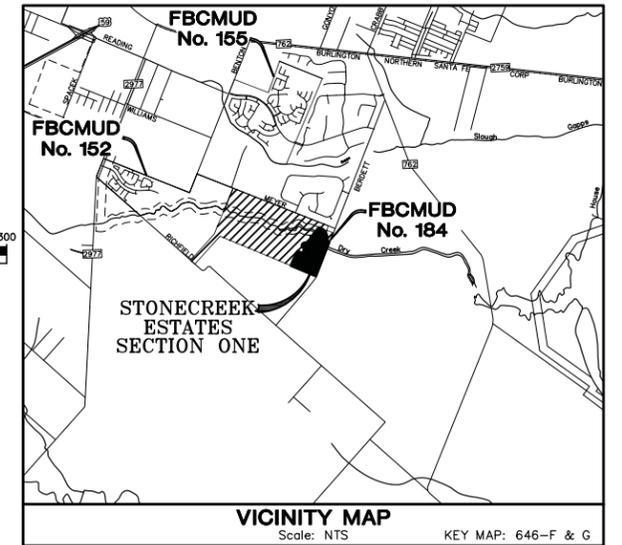
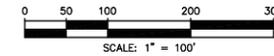
LOT SUMMARY TABLE

TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT = 1,877,538 SF

AVERAGE LOT SIZE WITHIN STONECREEK ESTATES SECTION ONE = 10,149 SF

60' LOTS = 185

75' LOTS = 1008



DRY CREEK (HOUSTON) ASLI VII, LLC
CALLED 371.8877 AC.
CF No 2013131554
FBCOPRRP

N: 13746384.41
E: 3008274.34

N: 13744822.89
E: 3012037.26

T. W. DAVIS
CALLED 607.75 AC.
Vol 64, Pg 109
FBCDR

DRY CREEK (HOUSTON) ASLI VII, LLC
CALLED 371.8877 AC.
CF No 2013131554
FBCOPRRP

N: 13744200.74
E: 3013536.51

A RESTRICTED RESERVE "A"
Restricted to Landscape/Open Space
Purposes Only
1,276.3 AC
55,594 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to Landscape/Open Space
Purposes Only
0.2798 AC
12,188 Sq Ft

C RESTRICTED RESERVE "C"
Restricted to Drainage
Purposes Only
0.1146 AC
4,990 Sq Ft

D RESTRICTED RESERVE "D"
Restricted to Landscape/Open Space
Purposes Only
0.5158 AC
22,469 Sq Ft

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Restricted to Landscape/Open Space
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0.2019 AC
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Restricted to Recreation Center
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Restricted to Landscape/Open Space
Purposes Only
0.6827 AC
29,738 Sq Ft

H RESTRICTED RESERVE "H"
Restricted to Drainage/ Open Space
Purposes Only
8.3670 AC
364,465 Sq Ft

- JASON M. SAFIER
CALLED 0.20 AC.
(EXHIBIT "A")
CF No 2013143404
FBCOPRRP
- MICHAEL WANG
CALLED 0.20 AC.
(EXHIBIT "A")
CF No 2013143403
FBCOPRRP
- CHRISTINE TURNER
CALLED 0.20 AC.
(EXHIBIT "A")
CF No 2013143402
FBCOPRRP
- KIMLINH TRAN
CALLED 0.20 AC.
(EXHIBIT "A")
CF No 2013143401
FBCOPRRP
- JAMES KOBY GIDNEY
CALLED 0.20 AC.
(EXHIBIT "A")
CF No 2013143400
FBCOPRRP

STONECREEK ESTATES SECTION ONE

A SUBDIVISION OF 76.47 ACRES OF LAND

OUT OF THE
WILEY MARTIN SURVEY, A-56
FORT BEND COUNTY, TEXAS

185 LOTS 8 RESERVES 9 BLOCKS

MAY 7, 2015

PLANNER:
GRIFFIN R. GILBERT & ASSOCIATES, INC. Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
281-579-0340

OWNER:
DRY CREEK (HOUSTON) ASLI VII, LLC
9801 WESTHEIMER, SUITE 250
HOUSTON, TEXAS 77042
713-627-1015

ENGINEER/SURVEYOR:
JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveyors Registration No. 19846184
8335 Gulfon Dr., Suite 100 Houston, Texas 77061 (713) 777-5337

STATE OF TEXAS §
 COUNTY OF FORT BEND §
 CITY OF ROSENBERG §

We, Dry Creek (Houston) ASU VI, LLC, by Avanti Properties Group II, L.L.P., a Delaware limited liability partnership, its general partner, by Avanti Management Corporation, a Florida corporation, its general partner, acting by and through Andrew Dubill, its Vice President, owners of the 76.47 tract described in the above and foregoing map of STONECREEK ESTATES SECTION ONE, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, We do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, We do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon (or the placement of mobile homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, I (or we) do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby certify that I am (or we are) the owner(s) of all property immediately adjacent to the boundaries of the above and foregoing subdivision of STONECREEK ESTATES SECTION ONE where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

IN TESTIMONY WHEREOF, the Dry Creek (Houston) ASU VI, LLC has caused these presents to be signed by Andrew Dubill, its Vice President, hereunto authorized, this _____ day of _____, 20_____.

DRY CREEK (HOUSTON) ASU VI, LLC

By: Avanti Properties Group II, L.L.P.,
 a Delaware limited liability partnership,
 its general partner

By: Avanti Management Corporation,
 a Florida corporation,
 its general partner

By: Andrew Dubill, Vice President

STATE OF FLORIDA §
 COUNTY OF ORANGE §

BEFORE ME, the undersigned authority, on this day personally appeared Andrew Dubill, Vice President of Avanti Management Corporation known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Public in and for the State of Texas

Print Name

My Commission expires:

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of STONECREEK ESTATES SECTION ONE in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording

of this plat this _____ day of _____, 20_____.

Pete Pavlovsky, Chairman

Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of STONECREEK ESTATES SECTION ONE in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this plat this _____ day of _____, 20_____.

Vincent M. Morales, Jr., Mayor

Linda Cernosek, City Secretary

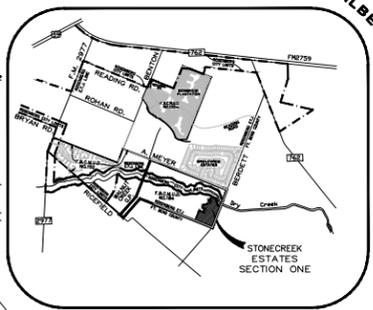
I, Chris D. Kalkomey, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes and a length of not less than three (3) feet.

Chris D. Kalkomey
 Registered Professional Land Surveyor
 No. 5869

I, Janet M. Baccus, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Janet M. Baccus, P.E.
 Professional Engineer
 No. 90073

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	19.90'	172°57'	5.89'	S58°51'E	5.95'	2.96'
C2	3804.50'	328.20'	230.57'	N65°33'10"W	230.53'	115.32'
C3	449.71'	4127°05'	325.35'	N43°10'16"W	318.30'	170.16'
C4	884.42'	2209°54'	342.14'	N11°26'34"W	340.01'	173.24'
C5	150.25'	2644°54'	70.14'	S1544°45'E	69.51'	35.72'
C6	600.00'	120°22'	127.11'	N21°02'42"W	126.87'	61.29'
C7	50.00'	401°30'	35.15'	S70°56'54"E	34.43'	18.33'
C8	25.00'	21°02'22"	9.18'	N61°19'50"W	9.13'	4.64'
C9	25.00'	58°14'19"	25.41'	N79°01'49"E	24.33'	13.93'
C10	1270.00'	5°10'19"	114.64'	N47°19'30"E	114.60'	57.36'
C11	50.00'	383°42"	35.83'	N23°57'44"W	35.67'	17.84'
C12	25.00'	94°39'22"	41.30'	N73°48'27"W	36.76'	27.12'
C13	25.00'	95°29'20"	41.66'	N11°07'12"E	37.01'	27.52'
C14	660.00'	6°13'59"	71.80'	N33°30'29"W	71.77'	35.94'
C15	810.00'	8°02'56"	113.99'	N34°21'57"W	113.70'	56.99'
C16	500.00'	182°56"	161.90'	N34°07'52"E	160.30'	81.20'
C17	255.00'	172°55'05"	769.59'	N03°41'03"E	509.03'	4120.83'
C18	52.50'	124°50'02"	114.38'	N11°04'21"E	93.07'	100.50'
C19	300.00'	434°2'36"	228.86'	N00°17'20"W	223.35'	120.33'
C20	55.00'	90°00'00"	86.39'	N66°33'58"E	77.78'	55.00'
C21	315.00'	87°17'54"	479.95'	N24°47'06"W	434.85'	300.49'
C22	300.00'	71°16'45"	373.22'	N54°30'14"E	349.61'	215.09'
C23	300.00'	46°28'12"	243.32'	N45°46'20"E	236.70'	128.80'
C24	55.00'	90°00'00"	86.39'	N22°27'46"W	77.78'	55.00'
C25	55.00'	90°00'00"	86.39'	N63°32'41"E	77.78'	55.00'
C26	300.00'	92°30'41"	484.39'	N21°12'28"W	433.46'	313.45'
C27	1200.00'	6°56'01"	145.22'	N21°34'54"E	145.13'	72.70'
C28	55.00'	90°02'05"	86.43'	N63°07'56"E	77.81'	55.03'
C29	1200.00'	8°19'27"	174.34'	N67°41'18"W	174.19'	87.33'
C30	605.00'	7°44'25"	81.73'	N22°22'27"E	81.63'	40.83'
C31	550.00'	11°04'44"	106.35'	N2444'17"E	106.18'	53.34'
C32	620.00'	46°18'53"	501.17'	N42°21'21"E	487.64'	265.19'
C33	300.00'	92°46'41"	485.79'	N19°07'27"E	434.42'	314.91'
C34	57.00'	181°19'13"	99.03'	N21°34'24"E	72.66'	146.60'
C35	1084.98'	4°52'23"	92.44'	N2446'12"E	92.71'	46.46'
C36	630.00'	142°50'57"	157.78'	N29°27'00"W	157.37'	79.30'
C37	400.00'	27°15'58"	190.35'	N52°12'46"E	190.01'	97.01'
C38	1300.00'	11°19'52"	257.10'	N44°14'43"E	256.68'	128.97'
C39	55.00'	281°19'	12.36'	N79°01'49"E	55.91'	33.64'
C40	450.00'	242°25'00"	190.18'	N58°45'38"W	188.76'	96.53'
C41	890.00'	16°55'08"	262.81'	N29°58'51"W	261.86'	132.37'
C42	1000.00'	46°28'44"	811.21'	N44°45'39"W	789.15'	429.42'
C43	25.00'	90°23'37"	39.46'	N66°47'10"E	35.49'	25.19'
C44	25.00'	87°43'05"	39.27'	N27°39'59"W	34.65'	24.03'
C45	1125.00'	16°31'44"	324.54'	N53°45'45"W	323.42'	163.41'
C46	25.00'	94°25'11"	41.20'	N83°09'32"E	36.69'	27.01'
C47	25.00'	80°30'26"	35.13'	N02°20'51"W	32.31'	21.17'
C48	1125.00'	21°04'47"	413.90'	N32°03'40"W	411.57'	209.31'
C49	810.00'	8°52'12"	125.80'	N25°52'23"E	125.27'	62.82'
C50	25.00'	77°09'16"	33.67'	N13°27'55"W	31.18'	19.94'
C51	25.00'	69°44'44"	30.43'	N20°31'27"E	28.59'	17.42'
C52	25.00'	90°00'00"	39.27'	N23°26'03"W	35.36'	25.00'
C53	25.00'	89°59'40"	39.27'	N66°34'08"E	25.00'	25.00'
C54	25.00'	90°00'20"	39.27'	N23°26'03"W	35.36'	25.00'
C55	25.00'	90°00'00"	39.27'	N66°33'58"E	35.36'	25.00'
C56	25.00'	281°19'16"	12.36'	N13°25'48"E	12.23'	6.31'
C57	50.00'	134°35'35"	117.45'	N66°33'58"E	92.25'	119.51'
C58	25.00'	281°19'16"	12.36'	N66°33'58"E	12.23'	6.31'
C59	25.00'	95°05'37"	41.49'	N75°47'07"W	36.89'	27.43'
C60	25.00'	90°00'00"	39.27'	N22°27'46"W	35.36'	25.00'
C61	25.00'	57°46'09"	25.21'	N83°39'10"E	24.15'	13.79'
C62	50.00'	258°48'31"	225.85'	N04°10'21"E	77.27'	60.86'
C63	25.00'	281°19'22"	12.36'	N56°50'59"E	9.13'	4.64'
C64	25.00'	281°19'16"	12.36'	N75°35'55"W	12.23'	6.31'
C65	50.00'	134°35'35"	117.45'	N22°27'46"W	92.25'	119.51'
C66	25.00'	281°19'16"	12.36'	N30°40'23"E	12.23'	6.31'
C67	25.00'	90°00'00"	39.27'	N22°27'46"W	35.36'	25.00'
C68	25.00'	90°00'00"	39.27'	N63°32'41"E	35.36'	25.00'
C69	25.00'	71°47'22"	31.32'	N25°06'12"E	29.31'	18.09'
C70	25.00'	93°50'57"	40.95'	N56°47'24"W	36.52'	26.74'
C71	25.00'	90°00'00"	39.27'	N66°33'58"E	35.36'	25.00'
C72	25.00'	42°50'00"	18.629'	N4°01'02"W	18.26'	9.81'
C73	50.00'	265°40'01"	231.84'	N21°33'58"E	73.33'	51.83'
C74	25.00'	42°50'00"	18.69'	N89°51'02"W	18.26'	9.81'
C75	25.00'	90°00'00"	39.27'	N23°26'02"W	35.36'	25.00'
C76	25.00'	90°00'00"	39.27'	N66°33'58"E	35.36'	25.00'
C77	25.00'	97°05'11"	42.40'	N02°45'14"W	37.50'	28.35'
C78	25.00'	124°50'03"	163.41'	N11°04'21"E	132.95'	63.57'
C79	25.00'	97°10'51"	42.40'	N24°53'57"E	37.50'	28.35'
C80	25.00'	78°48'08"	34.38'	N57°49'27"E	31.74'	20.54'
C81	25.00'	90°00'00"	39.27'	N22°27'46"W	35.36'	25.00'
C82	25.00'	90°00'00"	39.27'	N63°32'41"E	35.36'	25.00'
C83	25.00'	281°19'16"	12.36'	N14°24'05"E	12.23'	6.31'
C84	50.00'	134°35'35"	117.45'	N67°32'14"E	92.25'	119.51'
C85	25.00'	281°19'16"	12.36'	N59°19'37"W	12.23'	6.31'
C86	25.00'	90°00'00"	39.27'	N67°32'14"E	35.36'	25.00'
C87	25.00'	87°34'43"	38.81'	N21°15'08"W	34.60'	23.97'
C88	25.00'	120°00'49"	52.37'	N89°58'41"W	43.30'	43.31'
C89	50.00'	258°48'59"	225.86'	N20°34'36"W	77.26'	60.85'
C90	25.00'	120°00'49"	52.37'	N48°49'30"E	43.30'	43.31'
C91	25.00'	92°45'12"	40.47'	N22°09'57"W	36.19'	26.23'
C92	25.00'	92°45'12"	40.47'	N65°05'19"E	36.19'	26.23'
C93	25.00'	41°55'32"	18.29'	N11°05'20"E	17.89'	9.58'
C94	50.00'	167°53'57"	146.52'	N74°04'32"E	99.44'	471.73'
C95	25.00'	49°52'32"	21.76'	N46°54'45"W	21.08'	11.62'
C96	25.00'	90°02'05"	39.27'	N63°07'56"E	35.37'	25.02'
C97	50.00'	90°00'00"	39.27'	N67°32'14"E	35.36'	25.00'
C98	25.00'	86°19'10"	37.66'	N16°33'46"W	34.20'	23.44'
C99	25.00'	45°02'11"	19.65'	N82°14'27"W	19.15'	10.36'
C100	50.00'	265°44'17"	231.75'	N28°01'36"E	73.39'	54.02'
C101	25.00'	40°32'08"	17.69'	N32°27'13"W	17.32'	8.53'
C102	25.00'	90°00'00"	39.27'	N75°16'39"E	35.36'	25.00'
C103	25.00'	85°14'21"	37.19'	N23°25'15"W	33.86'	23.00'
C104	25.00'	85°26'12"	37.28'	N71°13'50"E	33.92'	23.08'
C105	25.00'	95°51'24"	41.83'	N06°09'00"W	37.12'	27.70'
C106	50.00'	149°03'11"	158.09'	N20°26'53"E	115.65'	215.74'
C107	25.00'	95°51'24"	41.83'	N47°02'44"E	37.12'	27.70'
C108	25.00'	87°11'07"	38.04'	N70°33'41"W	34.48'	23.80'
C109	25.00'	202°7'45"	8.93'	N39°30'34"E	8.88'	4.51'
C110	50.00'	59°38'10"	52.04'	N59°05'46"E	48.79'	28.66'
C111	25.00'	40°32'08"	17.69'	N25°50'51"W	17.69'	8.53'
C112	25.00'	46°24'48"	20.25'	N87°08'25"W	19.70'	10.72'
C113	50.00'	265°28'01"	231.66'	N22°23'12"E	73.45'	54.12'
C114	25.00'	39°51'22"	17.39'	N44°48'28"W	17.04'	9.06'
C115	25.00'	88°03'07"	38.40'	N82°34'51"E	34.73'	24.19'
C116	25.00'	88°07'17"	38.45'	N11°47'07"E	34.77'	24.19'
C117	25.00'	83°21'29"	36.37'	N41°05'44"W	33.25'	22.26'
C118	25.00'	76°47'42"	33.51'	N63°27'33"E	31.06'	19.81'
C119	225.53'	50°13'19"	197.69'	N20°48'56"E	191.42'	105.70'
C120	850.00'	16°55'08"	251.00'	N25°52'23"E	250.09'	126.42'
C121	1045.00'	46°54'36"	855.58'	N44°58'35"W	831.88'	453.40'
C122	319.26'	17°18'02"	96.40'	N58°40'40"W	96.03'	48.57'
C123	3500.98'	3°28'36"	212.44'	N		



Future Development

PARK LAND DEDICATION TABLE

TOTAL PARKLAND REQUIRED = 26.3 AC.
PRIVATE PARKLAND PROVIDED IN SEC. 1 :
- REC. CENTER = 5.1 AC. @ 100% CREDIT = 5.1 AC.
- OPEN SPACE = 3.2 AC. @ 10% CREDIT = 0.3 AC.
TOTAL = 5.4 AC.
MIN. 10% PARK FEE = 184 LOTS X \$170.00 = \$31,280.00

Future Development

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±1.42 ACRES
 - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.28 ACRE
 - C** RESTRICTED RESERVE "C" DRILL SITE ±2.53 ACRES
 - D** RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.51 ACRE
 - E** RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE ±0.35 ACRE
 - F** RESTRICTED RESERVE "F" RECREATION CENTER ±5.12 ACRES
 - G** RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE ±0.69 ACRE

T. W. Davis
Called 607.75 Ac.
Vol.64, Pg.109
D.R.F.B.C.T.

Called 2,500 Ac.
Drill Site
c.c.F. No.2005005632 Pg. 236
D.P.R.F.B.C.T. Vol. 278

- GENERAL NOTE:
- "BL" INDICATES BUILDING LINE.
 - "UL" INDICATES UTILITY EXISTENCE.
 - "T" RES. INDICATES ONE FOOT RESERVE.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND/OR THE REAR BUILDING PAD LINE. ALL RADIAL LOTS HAVE A WIDTH OF SIXTY FEET AT THE RIGHT OF WAY LINE.
 - IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP HAZARDOUS WASTE TREATMENT, STORAGE AND DISPOSAL APRIL 2, 2004, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN ZONE "X" AND IS OUTSIDE OF THE 100 YEAR FLOOD PLAIN.
 - ALL LOTS CONTAINED WITHIN THIS PRELIMINARY PLAT ARE HEREBY RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

LOT AREA SUMMARY

BOOK 1	BOOK 2	BOOK 3	BOOK 4	BOOK 5	BOOK 6	BOOK 7	BOOK 8	BOOK 9
LOT 1 80' 8,339	LOT 1 70' 10,844	LOT 1 80' 8,339	LOT 1 70' 10,844	LOT 1 80' 8,339	LOT 1 70' 10,844	LOT 1 80' 8,339	LOT 1 70' 10,844	LOT 1 80' 8,339
2 80' 8,339	2 70' 10,844	2 80' 8,339	2 70' 10,844	2 80' 8,339	2 70' 10,844	2 80' 8,339	2 70' 10,844	2 80' 8,339
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19 80' 8,339	19 70' 10,844	19 80' 8,339	19 70' 10,844	19 80' 8,339	19 70' 10,844	19 80' 8,339	19 70' 10,844	19 80' 8,339
20 80' 8,339	20 70' 10,844	20 80' 8,339	20 70' 10,844	20 80' 8,339	20 70' 10,844	20 80' 8,339	20 70' 10,844	20 80' 8,339
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27 80' 8,339	27 70' 10,844	27 80' 8,339	27 70' 10,844	27 80' 8,339	27 70' 10,844	27 80' 8,339	27 70' 10,844	27 80' 8,339
28 80' 8,339	28 70' 10,844	28 80' 8,339	28 70' 10,844	28 80' 8,339	28 70' 10,844	28 80' 8,339	28 70' 10,844	28 80' 8,339

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION ORDINANCE. THE CITY OF ROSENBERG HAS REVIEWED THIS PLAT AND HAS GRANTED ITS APPROVAL. THE CITY OF ROSENBERG PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS GRANTED ITS APPROVAL. THE CITY OF ROSENBERG PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS GRANTED ITS APPROVAL. THE CITY OF ROSENBERG PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS GRANTED ITS APPROVAL.

A PRELIMINARY PLAT OF STONECREEK ESTATES SECTION ONE

BEING 70.8± ACRES OF LAND
CONTAINING 184 LOTS (60' X 120', 65' X 125', 75' X 130' TYP.) AND
SEVEN RESERVES IN NINE BLOCKS.

OUT OF THE
WILEY MARTIN SURVEY, A-56
FORT BEND COUNTY, TEXAS

OWNER:
DRY CREEK (HOUSTON) ASLI VII, LLC
9801 WESTHEIMER, SUITE-250
HOUSTON, TX. 77042
ATTN: VAHID TABRIZI (713) 627-1015

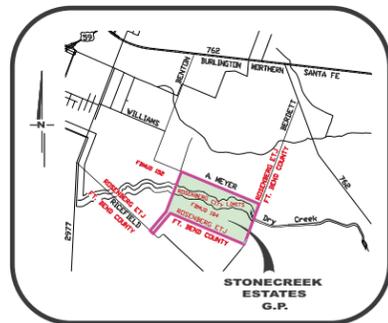
ENGINEER/SURVEYOR:
JONES & CARTER, INC.
6335 GULFTON, SUITE-200
HOUSTON, TX. 77081
ATTN: CLAYTON BLACK (713) 777-5337

PLANNER:
BGEIKERRY R. GILBERT & ASSOCIATES, INC.

Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
281-579-0340

SCALE: 1" = 100'
0 50 100 200

SEPTEMBER 02, 2014
KGA# 6612



LAND USE SUMMARY

NON-RESIDENTIAL	
N.R.	±2.3 Ac
N.R.	±14.7 Ac
SUBTOTAL ±17.0 Ac	
REC	RECREATION CENTER ±5.1 Ac
PARK	TOT LOTS/PARK ±3.1 Ac
DRILL SITE/EASEMENT	±5.5 Ac
WWTP SITE	±4.1 Ac
DRAINAGE/DETENTION	±77.5 Ac
OS	OPEN SPACE ±10.2 Ac
SUBTOTAL ±105.5 Ac	
SF	SINGLE FAMILY ±349.6 Ac (MIN. 60' WIDTH, MIN. AVG. SIZE 7,000 S.F.) (MIN. SIZE 6,500 S.F.)
SUBTOTAL ±349.6 Ac	

MAXIMUM NO. OF LOTS : 1,400

TOTAL PARKLAND REQUIRED = (1,400 LOTS) (3 PERSONS/LOT)(6.25AC.)
1,000 PERSONS

TOTAL PARKLAND REQUIRED = 26.3 AC.
TOTAL PARKLAND TO BE PROVIDED = 26.3 AC. (MIN.)
TOTAL PARKLAND REMAINING = 0 AC.

MIN. 10% FEE = (1,400 LOTS) (\$1,700/LOT)
10
= \$238,000
1,400 LOTS
= \$170/LOT

a general plan of
STONECREEK ESTATES

BEING ± 502.6 ACRES OF LAND

OUT OF THE
WILEY MARTIN SURVEY, A-56
E.P. EVERETT SURVEY, A-387
FORT BEND COUNTY, TEXAS

OWNER:
DRY CREEK (HOUSTON) ASLI, LLC
9801 WESTHEIMER, SUITE-250
HOUSTON, TX. 77042
ATTN: VAHID TABRIZI (713) 627-1015

ENGINEER/SURVEYOR:
JONES & CARTER, INC.
6335 GULFTON, SUITE-200
HOUSTON, TX. 77081
ATTN: CLAYTON BLACK (713) 777-5337

BGE | KERRY R. GILBERT & ASSOCIATES
Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340
Fax (281) 579-8212

SCALE
0 150 300 600

JULY 25, 2014
KGA #8612

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Developer's Conceptual Plan, Revised Exhibit "B," Brazos Town Center, being 393.8 acres of land out of the Simon Jones Survey, A-187, Robert E. Handy Survey, A-271, and Jane Long League, A-55, City of Rosenberg, Fort Bend County, Texas.

Additional Discussion:

- Commissioner Poldrack stated that he is certain that NewQuest will do a good job, but it pains him to approve more apartments when the percentage of the City's population in rental property is so high.
- Mr. Alvis replied that this project is a means to change that population. There are a tremendous number of starter homes and those homes often end up being rental properties. BTC does not have starter homes and this is very important to the viability of this project to have that kind of young, upwardly mobile professional. That new population will impact the types of retail and dining we can bring to BTC. We are in a tremendously good cycle right now and have held out from putting starter homes in BTC when it may have been economically feasible to do so but was not in the long term best interest of the project.
- Commissioner Parsons inquired if the apartments would be under the HOA.
- Mr. Alvis replied they are under the master association plan and would never be dropped to the secondary residential association.
- Commissioner Poldrack stated that this Commission has recently turned down a couple of apartment projects under the PUD standards and is concerned this may open the door to future apartment developments.
- Commissioner Parsons replied that this is a master planned community, the rental rate is much higher than the other two projects that were proposed, and they will be subject to an HOA who will enforce the one-family rule in the City. While he is not in favor of the proliferation of apartments, this project has a high enough rent and encourages shopping in the master development as well as provides a boost to the tax base.
- Commissioner Urbish inquired what the rental percentage in BTC currently is.
- Mr. Alvis replied that the project was built long ago and is no longer under his umbrella and there are two sections recently finished. Dolce Living behind Kroger was 324 units.
- Commissioner Urbish replied that he knows the City has a lot of rental and each \$100K house in these neighborhoods has the potential to become rental. What is being proposed here may be good for BTC but is it right for Rosenberg? Commissioner Parsons made a point about the proliferation of apartments in our City but he sees the value in this and I tend to agree. Will the buildings be sprinkled?
- Mr. Tanner replied that they will have to meet the building code.
- Mr. Alvis reminded the Commission that this tract was originally platted as multi-family and it remains multi-family. It was not until the last few land plan revisions that we attempted to put in office space but that market is not here today. This is the right thing to do for this project.
- Chairperson Pavlovsky called for the vote.

Action Taken: Upon voting, the motion carried by a vote of four (4) "ayes" to two (2) "noes". **Ayes:** Chairperson Pavlovsky, Vice Chairperson Phipps, Commissioners Parsons and Urbish. **Noes:** Commissioners Casias and Poldrack

4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF STONECREEK ESTATES SECTION ONE, BEING 70.8 ACRES OF LAND CONTAINING 184 LOTS (60' X 120') (65' X 125') (75' X 130' TYP.) AND SEVEN RESERVES IN NINE BLOCKS OUT OF THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

Executive Summary: The proposed Preliminary Plat of Stonecreek Estates Section One adjoins the Berdett Road right-of-way immediately south of Dry Creek. The subdivision is located in Fort Bend County Municipal Utility District No. 184, for which the Development and Utility Agreements were recently approved by City Council on August 26, 2014. The Planning Commission had recommended approval of the Development Agreement and Land Plan on August 20. The Plat is located in the Extraterritorial Jurisdiction (ETJ) with the exception of a portion of the City Limits abutting Dry Creek.

The Plat consists of 70.8 acres and 184 single-family residential lots. Additionally, the Plat contains 3.25 acres in landscape reserves and a 5.12-acre recreation center site that will receive credit toward meeting parkland dedication requirements. All proposed lots are a minimum of sixty feet (60') in width with some lots being substantially larger.

The proposed Preliminary Plat is in conformance with the approved Land Plan and with applicable City ordinances. Staff recommends approval of the Preliminary Plat of Stonecreek Estates Section One.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired what is planned for the two tracts that say non-residential.

- Mr. Tanner replied that one tract is intended to be a school site and the other is smaller neighborhood businesses.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Stonecreek Estates Section One being 70.8 acres of land containing 184 lots (60' x 120') (65' x 125') (75' x 130' typ.) and seven reserves in nine blocks out of the Wiley Martin League, A-56, Fort Bend County, Texas. The motion carried unanimously.

5. CONSIDERATION OF AND ACTION ON A REQUEST BY KERRY R. GILBERT AND ASSOCIATES TO EXTEND APPROVAL BY 180 DAYS FOR THE PRELIMINARY PLAT OF IRBY COBB BOULEVARD STREET DEDICATION NO. TWO, A SUBDIVISION OF 3.451 ACRES CONTAINING 1,930 L.F. OF R.O.W. OUT OF THE EUGENE WHEAT SURVEY, A-396, AND THE WILEY MARTIN LEAGUE, A-56, FORT BEND COUNTY, TEXAS.

Executive Summary: The Planning Commission approved the Preliminary Plat of Irby Cobb Boulevard Street Dedication No. Two on February 26, 2014. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of that approval by 180 days from the date of its expiration.

The Preliminary Plat of Walnut Creek Irby Cobb Boulevard Street Dedication No. 2 is a right-of-way dedication plat consisting of 3.4 acres. It is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins future Walnut Creek Sections Seven and Eleven and will connect Irby Cobb Boulevard to its intersection with Benton Road.

The Preliminary Plat is consistent with the street layout per the approved Land Plan, will provide access further east into the development, and will facilitate an eventual second point of access into the development from Benton Road. The Preliminary Plat is not in conflict with the "Subdivision" Ordinance, the approved Land Plan, or with the Development Agreement for MUD No. 152.

Staff recommends extending the approval of the Preliminary Plat of Irby Cobb Boulevard Street Dedication No. Two by 180 days from the date of expiration, August 25, 2014. If approved, this extension of the Preliminary Plat approval would then expire on Friday, February 20, 2015.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky inquired if there is any specific reason it has not been built.
- Mr. Tanner replied that it took more time to submit the infrastructure plans than they anticipated. Those plans have now been submitted. The delay was most likely procedural.

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to approve the request by Kerry R. Gilbert and Associates to extend the approval of the Preliminary Plat of Irby Cobb Boulevard Street Dedication No. Two, a subdivision of 3.451 acres containing 1,930 L.F. of R.O.W. out of the Eugene Wheat Survey, A-396, and the Wiley Martin League, A-56, Fort Bend County, Texas.

Additional Discussion:

- Commissioner Parsons stated for the record that only one extension of 180 days would be allowed.

Action Taken: Upon voting, the motion carried unanimously.

6. CONSIDERATION OF AND ACTION ON A REQUEST BY KERRY R. GILBERT AND ASSOCIATES TO EXTEND APPROVAL BY 180 DAYS FOR THE PRELIMINARY PLAT OF WALNUT CREEK SECTION SEVEN, A SUBDIVISION OF 9.621 ACRES CONTAINING 3 BLOCKS, 31 LOTS, AND 1 RESTRICTED RESERVE OUT OF THE EUGENE WHEAT SURVEY, A-396, FORT BEND COUNTY, TEXAS.

Executive Summary: The Planning Commission approved the Preliminary Plat of Walnut Creek Section Seven on February 26, 2014. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of that approval by 180 days from the date of its expiration.

The Preliminary Plat of Walnut Creek Section Seven consists of thirty-one (31) residential lots located off of Irby Cobb Boulevard in the north central part of the Walnut Creek Development. The Plat is located in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 152. It adjoins Walnut Creek Section Four to the immediate west.

The subdivision generally consists of sixty-foot (60') lots in accordance with the approved Land Plan for Walnut Creek. Four (4) of the lots are identified as being less than 60' lots due to being less than fifty feet (50') as measured at the right-

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.

Action Taken: Commissioner Casias moved, seconded by Commissioner Urbish, to extend the Preliminary Plat of Park Place Boulevard Street Dedication approval, being a subdivision of 2.3580 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144) the Preliminary Plat of Park Place Boulevard Street Dedication, being a subdivision of 2.3580 acres out of the Robert E. Handy survey, a-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144). The motion carried unanimously by those present.

4. CONSIDERATION OF AND ACTION ON A REQUEST BY JONES AND CARTER, INC., TO EXTEND APPROVAL FOR THE PRELIMINARY PLAT OF STONECREEK ESTATES SECTION ONE, A SUBDIVISION OF 78.96 ACRES OF LAND OUT OF THE WILEY MARTIN SURVEY, A-56 FORT BEND COUNTY, TEXAS; 185 LOTS, 8 RESERVES, 9 BLOCKS.

Executive Summary: The Planning Commission approved the Preliminary Plat of Stonecreek Estates Section One on September 17, 2014. Pursuant to the "Subdivision" Ordinance, the applicant has requested an extension of that approval by 180 days from the date of its expiration.

The Preliminary Plat of Stonecreek Estates Section One adjoins the Berdett Road right-of-way immediately south of Dry Creek. The subdivision is located in Fort Bend County Municipal Utility District No. 184, for which the Development and Utility Agreements were approved by City Council on August 26, 2014. The Planning Commission recommended approval to City Council of the Development Agreement and Land Plan on August 20, 2014. The Plat is located in the Extraterritorial Jurisdiction (ETJ).

The Preliminary Plat consisted of 70.8 acres and 184 single-family residential lots. Additionally, the Plat contained 3.25 acres in landscape reserves and a 5.12-acre recreation center site that will receive credit toward meeting parkland dedication requirements. All proposed lots were a minimum of sixty feet (60') in width, with some lots being substantially larger.

The Plat is in conformance with the approved Land Plan and with applicable City ordinances. Staff recommends extending the approval of the Preliminary Plat of Stonecreek Estates Section One by 180 days from the date of expiration.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to extend approval for the Preliminary Plat of Stonecreek Estates Section One, a subdivision of 78.96 acres of land out of the Wiley Martin Survey, A-56 Fort Bend County, Texas; 185 lots, 8 reserves, 9 blocks. The motion carried unanimously by those present.

5. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF PARK PLACE BOULEVARD STREET DEDICATION, BEING A SUBDIVISION OF 2.3580 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144).

Executive Summary: The Final Plat of Park Place Boulevard Street Dedication consists of 2.358 acres of proposed public right-of-way. The Plat is located off of Reading Road and August Green Drive, in the City Limits and in Fort Bend County MUD No. 144. It extends from the existing portion of Park Place Boulevard abutting the Waterford Park Apartments to the roundabout where August Green Drive currently terminates.

This is a proposed eighty-foot (80') collector street right-of-way that will provide a needed secondary access to and from the subdivision. The Plat is in accordance with the Revised Land Use and Parcel Plan for MUD No. 144 and is not in conflict with any applicable regulations. The Preliminary Plat of this subdivision was approved by the Planning Commission on August 20, 2014 and expired, hence the previous agenda item to extend the Preliminary Plat approval.

There being no issues with the Plat, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Park Place Boulevard Street Dedication.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.



PLANNING COMMISSION COMMUNICATION

May 20, 2015

ITEM #	ITEM TITLE
12	Final Plat of Texas State Technical College Fort Bend Section One

MOTION

Consideration of and action on a Final Plat of Texas State Technical College Fort Bend Section One, a subdivision of 72.446 acres of land situated in the B.B.B. and C. Railroad Company Survey, Section 13, Abstract 140, and in the Francis H. Demay Survey, Abstract 350, City of Rosenberg, Fort Bend County, Texas; 5 reserves, (67.326 acres), 3 blocks.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of Texas State Technical College Fort Bend Section One with the following condition:

- City Council approval of agreement to defer construction of the remaining phases of the collector street/s

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	4

SUPPORTING DOCUMENTS:

1. Final Plat of Texas State Technical College Fort Bend Section One
2. Preliminary Plat of Texas State Technical College Fort Bend (Please refer to Agenda Item No. 7)

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

X City Engineer *CK*

EXECUTIVE SUMMARY

The Final Plat of Texas State Technical College Fort Bend Section One consists of 72.446 acres of land located on the north side of U.S. Highway 59 (IH-69) between Louise and FM 2218. As discussed in the previous Preliminary Plat agenda item, Texas State Technical College (TSTC) has selected the site to develop a technical college campus.

The Final Plat consists of slightly less acreage than the Preliminary Plat because it contains only that acreage south of the centerline of Dry Creek, therefore having no frontage on Airport Avenue. Specifically, it consists of five (5) reserves with 67.326 acres in addition to 5.12 acres of proposed public right-of-way to be dedicated. As discussed, the reason for the latter is that the City's Thoroughfare Plan calls for both a north-south (Graeber) and an east-west (Mons) collector on this property. The streets will be developed in phases, with Graeber being completed up to the north line of Reserve "A" during the first phase of construction of the campus. An agreement must be established to defer construction of the remaining phases of the collector street/s as appropriate since the property is being platted all at once. The agreement would have to be approved by the property owner and City Council before Final Plat approval by Council.

The proposed Final Plat is not in conflict with the "Subdivision" Ordinance, is in conformance with the City's Thoroughfare Plan, and is consistent with the Preliminary Plat. Staff recommends a recommendation of approval to City Council of the Final Plat of Texas State Technical College Fort Bend Section One with the following condition:

EXECUTIVE SUMMARY

- City Council approval of agreement to defer construction of the remaining phases of the collector street/s

STATE OF TEXAS
COUNTY OF FORT BEND

WE, THE HENDERSON-WESSENDORFF FOUNDATION ACTING BY AND THROUGH PAT MCDONALD, PRESIDENT/CEO, BEING OFFICER OF THE HENDERSON-WESSENDORFF FOUNDATION, OWNERS OF THE 72.446 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TEXAS STATE TECHNICAL COLLEGE FORT BEND SEC 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF TEXAS STATE TECHNICAL COLLEGE FORT BEND SEC 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS, AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE HENDERSON-WESSENDORFF FOUNDATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAT MCDONALD, ITS PRESIDENT/CEO, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2015.

THE HENDERSON-WESSENDORFF FOUNDATION

BY: PAT MCDONALD, PRESIDENT/CEO

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAT MCDONALD, PRESIDENT/CEO OF THE HENDERSON-WESSENDORFF FOUNDATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

I, HEATHER L. SIDES, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH WITH CAP MARKED "LJA ENG" AND A LENGTH OF NOT LESS THAN THREE (3) FEET (SEE NOTE 11); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

HEATHER L. SIDES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5997

I, REGINALD F. SMITH, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF ROSENBERG, TO THE BEST OF MY KNOWLEDGE.

REGINALD F. SMITH, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 92874

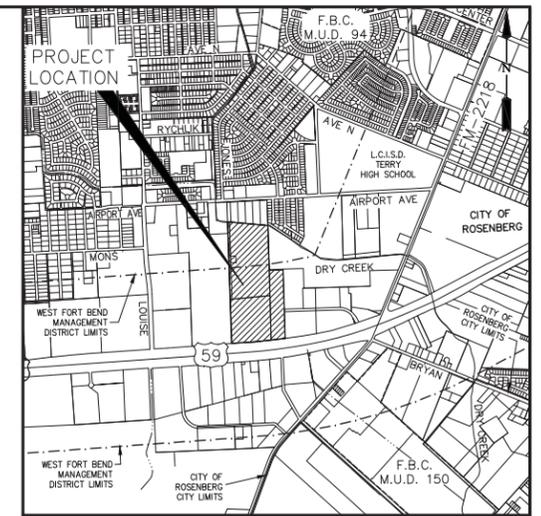
THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF TEXAS STATE TECHNICAL COLLEGE FORT BEND SEC 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2015.

BY: PETE PAWLOUSKY, CHAIRMAN

BY: WAYNE POLDRACK, SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF TEXAS STATE TECHNICAL COLLEGE FORT BEND SEC 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2015.

VINCENT M. MORALES, JR., MAYOR
LINDA CERNOSEK, CITY SECRETARY



VICINITY MAP
SCALE 1"=2000'
KEY MAP NO. 605S

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2015 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT OF TEXAS STATE TECHNICAL COLLEGE FORT BEND SEC 1

A SUBDIVISION OF 72.446 ACRES OF LAND SITUATED IN THE B.B.B. AND C. RAILROAD COMPANY SURVEY, SECTION 13, ABSTRACT 140, AND IN THE FRANCIS H. DEMAY SURVEY, ABSTRACT 350, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

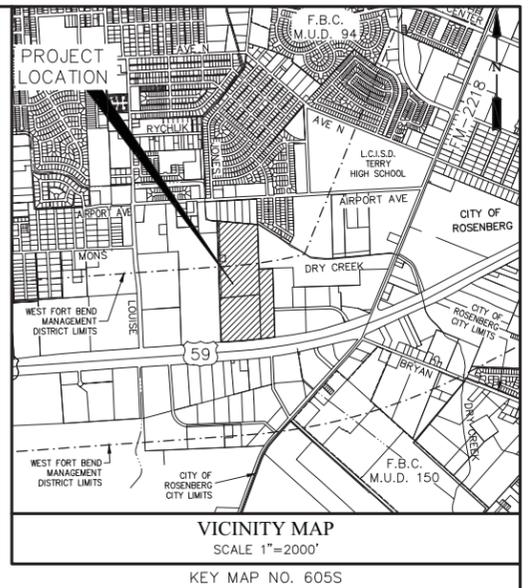
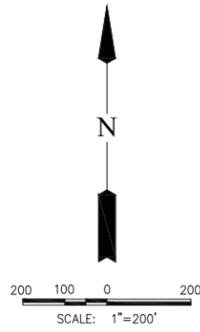
5 RESERVES (67.326 ACRES) 3 BLOCKS
MAY 1, 2015 JOB NO. 1868-1501-310

OWNER:
THE HENDERSON-WESSENDORFF FOUNDATION
PAT MCDONALD, PRESIDENT/CEO
611 MORTON STREET, RICHMOND, TEXAS 77469
(281) 342-2044

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5028
Houston, Texas 77042 FRN - F-1386
T.B.P.L.S. Firm No. 10110501

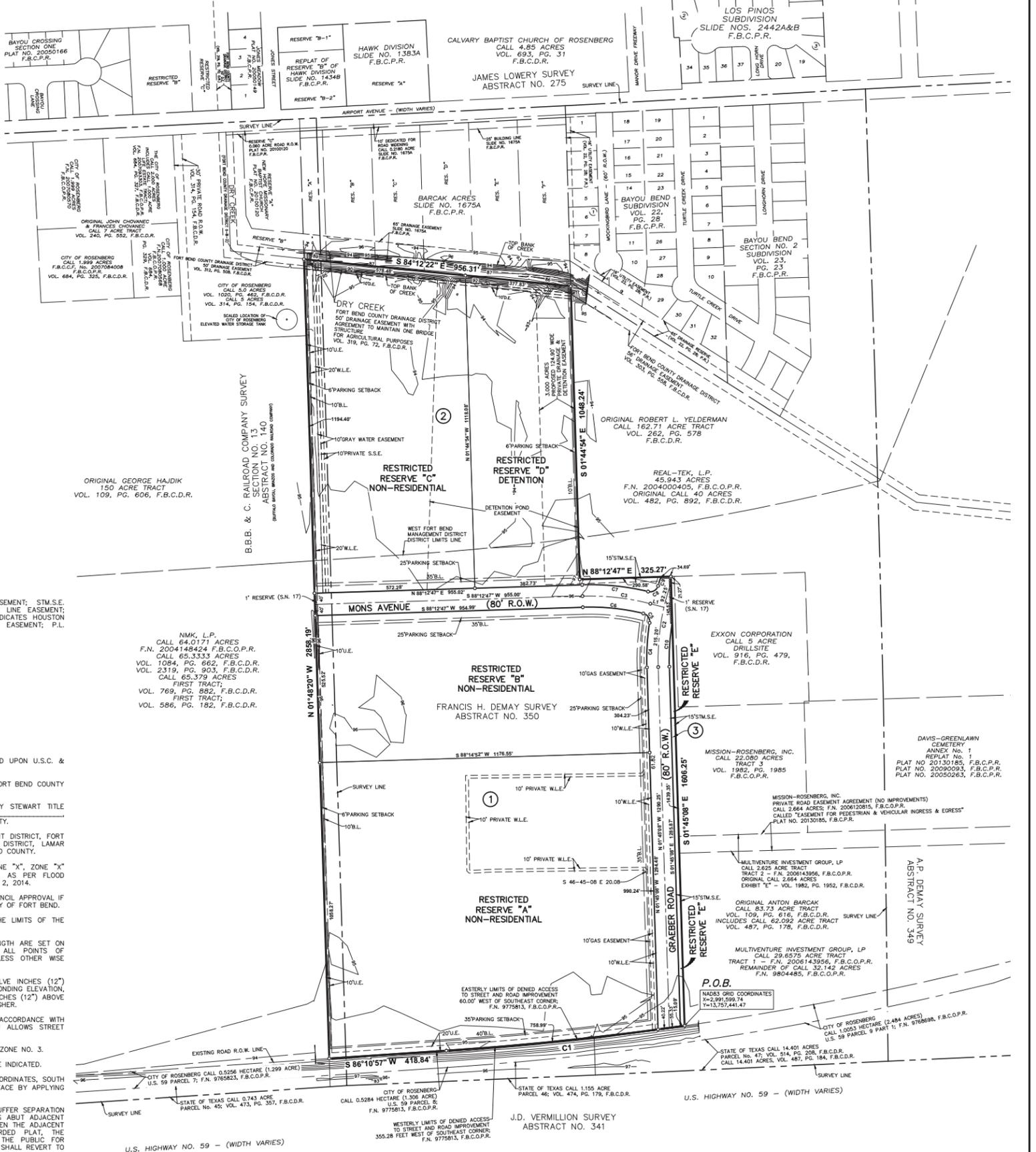
CAD: _____ DIR: _____ COORD: _____ MTLAR CHECK: _____

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	27.851	1,213,208	RESTRICTED TO NON-RESIDENTIAL
B	14.180	617,670	RESTRICTED TO NON-RESIDENTIAL
C	15.206	662,365	RESTRICTED TO NON-RESIDENTIAL
D	9.611	418,671	RESTRICTED TO DETENTION
E	0.478	20,830	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
TOTAL	67.326	2,932,744	



CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	11238.19'	4°21'23"	854.55'	S 84°00'16" W
C2	850.00'	20°43'27"	307.45'	S 08°38'36" W
C3	850.00'	16°29'06"	244.56'	N 83°32'40" W
C4	890.00'	10°16'26"	159.59'	N 03°23'05" E
C5	30.00'	84°56'12"	44.47'	N 33°58'48" W
C6	810.00'	15°22'19"	217.32'	N 84°06'03" W
C7	890.00'	15°19'56"	237.13'	S 84°09'15" E
C8	30.00'	86°13'45"	45.15'	N 60°21'51" E
C9	890.00'	2°12'41"	34.35'	N 18°21'19" E
C10	810.00'	11°02'37"	156.13'	S 03°46'11" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 75°18'07" W	50.00'



- NOTES:
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
 - BENCHMARK:
ELEV= _____ (NAVD 88)
 - PROJECT BENCHMARK:
X= _____
Y= _____
ELEV= _____ (NAVD 88)
 - ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NVD-88 (1991 ADJ.)
 - THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. _____ DATED _____ 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 - THIS PLAT LIES WHOLLY WITHIN WEST FORT BEND MANAGEMENT DISTRICT, FORT BEND SUBSIDIANCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., CITY LIMITS OF ROSENBERG, AND FORT BEND COUNTY.
 - TEXAS STATE TECHNICAL COLLEGE FORT BEND LIES WITHIN ZONE "X", ZONE "X" SHADED, ZONE "AE", AND FLOODWAY AREAS IN ZONE "AE", AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0245L, DATED APRIL 2, 2014.
 - APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
 - THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - FIVE-EIGHTHS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
 - THE MINIMUM SLAB ELEVATION SHALL BE _____ FEET, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING IN INTENSE RAINFALL EVENTS.
 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
 - ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
 - THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF _____
 - ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
 - SIDEWALKS SHALL BE BUILT, OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS, ON BOTH SIDES OF ALL STREETS DEDICATED TO THE PUBLIC, IN ACCORDANCE WITH ADA REQUIREMENTS.
 - ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY. ALL PROPERTY SHALL DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH APPROVED DRAINAGE STRUCTURES.
 - ALL RESERVES RESTRICTED TO LANDSCAPE/OPEN SPACE ARE TO BE MAINTAINED BY THE TEXAS STATE TECHNICAL COLLEGE.
 - SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF ROSENBERG.
 - NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS: THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO THE PURPOSES AND THE FEE TITLE THERE TO SHALL PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
 - SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT DEVELOPMENT STANDARDS.
 - WEST FORT BEND MANAGEMENT DISTRICT REQUIRES A TREE SURVEY AND TREE PRESERVATION PLAN PRIOR TO REMOVAL OF ANY TREES 18" IN DIAMETER OR GREATER FROM PROPERTY.
 - WEST FORT BEND MANAGEMENT DISTRICT SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION.
 - SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG AND WEST FORT BEND MANAGEMENT DISTRICT FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 - THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG, FORT BEND COUNTY, AND WEST FORT BEND MANAGEMENT DISTRICT REQUIREMENTS.

- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.D.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - R.O.W. INDICATES RIGHT-OF-WAY

FINAL PLAT OF TEXAS STATE TECHNICAL COLLEGE FORT BEND SEC 1

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PLANNING COMMISSION COMMUNICATION

May 20, 2015

ITEM #	ITEM TITLE
13	Overview of Developed and Undeveloped Vested Lots

MOTION

Review and discuss an overview of developed and undeveloped vested lots in the City of Rosenberg and its Extraterritorial Jurisdiction (ETJ) and take action as necessary to direct staff.

RECOMMENDATION

Staff has no recommendation for this item.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	N/A	N/A

SUPPORTING DOCUMENTS:

1. Vested Lots Worksheet – Tanner 05-08-15

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

The Planning Commission has previously requested information on developed and undeveloped vested lots, and in particular fifty-foot (50') lots, in the City of Rosenberg and its Extraterritorial Jurisdiction (ETJ). Staff has provided the attached worksheet for the Commission's review based on the best available data. The information is effective as of the end of the First Quarter of 2015 (i.e., as of April 1, 2015). The worksheet can be explained and discussed in greater detail at the Planning Commission meeting.

Development	MUD	Jurisdiction	Land Plan Number of Lots	Number of Lots Built On ¹	Percentage of Lots Built On	Number of Lots Remaining	Percentage of Lots Remaining	Estimated Number of 50' Lots Built On ²	Estimated Number of 50' Lots Remaining
Bonbrook Plantation	155	ETJ	1,300	901	69%	399	31%	451	200
River Run at the Brazos / Rivers Mist	158	ETJ	740	575	78%	165	22%	288	83
Rose Ranch/Meadows ³	66	ETJ	438	154	35%	284	65%	154	284
Sunrise Meadow	162	ETJ	974	933	96%	41	4%	467	21
Walnut Creek	152	ETJ	765	386	50%	379	50%	193	190
Stonecreek Estates	184	ETJ	1,400	0	0%	1,400	100%	0	0
Bayou Crossing	n/a	City	132	97	73%	35	27%	49	18
Cottonwood	148	City	628	357	57%	271	43%	357	271
Reserve at Brazos Town Center	167	City	530	319	60%	211	40%	160	106
Trails at Seabourne Parke	147	City	457	108	24%	349	76%	108	349
Summer Lakes/Park	144	City	1,400	646	46%	754	54%	323	377
<i>All</i>	<i>All</i>	<i>All</i>	<i>8,764</i>	<i>4,476</i>	<i>51%</i>	<i>4,288</i>	<i>49%</i>	<i>2,548</i>	<i>1,896</i>

	Developed under current 60' lot standard
	Not all 60' lots, but located in P.U.D. with additional standards
	Developed under min. ½ 60' and max. ½ 50' lots standard
	Developed under 50' lot standard

¹ Per available data (e.g., permits)

² Based on number of lots built on times percentage of 50' lots per approved Land Plan

³ Per most recent proposal not yet approved



PLANNING COMMISSION COMMUNICATION

May 20, 2015

ITEM #	ITEM TITLE
14	Requests for Future Agenda Items

MOTION

Consideration of and action on requests for future Agenda items.

RECOMMENDATION

N/A

MUD #	City/ETJ	ELECTION DISTRICT
N/A	N/A	N/A

SUPPORTING DOCUMENTS:

1. None

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

This item allows the Planning Commission the opportunity to request that items be placed on future agendas.

ITEM 15

Announcements.

ITEM 16

Adjournment.