

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, January 21, 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 December 17, 2014. (Janet Eder, Secretary II)

PUBLIC HEARINGS

2. Hold public hearing on a Short Form Final Plat of Brazos Town Center Collision, a subdivision of 2.2375 acres of land being a partial replat of Reserve "E", replat of Reserve "C", Fort Bend Business Center, Section Two (Slide No. 2008A; F.B.C.P.R.), in the Robert Handy Survey, Abstract No. 187, City of Rosenberg, Fort Bend County, Texas; 1 block, 1 reserve (Travis Tanner, Executive Director of Community Development)
3. Hold public hearing on Final Plat of the Reserve at Brazos Town Center Section Four being 27.6398 acre tract of land being a partial replat of Reserve "H", Block 4, The Villages at Rosenberg (Slide No. 1945 A&B; F.B.C.P.R.) conveyed to Figure Four Partners, Ltd. (F.B.C.C.F. No. 2013159055) in the Jane H. Long League, Abstract No. 55, City of Rosenberg, Fort Bend County, Texas; 4 reserves, 104 lots, 3 blocks. (Travis Tanner, Executive Director of Community Development)
4. Hold public hearing on a Final Plat of The Townhomes at Brazos Town Center, a 20.0427 acre tract of land being all of restricted Reserve "A", Brazos Town Center, Section Two (Plat No. 20050239; F.B.C.P.R.) in the Jane H. Long League, Abstract No. 55, and in the Simon Jones Survey, Abstract No. 271, City of Rosenberg, Fort Bend County, Texas; 5 reserves, 139 lots, 3 blocks. (Travis Tanner, Executive Director Community Development)

VARIANCE REQUESTS

None

SUBDIVISION LAND PLANS AND PRELIMINARY PLATS

5. Consideration of and action on a Preliminary 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. (Travis Tanner, Executive Director of Community Development)

FINAL PLATS

6. Consideration of and action on a Short Form Final Plat of Brazos Town Center Collision, a subdivision of 2.2375 acres of land being a partial replat of Reserve "E", replat of Reserve "C", Fort Bend Business Center, Section Two (Slide No. 2008A; F.B.C.P.R.), in the Robert Handy Survey, Abstract No. 187, City of Rosenberg, Fort Bend County, Texas; 1 block, 1 reserve (Travis Tanner, Executive Director of Community Development)

7. Consideration of and action on a Final Plat of The Reserve at Brazos Town Center Section Four, being 27.6398 acre tract of land being a partial replat of Reserve "H", Block 4, The Villages at Rosenberg (Slide No. 1945 A&B; F.B.C.P.R.) conveyed to Figure Four Partners, Ltd. (F.B.C.C.F. No. 2013159055) in the Jane H. Long League, Abstract No. 55, City of Rosenberg, Fort Bend County, Texas; 4 reserves, 104 lots, 3 blocks. (Travis Tanner, Executive Director of Community Development)
8. Consideration of and action on a Final Plat of The Reserve at Brazos Town Center Section Five, a 22.1380 acre tract of land in the Robert Handy Survey, Abstract No. 187, City of Rosenberg, Fort Bend County, Texas; 3 reserves, 73 lots, 2 blocks (Travis Tanner, Executive Director of Community Development)
9. Consideration of and action on a Final Plat of The Townhomes at Brazos Town Center, a 20.0427 acre tract of land being a replat of restricted Reserve "A", Brazos Town Center, Section Two (Plat No. 20050239; F.B.C.P.R.) in the Jane H. Long League, Abstract No. 55, and in the Simon Jones Survey, Abstract No. 271, City of Rosenberg, Fort Bend County, Texas; 5 reserves, 139 lots, 3 blocks. (Travis Tanner, Executive Director Community Development)

DISCUSSION ITEMS

10. Review and discuss the proposed Rose Meadows Development, and take action as necessary to direct staff. (Travis Tanner, Executive Director of Community Development)
11. Consideration of and action on requests for future Agenda items and staff report regarding the following (Travis Tanner, Executive Director of Community Development):
 - Report on Comprehensive Plan update.
12. Announcements.
13. Adjournment.

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).

[EXECUTION PAGE TO FOLLOW]

DATED AND POSTED this the 16th day of January 2015, at 12:10 P. m. by
Christine Kraus



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 December 17, 2014**

PLANNING COMMISSION MEETING MINUTES

DRAFT

On this the 17th day of December 2014, 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
Lester Phipps, Jr.	Planning Commission Vice 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
Janet Eder	Secretary II

OTHERS PRESENT

Rene Rodriguez	LJA Engineering, Inc. (Bonbrook Plantation North, Sec. 14)
Jose Perez	BGE/Kerry R. Gilbert & Associates (Cottonwood Three-C)
Lindsay Reyes	BGE/Kerry R. Gilbert & Associates (Cottonwood Three-C)
John Casias	Self, 1236 Louise, Rosenberg
Llarance Turner	Kelly R. Kaluza & Associates, Inc.
Tony Topping	Texas Masonry Council

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 NOVEMBER 19, 2014.

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons to approve the minutes of the Regular Planning Commission Meeting of November 19, 2014, as written. The motion carried by a vote of four "ayes" and two abstentions. **Ayes: Commissioners Casias, Parsons, Poldrack, and Urbish. Abstentions: Chairperson Pavlovsky and Vice Chairperson Phipps.**

2. HOLD PUBLIC HEARING 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: This Agenda item consists of the required public hearing on the proposed Preliminary Plat of Macer Reserves. The Plat 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 property is located on the west side of State Highway 36, north of its intersection with Rice Street. Further, it is located in the West Fort Bend Management District, which is noted on the Plat.

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 on it). There are no issues with the proposed subdivision that

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

been recorded, 438 lots (70%) recorded and/or approved and, therefore, 191 lots (30%) left for future use. Mr. Tanner commented that hopefully this will provide a better idea of the development.

- Mr. Tanner stated that the Planning Commission approved the Preliminary Plat in November and there were no conflicts, therefore staff recommends approval of the Final Plat of Cottonwood Section Three-C.
- Commissioner Poldrack inquired about the price range of the homes.
- Mr. Tanner was not aware of the price range.

Action Taken: Commissioner Casias moved, seconded by Vice Chairperson Phipps, to recommend approval to City Council of the 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. The motion carried by a vote of five “ayes” and one abstention. **Ayes:** *Chairperson Pavlovsky, Vice Chairperson Phipps, Commissioners Casias, Parsons, and Urbish.* **Abstention:** *Commissioner Poldrack.*

6. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF ROSENBERG 36 INDUSTRIAL PARK, A SUBDIVISION OF 18.214 ACRES OF LAND BEING A PARTIAL REPLAT OF LOT NO. 17 OF ROSENBERG FARMS SUBDIVISION (VOLUME 3, PAGE 575; DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND VOLUME 4, PAGE 25; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) BEING A 1.468 ACRE TRACT OF LAND (FORT BEND COUNTY CLERK’S FILE NO. 2014103215) TOGETHER WITH THE REMAINDER OF A CALL 17.135 ACRE TRACT (FORT BEND COUNTY CLERK’S FILE NO. 2014072299) AND WITH A CALL 0.754 ACRE TRACT (FORT BEND COUNTY CLERK’S FILE NO. 2012014590), ALL BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 0 LOTS, 2 RESERVES, 1 BLOCK.

Executive Summary: The Final Plat of Rosenberg 36 Industrial Park consists of 18.214 acres and two (2) nonresidential reserves and is a partial replat of Lot No. 17 of Rosenberg Farms Subdivision. The Plat is located on the south side of State Highway 36, northwest of its intersection with U.S. Highway 90A, and in the West Fort Bend Management District.

The Plat proposes to subdivide the 18.214 acres into two (2) reserves to accommodate a new site development on Reserve “B” and future development of Reserve “A.” 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.

Following a public hearing, the Planning Commission approved the Preliminary Plat of this subdivision on October 15, 2014. There being no issues in conflict with City ordinances or with the approved Preliminary Plat, staff recommends that the Commission recommend approval to City Council of the Final Plat of Rosenberg 36 Industrial Park.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Mr. Tanner stated that there are no issues with the subdivision that conflict with City ordinances. It is, however, subject to the West Fort Bend Management District development standards. The plat does include a note for notification purposes.
- Mr. Tanner stated that after the Public Hearing in October 2014, the Planning Commission approved the Preliminary Plat of the subdivision. Staff recommends approval to City Council of the Final Plat of Rosenberg 36 Industrial Park.
- Commissioner Parsons inquired about the use of the land.
- Mr. Tanner commented that Mr. Turner could better address this question.
- Mr. Turner stated that Reserve B will be used for a probation office and Reserve A will be used for future commercial development. At this time, Reserve A does not have a user.
- Commissioner Pavlovsky inquired about the access across the railroad tracks.
- Mr. Turner replied that there would be no such access.

Action Taken: Commissioner Poldrack moved, seconded by Vice Chairperson Phipps, to recommend approval to City Council of the Final Plat of Rosenberg 36 Industrial Park, a subdivision of 18.214 acres of land being a partial replat of Lot No. 17 of Rosenberg Farms Subdivision (Volume 3, Page 575; Deed Records of Fort Bend County, Texas, and Volume 4, Page 25; Plat Records of Fort Bend County, Texas) being a 1.468 acre tract of land (Fort Bend County Clerk’s File No. 2014103215) together with the remainder of a call 17.135 acre tract (Fort Bend County Clerk’s File No. 2014072299) and with a call 0.754 acre tract (Fort Bend County Clerk’s File No. 2012014590), all being in the Henry Scott Survey, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas; 0 lots, 2 reserves, 1 block. The motion carried unanimously.

7. REVIEW AND DISCUSS A PRESENTATION BY PARAGON OUTLETS, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: Representatives of Paragon Outlets will make a presentation to the Commission regarding the future outlet shopping center. No action or approvals by the Planning Commission are being requested at this time. This is an opportunity for the Commission to become familiar with a project of this scope, which will have to go through processes (such as platting, etc.) with the Commission in the future. Paragon Outlets has requested this opportunity in conjunction with City staff.

Key Discussion:

- Mr. Tanner stated that the Paragon representative was ill and was unable to make the meeting, therefore the item will be postponed to a future agenda.
- Commissioner Parsons inquired about the nature of the project.
- Mr. Tanner replied it is for an outlet mall.

No action was taken.

8. CONSIDERATION OF AND ACTION ON REQUESTS FOR FUTURE AGENDA ITEMS AND STAFF REPORT REGARDING THE FOLLOWING.

Executive Summary: The Staff Report of Current Activities consists of projects that staff is currently working on as well as other updates that are relevant to the Planning Commission. This item also allows the Planning Commission the opportunity to request that items be placed on future agendas. At the meeting, staff will provide an overview of recent activities related to the Comprehensive Plan update.

Key Discussion:

- Mr. Tanner provided an update on the Comprehensive Plan.
- Commissioner Parsons inquired about getting additional information provided in the future on the Comprehensive Plan website.
- Mr. Tanner replied that more information could be provided.
- Commissioner Poldrack inquired about the progress of residential street widths.
- Mr. Tanner stated that a meeting with developers would likely be mid to late January.
- Commissioner Poldrack inquired about the progress of road impact fees.
- Mr. Tanner replied that the consultant for the Comprehensive Plan would be looking at similar measures, such as concurrency standards.

No action was taken.

9. ANNOUNCEMENTS.

No announcements at this time.

10. ADJOURNMENT.

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission meeting at 4:28 p.m.

Janet Eder
Secretary II



PLANNING COMMISSION COMMUNICATION

January 21, 2015

ITEM #	ITEM TITLE
2	Public Hearing for Short Form Final Plat of Brazos Town Center Collision

MOTION

Hold public hearing on a Short Form Final Plat of Brazos Town Center Collision, a subdivision of 2.2375 acres of land being a partial replat of Reserve "E", replat of Reserve "C", Fort Bend Business Center, Section Two (Slide No. 2008A; F.B.C.P.R.), in the Robert Handy Survey, Abstract No. 187, City of Rosenberg, Fort Bend County, Texas; 1 block, 1 reserve.

RECOMMENDATION

Staff recommends the public hearing be held.

MUD #	City/ETJ	ELECTION DISTRICT
167 (Brazos Town Center)	City	4

SUPPORTING DOCUMENTS:

1. Short Form Final Plat of Brazos Town Center Collision

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 Brazos Town Center Collision is a proposed replat consisting of 2.2375 acres and only one (1) non-residential reserve. The property is located on the east side of FM 2218, slightly north of its intersection with Reading Road. The tract is in the City Limits and in Fort Bend County MUD No. 167.

Because it is a partial 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.

WE, NQ FUND, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH KATHERINE GREENE, GENERAL PARTNER, OWNERS OF A 2.2375 ACRE TRACT OF LAND, REFERRED TO AS OWNERS OF THE ABOVE AND FOREGOING MAP OF BRAZOS TOWN CENTER COLLISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP 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 SUCCESSORS 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 SEVEN AND ONE-HALF FEET (7'-6"), FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES (ONLY ON ONE SIDE IF A PERIMETER EASEMENT) 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, EXCEPT ON PERIMETER EASEMENTS WHERE IT TOTALS TWENTY-TWO AND ONE-HALF FEET (22' 6") IN WIDTH.

FURTHER, OWNERS 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, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN THREE (3) SQUARE FEET (24" DIAMETER).

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

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 CONFORM WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY AND THE COUNTY; 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.

IN TESTIMONY WHEREOF, NQ FUND, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KATHERINE GREENE, GENERAL PARTNER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2015.

NQ FUND, L.P., A TEXAS LIMITED PARTNERSHIP

BY: KATHERINE GREENE, GENERAL PARTNER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATHERINE GREENE, GENERAL PARTNER OF NQ FUND, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AS THE ACT AND DEED OF SAID COMPANY.

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, BRIAN NESVADBA, AM AUTHORIZED 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; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE WILL BE MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

BRIAN NESVADBA
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5776



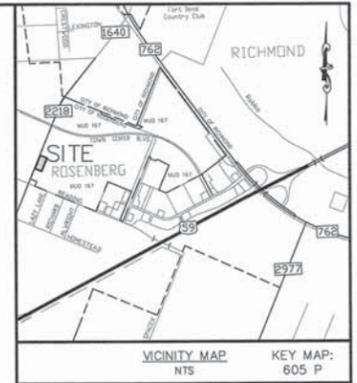
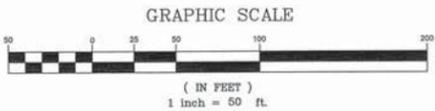
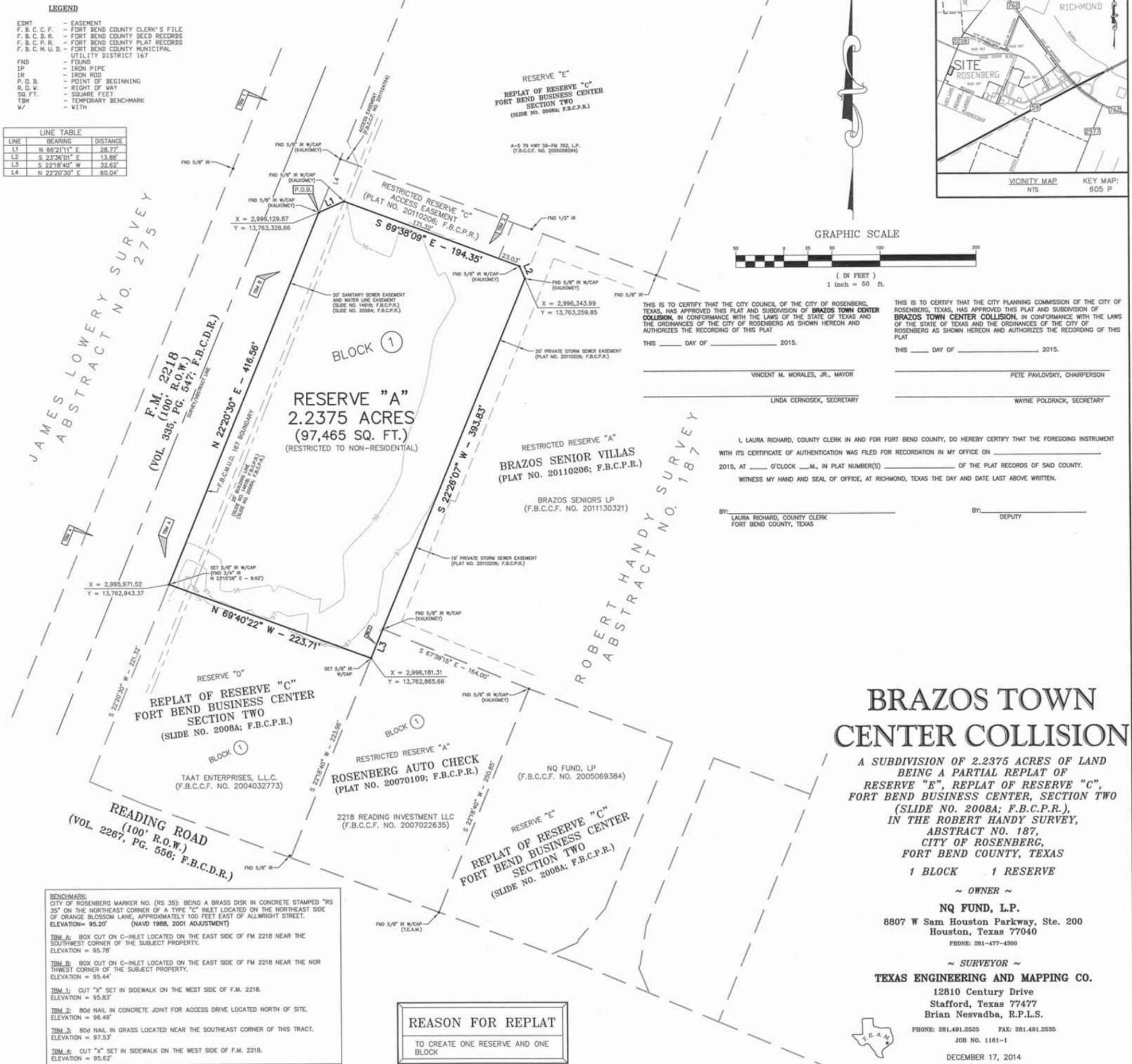
- NOTES:
- BEARINGS AND COORDINATES SHOWN HEREON IS A SURFACE COORDINATE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE NGS C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.9996709456.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0215J EFFECTIVELY DATED JANUARY 3, 1997, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.
 - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
 - THIS SUBDIVISION IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN SLIDE NO. 2008A OF THE FORT BEND COUNTY PLAT RECORDS AND IN FORT BEND COUNTY CLERK'S FILE NOS. 9619331, 2005080758, 2005069570, AND 200682248.
 - THIS PLAT LIES WHOLLY WITHIN THE FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF ROSENBERG, FORT BEND COUNTY, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND FORT BEND COUNTY M.U.D. NO. 167.
 - THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
 - THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS STATE TITLE, LLC, OF NO. 1415722049CPL, EFFECTIVELY DATED DECEMBER 3, 2014 AND ISSUED ON DECEMBER 11, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
 - 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 THIS SUBDIVISION.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS FOR STREET PONDING DURING INTENSE RAINFALL EVENTS.
 - THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE NO. LZ3.
 - SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTH 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 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.
 - THE MINIMUM SLAB ELEVATION (FINISHED FLOOR) SHALL BE 97.5' BUT NO LESS THAN 12 INCHES ABOVE THE 100-YEAR FLOOD PLAN ELEVATION, 18 INCHES ABOVE NATURAL GROUND, OR 12 INCHES ABOVE THE TOP OF CURB IN FRONT OF THE PROPERTY, WHICHEVER IS HIGHER.
 - ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON N.A.V.D. 1988.
 - B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; S.M. S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
 - SUBJECT TO TERM, CONDITIONS, AND STIPULATION AS SET FORTH IN FORT BEND COUNTY CLERK'S FILE NO. 2007022636.

- LEGEND
- ESMT - EASEMENT
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 - F.B.C.M.U.D. - FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT 167
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - P.O.B. - POINT OF BEGINNING
 - R.O.W. - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - TBM - TEMPORARY BENCHMARK
 - W/ - WITH

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°21'11" E	28.77'
L2	S 23°36'01" E	13.88'
L3	S 22°18'40" W	32.62'
L4	N 22°20'30" E	60.04'

JAMES LOWERY SURVEY
ABSTRACT NO. 275



THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BRAZOS TOWN CENTER COLLISION, 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, SECRETARY

PETE PAVLOVSKY, CHAIRPERSON
WAYNE FOLDRACK, SECRETARY

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO 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(S) _____ OF THE PLAT RECORDS OF SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.

BY: LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

BRAZOS TOWN CENTER COLLISION

A SUBDIVISION OF 2.2375 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "E", REPLAT OF RESERVE "C", FORT BEND BUSINESS CENTER, SECTION TWO (SLIDE NO. 2008A; F.B.C.P.R.), IN THE ROBERT HANDY SURVEY, ABSTRACT NO. 187, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

~ OWNER ~
NQ FUND, L.P.
8807 W Sam Houston Parkway, Ste. 200
Houston, Texas 77040
PHONE: 281-477-4300

~ SURVEYOR ~
TEXAS ENGINEERING AND MAPPING CO.
12810 Century Drive
Stafford, Texas 77477
Brian Nesvadba, R.P.L.S.
PHONE: 281.491.2525 FAX: 281.491.2535
JOB NO. 1161-1

DECEMBER 17, 2014

REASON FOR REPLAT
TO CREATE ONE RESERVE AND ONE BLOCK

- BENCHMARK:
CITY OF ROSENBERG MARKER NO. (RS 35): BEING A BRASS DISK IN CONCRETE STAMPED "RS 35" ON THE NORTHEAST CORNER OF A TYPE "C" INLET LOCATED ON THE NORTHEAST SIDE OF ORANGE BLOSSOM LANE, APPROXIMATELY 100 FEET EAST OF ALLWRIGHT STREET. ELEVATION= 95.20' (NAVD 1988, 2001 ADJUSTMENT)
- TBM A: BOX CUT ON C-INLET LOCATED ON THE EAST SIDE OF FM 2218 NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 95.78'
 - TBM B: BOX CUT ON C-INLET LOCATED ON THE EAST SIDE OF FM 2218 NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 95.44'
 - TBM 1: CUT "X" SET IN SIDEWALK ON THE WEST SIDE OF F.M. 2218. ELEVATION = 95.83'
 - TBM 2: 80d NAIL IN CONCRETE JOINT FOR ACCESS DRIVE LOCATED NORTH OF SITE. ELEVATION = 96.49'
 - TBM 3: 80d NAIL IN GRASS LOCATED NEAR THE SOUTHEAST CORNER OF THIS TRACT. ELEVATION = 97.53'
 - TBM 4: CUT "X" SET IN SIDEWALK ON THE WEST SIDE OF F.M. 2218. ELEVATION = 95.62'



PLANNING COMMISSION COMMUNICATION

January 21, 2015

ITEM #	ITEM TITLE
3	Public Hearing on a Final Plat of the Reserve at Brazos Town Center Section Four

MOTION

Hold public hearing on a Final Plat of The Reserve at Brazos Town Center Section Four being a 27.6398 acre tract of land being a partial replat of Reserve "H", Block 4, The Villages at Rosenberg (Slide No. 1945 A&B; F.B.C.P.R.) conveyed to Figure Four Partners, Ltd. (F.B.C.C.F. No. 2013159055) in the Jane H. Long League, Abstract No. 55, City of Rosenberg, Fort Bend County, Texas; 4 reserves, 104 lots, 3 blocks.

RECOMMENDATION

Staff recommends the public hearing be held.

MUD #	City/ETJ	ELECTION DISTRICT
167 (Brazos Town Center)	City	4

SUPPORTING DOCUMENTS:

- Final Plat of The Reserve at Brazos Town Center Section Four

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

This Agenda item consists of the required public hearing on the proposed Final Plat of The Reserve at Brazos Town Center Section Four. The property is located off of Town Center Boulevard, north of its intersection with Vista Drive. It is located within the City Limits; in Fort Bend County MUD No. 167; and immediately west of The Reserve at Brazos Town Center Section Three, which has been recorded. The Plat consists of approximately 27.6 acres, with 104 single-family residential lots and four (4) reserves.

Because it is a partial 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.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, FIGURE FOUR PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH GERALD W. NOTEBROOM, SENIOR EXECUTIVE VICE PRESIDENT OF PSWA, INC., A TEXAS CORPORATION, ITS SOLE GENERAL PARTNER, HERINAFTER REFERRED TO AS OWNERS OF THE 27.6398 ACRE TRACT, DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP 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 SUCCESSORS 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 SEVEN AND ONE-HALF FEET (7'-6"), FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES (ONLY ON ONE SIDE IF A PERMETER EASEMENT) AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH, EXCEPT ON PERMETER EASEMENTS WHERE IT TOTALS TWENTY-TWO AND ONE-HALF FEET (22' 6") IN WIDTH.

FURTHER, OWNERS 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, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THAT DRAINAGE STRUCTURES UNDER DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN THREE (3) SQUARE FEET (24" DIAMETER).

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT 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, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

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 CONFORM WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY AND THE COUNTY. 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.

IN TESTIMONY WHEREOF, FIGURE FOUR PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY

GERALD W. NOTEBROOM, SENIOR EXECUTIVE VICE PRESIDENT OF PSWA, INC., A TEXAS CORPORATION AND ATTESTED BY _____
THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2015.

FIGURE FOUR PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP

BY: PSWA, INC., A TEXAS CORPORATION,
ITS SOLE GENERAL PARTNER

BY: _____ ATTEST: _____
GERALD W. NOTEBROOM, SENIOR EXECUTIVE VICE PRESIDENT PRINT NAME AND TITLE

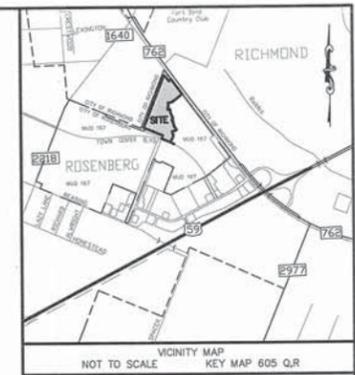
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALD W. NOTEBROOM, SENIOR EXECUTIVE VICE PRESIDENT OF PSWA, INC., A TEXAS CORPORATION, THE SOLE GENERAL PARTNER OF FIGURE FOUR PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, 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 AS THE ACT AND DEED OF SAID COMPANY.

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

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

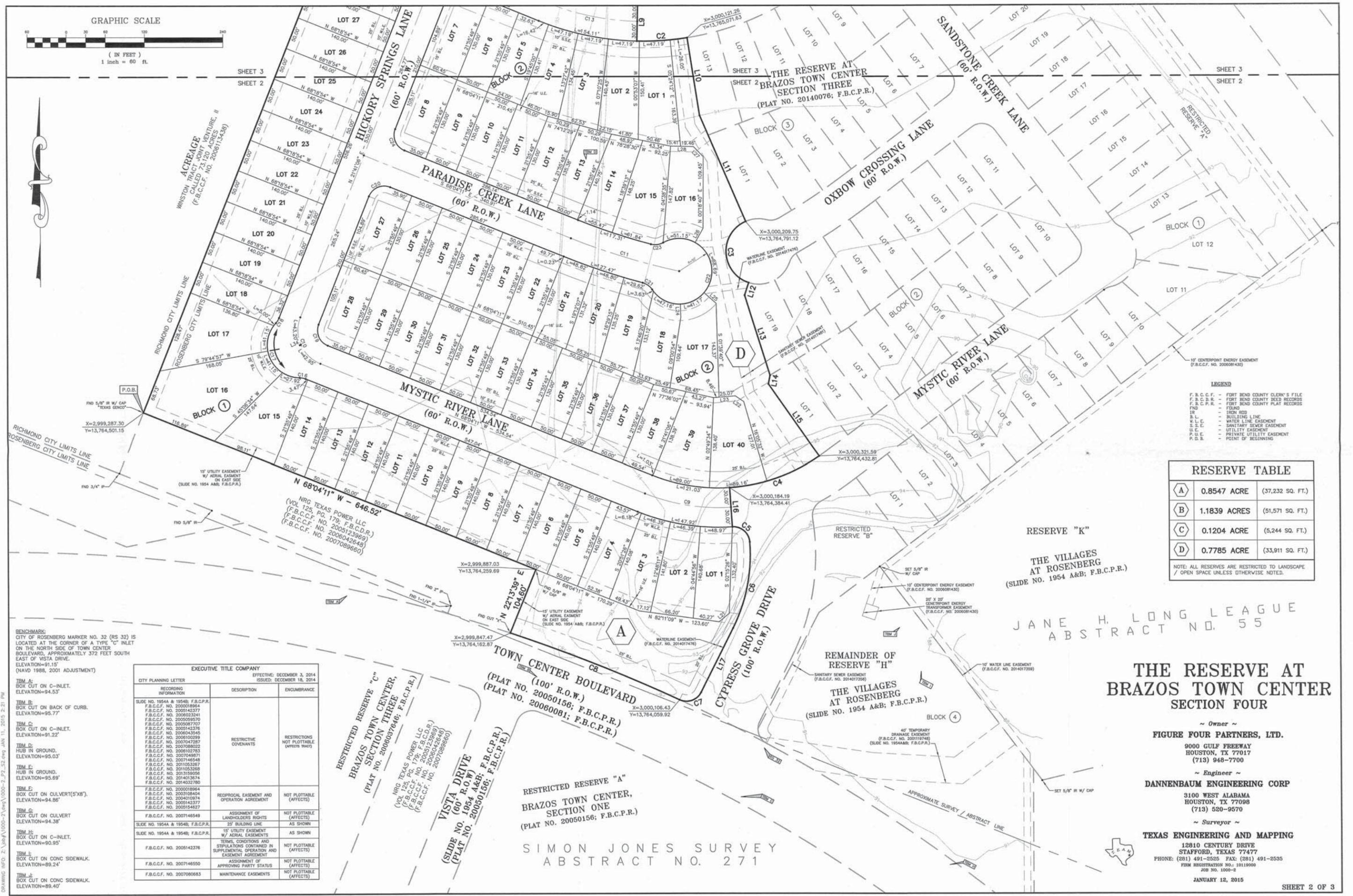
THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



LEGEND

- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.B.R. - FORT BEND COUNTY BEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUNDS
- IR - IRON ROD
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- P.E. - PRIVATE UTILITY EASEMENT
- P.D.E. - POINT OF BEGINNING

RESERVE TABLE

A	0.8547 ACRE	(37,232 SQ. FT.)
B	1.1839 ACRES	(51,571 SQ. FT.)
C	0.1204 ACRE	(5,244 SQ. FT.)
D	0.7785 ACRE	(33,911 SQ. FT.)

NOTE: ALL RESERVES ARE RESTRICTED TO LANDSCAPE / OPEN SPACE UNLESS OTHERWISE NOTED.

THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR

~ Owner ~
FIGURE FOUR PARTNERS, LTD.
9000 GULF FREETWAY
HOUSTON, TX 77017
(713) 948-7700

~ Engineer ~
DANNENBAUM ENGINEERING CORP
3100 WEST ALABAMA
HOUSTON, TX 77098
(713) 520-9570

~ Surveyor ~
TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: (281) 491-5525 FAX: (281) 491-2535
FIRM REGISTRATION NO. 10119000
JOB NO. 1000-2
JANUARY 12, 2015

EXECUTIVE TITLE COMPANY
EFFECTIVE: DECEMBER 3, 2014
ISSUED: DECEMBER 18, 2014

CITY PLANNING LETTER	RECORDING INFORMATION	DESCRIPTION	ENCUMBRANCE
SLIDE NO. 1954A & 1954B; F.B.C.P.R.	F.B.C.C.F. NO. 2000018964 F.B.C.C.F. NO. 200016377 F.B.C.C.F. NO. 2006023241 F.B.C.C.F. NO. 2005099570 F.B.C.C.F. NO. 2006043545 F.B.C.C.F. NO. 2005142376 F.B.C.C.F. NO. 2006042645 F.B.C.C.F. NO. 2007089660	RESTRICTIVE COVENANTS	RESTRICTIONS NOT PLOTTABLE (AFFECTS TRACT)
SLIDE NO. 1954A & 1954B; F.B.C.P.R.	F.B.C.C.F. NO. 2000018964 F.B.C.C.F. NO. 2003108454 F.B.C.C.F. NO. 2004010274 F.B.C.C.F. NO. 2005142377 F.B.C.C.F. NO. 2005146527	RECIPROCAL EASEMENT AND OPERATION AGREEMENT	NOT PLOTTABLE (AFFECTS)
SLIDE NO. 1954A & 1954B; F.B.C.P.R.	F.B.C.C.F. NO. 2007146549	ASSIGNMENT OF LANDHOLDERS RIGHTS	NOT PLOTTABLE (AFFECTS)
SLIDE NO. 1954A & 1954B; F.B.C.P.R.	F.B.C.C.F. NO. 2005142376	20' BUILDING LINE	AS SHOWN
SLIDE NO. 1954A & 1954B; F.B.C.P.R.	F.B.C.C.F. NO. 2005142376	15' UTILITY EASEMENT W/ AERIAL EASEMENTS	AS SHOWN
F.B.C.C.F. NO. 2005142376	F.B.C.C.F. NO. 2007146550	TERMS, CONDITIONS AND SUPPLEMENTAL OPERATIONS AND EASEMENT AGREEMENT	NOT PLOTTABLE (AFFECTS)
F.B.C.C.F. NO. 2007146550	F.B.C.C.F. NO. 2007146550	ASSIGNMENT OF APPROVING PARTY STATUS	NOT PLOTTABLE (AFFECTS)
F.B.C.C.F. NO. 2007060683	F.B.C.C.F. NO. 2007060683	MAINTENANCE EASEMENTS	NOT PLOTTABLE (AFFECTS)

BENCHMARK:
CITY OF ROSENBERG MARKER NO. 32 (RS 32) IS LOCATED AT THE CORNER OF A TYPE "C" INLET ON THE NORTH SIDE OF TOWN CENTER BOULEVARD, APPROXIMATELY 372 FEET SOUTH EAST OF VISTA DRIVE. ELEVATION=91.15' (NAVD 1988, 2001 ADJUSTMENT)

- TBM A:** BOX CUT ON C-INLET. ELEVATION=94.53'
- TBM B:** BOX CUT ON BACK OF CURB. ELEVATION=95.77'
- TBM C:** BOX CUT ON C-INLET. ELEVATION=91.22'
- TBM D:** HUB IN GROUND. ELEVATION=95.03'
- TBM E:** HUB IN GROUND. ELEVATION=95.69'
- TBM F:** BOX CUT ON CULVERT(5'X8'). ELEVATION=94.86'
- TBM G:** BOX CUT ON CULVERT. ELEVATION=94.38'
- TBM H:** BOX CUT ON C-INLET. ELEVATION=90.95'
- TBM I:** BOX CUT ON CONC SIDEWALK. ELEVATION=89.24'
- TBM J:** BOX CUT ON CONC SIDEWALK. ELEVATION=89.40'

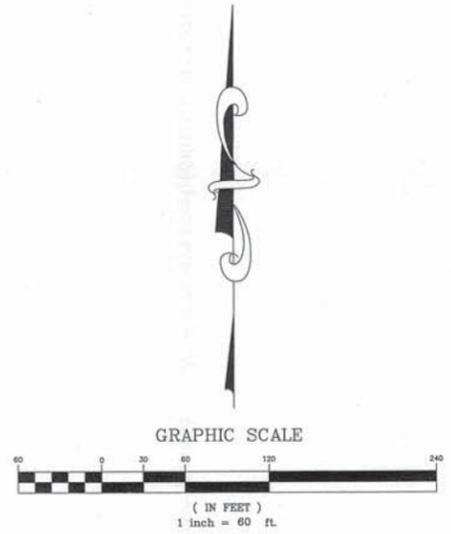
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LINE	BEARING	DISTANCE
L1	S 37°01'50" E	44.27
L2	N 52°38'10" E	71.26
L3	S 37°01'50" E	191.55
L4	N 52°37'59" E	89.91
L5	S 63°37'37" W	48.98
L6	S 74°31'10" W	53.66
L7	S 84°43'06" W	60.00
L8	S 05°18'54" E	121.78
L9	S 01°24'08" W	60.00
L10	S 08°52'28" E	119.94
L11	S 23°21'51" E	176.47
L12	S 18°00'28" W	20.00
L13	S 17°33'21" E	128.14
L14	S 10°50'53" W	13.42
L15	S 35°33'13" E	134.97
L16	S 03°45'10" E	60.00
L17	S 26°40'37" W	110.27
L18	N 23°17'31" W	1.59
L19	N 35°26'44" W	8.00
L20	S 68°18'54" E	9.95
L21	S 50°22'09" W	20.16
L22	N 55°28'06" W	18.46
L23	S 85°09'21" W	33.54
L24	S 01°56'14" E	20.10
L25	S 49°02'49" E	24.56
L26	N 29°15'25" E	24.95
L27	N 44°13'28" W	21.38
L28	N 88°42'56" W	34.86
L29	S 75°25'40" E	52.63
L30	N 83°00'00" E	39.68
L31	N 55°31'10" W	30.98
L32	N 24°57'03" W	27.90
L33	N 00°44'55" E	25.32
L34	S 68°40'41" W	1.51
L35	S 66°44'58" W	1.55

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	96°41'02"	25.00'	42.19'	N 43°03'37" E - 37.36'
C2	10°16'36"	430.00'	77.13'	N 86°15'50" E - 77.02'
C3	138°37'44"	50.00'	120.98'	S 02°40'43" E - 93.55'
C4	31°18'04"	270.00'	147.50'	N 70°35'48" E - 145.68'
C5	89°18'08"	25.00'	38.97'	N 49°08'08" W - 35.14'
C6	31°07'39"	250.00'	135.62'	N 11°06'48" E - 134.16'
C7	89°18'08"	25.00'	38.97'	N 70°35'48" E - 34.82'
C8	8°31'14"	2450.00'	278.83'	N 68°19'11" W - 278.66'
C9	29°40'58"	300.00'	134.48'	S 80°54'40" E - 133.35'
C10	89°45'17"	55.00'	86.16'	S 23°12'33" E - 77.62'
C11	9°56'24"	999.50'	173.40'	S 73°02'19" E - 173.18'
C12	90°14'43"	55.00'	86.63'	S 68°48'27" W - 77.95'
C13	20°37'08"	400.00'	143.36'	S 78°19'49" E - 142.59'
C14	55°40'59"	300.00'	281.86'	N 62°23'46" E - 280.22'
C15	91°28'51"	55.00'	87.78'	S 24°02'20" E - 78.76'
C16	21°19'42"	25.00'	9.31'	N 78°44'02" W - 9.25'
C17	132°01'46"	50.00'	115.22'	S 23°23'01" E - 91.36'
C18	20°56'46"	25.00'	9.14'	N 32°09'29" E - 9.09'
C19	89°45'17"	25.00'	39.16'	S 23°11'33" E - 35.28'
C20	90°14'43"	25.00'	39.38'	S 68°48'27" W - 35.43'
C21	41°25'34"	25.00'	18.08'	N 54°26'51" W - 17.68'
C22	26°53'35"	50.00'	231.80'	N 13°27'08" E - 73.36'
C23	44°21'43"	25.00'	19.36'	N 82°49'12" E - 18.88'
C24	89°45'17"	25.00'	39.16'	S 23°11'33" E - 35.28'
C25	90°14'43"	25.00'	39.38'	S 68°48'27" W - 35.43'
C26	21°02'41"	25.00'	9.18'	N 11°09'46" E - 9.13'
C27	132°02'10"	50.00'	115.22'	S 66°39'30" W - 91.37'
C28	20°44'46"	25.00'	9.05'	S 57°41'48" E - 9.00'
C29	85°58'43"	25.00'	37.52'	N 48°18'15" W - 34.09'
C30	22°02'14"	25.00'	9.62'	N 78°11'19" W - 9.56'
C31	131°19'32"	50.00'	115.19'	S 23°12'40" E - 91.35'
C32	21°08'00"	25.00'	9.21'	N 32°14'05" E - 9.15'
C33	76°07'46"	25.00'	33.22'	S 32°46'59" W - 30.83'
C34	28°24'56"	25.00'	12.83'	S 76°30'33" W - 12.69'
C35	26°13'33"	50.00'	228.52'	N 39°42'46" W - 75.55'
C36	57°44'29"	25.00'	25.19'	N 38°13'42" E - 24.14'
C37	91°26'51"	25.00'	39.90'	S 24°02'20" E - 35.80'
C38	53°04'47"	25.00'	23.16'	S 48°13'28" W - 22.34'
C39	26°30'51"	50.00'	229.59'	N 56°45'44" W - 74.88'
C40	30°00'26"	25.00'	13.09'	N 06°40'53" E - 12.94'

PARKLAND DEDICATION TABLE	
TOTAL PUBLIC PARK LAND DEDICATION REQUIRED (TOTAL LOTS 104/160)	= 0.65 ACRE
MAXIMUM PRIVATE PARK LAND DEDICATION (TOTAL REQUIRED 0.65 X 50%)	= 0.33 ACRE
PARKLAND DEDICATION REMAINING CREDIT PER BRAZOS TOWN CENTER, SEC. 3	= 1.8475 ACRES
1.8475 - 0.33 = 1.5175 CREDIT ACRES REMAINING FROM BRAZOS TOWN CENTER, SEC. 3	
TOTAL PRIVATE PARK LAND DEDICATION	= 0.33 ACRES
50% MONEY IN LIEU OF PUBLIC PARK LAND (104/2 X \$350)	= \$18,200.00

LOT AREA TABLE		LOT AREA TABLE	
BLOCK 1 LOT 1	7,345 SQ. FT.	BLOCK 2 LOT 1	6,785 SQ. FT.
BLOCK 1 LOT 2	7,903 SQ. FT.	BLOCK 2 LOT 2	6,820 SQ. FT.
BLOCK 1 LOT 3	7,986 SQ. FT.	BLOCK 2 LOT 3	7,487 SQ. FT.
BLOCK 1 LOT 4	7,148 SQ. FT.	BLOCK 2 LOT 4	7,216 SQ. FT.
BLOCK 1 LOT 5	7,000 SQ. FT.	BLOCK 2 LOT 5	6,701 SQ. FT.
BLOCK 1 LOT 6	7,000 SQ. FT.	BLOCK 2 LOT 6	6,500 SQ. FT.
BLOCK 1 LOT 7	7,000 SQ. FT.	BLOCK 2 LOT 7	7,759 SQ. FT.
BLOCK 1 LOT 8	7,000 SQ. FT.	BLOCK 2 LOT 8	7,890 SQ. FT.
BLOCK 1 LOT 9	7,000 SQ. FT.	BLOCK 2 LOT 9	6,500 SQ. FT.
BLOCK 1 LOT 10	7,000 SQ. FT.	BLOCK 2 LOT 10	6,500 SQ. FT.
BLOCK 1 LOT 11	7,000 SQ. FT.	BLOCK 2 LOT 11	6,500 SQ. FT.
BLOCK 1 LOT 12	7,000 SQ. FT.	BLOCK 2 LOT 12	6,500 SQ. FT.
BLOCK 1 LOT 13	7,000 SQ. FT.	BLOCK 2 LOT 13	6,500 SQ. FT.
BLOCK 1 LOT 14	7,000 SQ. FT.	BLOCK 2 LOT 14	7,596 SQ. FT.
BLOCK 1 LOT 15	9,431 SQ. FT.	BLOCK 2 LOT 15	9,301 SQ. FT.
BLOCK 1 LOT 16	16,935 SQ. FT.	BLOCK 2 LOT 16	7,684 SQ. FT.
BLOCK 1 LOT 17	11,755 SQ. FT.	BLOCK 2 LOT 17	9,074 SQ. FT.
BLOCK 1 LOT 18	6,983 SQ. FT.	BLOCK 2 LOT 18	8,841 SQ. FT.
BLOCK 1 LOT 19	7,000 SQ. FT.	BLOCK 2 LOT 19	7,152 SQ. FT.
BLOCK 1 LOT 20	7,000 SQ. FT.	BLOCK 2 LOT 20	6,193 SQ. FT.
BLOCK 1 LOT 21	7,000 SQ. FT.	BLOCK 2 LOT 21	6,500 SQ. FT.
BLOCK 1 LOT 22	7,000 SQ. FT.	BLOCK 2 LOT 22	6,500 SQ. FT.
BLOCK 1 LOT 23	7,000 SQ. FT.	BLOCK 2 LOT 23	6,500 SQ. FT.
BLOCK 1 LOT 24	7,000 SQ. FT.	BLOCK 2 LOT 24	6,500 SQ. FT.
BLOCK 1 LOT 25	7,000 SQ. FT.	BLOCK 2 LOT 25	6,500 SQ. FT.
BLOCK 1 LOT 26	7,000 SQ. FT.	BLOCK 2 LOT 26	6,500 SQ. FT.
BLOCK 1 LOT 27	7,000 SQ. FT.	BLOCK 2 LOT 27	7,759 SQ. FT.
BLOCK 1 LOT 28	7,000 SQ. FT.	BLOCK 2 LOT 28	7,689 SQ. FT.
BLOCK 1 LOT 29	6,169 SQ. FT.	BLOCK 2 LOT 29	6,500 SQ. FT.
BLOCK 1 LOT 30	10,081 SQ. FT.	BLOCK 2 LOT 30	6,500 SQ. FT.
BLOCK 1 LOT 31	11,530 SQ. FT.	BLOCK 2 LOT 31	6,500 SQ. FT.
BLOCK 1 LOT 32	6,899 SQ. FT.	BLOCK 2 LOT 32	6,500 SQ. FT.
BLOCK 1 LOT 33	6,500 SQ. FT.	BLOCK 2 LOT 33	6,500 SQ. FT.
BLOCK 1 LOT 34	6,508 SQ. FT.	BLOCK 2 LOT 34	6,500 SQ. FT.
BLOCK 1 LOT 35	7,751 SQ. FT.	BLOCK 2 LOT 35	6,500 SQ. FT.
BLOCK 1 LOT 36	6,183 SQ. FT.	BLOCK 2 LOT 36	6,500 SQ. FT.
BLOCK 1 LOT 37	6,890 SQ. FT.	BLOCK 2 LOT 37	6,500 SQ. FT.
BLOCK 1 LOT 38	7,601 SQ. FT.	BLOCK 2 LOT 38	6,747 SQ. FT.
BLOCK 1 LOT 39	7,040 SQ. FT.	BLOCK 2 LOT 39	6,215 SQ. FT.
BLOCK 1 LOT 40	6,197 SQ. FT.	BLOCK 2 LOT 40	6,145 SQ. FT.
BLOCK 1 LOT 41	13,018 SQ. FT.		
BLOCK 1 LOT 42	12,073 SQ. FT.		
BLOCK 1 LOT 43	6,060 SQ. FT.		
BLOCK 1 LOT 44	7,000 SQ. FT.		
BLOCK 1 LOT 45	7,000 SQ. FT.		
BLOCK 1 LOT 46	7,000 SQ. FT.		
BLOCK 1 LOT 47	7,000 SQ. FT.		
BLOCK 1 LOT 48	6,886 SQ. FT.		
BLOCK 1 LOT 49	9,324 SQ. FT.		
BLOCK 1 LOT 50	21,839 SQ. FT.		
BLOCK 1 LOT 51	20,119 SQ. FT.		
BLOCK 1 LOT 52	12,606 SQ. FT.		
BLOCK 1 LOT 53	16,497 SQ. FT.		
BLOCK 1 LOT 54	13,400 SQ. FT.		
BLOCK 1 LOT 55	10,260 SQ. FT.		
BLOCK 1 LOT 56	9,331 SQ. FT.		
BLOCK 1 LOT 57	6,472 SQ. FT.		
BLOCK 1 LOT 58	7,874 SQ. FT.		
BLOCK 1 LOT 59	13,816 SQ. FT.		
BLOCK 1 LOT 60	15,997 SQ. FT.		
BLOCK 1 LOT 61	19,214 SQ. FT.		
BLOCK 1 LOT 62	6,016 SQ. FT.		
BLOCK 1 LOT 63	7,820 SQ. FT.		
BLOCK 1 LOT 64	11,099 SQ. FT.		



WINSTON TRACT ADJACENT VENTURE, II (F.B.C.C.F. NO. 2006115438)

SHEET 3 SHEET 2

THE RESERVE AT BRAZOS TOWN CENTER SECTION THREE (PLAT NO. 20140076; F.B.C.P.R.)

THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR

~ Owner ~
FIGURE FOUR PARTNERS, LTD.
 9000 GULF FREEWAY
 HOUSTON, TX 77017
 (713) 948-7700

~ Engineer ~
DANNENBAUM ENGINEERING CORP
 3100 WEST ALABAMA
 HOUSTON, TX 77098
 (713) 520-9570

~ Surveyor ~
TEXAS ENGINEERING AND MAPPING
 12810 CENTURY DRIVE
 STAFFORD, TEXAS 77477
 PHONE: (281) 491-2525 FAX: (281) 491-2535
 FIRM REGISTRATION NO. 10119000
 JOB NO. 1000-2
 JANUARY 12, 2015



PLANNING COMMISSION COMMUNICATION

January 21, 2015

ITEM #	ITEM TITLE
4	Public Hearing on a Final Plat of The Townhomes at Brazos Town Center

MOTION

Hold public hearing on a Final Plat of The Townhomes at Brazos Town Center, a 20.0427 acre tract of land being a replat of restricted Reserve "A", Brazos Town Center, Section Two (Plat No. 20050239; F.B.C.P.R.) in the Jane H. Long League, Abstract No. 55, and in the Simon Jones Survey, Abstract No. 271, City of Rosenberg, Fort Bend County, Texas; 5 reserves, 139 lots, 3 blocks.

RECOMMENDATION

Staff recommends the public hearing be held.

MUD #	City/ETJ	ELECTION DISTRICT
167 (Brazos Town Center)	City	4

SUPPORTING DOCUMENTS:

- Final Plat of The Townhomes at Brazos Town Center

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 the required public hearing on the proposed Final Plat of The Townhomes at Brazos Town Center. The subject property is located off of Town Center Boulevard, north of its intersection with Commercial Drive. It is located within the City Limits and in Fort Bend County MUD No. 167. The Plat consists of approximately 20 acres, with 139 townhome lots and five (5) reserves.

Because it is a partial 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.

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHRISTOPHER LINDHORST, DIVISION PRESIDENT-HOUSTON SOUTH OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, HERINAFTER REFERRED TO AS OWNERS OF THE 20.0427 ACRE TRACT, DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE TOWNHOMES AT BRAZOS TOWN CENTER, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAN 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 SUCCESSORS 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 SEVEN AND ONE-HALF FEET (7'-6"), FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES (ONLY ON ONE SIDE IF A PERIMETER EASEMENT) AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH, EXCEPT ON PERIMETER EASEMENTS WHERE IT TOTALS TWENTY-TWO AND ONE-HALF FEET (22' 6") IN WIDTH.

FURTHER, OWNERS 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, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN THREE (3) SQUARE FEET (24" DIAMETER).

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT 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, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

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 CONFORM WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY AND THE COUNTY; 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.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRISTOPHER LINDHORST, DIVISION PRESIDENT-HOUSTON SOUTH OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2015.

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP

By: D.R. HORTON, INC., A DELAWARE CORPORATION,
ITS AUTHORIZED AGENT

By: CHRISTOPHER LINDHORST
DIVISION PRESIDENT-HOUSTON SOUTH

ATTEST: _____
PRINT NAME AND TITLE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTOPHER LINDHORST, DIVISION PRESIDENT-HOUSTON SOUTH OF D.R. HORTON, INC., A DELAWARE CORPORATION, THE AUTHORIZED AGENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, 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 AS THE ACT AND DEED OF SAID COMPANY.

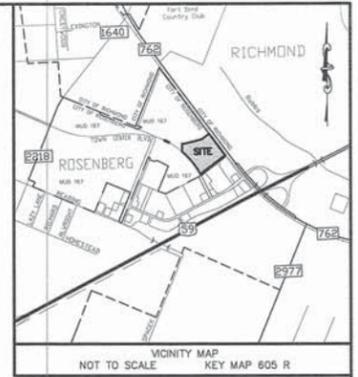
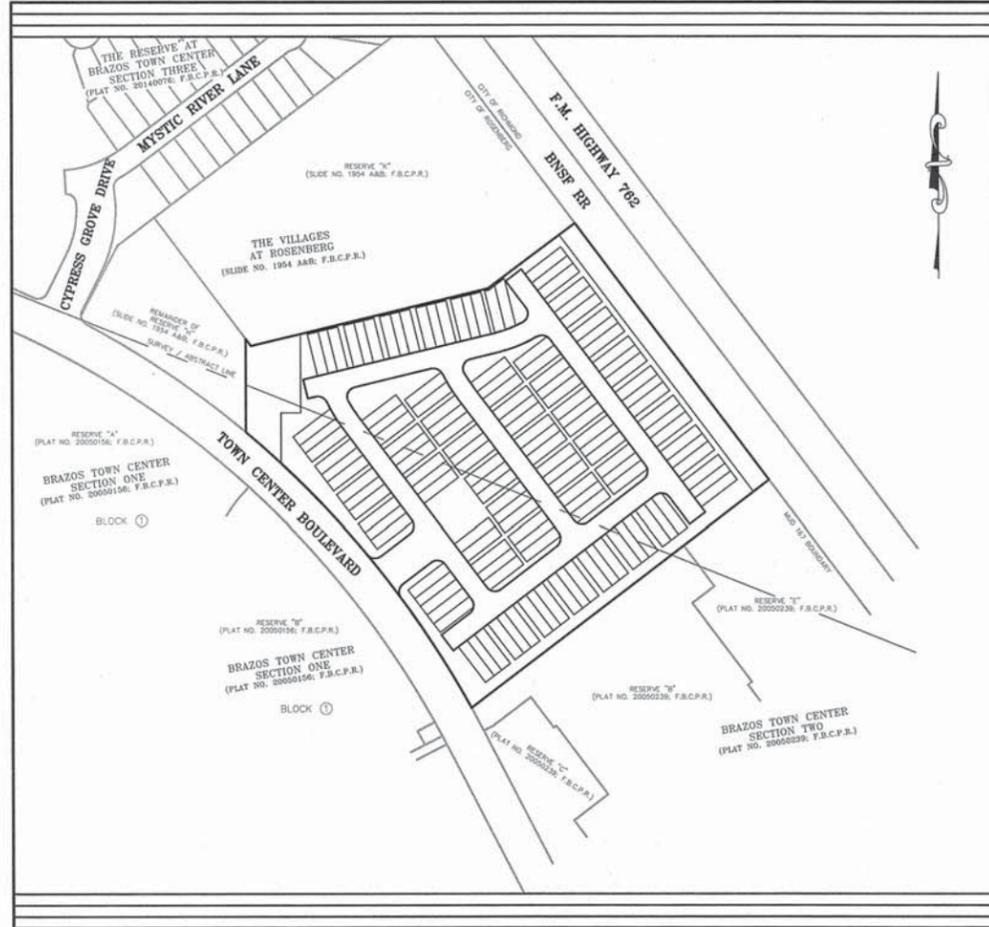
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

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

NOTES:

- 1.) B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY 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; P.L. INDICATES PROPERTY LINE.
- 2.) BENCHMARK: CITY OF ROSENBERG MARKER NO. 32 (RS 32) IS LOCATED AT THE CORNER OF A TYPE "C" INLET ON THE NORTH SIDE OF TOWN CENTER BOULEVARD, APPROXIMATELY 372 FEET SOUTHEAST OF VISTA DRIVE. ELEVATION=91.15' (NAVD 1988, 2001 ADJUSTMENT)
- 3.) A CITY OF ROSENBERG BENCHMARK WILL BE SET AFTER STREETS ARE INSTALLED. A BENCHMARK FORM WILL BE SUBMITTED TO THE CITY FOR APPROVAL.
- 4.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON CITY OF ROSENBERG MARKER NO. RS 32.
- 5.) THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- 6.) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY SOUTHLAND TITLE, LLC, EFFECTIVE DATE JANUARY 1, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 7.) THIS PLAT LIES WHOLLY WITHIN THE MUNICIPAL UTILITY DISTRICT NO. 167, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF ROSENBERG, FORT BEND COUNTY, AND LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- 8.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NOS. 48157-C-0245L EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA NOT CONSIDERED IN THE 500-YR. FLOOD PLAIN.
- 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.) THERE IS NO PHYSICAL EVIDENCE OF PIPELINES NOR PIPELINE EASEMENTS REFLECTED IN THE TITLE THAT AFFECT THE LIMITS OF THIS SUBDIVISION.
- 11.) FIVE-EIGHTHS INCH (5/8") 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.
- 12.) THE MINIMUM SLAB ELEVATION (FINISHED FLOOR) SHALL BE 95.5' BUT NO LESS THAN 12 INCHES ABOVE THE FLOOD PLAIN ELEVATION, 18 INCHES ABOVE NATURAL GROUND, OR 12 INCHES ABOVE THE TOP OF CURB IN FRONT OF THE PROPERTY, WHICHEVER IS HIGHER.
- 13.) ALL LOTS SHALL HAVE A ZERO (0) FOOT SIDE BUILDING LINE.
- 14.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 15.) THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE NO. LZ3.
- 16.) ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- 17.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986987372.
- 18.) SIDEWALKS SHALL BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- 19.) THE RESIDENTIAL DWELLINGS SHALL INCORPORATE 3 SIDES MASONRY EXTERIOR AND BE A MINIMUM OF 1,700 SQ. FT. IN SIZE.
- 20.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN FORT BEND COUNTY CLERK'S FILE NOS. 2005059520, 2005062248, 2011053268, AND 2013159754.

THE TOWNHOMES AT BRAZOS TOWN CENTER



I, BRIAN NAWARA, AM AUTHORIZED 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; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE WILL BE MARKED AFTER ROUGH GRADING HAS OCCURED AND PUBLIC ROADS ARE CONSTRUCTED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6060



THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE TOWNHOMES AT BRAZOS TOWN CENTER, 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, SECRETARY

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE TOWNHOMES AT BRAZOS TOWN CENTER, 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, CHAIRPERSON
WAYNE POLDRACK, SECRETARY

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO 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(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.

BY: LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

~ Owner ~
D.R. HORTON-TEXAS, LTD.
14100 SOUTHWEST FREEWAY, SUITE 500
SUGAR LAND, TEXAS 77478
(281) 242-3881

~ Engineer ~
DANNENBAUM ENGINEERING CORP
3100 WEST ALABAMA
HOUSTON, TX 77098
(713) 520-9570

~ Surveyor ~
TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: (281) 491-2525 FAX: (281) 491-2535
FIRM REGISTRATION NO.: 10119000
JOB NO. 1111-6
JANUARY 12, 2015

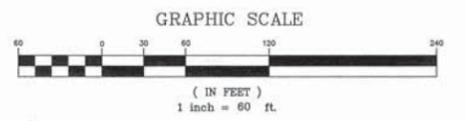
REASON FOR REPLAT

TO CREATE 139 LOTS, 3 BLOCKS,
AND 5 RESERVES.

THE TOWNHOMES AT BRAZOS TOWN CENTER

A 20.0427 ACRE TRACT OF LAND
BEING A REPLAT OF RESTRICTED RESERVE "A",
BRAZOS TOWN CENTER, SECTION TWO
(PLAT NO. 20050239; F.B.C.P.R.)
IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55,
AND IN THE SIMON JONES SURVEY, ABSTRACT NO. 271,
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

5 RESERVES 139 LOTS 3 BLOCKS



LEGEND

- F.B.C.C.P. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.R. - FORT BEND COUNTY RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- IR - IRON ROD
- W.L. - WATER LINE
- S.S.E. - SANITARY SEWER EASEMENT
- U.L.E. - UTILITY EASEMENT
- P.U.E. - PRIVATE UTILITY EASEMENT
- P.O.B. - POINT OF BEGINNING

JANE H. LONG LEAGUE
ABSTRACT NO. 55

RESERVE "K"
THE VILLAGES
AT ROSENBERG
(SLIDE NO. 1954 A&B; F.B.C.P.R.)

RESERVE "H"

NORTH - 238.36'

RESERVE "H"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 37°01'01" E	22.39'
L2	N 52°54'10" E	50.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	21°20'35"	2450.00'	912.64'	N 39°21'25" W - 907.38'
C2	87°21'07"	25.00'	38.11'	S 83°25'16" E - 34.53'
C3	90°00'00"	25.00'	39.27'	N 07°54'10" E - 35.36'
C4	89°24'22"	25.00'	39.01'	S 08°11'59" W - 35.17'
C5	90°00'00"	25.00'	39.27'	N 82°05'50" W - 35.36'
C6	20°35'53"	300.00'	107.85'	S 26°47'53" E - 102.27'
C7	79°15'48"	25.00'	34.59'	N 63°37'45" W - 31.89'
C8	105°07'06"	25.00'	45.87'	S 23°50'48" W - 39.70'
C9	77°50'42"	25.00'	33.97'	N 64°40'18" W - 31.41'
C10	17°53'30"	350.00'	109.29'	S 28°09'05" E - 108.85'
C11	26°42'24"	295.00'	137.51'	N 63°03'09" E - 136.26'
C12	87°51'43"	25.00'	42.70'	N 11°50'02" E - 37.70'
C13	84°25'33"	25.00'	36.84'	N 79°18'35" W - 33.59'
C14	88°49'38"	25.00'	39.19'	N 07°48'56" E - 35.30'
C15	90°10'25"	25.00'	39.35'	S 82°11'02" E - 35.41'
C16	106°18'17"	25.00'	46.38'	S 23°15'13" W - 40.01'
C17	89°49'35"	25.00'	39.19'	N 07°48'56" E - 35.30'
C18	90°10'25"	25.00'	39.35'	N 82°11'02" W - 35.41'
C19	90°10'25"	25.00'	39.35'	S 82°11'02" E - 35.41'
C20	90°30'49"	25.00'	39.50'	N 07°28'13" E - 35.52'

BRAZOS TOWN CENTER,
SECTION ONE
(PLAT NO. 20050156; F.B.C.P.R.)

BENCHMARKS:
CITY OF ROSENBERG MARKER NO. 32 (RS 32) IS LOCATED AT THE CORNER OF A TYPE "C" INLET ON THE NORTH SIDE OF TOWN CENTER BOULEVARD, APPROXIMATELY 372 FEET SOUTH EAST OF VISTA DRIVE.
ELEVATION=91.15' (NAVD 1988, 2001 ADJUSTMENT)

TBM 1:
BOX CUT ON CONC SIDEWALK.
ELEVATION=89.24'

TBM 2:
BOX CUT ON CONC SIDEWALK.
ELEVATION=89.40'

TBM 3:
BOX CUT ON C-INLET.
ELEVATION=91.86'

TBM 4:
BOX CUT ON C-INLET.
ELEVATION=92.31'

TBM 5:
BOX CUT ON TOP OF CURB AT END OF A MEDIAN ON THE NORTHEAST SIDE OF TOWN CENTER BLVD.
ELEVATION=92.95'

TBM 6:
BOX CUT ON TOP OF CURB AT END OF A MEDIAN ON THE SOUTHWEST SIDE OF TOWN CENTER BLVD.
ELEVATION=93.11'

RESERVE TABLE

RESERVE	ACRES	SQ. FT.	RESTRICTION
A	2.9961	(130,511)	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.7799	(33,972)	RESTRICTED TO DRAINAGE
C	0.9422	(41,044)	RESTRICTED TO LANDSCAPE BUFFER
D	1.0568	(46,034)	RESTRICTED TO LANDSCAPE / OPEN SPACE
E	0.5701	(24,834)	RESTRICTED TO LANDSCAPE / OPEN SPACE

NOTE: ALL RESERVES ARE RESTRICTED TO LANDSCAPE / OPEN SPACE UNLESS OTHERWISE NOTED.

LOT AREA TABLE

LOT	AREA (SQ. FT.)						
BLOCK 1 LOT 1	3,219	BLOCK 1 LOT 41	3,220	BLOCK 2 LOT 1	3,074	BLOCK 3 LOT 1	3,074
BLOCK 1 LOT 2	2,760	BLOCK 1 LOT 42	3,220	BLOCK 2 LOT 2	2,840	BLOCK 3 LOT 2	2,840
BLOCK 1 LOT 3	3,220	BLOCK 1 LOT 43	2,760	BLOCK 2 LOT 3	3,080	BLOCK 3 LOT 3	3,080
BLOCK 1 LOT 4	3,220	BLOCK 1 LOT 44	3,220	BLOCK 2 LOT 4	3,080	BLOCK 3 LOT 4	3,080
BLOCK 1 LOT 5	2,760	BLOCK 1 LOT 45	3,220	BLOCK 2 LOT 5	3,080	BLOCK 3 LOT 5	2,840
BLOCK 1 LOT 6	3,220	BLOCK 1 LOT 46	2,760	BLOCK 2 LOT 6	3,080	BLOCK 3 LOT 6	3,080
BLOCK 1 LOT 7	3,220	BLOCK 1 LOT 47	3,220	BLOCK 2 LOT 7	2,840	BLOCK 3 LOT 7	3,080
BLOCK 1 LOT 8	2,760	BLOCK 1 LOT 48	3,220	BLOCK 2 LOT 8	3,080	BLOCK 3 LOT 8	2,840
BLOCK 1 LOT 9	3,220	BLOCK 1 LOT 49	2,760	BLOCK 2 LOT 9	3,080	BLOCK 3 LOT 9	3,080
BLOCK 1 LOT 10	3,220	BLOCK 1 LOT 50	3,220	BLOCK 2 LOT 10	2,840	BLOCK 3 LOT 10	3,080
BLOCK 1 LOT 11	2,760	BLOCK 1 LOT 51	3,220	BLOCK 2 LOT 11	3,080	BLOCK 3 LOT 11	2,840
BLOCK 1 LOT 12	3,220	BLOCK 1 LOT 52	2,760	BLOCK 2 LOT 12	3,080	BLOCK 3 LOT 12	3,080
BLOCK 1 LOT 13	3,080	BLOCK 1 LOT 53	3,220	BLOCK 2 LOT 13	2,840	BLOCK 3 LOT 13	3,080
BLOCK 1 LOT 14	2,840	BLOCK 1 LOT 54	3,197	BLOCK 2 LOT 14	3,080	BLOCK 3 LOT 14	2,840
BLOCK 1 LOT 15	3,080	BLOCK 1 LOT 55	2,760	BLOCK 2 LOT 15	3,239	BLOCK 3 LOT 15	3,079
BLOCK 1 LOT 16	3,080	BLOCK 1 LOT 56	3,220	BLOCK 2 LOT 16	3,133	BLOCK 3 LOT 16	3,075
BLOCK 1 LOT 17	2,840	BLOCK 1 LOT 57	3,220	BLOCK 2 LOT 17	3,080	BLOCK 3 LOT 17	3,080
BLOCK 1 LOT 18	3,080	BLOCK 1 LOT 58	2,760	BLOCK 2 LOT 18	2,840	BLOCK 3 LOT 18	3,080
BLOCK 1 LOT 19	3,080	BLOCK 1 LOT 59	3,220	BLOCK 2 LOT 19	3,080	BLOCK 3 LOT 19	2,840
BLOCK 1 LOT 20	2,840	BLOCK 1 LOT 60	3,220	BLOCK 2 LOT 20	3,080	BLOCK 3 LOT 20	3,080
BLOCK 1 LOT 21	3,080	BLOCK 1 LOT 61	2,760	BLOCK 2 LOT 21	2,840	BLOCK 3 LOT 21	3,080
BLOCK 1 LOT 22	3,080	BLOCK 1 LOT 62	3,220	BLOCK 2 LOT 22	3,080	BLOCK 3 LOT 22	2,840
BLOCK 1 LOT 23	2,840	BLOCK 1 LOT 63	3,220	BLOCK 2 LOT 23	3,080	BLOCK 3 LOT 23	3,080
BLOCK 1 LOT 24	3,080	BLOCK 1 LOT 64	2,760	BLOCK 2 LOT 24	2,840	BLOCK 3 LOT 24	3,080
BLOCK 1 LOT 25	3,080	BLOCK 1 LOT 65	3,220	BLOCK 2 LOT 25	3,080	BLOCK 3 LOT 25	2,840
BLOCK 1 LOT 26	2,840	BLOCK 1 LOT 66	3,220	BLOCK 2 LOT 26	3,080	BLOCK 3 LOT 26	3,080
BLOCK 1 LOT 27	3,080	BLOCK 1 LOT 67	2,760	BLOCK 2 LOT 27	2,840	BLOCK 3 LOT 27	3,080
BLOCK 1 LOT 28	3,137	BLOCK 1 LOT 68	3,220	BLOCK 2 LOT 28	3,080	BLOCK 3 LOT 28	2,840
BLOCK 1 LOT 29	3,376	BLOCK 1 LOT 69	3,220	BLOCK 2 LOT 29	3,080	BLOCK 3 LOT 29	3,073
BLOCK 1 LOT 30	3,220	BLOCK 1 LOT 70	2,760	BLOCK 2 LOT 30	2,840		
BLOCK 1 LOT 31	2,760	BLOCK 1 LOT 71	3,220	BLOCK 2 LOT 31	3,073		
BLOCK 1 LOT 32	3,220	BLOCK 1 LOT 72	3,220				
BLOCK 1 LOT 33	3,220	BLOCK 1 LOT 73	2,760				
BLOCK 1 LOT 34	2,760	BLOCK 1 LOT 74	3,220				
BLOCK 1 LOT 35	3,220	BLOCK 1 LOT 75	3,172				
BLOCK 1 LOT 36	3,220	BLOCK 1 LOT 76	3,335				
BLOCK 1 LOT 37	2,760	BLOCK 1 LOT 77	3,335				
BLOCK 1 LOT 38	3,220	BLOCK 1 LOT 78	2,760				
BLOCK 1 LOT 39	3,220	BLOCK 1 LOT 79	3,216				
BLOCK 1 LOT 40	2,760						

*AVERAGE LOT SIZE = 3,023 SQ. FT.

PARKLAND DEDICATION TABLE

TOTAL PUBLIC PARK LAND DEDICATION REQUIRED (TOTAL LOTS 139/160)	= 0.8688 ACRE
MAXIMUM PRIVATE PARK LAND DEDICATION (TOTAL REQUIRED 0.8688 X 50%)	= 0.43 ACRE
PARKLAND DEDICATION REMAINING PER BRAZOS TOWN CENTER, SEC. 3	= 2.9375 ACRE CREDIT
1.2875 - 0.43 = 0.8575 CREDIT ACRES REMAINING FROM BRAZOS TOWN CENTER, SEC. 3	
TOTAL PRIVATE PARK LAND DEDICATION	= 0.43 ACRES
50% MONEY IN LIEU OF PUBLIC PARK LAND (139/2 X \$350)	= \$24,325.00

THE TOWNHOMES AT BRAZOS TOWN CENTER

~ Owner ~
D.R. HORTON-TEXAS, LTD.
14100 SOUTHWEST FREEWAY, SUITE 500
SUGAR LAND, TEXAS 77478
(281) 242-3881

~ Engineer ~
DANNENBAUM ENGINEERING CORP
3100 WEST ALABAMA
HOUSTON, TX 77098
(713) 520-9570

~ Surveyor ~
TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: (281) 491-2525 FAX: (281) 491-2535
FIRM REGISTRATION NO.: 10119000
JOB NO. 1111-6



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PLANNING COMMISSION COMMUNICATION

January 21, 2015

ITEM #	ITEM TITLE
5	Preliminary Plat of The Trails at Seabourne Parke Section Two

MOTION

Consideration of and action on a Preliminary 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.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of The Trails at Seabourne Parke Section Two.

MUD #	City/ETJ	ELECTION DISTRICT
147 (Trails at Seabourne Parke)	City	2

SUPPORTING DOCUMENTS:

1. Preliminary Plat of The Trails at Seabourne Parke Section Two
2. Land Plan of The Trails at Seabourne Parke – June 2003

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 The Trails at Seabourne Parke Section Two consists of approximately 22.7 acres and 108 residential lots. It is located south of J. Meyers 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 Preliminary Plat submittal.

There being no conflicts with applicable regulations or with the original Land Plan, staff recommends approval of the Preliminary Plat of The Trails at Seabourne Parke Section Two. 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.

X: 2,984,753.541
Y: 13,748,144.96

SEBESTA FARMS LLC
8.63 ACRES
CF NO 2002098337
FBCOPR

DIG HOLDINGS LLC
5.00 ACRES
CF NO 2014017066
FBCOPR

JOHNNIE KUJAWA
& WIFE EMMA KUJAWA
4.43 ACRES
VOL 470, PAGE 557
FBCDR

X: 2,984,802.356
Y: 13,747,134.63

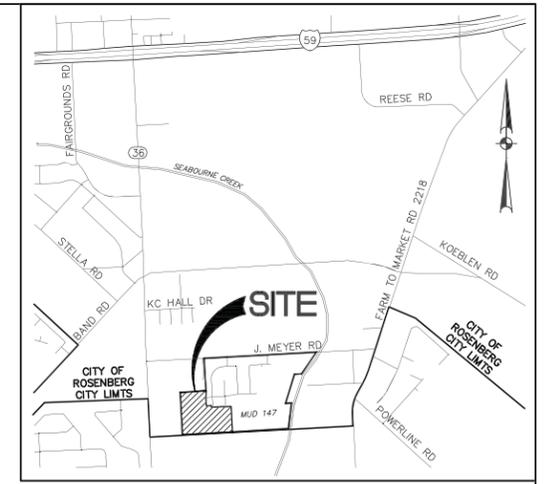
THEODORE JANCZAK
51.76 ACRES
CF NO 19476313004
FBCDR

LOT SUMMARY			
AVG. LOT AREA	SQ. FT.	QUANTITY	PERCENTAGE
50' LOTS	7009	108	100.00%

THE TRAILS AT SEABOURNE
PARKE
SECTION ONE
CF NO 20050152
FBCOPR

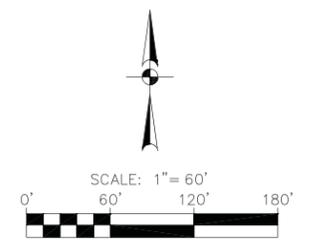
LEGEND:

- SET 3/4" IRON ROD (PAPE DAWSON CAP)
- FOUND MONUMENTATION (AS NOTED)
- AC = ACRE
- AE = AERIAL EASEMENT
- WSE = WATER & SEWER EASEMENT
- UE = UTILITY EASEMENT
- EE = ELECTRICAL EASEMENT
- BL = BUILDING LINE
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SQ. FT. = SQUARE FEET
- * = PROPOSED STREET LIGHT
- FBCDR = FORT BEND COUNTY DEED RECORDS
- FBCOPR = FORT BEND COUNTY OFFICIAL PLAT RECORDS
- CF = CLERKS FILE
- = RIGHT-OF-WAY CONTROL MONUMENTS
- IR = IRON ROD
- FND = FOUND



VICINITY MAP

SCALE: 1" = 200'
KEY MAP 644H



**PRELIMINARY PLAT
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
SCALE: 1" = 60' JANUARY 12 2015

OWNER:
LGI HOMES-TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
JACK LIPAR
EXECUTIVE VICE PRESIDENT
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998



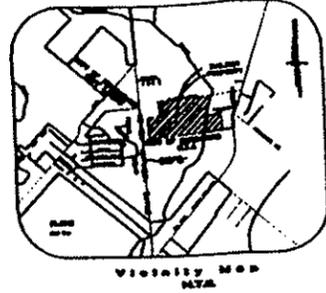
10333 RICHMOND AVE | HOUSTON, TEXAS 77042 | PHONE: 713.428.2400
SUITE 900 | FAX: 713.428.2420
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10193974

Date: 01/12/15 10:10:10 AM
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 User: jkujawa

KERRY A. GILBERT & ASSOCIATES, INC.



RESIDENTIAL URBAN



PHASE ONE
100 LOTS

PHASE TWO
149 LOTS

LAMAR CONSOLIDATED
INDEPENDANT
SCHOOL DISTRICT
RESIDENTIAL
U.R.B.A.N.
VOL. 1308, PG. 388
F.B.C.D.R.

RESIDENTIAL URBAN

FRANK A. SEBASTA
VOL. 268, PG. 91
F.B.C.D.R.
RESIDENTIAL URBAN

LOUIS F. VADIX
VOL. 1827, PG. 96
F.B.C.D.R.

GROBERT T. GRISHAM
VOL. 440, PG. 184
F.B.C.D.R.

ROBERT CHERYL DURAN
F.N. 9464568
F.B.C.O.P.R.
RESIDENTIAL URBAN

BLAS RODRIGUEZ
VOL. 348, PG. 99
F.B.C.D.R.

DETENTION

PHASE THREE
107 LOTS

THEODORE JANCZAK
VOL. 240, PG. 243
F.B.C.D.R.

H.R. SOHLITZ, JAMES BAKER
AND MADEL S. BAKER
VOL. 857, PG. 21
F.B.C.D.R.

PHASE FOUR
100 LOTS

J. MEYER ROAD TRACT

BEING ± 117.5 ACRES OF LAND
CONTAINING 457 LOTS (357 X 100' TYP) AND
FIVE FIVE-UNIT OR ELEVEN-BLOCK

PLAN OF THE
S.M. STONE LEAGUE, A-512
NEW BRICK COUNTY, TEXAS

BLANK DEEDS OF MORTGAGE: THREE (3) 100' NORTH, ONE (1) 200'
SOUTH, TEXAS TYPICAL M.P. CLAY FUNDATION (S.M. 2000-001)

KERRY A. GILBERT & ASSOCIATES, INC.

1200 Park Blvd. Suite 200
Dallas, Texas 75201

RECEIVED
JUN 27 2003
BY:

LEGEND AND NOTES
1. ALL LOTS ARE TO BE CONVEYED BY DEED TO THE BUYER.
2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROSENBERG AND THE STATE OF TEXAS.
3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROSENBERG AND THE STATE OF TEXAS.
4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROSENBERG AND THE STATE OF TEXAS.
5. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROSENBERG AND THE STATE OF TEXAS.

- 100' X 100' TYP
- 100' X 150' TYP
- 100' X 200' TYP
- 100' X 250' TYP
- 100' X 300' TYP
- 100' X 350' TYP
- 100' X 400' TYP
- 100' X 450' TYP
- 100' X 500' TYP
- 100' X 550' TYP
- 100' X 600' TYP
- 100' X 650' TYP
- 100' X 700' TYP
- 100' X 750' TYP
- 100' X 800' TYP
- 100' X 850' TYP
- 100' X 900' TYP
- 100' X 950' TYP
- 100' X 1000' TYP

LOT ANALYSIS

60' LOTS :	340 (74%)
80' LOTS :	83 (18%)
RADIAL LOTS :	87 (19%)
80' OR GREATER :	17 (4%)

LAND PLAN



PLANNING COMMISSION COMMUNICATION

January 21, 2015

ITEM #	ITEM TITLE
6	Short Form Final Plat of Brazos Town Center Collision

MOTION

Consideration of and action on a Short Form Final Plat of Brazos Town Center Collision, a subdivision of 2.2375 acres of land being a partial replat of Reserve "E", replat of Reserve "C", Fort Bend Business Center, Section Two (Slide No. 2008A; F.B.C.P.R.), in the Robert E. Handy Survey, Abstract No. 187, City of Rosenberg, Fort Bend County, Texas; 1 block, 1 reserve.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Short Form Final Plat of Brazos Town Center Collision.

MUD #	City/ETJ	ELECTION DISTRICT
167 (Brazos Town Center)	City	4

SUPPORTING DOCUMENTS:

1. Short Form Final Plat of Brazos Town Center Collision
2. Developer's Conceptual Plan, Revised Exhibit "B" Brazos Town Center – 09-30-14

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

As discussed in the previous public hearing Agenda item related to this Plat, the Short Form Final Plat of Brazos Town Center Collision is a proposed replat consisting of 2.2375 acres and only one (1) non-residential reserve. The property is located on the east side of FM 2218, slightly north of its intersection with Reading Road. The tract is in the City Limits and in Fort Bend County MUD No. 167.

The Developer's most recently approved Conceptual Plan indicates this tract will consist of commercial development, which is consistent with the Plat submittal. Staff finds no issues with this Plat to be in conflict with the "Subdivision" Ordinance or with the Development Agreement, as amended. It has been submitted as a Short Form Final Plat, eliminating the necessity to submit a Preliminary Plat, because it does not require the extension of any streets or utilities. Staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of Brazos Town Center Collision.

WE, NQ FUND, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH KATHERINE GREENE, GENERAL PARTNER, OWNERS OF A 2.2375 ACRE TRACT OF LAND, REFERRED TO AS OWNERS OF THE ABOVE AND FOREGOING MAP OF BRAZOS TOWN CENTER COLLISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP 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 SUCCESSORS 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 SEVEN AND ONE-HALF FEET (7'-6"), FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES (ONLY ON ONE SIDE IF A PERIMETER EASEMENT) 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, EXCEPT ON PERIMETER EASEMENTS WHERE IT TOTALS TWENTY-TWO AND ONE-HALF FEET (22' 6") IN WIDTH.

FURTHER, OWNERS 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, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN THREE (3) SQUARE FEET (24" DIAMETER).

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT 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, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

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 CONFORM WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY AND THE COUNTY; 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.

IN TESTIMONY WHEREOF, NQ FUND, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KATHERINE GREENE, GENERAL PARTNER, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2015.

NQ FUND, L.P., A TEXAS LIMITED PARTNERSHIP

By: KATHERINE GREENE, GENERAL PARTNER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATHERINE GREENE, GENERAL PARTNER OF NQ FUND, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND AS THE ACT AND DEED OF SAID COMPANY.

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, BRIAN NESVADBA, AM AUTHORIZED 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; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE WILL BE MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

BRIAN NESVADBA
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5776

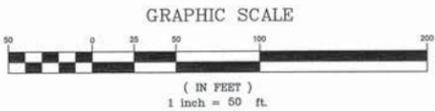
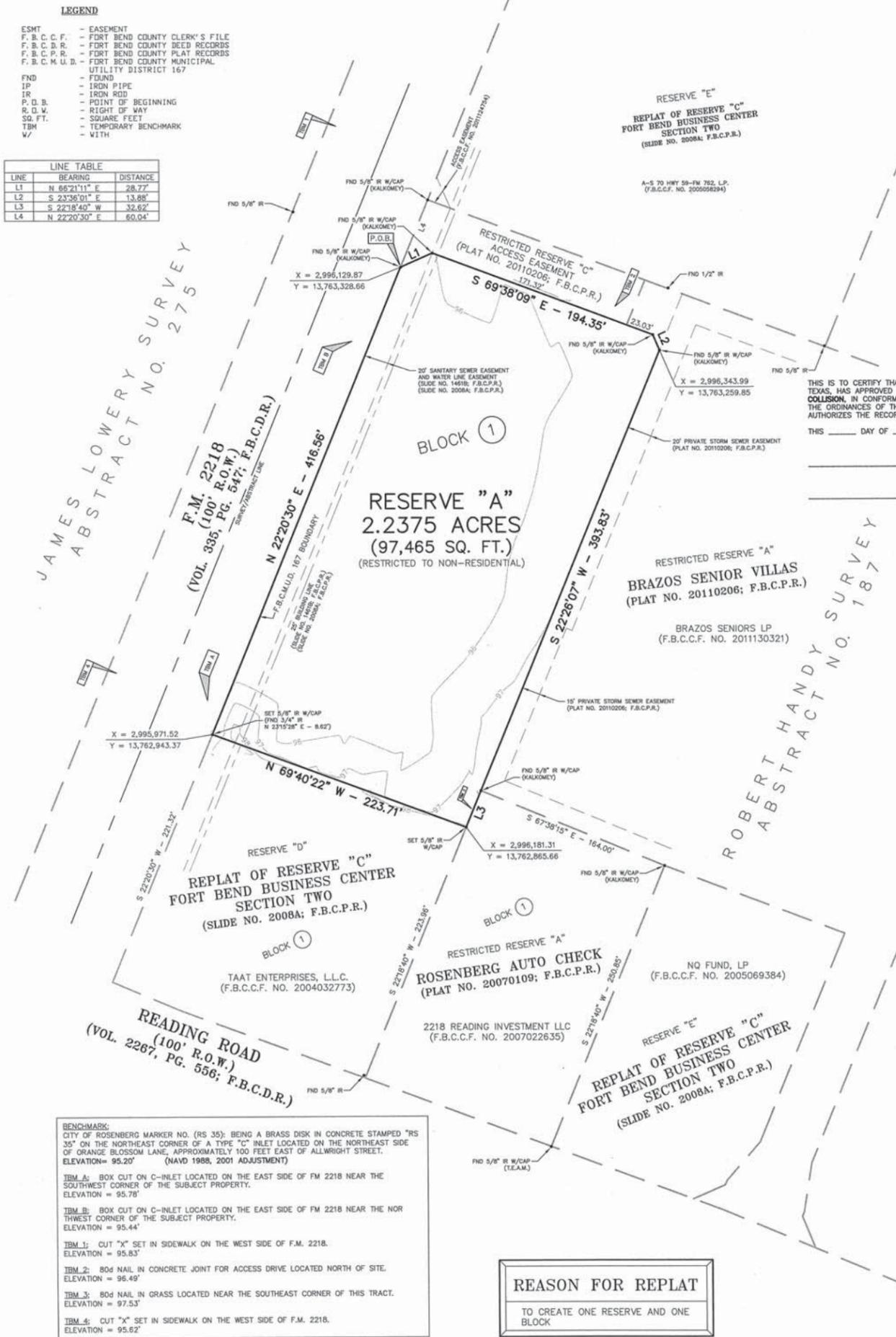


- NOTES:
1.) BEARINGS AND COORDINATES SHOWN HEREON IS A SURFACE COORDINATE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE NGS C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.9996709456.
2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0215J EFFECTIVELY DATED JANUARY 3, 1997, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN.
3.) -- INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
4.) THIS SUBDIVISION IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN SLIDE NO. 2008A OF THE FORT BEND COUNTY PLAT RECORDS AND IN FORT BEND COUNTY CLERK'S FILE NOS. 9619331, 2005080758, 20050569570, AND 200682248.
5.) THIS PLAT LIES WHOLLY WITHIN THE FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF ROSENBERG, FORT BEND COUNTY, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND FORT BEND COUNTY M.U.D. NO. 167.
6.) THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
7.) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS STATE TITLE, LLC, OF NO. 1415722049CPL, EFFECTIVELY DATED DECEMBER 3, 2014 AND ISSUED ON DECEMBER 11, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
8.) 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.
9.) THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
10.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS FOR STREET PONDING DURING INTENSE RAINFALL EVENTS.
11.) THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE NO. LZ3.
12.) SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTH AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF ROSENBERG.
13.) 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.
14.) THE MINIMUM SLAB ELEVATION (FINISHED FLOOR) SHALL BE 97.5' BUT NO LESS THAN 12 INCHES ABOVE THE 100-YEAR FLOOD PLAN ELEVATION, 18 INCHES ABOVE NATURAL GROUND, OR 12 INCHES ABOVE THE TOP OF CURB IN FRONT OF THE PROPERTY, WHICHEVER IS HIGHER.
15.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON N.A.V.D. 1988.
16.) B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; S.M. S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
17.) SUBJECT TO TERM, CONDITIONS, AND STIPULATION AS SET FORTH IN FORT BEND COUNTY CLERK'S FILE NO. 2007022636.

- LEGEND
ESMT - EASEMENT
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
F.B.C.M.U.D. - FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT 167
FND - FOUND
IP - IRON PIPE
IR - IRON ROD
P.O.B. - POINT OF BEGINNING
R.O.W. - RIGHT OF WAY
SQ. FT. - SQUARE FEET
TBM - TEMPORARY BENCHMARK
W/ - WITH

LINE TABLE
Table with 3 columns: LINE, BEARING, DISTANCE
L1: N 86°21'11" E 28.77'
L2: S 23°36'01" E 13.88'
L3: S 22°18'40" W 32.62'
L4: N 22°20'30" E 60.04'

JAMES LOWERY SURVEY
ABSTRACT NO. 275
F.M. 2218
(100' R.O.W.)
(VOL. 335, PG. 547; F.B.C.D.R.)



THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BRAZOS TOWN CENTER COLLISION, 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, SECRETARY
PETE PAVLOVSKY, CHAIRPERSON
WAYNE FOLDRACK, SECRETARY

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO 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(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.

By: LAURA RICHARD, COUNTY CLERK FORT BEND COUNTY, TEXAS
DEPUTY

BRAZOS TOWN CENTER COLLISION

A SUBDIVISION OF 2.2375 ACRES OF LAND BEING A PARTIAL REPLAT OF RESERVE "E", REPLAT OF RESERVE "C", FORT BEND BUSINESS CENTER, SECTION TWO (SLIDE NO. 2008A; F.B.C.P.R.), IN THE ROBERT HANDY SURVEY, ABSTRACT NO. 187, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
1 BLOCK 1 RESERVE

OWNER
NQ FUND, L.P.
8807 W Sam Houston Parkway, Ste. 200
Houston, Texas 77040
PHONE: 281-477-4300

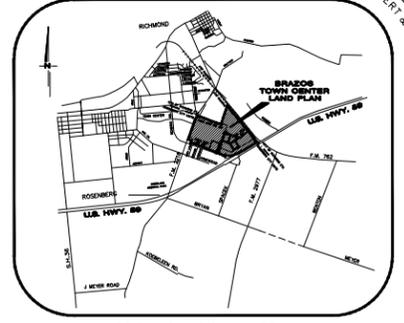
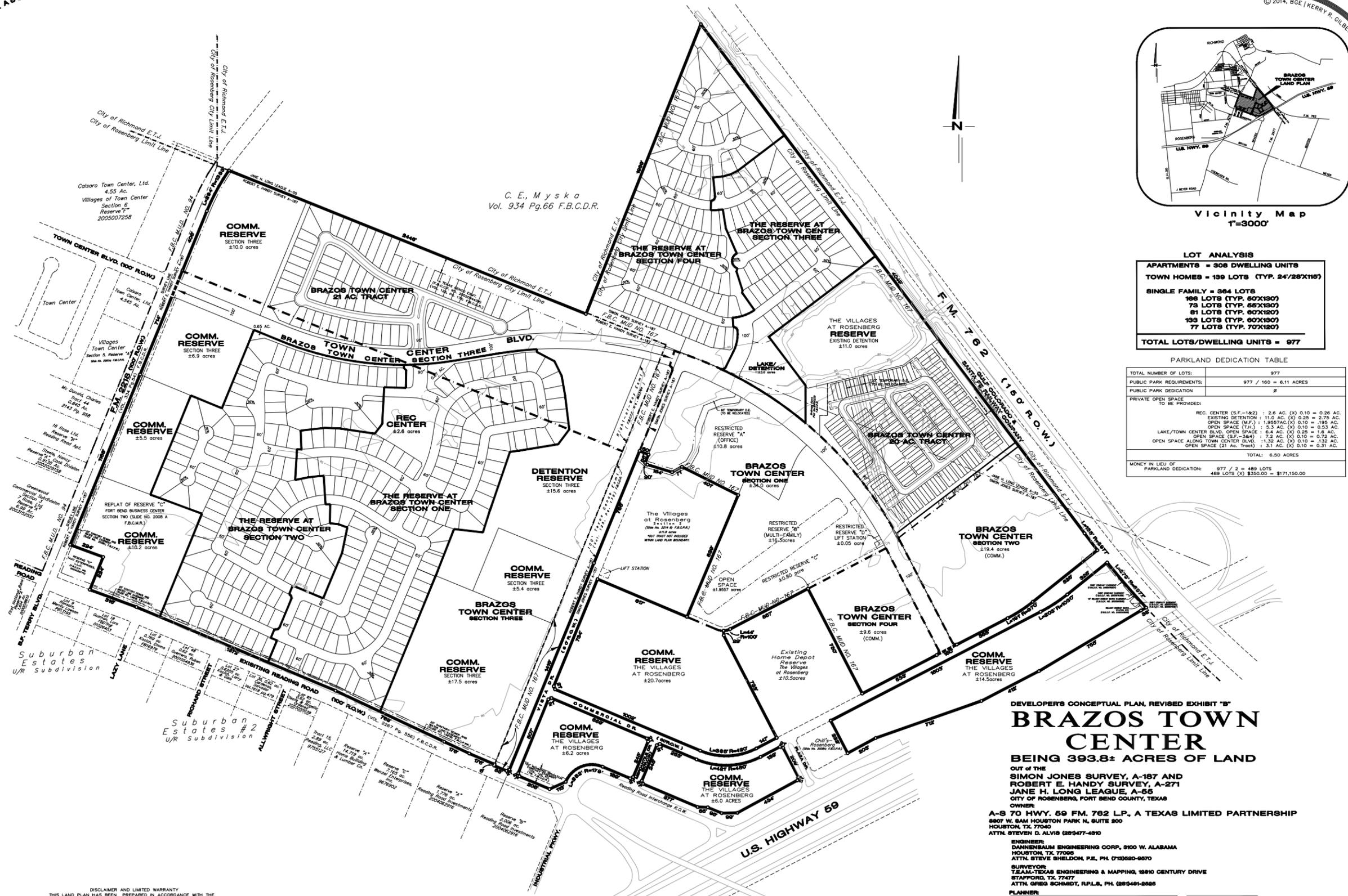
SURVEYOR
TEXAS ENGINEERING AND MAPPING CO.
12810 Century Drive
Stafford, Texas 77477
Brian Nesvadba, R.P.L.S.
PHONE: 281.491.2525 FAX: 281.491.2535
JOB NO. 1161-1

DECEMBER 17, 2014

REASON FOR REPLAT
TO CREATE ONE RESERVE AND ONE BLOCK

- BENCHMARK:
CITY OF ROSENBERG MARKER NO. (RS 35): BEING A BRASS DISK IN CONCRETE STAMPED "RS 35" ON THE NORTHEAST CORNER OF A TYPE "C" INLET LOCATED ON THE NORTHEAST SIDE OF ORANGE BLOSSOM LANE, APPROXIMATELY 100 FEET EAST OF ALLWRIGHT STREET. ELEVATION= 95.20' (NAVD 1988, 2001 ADJUSTMENT)
TBM A: BOX CUT ON C-INLET LOCATED ON THE EAST SIDE OF FM 2218 NEAR THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 95.78'
TBM B: BOX CUT ON C-INLET LOCATED ON THE EAST SIDE OF FM 2218 NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 95.44'
TBM 1: CUT "X" SET IN SIDEWALK ON THE WEST SIDE OF F.M. 2218. ELEVATION = 95.83'
TBM 2: 80d NAIL IN CONCRETE JOINT FOR ACCESS DRIVE LOCATED NORTH OF SITE. ELEVATION = 96.49'
TBM 3: 80d NAIL IN GRASS LOCATED NEAR THE SOUTHEAST CORNER OF THIS TRACT. ELEVATION = 97.53'
TBM 4: CUT "X" SET IN SIDEWALK ON THE WEST SIDE OF F.M. 2218. ELEVATION = 95.62'





LOT ANALYSIS

APARTMENTS = 306 DWELLING UNITS
 TOWN HOMES = 139 LOTS (TYP. 24'x28'x110')

SINGLE FAMILY = 564 LOTS
 196 LOTS (TYP. 60'x150')
 75 LOTS (TYP. 65'x120')
 81 LOTS (TYP. 60'x120')
 133 LOTS (TYP. 60'x130')
 77 LOTS (TYP. 70'x120')

TOTAL LOTS/DWELLING UNITS = 977

PARKLAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	977
PUBLIC PARK REQUIREMENTS:	977 / 160 = 6.11 ACRES
PUBLIC PARK DEDICATION TO BE PROVIDED:	0
PRIVATE OPEN SPACE TO BE PROVIDED:	REC. CENTER (S.F.-1A2) : 2.6 AC. (X) 0.10 = 0.26 AC. EXISTING DETENTION : 11.0 AC. (X) 0.25 = 2.75 AC. OPEN SPACE (M.F.) : 1.887AC.(X) 0.10 = 0.19 AC. OPEN SPACE (T.H.) : 5.3 AC. (X) 0.10 = 0.53 AC. BLVD. OPEN SPACE : 6.4 AC. (X) 0.25 = 1.6 AC. LAKE/TOWN CENTER BLVD. OPEN SPACE : 7.2 AC. (X) 0.10 = 0.72 AC. OPEN SPACE ALONG TOWN CENTER BLVD. : 11.32 AC. (X) 0.10 = 1.13 AC. OPEN SPACE (21 AC. TRACT) : 3.1 AC. (X) 0.10 = 0.31 AC.
TOTAL:	6.50 ACRES
MONEY IN LIEU OF PARKLAND DEDICATION:	977 / 2 = 489 LOTS 489 LOTS (X) \$350.00 = \$171,150.00

DEVELOPER'S CONCEPTUAL PLAN, REVISED EXHIBIT "B"
BRAZOS TOWN CENTER
 BEING 393.8± ACRES OF LAND

OUT OF THE
 SIMON JONES SURVEY, A-187 AND
 ROBERT E. HANDY SURVEY, A-271
 JANE H. LONG LEAGUE, A-65
 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS
 OWNER:
 A-S 70 HWY. 59 FM. 762 LP, A TEXAS LIMITED PARTNERSHIP
 6907 W. BAH HOUSTON PARK N, SUITE 200
 HOUSTON, TX 77040
 ATTN: STEVEN D. ALVIS (281)477-4910

ENGINEER:
 DANNEBALM ENGINEERING CORP., 3100 W. ALABAMA
 HOUSTON, TX 77008
 ATTN: STEVE SHELDON, P.E., PH. (713)680-9870

SURVEYOR:
 TEAM-TEXAS ENGINEERING & MAPPING, 18010 CENTURY DRIVE
 STAFFORD, TX 77477
 ATTN: GREG SCHMIDT, R.P.L.S., PH. (281)491-8585

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

SCALE: 1" = 200'
 0 100 200 400

REVISED: SEPTEMBER 02, 2014
 NOVEMBER 10, 2008
 N04P 1-158A

DISCLAIMER AND LIMITED WARRANTY
 THIS LAND PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION ORDINANCE. THE CITY OF ROSENBERG HAS GRANTED TO THE ENGINEER AND SURVEYOR ALL THE NECESSARY RIGHTS AND PERMISSIONS TO THE PROVISIONS OF THE AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ROSENBERG PLANNING COMMISSION. THIS LAND PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THE LIMITED WARRANTY IS MADE IN RELY ON 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 LAND PLAN.



PLANNING COMMISSION COMMUNICATION

January 21, 2015

ITEM #	ITEM TITLE
7	Final Plat of The Reserve at Brazos Town Center Section Four

MOTION

Consideration of and action on a Final Plat of The Reserve at Brazos Town Center Section Four, being a 27.6398 acre tract of land being a partial replat of Reserve "H", Block 4, The Villages at Rosenberg (Slide No. 1945 A&B; F.B.C.P.R.) conveyed to Figure Four Partners, Ltd. (F.B.C.C.F. No. 2013159055) in the Jane H. Long League, Abstract No. 55, City of Rosenberg, Fort Bend County, Texas; 4 reserves, 104 lots, 3 blocks.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of The Reserve at Brazos Town Center Section Four.

MUD #	City/ETJ	ELECTION DISTRICT
167 (Brazos Town Center)	City	4

SUPPORTING DOCUMENTS:

1. Final Plat of The Reserve at Brazos Town Center Section Four
2. Preliminary Plat of The Reserve at Brazos Town Center Section Four – 11-19-14
3. Developer's Conceptual Plan, Revised Exhibit "B" Brazos Town Center – 09-30-14 - Please refer to previous Agenda item
4. Planning Commission Meeting Minute Excerpt – 11-19-14

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 The Reserve at Brazos Town Center Section Four is located off of Town Center Boulevard, north of its intersection with Vista Drive. It is located within the City Limits; in Fort Bend County MUD No. 167; and immediately west of The Reserve at Brazos Town Center Section Three, which has been recorded. The Plat consists of approximately 27.6 acres, with 104 single-family residential lots and four (4) reserves.

The typical lot size for the subdivision is 50 feet in width. This is per the approved Land Plan, which was most recently amended on September 30, 2014 (see attached). Per the amended Development Agreement, homes in the subdivision will also be a minimum of 51 percent masonry construction, which is noted on the Plat.

The Preliminary Plat of this subdivision was approved by the Planning Commission on November 19, 2014. The proposed Final Plat is not in conflict with any applicable regulations, with the approved Land Plan for Brazos Town Center, or with the approved Preliminary Plat. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of The Reserve at Brazos Town Center Section Four.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, FIGURE FOUR PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH GERALD W. NOTEBROOM, SENIOR EXECUTIVE VICE PRESIDENT OF PSWA, INC., A TEXAS CORPORATION, ITS SOLE GENERAL PARTNER, HERINAFTER REFERRED TO AS OWNERS OF THE 27.6398 ACRE TRACT, DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP 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 SUCCESSORS 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 SEVEN AND ONE-HALF FEET (7'-6"), FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES (ONLY ON ONE SIDE IF A PERMETER EASEMENT) AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH, EXCEPT ON PERMETER EASEMENTS WHERE IT TOTALS TWENTY-TWO AND ONE-HALF FEET (22' 6") IN WIDTH.

FURTHER, OWNERS 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, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THAT DRAINAGE STRUCTURES UNDER DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN THREE (3) SQUARE FEET (24" DIAMETER).

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT 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, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

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 CONFORM WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY AND THE COUNTY. 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.

IN TESTIMONY WHEREOF, FIGURE FOUR PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY

GERALD W. NOTEBROOM, SENIOR EXECUTIVE VICE PRESIDENT OF PSWA, INC., A TEXAS CORPORATION AND ATTESTED BY _____
THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2015.

FIGURE FOUR PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP

BY: PSWA, INC., A TEXAS CORPORATION,
ITS SOLE GENERAL PARTNER

BY: _____ ATTEST: _____
GERALD W. NOTEBROOM, SENIOR EXECUTIVE VICE PRESIDENT

PRINT NAME AND TITLE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALD W. NOTEBROOM, SENIOR EXECUTIVE VICE PRESIDENT OF PSWA, INC., A TEXAS CORPORATION, THE SOLE GENERAL PARTNER OF FIGURE FOUR PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, 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 AS THE ACT AND DEED OF SAID COMPANY.

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

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

NOTES:

- 1.) B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY 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; P.L. INDICATES PROPERTY LINE.
- 2.) BENCHMARK: CITY OF ROSENBERG MARKER NO. 32 (RS 32) IS LOCATED AT THE CORNER OF A TYPE "C" INLET ON THE NORTH SIDE OF TOWN CENTER BOULEVARD, APPROXIMATELY 372 FEET SOUTHEAST OF VISTA DRIVE. ELEVATION=91.15' (NAVD 1988, 2001 ADJUSTMENT)
- 3.) A CITY OF ROSENBERG BENCHMARK WILL BE SET AFTER STREETS ARE INSTALLED. A BENCHMARK FORM WILL BE SUBMITTED TO THE CITY FOR APPROVAL.
- 4.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON CITY OF ROSENBERG MARKER NO. RS 32.
- 5.) THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- 6.) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED ON JANUARY 9, 2015 BY EXECUTIVE TITLE COMPANY, EFFECTIVE DATE DECEMBER 3, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 7.) THIS PLAT LIES WHOLLY WITHIN THE MUNICIPAL UTILITY DISTRICT NO. 167, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF ROSENBERG, FORT BEND COUNTY, AND LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- 8.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0245L EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA NOT CONSIDERED IN THE 500-YR. FLOOD PLAIN.
- 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.) THERE IS NO PHYSICAL EVIDENCE OF PIPELINES NOR PIPELINE EASEMENTS REFLECTED IN THE TITLE THAT AFFECT THE LIMITS OF THIS SUBDIVISION.
- 11.) 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.
- 12.) THE MINIMUM SLAB ELEVATION (FINISHED FLOOR) SHALL BE 95.5" BUT NO LESS THAN 12 INCHES ABOVE THE FLOOD PLAIN ELEVATION, 18 INCHES ABOVE NATURAL GROUND, OR 12 INCHES ABOVE THE TOP OF CURB IN FRONT OF THE PROPERTY, WHICHEVER IS HIGHER.
- 13.) ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
- 14.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 15.) THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE NO. LZ3.
- 16.) ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- 17.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986987372.
- 18.) SIDEWALKS SHALL BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- 19.) THE RESIDENTIAL DWELLINGS SHALL INCORPORATE AT LEAST 51 PERCENT MASONRY EXTERIORS AND BE A MINIMUM OF 1,650 SQUARE FEET IN SIZE.

THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR



I, BRIAN NAWARA, AM AUTHORIZED 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; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE WILL BE MARKED AFTER ROUGH GRADING HAS OCCURRED AND PUBLIC ROADS ARE CONSTRUCTED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6060



THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR, 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.

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR, 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, SECRETARY

PETE PAVLOVSKY, CHAIRPERSON

WAYNE POLDRACK, SECRETARY

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

BY: _____
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

~ Owner ~
FIGURE FOUR PARTNERS, LTD.

9000 GULF FREEWAY
HOUSTON, TX 77017
(713) 948-7700

~ Engineer ~
DANNENBAUM ENGINEERING CORP

3100 WEST ALABAMA
HOUSTON, TX 77098
(713) 520-9570

~ Surveyor ~
TEXAS ENGINEERING AND MAPPING

12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: (281) 491-2525 FAX: (281) 491-2535
FIRM REGISTRATION NO.: 10119000
JOB NO. 1000-2

JANUARY 12, 2015

REASON FOR REPLAT

TO CREATE 104 LOTS, 3 BLOCKS,
AND 4 RESERVES.

THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR

A 27.6398 ACRE TRACT OF LAND
BEING A PARTIAL REPLAT OF RESERVE "H",
BLOCK 4, THE VILLAGES AT ROSENBERG
(SLIDE NO. 1945 A&B; F.B.C.P.R.)
CONVEYED TO FIGURE FOUR PARTNERS, LTD.
(F.B.C.C.F. NO. 2013159055)
IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55,
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

4 RESERVES 104 LOTS 3 BLOCKS

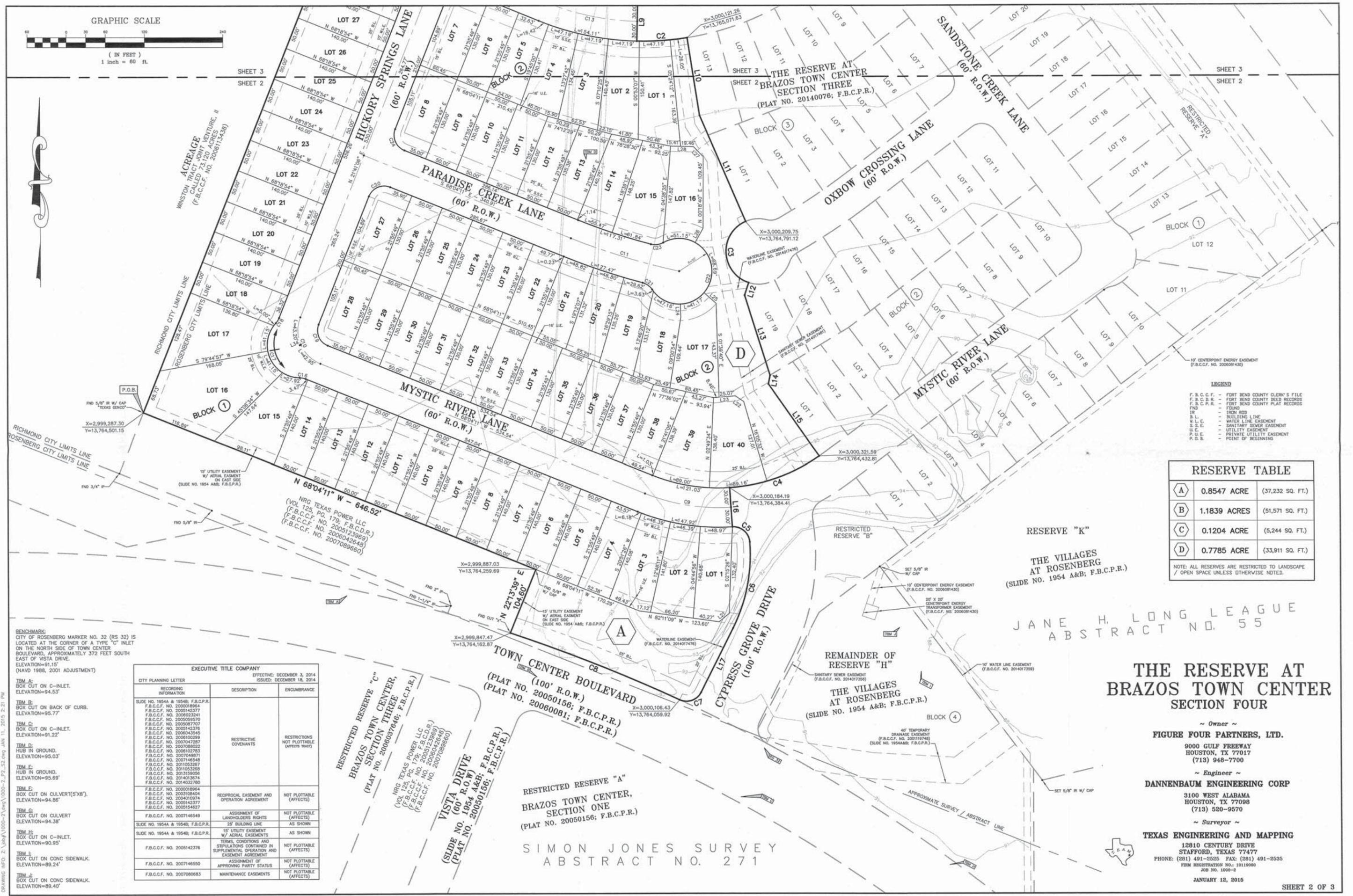
JOB NO. 1000-2

SHEET 1 OF 3

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



LEGEND

- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.B.R. - FORT BEND COUNTY BEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUNDS
- IR - IRON ROD
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- P.E. - PRIVATE UTILITY EASEMENT
- P.D.E. - POINT OF BEGINNING

RESERVE TABLE

A	0.8547 ACRE	(37,232 SQ. FT.)
B	1.1839 ACRES	(51,571 SQ. FT.)
C	0.1204 ACRE	(5,244 SQ. FT.)
D	0.7785 ACRE	(33,911 SQ. FT.)

NOTE: ALL RESERVES ARE RESTRICTED TO LANDSCAPE / OPEN SPACE UNLESS OTHERWISE NOTED.

THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR

~ Owner ~
FIGURE FOUR PARTNERS, LTD.

9000 GULF FREETWAY
HOUSTON, TX 77017
(713) 948-7700

~ Engineer ~
DANNENBAUM ENGINEERING CORP

3100 WEST ALABAMA
HOUSTON, TX 77098
(713) 520-9570

~ Surveyor ~
TEXAS ENGINEERING AND MAPPING

12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: (281) 491-5525 FAX: (281) 491-2535
FIRM REGISTRATION NO. 10119000
JOB NO. 1000-2
JANUARY 12, 2015

EXECUTIVE TITLE COMPANY
EFFECTIVE: DECEMBER 3, 2014
ISSUED: DECEMBER 18, 2014

CITY PLANNING LETTER	RECORDING INFORMATION	DESCRIPTION	ENCUMBRANCE
SLIDE NO. 1954A & 1954B; F.B.C.P.R.	F.B.C.C.F. NO. 2000018964 F.B.C.C.F. NO. 200016377 F.B.C.C.F. NO. 2006023241 F.B.C.C.F. NO. 2005059570 F.B.C.C.F. NO. 2006043545 F.B.C.C.F. NO. 2005142376 F.B.C.C.F. NO. 2006042645 F.B.C.C.F. NO. 2007089660	RESTRICTIVE COVENANTS	RESTRICTIONS NOT PLOTTABLE (AFFECTS TRACT)
SLIDE NO. 1954A & 1954B; F.B.C.P.R.	F.B.C.C.F. NO. 2000018964 F.B.C.C.F. NO. 2003108454 F.B.C.C.F. NO. 2004010274 F.B.C.C.F. NO. 2005142377 F.B.C.C.F. NO. 2005154527	RECIPROCAL EASEMENT AND OPERATION AGREEMENT	NOT PLOTTABLE (AFFECTS)
SLIDE NO. 1954A & 1954B; F.B.C.P.R.	F.B.C.C.F. NO. 2007146549	ASSIGNMENT OF LANDHOLDERS RIGHTS	NOT PLOTTABLE (AFFECTS)
SLIDE NO. 1954A & 1954B; F.B.C.P.R.	F.B.C.C.F. NO. 2007146549	25' BUILDING LINE	AS SHOWN
SLIDE NO. 1954A & 1954B; F.B.C.P.R.	F.B.C.C.F. NO. 2005142376	15' UTILITY EASEMENT W/ AERIAL EASEMENTS	AS SHOWN
F.B.C.C.F. NO. 2005142376	F.B.C.C.F. NO. 2007146550	TERMS, CONDITIONS AND SUPPLEMENTAL OPERATIONS AND EASEMENT AGREEMENT	NOT PLOTTABLE (AFFECTS)
F.B.C.C.F. NO. 2007146550	F.B.C.C.F. NO. 2007146550	ASSIGNMENT OF APPROVING PARTY STATUS	NOT PLOTTABLE (AFFECTS)
F.B.C.C.F. NO. 2007060683	F.B.C.C.F. NO. 2007060683	MAINTENANCE EASEMENTS	NOT PLOTTABLE (AFFECTS)

BENCHMARK:
CITY OF ROSENBERG MARKER NO. 32 (RS 32) IS LOCATED AT THE CORNER OF A TYPE "C" INLET ON THE NORTH SIDE OF TOWN CENTER BOULEVARD, APPROXIMATELY 372 FEET SOUTH EAST OF VISTA DRIVE. ELEVATION=91.15' (NAVD 1988, 2001 ADJUSTMENT)

- TBM A: BOX CUT ON C-INLET. ELEVATION=94.53'
- TBM B: BOX CUT ON BACK OF CURB. ELEVATION=95.77'
- TBM C: BOX CUT ON C-INLET. ELEVATION=91.22'
- TBM D: HUB IN GROUND. ELEVATION=95.03'
- TBM E: HUB IN GROUND. ELEVATION=95.69'
- TBM F: BOX CUT ON CULVERT(5'X8'). ELEVATION=94.86'
- TBM G: BOX CUT ON CULVERT. ELEVATION=94.38'
- TBM H: BOX CUT ON C-INLET. ELEVATION=90.95'
- TBM I: BOX CUT ON CONC SIDEWALK. ELEVATION=89.24'
- TBM J: BOX CUT ON CONC SIDEWALK. ELEVATION=89.40'

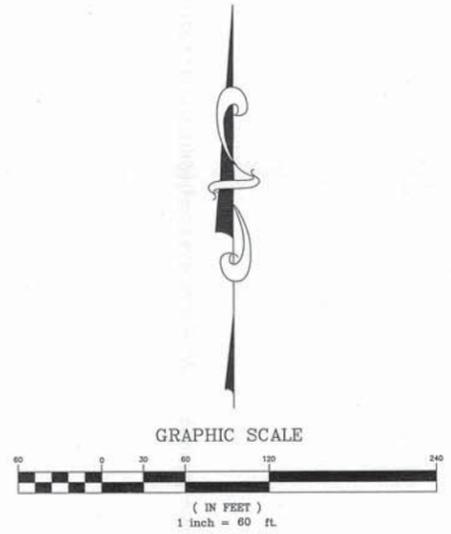
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LINE	BEARING	DISTANCE
L1	S 37°01'50" E	44.27
L2	N 82°38'10" E	71.26
L3	S 37°01'50" E	191.55
L4	N 82°37'59" E	89.91
L5	S 63°37'37" W	48.98
L6	S 74°31'10" W	53.66
L7	S 84°43'06" W	60.00
L8	S 05°18'54" E	121.78
L9	S 01°24'08" W	60.00
L10	S 08°52'28" E	119.94
L11	S 23°21'51" E	176.47
L12	S 18°00'28" W	20.00
L13	S 17°33'21" E	128.14
L14	S 10°50'53" W	13.42
L15	S 35°33'13" E	134.97
L16	S 03°45'10" E	60.00
L17	S 26°40'37" W	110.27
L18	N 23°17'31" W	1.59
L19	N 35°26'44" W	8.00
L20	S 68°18'54" E	9.95
L21	S 80°22'09" W	20.16
L22	N 55°28'06" W	18.46
L23	S 85°09'21" W	33.54
L24	S 01°56'14" E	20.10
L25	S 49°02'49" E	24.56
L26	N 29°15'25" E	24.95
L27	N 44°13'28" W	21.38
L28	N 88°42'56" W	34.86
L29	S 75°25'40" E	52.63
L30	N 83°00'00" E	39.68
L31	N 85°31'10" W	30.88
L32	N 24°57'03" W	27.90
L33	N 60°44'55" E	25.32
L34	S 68°40'41" W	1.51
L35	S 66°44'58" W	1.55

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	96°41'02"	25.00'	42.19'	N 43°03'37" E - 37.36'
C2	10°16'36"	430.00'	77.13'	N 86°15'50" E - 77.02'
C3	138°37'44"	50.00'	120.98'	S 02°40'43" E - 93.55'
C4	31°18'04"	270.00'	147.50'	N 70°35'48" E - 145.68'
C5	89°18'08"	25.00'	38.97'	N 49°08'08" W - 35.14'
C6	31°07'39"	250.00'	135.82'	N 11°06'48" E - 134.16'
C7	89°18'08"	25.00'	38.97'	N 70°35'48" E - 34.82'
C8	8°31'14"	2450.00'	278.83'	N 68°19'11" W - 278.66'
C9	25°40'58"	300.00'	134.48'	S 80°54'40" E - 133.35'
C10	89°45'17"	55.00'	86.16'	S 23°12'33" E - 77.62'
C11	9°56'24"	999.50'	173.40'	S 73°02'19" E - 173.18'
C12	90°14'43"	55.00'	86.63'	S 68°48'27" W - 77.95'
C13	20°37'08"	400.00'	143.36'	S 78°19'49" E - 142.59'
C14	85°40'59"	300.00'	281.86'	N 62°33'46" E - 280.22'
C15	91°28'51"	55.00'	87.78'	S 24°02'20" E - 78.76'
C16	21°19'42"	25.00'	9.31'	N 78°44'02" W - 9.25'
C17	132°01'46"	50.00'	115.22'	S 23°23'01" E - 91.36'
C18	20°56'46"	25.00'	9.14'	N 32°09'29" E - 9.09'
C19	89°45'17"	25.00'	39.16'	S 23°11'33" E - 35.28'
C20	90°14'43"	25.00'	39.38'	S 68°48'27" W - 35.43'
C21	41°25'34"	25.00'	18.08'	N 54°26'51" W - 17.68'
C22	26°53'35"	50.00'	231.80'	N 13°27'08" E - 73.36'
C23	44°21'43"	25.00'	19.36'	N 82°49'12" E - 18.88'
C24	89°45'17"	25.00'	39.16'	S 23°11'33" E - 35.28'
C25	90°14'43"	25.00'	39.38'	S 68°48'27" W - 35.43'
C26	21°02'41"	25.00'	9.18'	N 11°09'46" E - 9.13'
C27	132°02'10"	50.00'	115.22'	S 66°39'30" W - 91.37'
C28	20°44'46"	25.00'	9.05'	S 57°41'48" E - 9.00'
C29	85°58'43"	25.00'	37.52'	N 48°18'15" W - 34.09'
C30	22°02'14"	25.00'	9.62'	N 78°11'19" W - 9.56'
C31	131°19'32"	50.00'	115.19'	S 23°12'40" E - 91.35'
C32	21°08'00"	25.00'	9.21'	N 32°14'06" E - 9.15'
C33	76°07'46"	25.00'	33.22'	S 32°46'59" W - 30.83'
C34	28°24'56"	25.00'	12.83'	S 76°30'33" W - 12.69'
C35	28°13'33"	50.00'	228.52'	N 39°42'46" W - 75.55'
C36	57°44'29"	25.00'	25.19'	N 38°13'42" E - 24.14'
C37	91°26'51"	25.00'	39.90'	S 24°02'20" E - 35.80'
C38	53°04'47"	25.00'	23.18'	S 48°13'28" W - 22.34'
C39	26°30'51"	50.00'	229.59'	N 56°45'44" W - 74.88'
C40	30°00'26"	25.00'	13.09'	N 06°40'53" E - 12.94'

PARKLAND DEDICATION TABLE	
TOTAL PUBLIC PARK LAND DEDICATION REQUIRED (TOTAL LOTS 104/160)	= 0.65 ACRE
MAXIMUM PRIVATE PARK LAND DEDICATION (TOTAL REQUIRED 0.65 X 50%)	= 0.33 ACRE
PARKLAND DEDICATION REMAINING CREDIT PER BRAZOS TOWN CENTER, SEC. 3	= 1.8475 ACRES
1.8475 - 0.33 = 1.5175 CREDIT ACRES REMAINING FROM BRAZOS TOWN CENTER, SEC. 3	
TOTAL PRIVATE PARK LAND DEDICATION	= 0.33 ACRES
50% MONEY IN LIEU OF PUBLIC PARK LAND (104/2 X \$350)	= \$18,200.00

LOT AREA TABLE		LOT AREA TABLE	
BLOCK 1 LOT 1	7,345 SQ. FT.	BLOCK 2 LOT 1	6,785 SQ. FT.
BLOCK 1 LOT 2	7,903 SQ. FT.	BLOCK 2 LOT 2	6,820 SQ. FT.
BLOCK 1 LOT 3	7,986 SQ. FT.	BLOCK 2 LOT 3	7,487 SQ. FT.
BLOCK 1 LOT 4	7,148 SQ. FT.	BLOCK 2 LOT 4	7,216 SQ. FT.
BLOCK 1 LOT 5	7,000 SQ. FT.	BLOCK 2 LOT 5	6,701 SQ. FT.
BLOCK 1 LOT 6	7,000 SQ. FT.	BLOCK 2 LOT 6	6,500 SQ. FT.
BLOCK 1 LOT 7	7,000 SQ. FT.	BLOCK 2 LOT 7	7,759 SQ. FT.
BLOCK 1 LOT 8	7,000 SQ. FT.	BLOCK 2 LOT 8	7,890 SQ. FT.
BLOCK 1 LOT 9	7,000 SQ. FT.	BLOCK 2 LOT 9	6,500 SQ. FT.
BLOCK 1 LOT 10	7,000 SQ. FT.	BLOCK 2 LOT 10	6,500 SQ. FT.
BLOCK 1 LOT 11	7,000 SQ. FT.	BLOCK 2 LOT 11	6,500 SQ. FT.
BLOCK 1 LOT 12	7,000 SQ. FT.	BLOCK 2 LOT 12	6,500 SQ. FT.
BLOCK 1 LOT 13	7,000 SQ. FT.	BLOCK 2 LOT 13	6,500 SQ. FT.
BLOCK 1 LOT 14	7,000 SQ. FT.	BLOCK 2 LOT 14	7,596 SQ. FT.
BLOCK 1 LOT 15	9,431 SQ. FT.	BLOCK 2 LOT 15	9,301 SQ. FT.
BLOCK 1 LOT 16	16,935 SQ. FT.	BLOCK 2 LOT 16	7,684 SQ. FT.
BLOCK 1 LOT 17	11,755 SQ. FT.	BLOCK 2 LOT 17	9,074 SQ. FT.
BLOCK 1 LOT 18	6,983 SQ. FT.	BLOCK 2 LOT 18	8,841 SQ. FT.
BLOCK 1 LOT 19	7,000 SQ. FT.	BLOCK 2 LOT 19	7,152 SQ. FT.
BLOCK 1 LOT 20	7,000 SQ. FT.	BLOCK 2 LOT 20	6,193 SQ. FT.
BLOCK 1 LOT 21	7,000 SQ. FT.	BLOCK 2 LOT 21	6,500 SQ. FT.
BLOCK 1 LOT 22	7,000 SQ. FT.	BLOCK 2 LOT 22	6,500 SQ. FT.
BLOCK 1 LOT 23	7,000 SQ. FT.	BLOCK 2 LOT 23	6,500 SQ. FT.
BLOCK 1 LOT 24	7,000 SQ. FT.	BLOCK 2 LOT 24	6,500 SQ. FT.
BLOCK 1 LOT 25	7,000 SQ. FT.	BLOCK 2 LOT 25	6,500 SQ. FT.
BLOCK 1 LOT 26	7,000 SQ. FT.	BLOCK 2 LOT 26	6,500 SQ. FT.
BLOCK 1 LOT 27	7,000 SQ. FT.	BLOCK 2 LOT 27	7,759 SQ. FT.
BLOCK 1 LOT 28	7,000 SQ. FT.	BLOCK 2 LOT 28	7,689 SQ. FT.
BLOCK 1 LOT 29	6,169 SQ. FT.	BLOCK 2 LOT 29	6,500 SQ. FT.
BLOCK 1 LOT 30	10,081 SQ. FT.	BLOCK 2 LOT 30	6,500 SQ. FT.
BLOCK 1 LOT 31	11,530 SQ. FT.	BLOCK 2 LOT 31	6,500 SQ. FT.
BLOCK 1 LOT 32	6,899 SQ. FT.	BLOCK 2 LOT 32	6,500 SQ. FT.
BLOCK 1 LOT 33	6,500 SQ. FT.	BLOCK 2 LOT 33	6,500 SQ. FT.
BLOCK 1 LOT 34	6,508 SQ. FT.	BLOCK 2 LOT 34	6,500 SQ. FT.
BLOCK 1 LOT 35	7,751 SQ. FT.	BLOCK 2 LOT 35	6,500 SQ. FT.
BLOCK 1 LOT 36	6,183 SQ. FT.	BLOCK 2 LOT 36	6,500 SQ. FT.
BLOCK 1 LOT 37	6,890 SQ. FT.	BLOCK 2 LOT 37	6,500 SQ. FT.
BLOCK 1 LOT 38	7,601 SQ. FT.	BLOCK 2 LOT 38	6,747 SQ. FT.
BLOCK 1 LOT 39	7,040 SQ. FT.	BLOCK 2 LOT 39	6,215 SQ. FT.
BLOCK 1 LOT 40	8,197 SQ. FT.	BLOCK 2 LOT 40	6,145 SQ. FT.
BLOCK 1 LOT 41	13,018 SQ. FT.		
BLOCK 1 LOT 42	12,073 SQ. FT.		
BLOCK 1 LOT 43	6,060 SQ. FT.		
BLOCK 1 LOT 44	7,000 SQ. FT.		
BLOCK 1 LOT 45	7,000 SQ. FT.		
BLOCK 1 LOT 46	7,000 SQ. FT.		
BLOCK 1 LOT 47	7,000 SQ. FT.		
BLOCK 1 LOT 48	6,886 SQ. FT.		
BLOCK 1 LOT 49	9,324 SQ. FT.		
BLOCK 1 LOT 50	21,839 SQ. FT.		
BLOCK 1 LOT 51	20,119 SQ. FT.		
BLOCK 1 LOT 52	12,606 SQ. FT.		
BLOCK 1 LOT 53	16,497 SQ. FT.		
BLOCK 1 LOT 54	13,400 SQ. FT.		
BLOCK 1 LOT 55	10,260 SQ. FT.		
BLOCK 1 LOT 56	9,331 SQ. FT.		
BLOCK 1 LOT 57	6,472 SQ. FT.		
BLOCK 1 LOT 58	7,874 SQ. FT.		
BLOCK 1 LOT 59	13,816 SQ. FT.		
BLOCK 1 LOT 60	15,997 SQ. FT.		
BLOCK 1 LOT 61	19,214 SQ. FT.		
BLOCK 1 LOT 62	6,016 SQ. FT.		
BLOCK 1 LOT 63	7,820 SQ. FT.		
BLOCK 1 LOT 64	11,099 SQ. FT.		



WINSTON TRACT ADJACENT VENTURE, II
(F.B.C.C.F. NO. 2006115438)

SHEET 3
SHEET 2

THE RESERVE AT BRAZOS TOWN CENTER SECTION THREE (PLAT NO. 20140076; F.B.C.P.R.)

THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR

~ Owner ~
FIGURE FOUR PARTNERS, LTD.
 9000 GULF FREEWAY
 HOUSTON, TX 77017
 (713) 948-7700

~ Engineer ~
DANNENBAUM ENGINEERING CORP
 3100 WEST ALABAMA
 HOUSTON, TX 77098
 (713) 520-9570

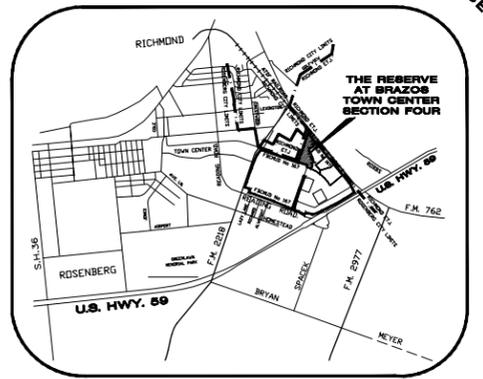
~ Surveyor ~
TEXAS ENGINEERING AND MAPPING
 12810 CENTURY DRIVE
 STAFFORD, TEXAS 77477
 PHONE: (281) 491-2525 FAX: (281) 491-2535
 FIRM REGISTRATION NO. 10119000
 JOB NO. 1000-2
 JANUARY 12, 2015

NOTE:

- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.85 ACRE
- B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±1.18 ACRES
- C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.12 ACRE
- D** RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.78 ACRE

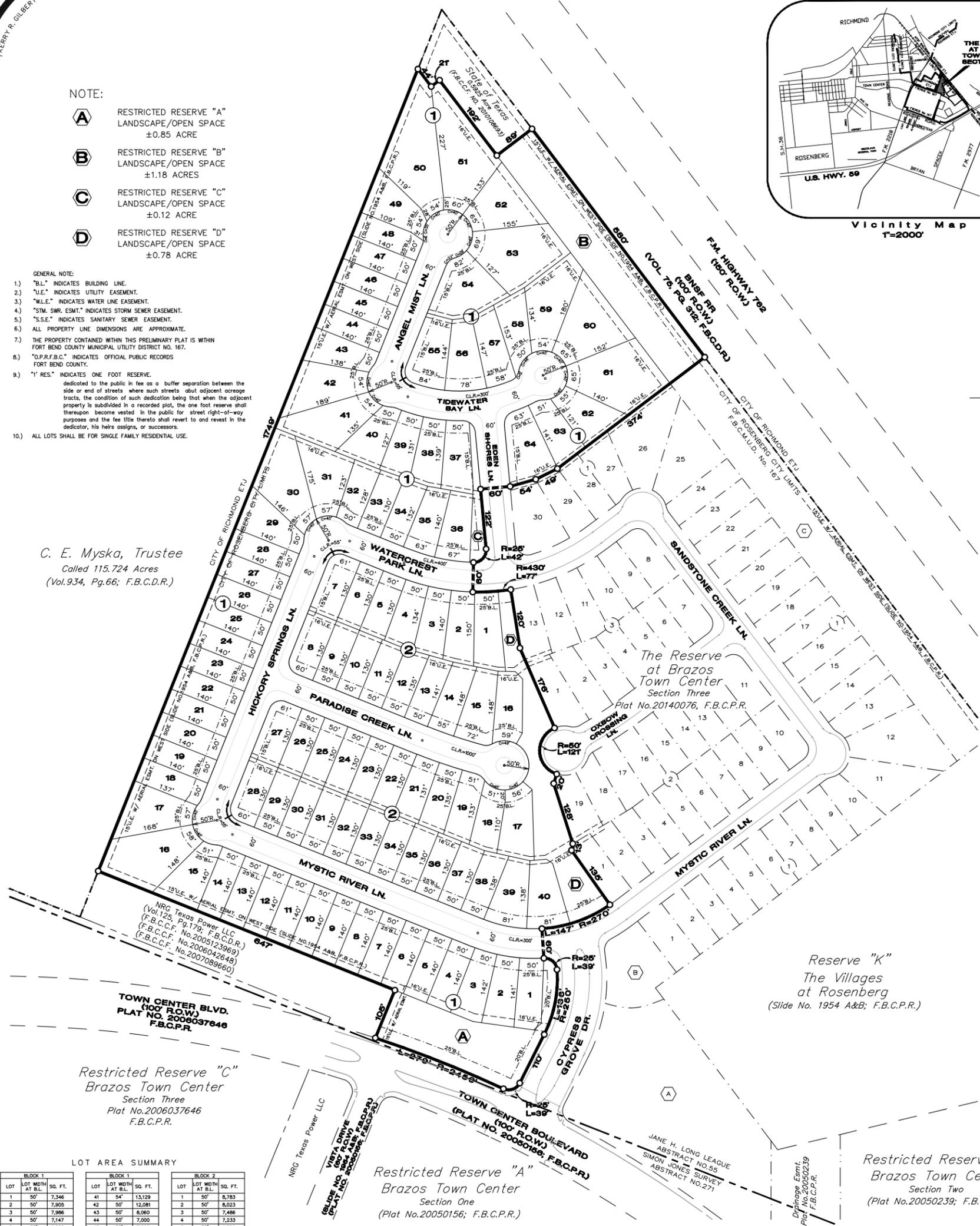
GENERAL NOTE:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "W.L.E." INDICATES WATER LINE EASEMENT.
- 4.) "S.W. SW. ESMT." INDICATES STORM SEWER EASEMENT.
- 5.) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- 6.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
- 7.) THE PROPERTY CONTAINED WITHIN THIS PRELIMINARY PLAT IS WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 167.
- 8.) "O.P.R.F.B.C." INDICATES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY.
- 9.) "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 adjacent storage 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 remain in the dedicator, his heirs, assigns, or successors.
- 10.) ALL LOTS SHALL BE FOR SINGLE FAMILY RESIDENTIAL USE.



Vicinity Map
1"=2000'

C. E. Myska, Trustee
Called 115,724 Acres
(Vol. 934, Pg. 66; F.B.C.D.R.)



LOT AREA SUMMARY

LOT	LOT WIDTH AT B.L.	SO. FT.	LOT	LOT WIDTH AT B.L.	SO. FT.	LOT	LOT WIDTH AT B.L.	SO. FT.
1	50'	7,346	41	54'	13,129	1	50'	8,783
2	50'	7,905	42	50'	12,081	2	50'	8,023
3	50'	7,986	43	50'	8,860	3	50'	7,486
4	50'	7,147	44	50'	7,000	4	50'	7,233
5	50'	7,000	45	50'	7,000	5	50'	6,702
6	50'	7,000	46	50'	7,000	6	50'	6,500
7	50'	7,000	47	50'	7,000	7	61'	7,741
8	50'	7,000	48	50'	6,886	8	50'	7,674
9	50'	7,000	49	54'	9,212	9	50'	6,500
10	50'	7,000	50	54'	21,964	10	50'	6,500
11	50'	7,000	51	60'	20,175	11	50'	6,500
12	50'	7,000	52	65'	12,669	12	50'	6,635
13	50'	7,000	53	69'	18,531	13	50'	6,986
14	50'	7,000	54	82'	13,399	14	55'	7,019
15	51'	9,436	55	84'	10,248	15	72'	9,306
16	58'	16,953	56	78'	9,225	16	59'	7,698
17	57'	11,750	57	58'	8,467	17	56'	9,086
18	50'	6,982	58	50'	7,675	18	51'	6,849
19	50'	7,000	59	54'	13,824	19	51'	7,148
20	50'	7,000	60	65'	16,022	20	50'	6,914
21	50'	7,000	61	65'	19,218	21	50'	6,785
22	50'	7,000	62	55'	9,025	22	50'	6,501
23	50'	7,000	63	51'	7,668	23	50'	6,500
24	50'	7,000	64	63'	11,061	24	50'	6,500
25	50'	7,000				25	50'	6,500
26	50'	7,000				26	50'	6,500
27	50'	7,000				27	61'	7,750
28	50'	7,000				28	60'	7,679
29	50'	9,167				29	50'	6,500
30	57'	15,053				30	55'	6,500
31	57'	11,364				31	50'	6,500
32	50'	6,578				32	50'	6,500
33	50'	6,438				33	50'	6,500
34	50'	6,545				34	50'	6,500
35	63'	7,745				35	50'	6,500
36	67'	8,188				36	50'	6,500
37	50'	8,078				37	50'	6,500
38	50'	7,570				38	50'	6,735
39	50'	7,115				39	81'	9,217
40	50'	8,400				40	81'	9,142

PARKLAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	104
PUBLIC PARK REQUIREMENTS:	104 / 160 = 0.65 ACRES
PUBLIC PARK DEDICATION:	β
PRIVATE OPEN SPACE TO BE PROVIDED:	
RESTRICTED RESERVE "A":	0.85 x 0.1 = .085 AC.
RESTRICTED RESERVE "B":	1.18 x 0.1 = .118 AC.
RESTRICTED RESERVE "C":	0.12 x 0.1 = .012 AC.
RESTRICTED RESERVE "D":	0.78 x 0.1 = .078 AC.
TOTAL:	0.293 ACRES
REQUIRED PRIVATE PARKLAND DEDICATION:	0.65 AC. / 2 = 0.325 AC.
PRIVATE PARKLAND PROVIDED:	= 0.293 AC.
ADDITIONAL PRIVATE PARKLAND NEEDED FOR THIS SECTION:	= 0.032 AC.
SURPLUS PRIVATE PARKLAND IN DEVELOPMENT:	= 2.0535 AC.
TOTAL REMAINING SURPLUS PRIVATE PARKLAND IN DEVELOPMENT:	= 2.0215 AC.
MONEY IN LIEU OF PARKLAND DEDICATION:	104 / 2 = 52 LOTS 52 LOTS (X) \$350.00 = \$18,200.00

A PRELIMINARY PLAT OF
THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR

BEING 27.6± ACRES OF LAND CONTAINING 104 LOTS (60' X 130' TYP.) AND FOUR RESERVES IN TWO BLOCKS.

OUT OF THE JANE H. LONG LEAGUE SURVEY, A-65 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

OWNER: PERRY HOMES

PLANNER: BGE | KERRY 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

OCTOBER 08, 2014
KGA# 1-118B

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 PLAT.

- Mr. Tanner replied that he does not have that information at this time but can bring it back for the next meeting.
- Commissioner Parsons stated that when plats are brought forward with undersize lot sizes, it would be helpful to know how many of those undersize lots are left to develop.
- Mr. Tanner replied that staff can provide that information. The last time Section Three-B was discussed, we had a decent estimate of the lots left to develop.
- Commissioner Parsons replied that he would request to see that information for all future plats coming forward that have lots widths less than the current requirement.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Preliminary 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.

Additional Discussion:

- Brief discussion was held regarding street width measurement, drive-over curbs, and the City's design standards.

Action Taken: Upon voting, the motion carried unanimously by those present.

3. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF THE RESERVE AT BRAZOS TOWN CENTER SECTION FOUR, BEING 27.6 ACRES OF LAND CONTAINING 104 LOTS (50' X 130' TYP.) AND FOUR RESERVES IN TWO BLOCKS OUT OF THE JANE H. LONG LEAGUE SURVEY, A-55, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of The Reserve at Brazos Town Center Section Four is located off of Town Center Boulevard, north of its intersection with Vista Drive. It is located within the City Limits; in Fort Bend County MUD No. 167; and immediately west of The Reserve at Brazos Town Center Section Three, which has been recorded. The Plat consists of approximately 27.6 acres, with 104 single-family residential lots and four (4) reserves.

The typical lot size for the subdivision is 50 feet in width. This is per the approved Land Plan, which was most recently amended on September 30, 2014 (see attached). Per the amended Development Agreement, homes in the subdivision will be a minimum of 51 percent masonry construction.

The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan for Brazos Town Center. That being said, staff recommends approval of the Preliminary Plat of The Reserve at Brazos Town Center Section Four.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired if this is the Section where we previously discussed the value of the housing product?
- Commissioner Poldrack replied that the developer indicated they would be a higher end product and would have to be a specific square footage.
- Mr. Tanner replied there is a restriction on the minimum square footage. There was some discussion regarding the price point when this Agreement was modified a few months back but that is not something that may be considered for plat approval.
- Commissioner Parsons replied that he would like to confirm the higher end product is still the development plan for this area as that would provide some reassurance of quality for the City.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Urbish, to approve the Preliminary Plat of The Reserve at Brazos Town Center Section Four, being 27.6 acres of land containing 104 lots (50' x 130' typ.) and four reserves in two blocks out of the Jane H. Long League Survey, A-55, City of Rosenberg, Fort Bend County, Texas.

Additional Discussion:

- Commissioner Poldrack inquired if the entrance to the Reserve at Town Center to the very back of the development exceeds the block length requirement.
- Mr. Tanner replied that this plat meets all the requirements for access.
- Commissioner Parsons stated there are still some sections that are not yet developed. For the areas that are not commercial reserves, what is planned?



PLANNING COMMISSION COMMUNICATION

January 21, 2015

ITEM #	ITEM TITLE
8	Final Plat of The Reserve at Brazos Town Center Section Five

MOTION

Consideration of and action on a Final Plat of The Reserve at Brazos Town Center Section Five, a 22.1380 acre tract of land in the Robert Handy Survey, Abstract No. 187, City of Rosenberg, Fort Bend County, Texas; 3 reserves, 73 lots, 2 blocks.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of The Reserve at Brazos Town Center Section Five.

MUD #	City/ETJ	ELECTION DISTRICT
167 (Brazos Town Center)	City	4

SUPPORTING DOCUMENTS:

1. Final Plat of the Reserve at Brazos Town Center Section Five
2. Preliminary Plat of The Reserve at Brazos Town Center Section Five – 10-15-14
3. Developer's Conceptual Plan, Revised Exhibit "B" Brazos Town Center – 09-30-14 – Please refer to previous Agenda Item No. 6
4. Planning Commission Meeting Minute Excerpt – 10-15-14

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 The Reserve at Brazos Town Center Section Five is located off of Town Center Boulevard, to the east of its intersection with FM 2218. It is located within the City Limits and in Fort Bend County MUD No. 167. The Plat consists of approximately 22.14 acres, with 73 single-family residential lots and three (3) reserves.

The typical lot size for the subdivision is fifty-five (55') feet in width. This is per the approved Land Plan, as amended on September 30, 2014 (see attached). Per the amended Development Agreement, residences in the subdivision must also be a minimum of three (3) sides masonry exterior and 2,000 square feet in size.

The Preliminary Plat of this subdivision was approved by the Planning Commission on October 15, 2014. The proposed Final Plat is not in conflict with any applicable regulations, with the approved Land Plan or Development Agreement for Brazos Town Center, or with the approved Preliminary Plat. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of The Reserve at Brazos Town Center Section Five.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHRISTOPHER LINDHORST, DIVISION PRESIDENT-HOUSTON SOUTH OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, HERINAFTER REFERRED TO AS OWNERS OF THE 22,1380 ACRE TRACT, DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE RESERVE AT BRAZOS TOWN CENTER SECTION FIVE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP 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 SUCCESSORS 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 SEVEN AND ONE-HALF FEET (7'-6"), FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES (ONLY ON ONE SIDE IF A PERIMETER EASEMENT) AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH, EXCEPT ON PERIMETER EASEMENTS WHERE IT TOTALS TWENTY-TWO AND ONE-HALF FEET (22' 6") IN WIDTH.

FURTHER, OWNERS 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, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN THREE (3) SQUARE FEET (24" DIAMETER).

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT 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, PLANTING 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.

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 CONFORM WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY AND THE COUNTY; 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.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRISTOPHER LINDHORST, DIVISION PRESIDENT-HOUSTON SOUTH OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT,

THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2015.

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP

BY: D.R. HORTON, INC., A DELAWARE CORPORATION,
ITS AUTHORIZED AGENT

BY: _____ ATTEST: _____
CHRISTOPHER LINDHORST
DIVISION PRESIDENT-HOUSTON SOUTH

PRINT NAME AND TITLE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTOPHER LINDHORST, DIVISION PRESIDENT-HOUSTON SOUTH OF D.R. HORTON, INC., A DELAWARE CORPORATION, THE AUTHORIZED AGENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, 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 AS THE ACT AND DEED OF SAID COMPANY.

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

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOTES:

- 1.) B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY 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; P.L. INDICATES PROPERTY LINE.
- 2.) BENCHMARK: CITY OF ROSENBERG MARKER NO. 35 (RS 35) IS LOCATED AT THE NORTHEAST CORNER OF A TYPE "C" INLET ON THE NORTHEAST SIDE OF ORANGE BLOSSOM LANE, APPROXIMATELY 100 FEET EAST OF ALLWRIGHT STREET. ELEVATION=95.20' (NAVD 1988, 2001 ADJUSTMENT)
- 3.) A CITY OF ROSENBERG BENCHMARK WILL BE SET AFTER STREETS ARE INSTALLED. A BENCHMARK FORM WILL BE SUBMITTED TO THE CITY FOR APPROVAL.
- 4.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON CITY OF ROSENBERG MARKER NO. RS 32.
- 5.) THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- 6.) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS STATE TITLE, LLC, ACTING AS AUTHORIZED AGENT FOR STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE JANUARY 1, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 7.) THIS PLAT LIES WHOLLY WITHIN THE MUNICIPAL UTILITY DISTRICT NO. 167, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF ROSENBERG, FORT BEND COUNTY, AND LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- 8.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0245L EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA NOT CONSIDERED IN THE 500-YR. FLOOD PLAIN.
- 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.) THERE IS NO PHYSICAL EVIDENCE OF PIPELINES NOR PIPELINE EASEMENTS REFLECTED IN THE TITLE THAT AFFECT THE LIMITS OF THIS SUBDIVISION.
- 11.) FIVE-EIGHTHS INCH (5/8") 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.
- 12.) THE MINIMUM SLAB ELEVATION (FINISHED FLOOR) SHALL BE 98.5' BUT NO LESS THAN 12 INCHES ABOVE THE FLOOD PLAIN ELEVATION, 18 INCHES ABOVE NATURAL GROUND, OR 12 INCHES ABOVE THE TOP OF CURB IN FRONT OF THE PROPERTY, WHICHEVER IS HIGHER.
- 13.) ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
- 14.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET FLOODING DURING INTENSE RAINFALL EVENTS.
- 15.) THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE NO. LZ3.
- 16.) ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- 17.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.999898987372.
- 18.) SIDEWALKS SHALL BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- 19.) THE RESIDENTIAL DWELLINGS SHALL INCORPORATE 3 SIDES MASONRY EXTERIOR AND BE A MINIMUM OF 2,000 SQ. FT. IN SIZE.
- 20.) SUBJECT TO RESTRICTIVE COVENANTS AS SET FORTH IN FORT BEND COUNTY CLERK'S FILE NOS. 2005059570, 2006062248, 2011053267, AND 2013059832.

THE RESERVE AT BRAZOS TOWN CENTER SECTION FIVE



~ Owner ~

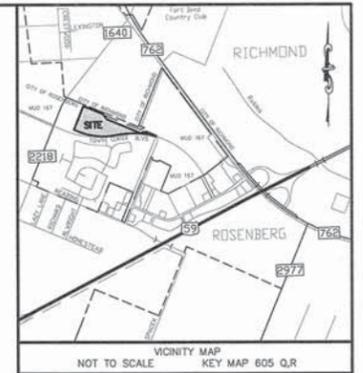
D.R. HORTON-TEXAS, LTD.
14100 SOUTHWEST FREEWAY, SUITE 500
SUGAR LAND, TEXAS 77478
(281) 242-3881

~ Engineer ~

DANNENBAUM ENGINEERING CORP
3100 WEST ALABAMA
HOUSTON, TEXAS 77098
(713) 520-9570

~ Surveyor ~

TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: (281) 491-2525 FAX: (281) 491-2535
FIRM REGISTRATION NO.: 10119000
JOB NO. 1111-5
JANUARY 12, 2015



I, BRIAN NAWARA, AM AUTHORIZED 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; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE WILL BE MARKED AFTER ROUGH GRADING HAS OCCURRED AND PUBLIC ROADS ARE CONSTRUCTED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6060



THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE RESERVE AT BRAZOS TOWN CENTER SECTION FIVE, 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, SECRETARY

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE RESERVE AT BRAZOS TOWN CENTER SECTION FIVE, 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, CHAIRPERSON

WAYNE POLDRACK, SECRETARY

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO 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(S) _____ OF THE PLAT RECORDS OF SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.

BY: LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

THE RESERVE AT BRAZOS TOWN CENTER SECTION FIVE

A 22,1380 ACRE TRACT OF LAND
IN THE ROBERT HANDY SURVEY, ABSTRACT NO. 187,
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

3 RESERVES 73 LOTS 2 BLOCKS

PARKLAND DEDICATION TABLE

TOTAL PUBLIC PARK LAND DEDICATION REQUIRED (TOTAL LOTS 73/160) = 0.4563 ACRE
 MAXIMUM PRIVATE PARK LAND DEDICATION (TOTAL REQUIRED 0.4563 X 50%) = 0.23 ACRE
 PARKLAND DEDICATION REMAINING PER BRAZOS TOWN CENTER, SEC. 3 = 1.5175 ACRES CREDIT

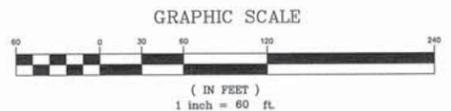
TOTAL PRIVATE PARK LAND DEDICATION = 0.23 ACRES

50% MONEY IN LIEU OF PUBLIC PARK LAND (73/2 X \$350) = \$12,775.00

RESERVE TABLE

A	1.1146 ACRES	(48,553 SQ. FT.)
B	1.9534 ACRES	(85,089 SQ. FT.)
C	0.4278 ACRE	(18,635 SQ. FT.)

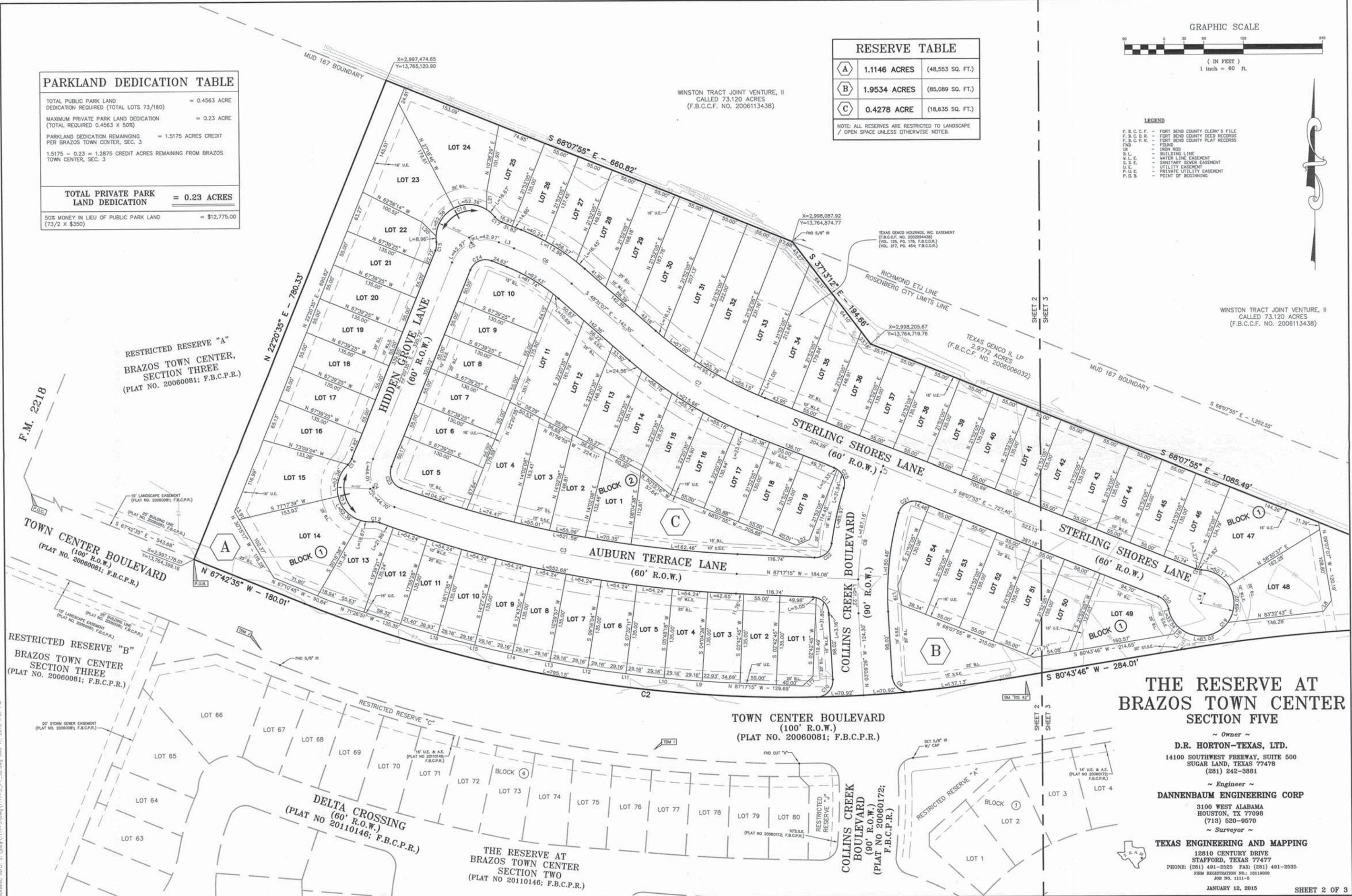
NOTE: ALL RESERVES ARE RESTRICTED TO LANDSCAPE / OPEN SPACE UNLESS OTHERWISE NOTED.



- LEGEND**
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 - FIND - FOUND
 - IR - IRON ROD
 - B.L. - BUILDING LINE
 - W.L.E. - WATER LINE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - U.E. - UTILITY EASEMENT
 - P.U.E. - PRIVATE UTILITY EASEMENT
 - P.O.B. - POINT OF BEGINNING

WINSTON TRACT JOINT VENTURE, II
 CALLED 73.120 ACRES
 (F.B.C.C.F. NO. 2006113438)

WINSTON TRACT JOINT VENTURE, II
 CALLED 73.120 ACRES
 (F.B.C.C.F. NO. 2006113438)



THE RESERVE AT BRAZOS TOWN CENTER SECTION FIVE

~ Owner ~
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 FIRM REGISTRATION NO.: 10119000
 JOB NO. 1111-4

DRAWING INFO: Z:\job\1111-5\dwg\1111-5_P1_S2.dwg JAN 11, 2015 11:37 PM

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	25°20'34"	2450.00'	1083.87'	N 86°35'57" W - 1074.86'
C2	31°33'39"	1950.00'	1074.14'	S 83°29'24" E - 1060.61'
C3	17°13'28"	1765.00'	530.60'	S 78°04'31" E - 528.61'
C4	92°24'22"	55.00'	88.70'	S 23°51'36" E - 79.40'
C5	89°31'30"	55.00'	85.94'	S 67°06'20" W - 77.46'
C6	19°36'48"	300.00'	102.69'	N 58°19'31" W - 102.19'
C7	19°36'48"	600.00'	205.39'	S 58°19'31" E - 204.39'
C8	25°01'31"	500.00'	218.39'	S 09°21'19" W - 216.65'
C9	92°05'02"	25.00'	40.18'	S 49°11'57" E - 35.99'
C10	92°05'02"	25.00'	40.18'	N 42°53'05" E - 35.99'
C11	90°38'11"	25.33'	40.06'	N 41°41'02" W - 36.02'
C12	24°26'55"	25.00'	10.67'	N 81°52'14" W - 10.59'
C13	141°23'21"	50.00'	123.39'	S 23°24'01" E - 94.38'
C14	24°57'05"	25.00'	10.89'	N 34°49'07" E - 10.80'
C15	29°55'35"	25.00'	13.06'	N 07°22'47" E - 12.91'
C16	149°22'40"	50.00'	130.36'	S 67°06'20" W - 96.45'
C17	29°55'35"	25.00'	13.06'	S 53°10'08" E - 12.91'
C18	20°50'34"	25.00'	9.09'	S 78°33'12" E - 9.04'
C19	258°41'42"	50.00'	228.75'	N 40°22'21" E - 77.33'
C20	57°51'07"	25.00'	28.24'	N 39°12'21" W - 24.18'
C21	96°04'36"	25.00'	41.92'	S 63°49'47" W - 37.18'
C22	84°27'46"	25.00'	36.85'	N 50°28'51" E - 33.61'
C23	92°24'22"	25.00'	40.32'	S 23°51'36" E - 36.09'
C24	89°31'30"	25.00'	39.06'	S 67°06'20" W - 35.21'
C25	85°25'11"	25.00'	37.27'	N 25°25'20" W - 33.91'

LINE	BEARING	DISTANCE
L1	S 68°04'11" E	51.47'
L2	S 22°13'39" W	12.79'
L3	S 68°07'55" E	24.62'
L4	S 21°58'13" W	15.09'
L5	S 66°30'00" W	5.29'
L6	N 22°53'40" W	8.38'
L7	N 21°52'05" E	9.48'
L8	N 37°12'48" E	20.71'
L9	N 85°55'34" W	52.09'
L10	N 84°11'42" W	58.32'
L11	N 82°27'49" W	58.32'
L12	N 80°43'56" W	58.32'
L13	N 79°00'03" W	58.32'
L14	N 77°16'10" W	58.32'
L15	N 75°32'18" W	58.32'
L16	N 73°48'25" W	66.09'
L17	S 47°42'45" W	21.21'
L18	S 41°17'13" W	12.46'
L19	N 11°52'51" W	29.99'
L20	N 44°49'40" W	30.09'
L21	N 00°44'46" E	27.75'
L22	S 66°52'29" W	21.20'
L23	N 29°42'30" E	31.83'

BENCHMARK: CITY OF ROSENBERG MARKER NO. 35 (RS 35) IS LOCATED AT THE NORTHEAST CORNER OF A TYPE "C" INLET ON THE NORTHEASTLY SIDE OF ORANGE BLOSSOM LANE, APPROXIMATELY 100 FEET EAST OF ALLWRIGHT STREET. ELEVATION=95.20' (NAVD 1988, 2001 ADJUSTMENT)

TBM A: BOX CUT ON TYPE "C" INLET. ELEVATION=94.53'

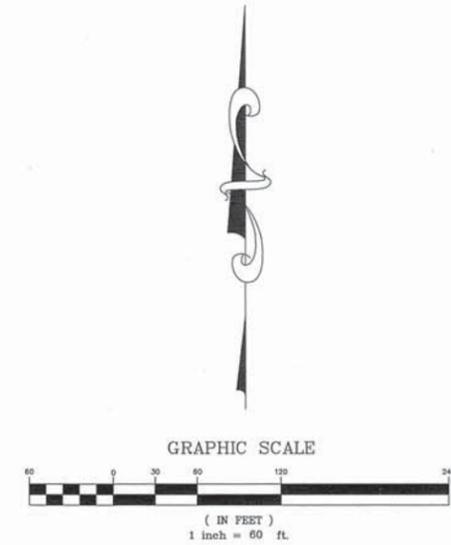
TBM B: BOX CUT ON BACK OF CURB. ELEVATION=95.77'

TBM I: BOX CUT ON TYPE "C" INLET. ELEVATION=95.79'

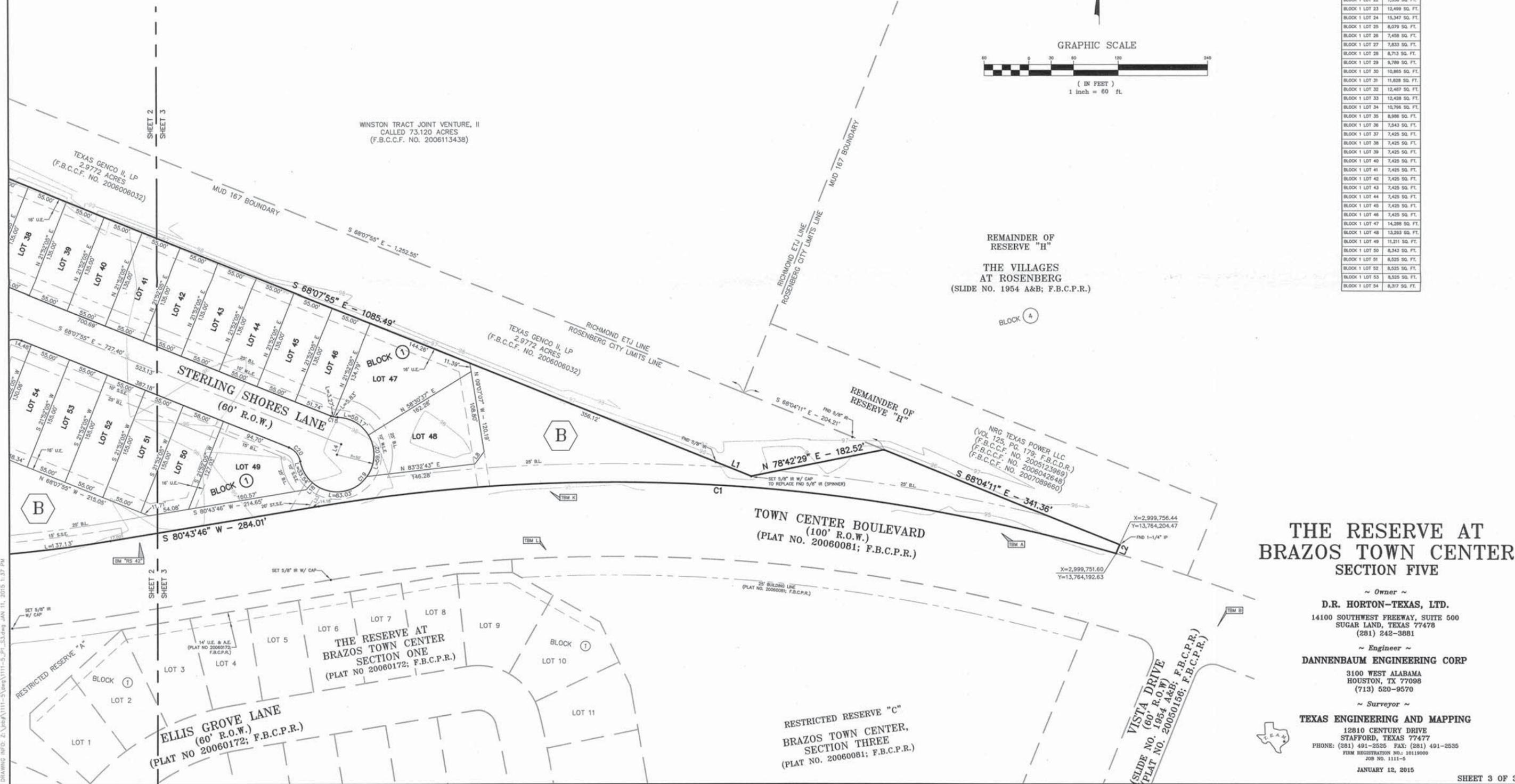
TBM J: BOX CUT ON TYPE "C" INLET. ELEVATION=96.68'

TBM K: BOX CUT ON TYPE "C" INLET. ELEVATION=94.62'

TBM L: BOX CUT ON TYPE "C" INLET. ELEVATION=94.81'



LOT AREA TABLE	LOT AREA TABLE
BLOCK 1 LOT 1	7,312 SQ. FT.
BLOCK 1 LOT 2	7,425 SQ. FT.
BLOCK 1 LOT 3	7,584 SQ. FT.
BLOCK 1 LOT 4	7,602 SQ. FT.
BLOCK 1 LOT 5	7,602 SQ. FT.
BLOCK 1 LOT 6	7,602 SQ. FT.
BLOCK 1 LOT 7	7,602 SQ. FT.
BLOCK 1 LOT 8	7,602 SQ. FT.
BLOCK 1 LOT 9	7,602 SQ. FT.
BLOCK 1 LOT 10	7,602 SQ. FT.
BLOCK 1 LOT 11	7,606 SQ. FT.
BLOCK 1 LOT 12	7,586 SQ. FT.
BLOCK 1 LOT 13	8,317 SQ. FT.
BLOCK 1 LOT 14	15,852 SQ. FT.
BLOCK 1 LOT 15	12,144 SQ. FT.
BLOCK 1 LOT 16	7,508 SQ. FT.
BLOCK 1 LOT 17	7,425 SQ. FT.
BLOCK 1 LOT 18	7,425 SQ. FT.
BLOCK 1 LOT 19	7,425 SQ. FT.
BLOCK 1 LOT 20	7,425 SQ. FT.
BLOCK 1 LOT 21	7,425 SQ. FT.
BLOCK 1 LOT 22	7,538 SQ. FT.
BLOCK 1 LOT 23	12,499 SQ. FT.
BLOCK 1 LOT 24	15,347 SQ. FT.
BLOCK 1 LOT 25	8,079 SQ. FT.
BLOCK 1 LOT 26	7,458 SQ. FT.
BLOCK 1 LOT 27	7,833 SQ. FT.
BLOCK 1 LOT 28	8,713 SQ. FT.
BLOCK 1 LOT 29	9,789 SQ. FT.
BLOCK 1 LOT 30	10,865 SQ. FT.
BLOCK 1 LOT 31	11,828 SQ. FT.
BLOCK 1 LOT 32	12,487 SQ. FT.
BLOCK 1 LOT 33	12,438 SQ. FT.
BLOCK 1 LOT 34	10,798 SQ. FT.
BLOCK 1 LOT 35	8,886 SQ. FT.
BLOCK 1 LOT 36	7,543 SQ. FT.
BLOCK 1 LOT 37	7,425 SQ. FT.
BLOCK 1 LOT 38	7,425 SQ. FT.
BLOCK 1 LOT 39	7,425 SQ. FT.
BLOCK 1 LOT 40	7,425 SQ. FT.
BLOCK 1 LOT 41	7,425 SQ. FT.
BLOCK 1 LOT 42	7,425 SQ. FT.
BLOCK 1 LOT 43	7,425 SQ. FT.
BLOCK 1 LOT 44	7,425 SQ. FT.
BLOCK 1 LOT 45	7,425 SQ. FT.
BLOCK 1 LOT 46	7,425 SQ. FT.
BLOCK 1 LOT 47	14,288 SQ. FT.
BLOCK 1 LOT 48	13,293 SQ. FT.
BLOCK 1 LOT 49	11,211 SQ. FT.
BLOCK 1 LOT 50	8,343 SQ. FT.
BLOCK 1 LOT 51	8,525 SQ. FT.
BLOCK 1 LOT 52	8,525 SQ. FT.
BLOCK 1 LOT 53	8,525 SQ. FT.
BLOCK 1 LOT 54	8,317 SQ. FT.
BLOCK 2 LOT 1	7,345 SQ. FT.
BLOCK 2 LOT 2	7,743 SQ. FT.
BLOCK 2 LOT 3	8,584 SQ. FT.
BLOCK 2 LOT 4	16,524 SQ. FT.
BLOCK 2 LOT 5	9,300 SQ. FT.
BLOCK 2 LOT 6	7,150 SQ. FT.
BLOCK 2 LOT 7	7,150 SQ. FT.
BLOCK 2 LOT 8	7,150 SQ. FT.
BLOCK 2 LOT 9	7,150 SQ. FT.
BLOCK 2 LOT 10	9,407 SQ. FT.
BLOCK 2 LOT 11	9,799 SQ. FT.
BLOCK 2 LOT 12	8,525 SQ. FT.
BLOCK 2 LOT 13	7,781 SQ. FT.
BLOCK 2 LOT 14	7,172 SQ. FT.
BLOCK 2 LOT 15	7,168 SQ. FT.
BLOCK 2 LOT 16	7,275 SQ. FT.
BLOCK 2 LOT 17	7,197 SQ. FT.
BLOCK 2 LOT 18	7,150 SQ. FT.
BLOCK 2 LOT 19	7,037 SQ. FT.



THE RESERVE AT BRAZOS TOWN CENTER SECTION FIVE

~ Owner ~
D.R. HORTON-TEXAS, LTD.
 14100 SOUTHWEST FREEWAY, SUITE 500
 SUGAR LAND, TEXAS 77478
 (281) 242-3881

~ Engineer ~
DANNENBAUM ENGINEERING CORP
 3100 WEST ALABAMA
 HOUSTON, TX 77098
 (713) 520-9570

~ Surveyor ~
TEXAS ENGINEERING AND MAPPING
 12810 CENTURY DRIVE
 STAFFORD, TEXAS 77477
 PHONE: (281) 491-2525 FAX: (281) 491-2535
 FIRM REGISTRATION NO: 10119000
 JOB NO. 1111-5
 JANUARY 12, 2015

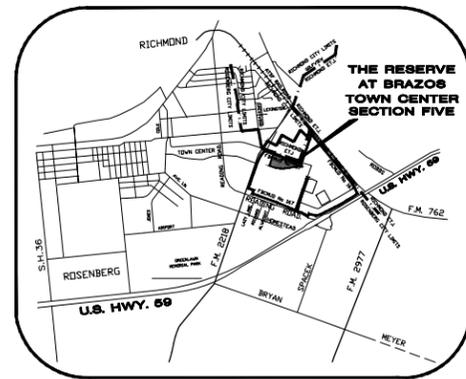
DRAWING NO: 2: View\1111-3\1111-3.dwg JAN 11, 2015 1:37 PM

Reserve "A"
Brazos Town Center
Section Three
Plat No. 20060081 F.B.C.P.R.

C. E., Myska
Vol. 934 Pg. 66 F.B.C.D.R.

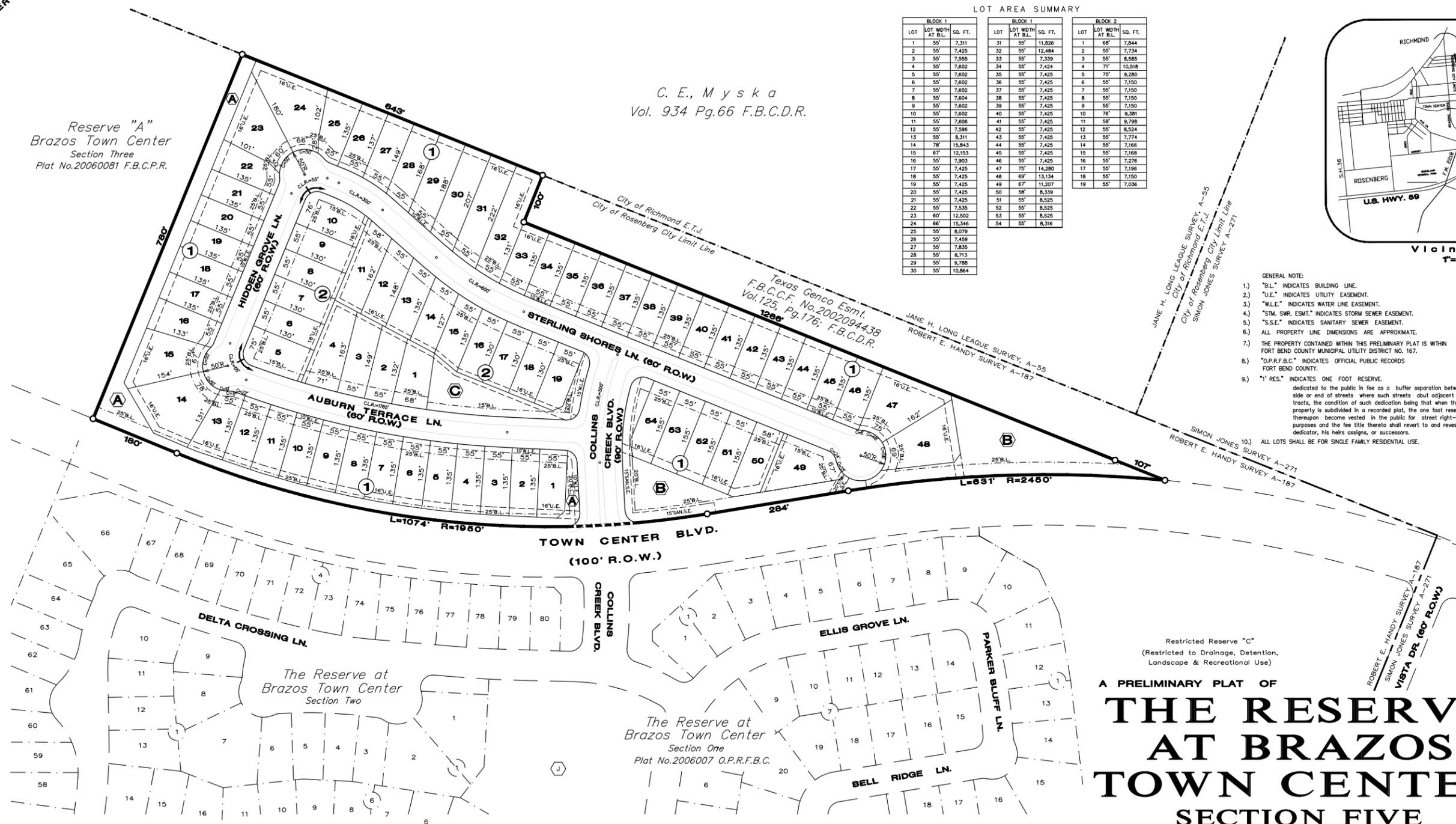
LOT AREA SUMMARY

BLOCK 1			BLOCK 1			BLOCK 2		
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	55'	7,311	31	55'	11,826	1	55'	7,844
2	55'	7,425	32	55'	12,484	2	55'	7,734
3	55'	7,555	33	55'	7,339	3	55'	8,585
4	55'	7,602	34	55'	7,424	4	71'	10,518
5	55'	7,602	35	55'	7,425	5	75'	9,280
6	55'	7,602	36	55'	7,425	6	55'	7,150
7	55'	7,602	37	55'	7,425	7	55'	7,150
8	55'	7,604	38	55'	7,425	8	55'	7,150
9	55'	7,602	39	55'	7,425	9	55'	7,150
10	55'	7,602	40	55'	7,425	10	76'	9,381
11	55'	7,606	41	55'	7,425	11	58'	9,798
12	55'	7,596	42	55'	7,425	12	55'	8,524
13	55'	8,311	43	55'	7,425	13	55'	7,774
14	78'	15,843	44	55'	7,425	14	55'	7,166
15	67'	12,153	45	55'	7,425	15	55'	7,168
16	55'	7,903	46	55'	7,425	16	55'	7,276
17	55'	7,425	47	75'	14,260	17	55'	7,196
18	55'	7,425	48	69'	13,134	18	55'	7,150
19	55'	7,425	49	67'	11,207	19	55'	7,036
20	55'	7,425	50	58'	8,339			
21	55'	7,425	51	55'	8,525			
22	55'	7,535	52	55'	8,525			
23	60'	12,502	53	55'	8,525			
24	66'	15,346	54	55'	8,316			
25	50'	8,079						
26	55'	7,459						
27	55'	7,835						
28	55'	8,713						
29	55'	8,788						
30	55'	10,864						



Vicinity Map
T=2000'

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "W.L.E." INDICATES WATER LINE EASEMENT.
 - "S.W.R. ESMT." INDICATES STORM SEWER EASEMENT.
 - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - THE PROPERTY CONTAINED WITHIN THIS PRELIMINARY PLAT IS WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 167.
 - "O.P.R.F.B.C." INDICATES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY.
 - "1' RES." INDICATES ONE FOOT RESERVE.
 - ALL LOTS SHALL BE FOR SINGLE FAMILY RESIDENTIAL USE.



A PRELIMINARY PLAT OF
THE RESERVE AT BRAZOS TOWN CENTER SECTION FIVE

BEING 21.4± ACRES OF LAND CONTAINING 73 LOTS (55' X 130' TYP.) AND THREE RESERVES IN TWO BLOCKS.

OUT OF THE ROBERT E. HANDY SURVEY, A-187 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

OWNER:
DR HORTON
14100 SOUTHWEST FREEWAY, SUITE 600
SUGAR LAND, TEXAS 77478
PHONE: 281-566-2100
ATTN: ERIC WINDSOR

PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.

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

SCALE: 1" = 100'

AUGUST 22, 2014
KQA# I-118C

PARKLAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	73
PUBLIC PARK REQUIREMENTS:	73 / 160 = 0.456 ACRES
PUBLIC PARK DEDICATION	0
PRIVATE OPEN SPACE TO BE PROVIDED:	
RESTRICTED RESERVE "A": 1.11 x 0.1 = .111 AC.	
RESTRICTED RESERVE "B": 1.52 x 0.1 = .152 AC.	
RESTRICTED RESERVE "C": 0.43 x 0.1 = .043 AC.	
TOTAL:	0.306 ACRES
REQUIRED PRIVATE PARKLAND DEDICATION:	0.456 AC. / 2 = 0.228 AC.
PRIVATE PARKLAND PROVIDED:	= 0.306 AC.
SURPLUS PRIVATE PARKLAND IN THIS SECTION:	= 0.078 AC.
SURPLUS PRIVATE PARKLAND IN DEVELOPMENT:	= 1.8475 AC.
TOTAL SURPLUS PRIVATE PARKLAND IN DEVELOPMENT:	= 1.9255 AC.
MONEY IN LIEU OF PARKLAND DEDICATION:	73 / 2 = 37 LOTS 37 LOTS (X) \$350.00 = \$12,950.00

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±1.11 ACRES
 - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±1.52 ACRES
 - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.43 ACRE

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 PLAT.

PLANNING COMMISSION MEETING MINUTES

On this the 15th day of October 2014, 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
Lester Phipps, Jr.	Planning Commission Vice Chairperson
Wayne Poldrack	Planning Commission Secretary
Alicia Casias	Planning Commissioner
Mike Parsons	Planning Commissioner
James Urbish	Planning Commissioner

STAFF PRESENT

Travis Tanner	Executive Director of Community Development
Renée LeLaurin	Secretary II

OTHERS PRESENT

Geoff Freeman	BGE/Kerry R. Gilbert & Associates (Brazos Town Center)
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CALL TO ORDER

Chairperson Pavlovsky called the meeting to order at 4:02 p.m.

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR COMMISSION MEETING OF SEPTEMBER 17, 2014.

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to approve the minutes of the regular Planning Commission meeting of September 17, 2014, as written. The motion carried unanimously.

2. HOLD PUBLIC HEARING ON A PRELIMINARY PLAT OF ROSENBERG 36 INDUSTRIAL PARK, A SUBDIVISION OF 18.214 ACRES OF LAND BEING A PARTIAL REPLAT OF LOT NO. 17 OF ROSENBERG FARMS SUBDIVISION (VOLUME 3, PAGE 575; DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND VOLUME 4, PAGE 25; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) BEING A CALL 17.135 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2014072299) TOGETHER WITH A CALL 0.754 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2012014590) AND A CALL 0.32 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2014033291), ALL BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

Executive Summary: This Agenda item consists of the required public hearing on the proposed Preliminary Plat of Rosenberg 36 Industrial Park. The Plat consists of 18.214 acres and two (2) nonresidential reserves. It is a partial replat of Lot No. 17 of Rosenberg Farms Subdivision. The property is located on the south side of State Highway 36, northwest of its intersection with U.S. Highway 90A. Further, it is located in the West Fort Bend Management District, which is noted on the plat.

The Plat proposes to subdivide the 18.214 acres into two (2) reserves to accommodate a new site development on Reserve "B" and future development of Reserve "A." There are no issues with the proposed subdivision that 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 Rosenberg 36 Industrial Park before taking action on the Plat.

Chairperson Pavlovsky opened the public hearing at 4:04 p.m. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 4:04 p.m.

3. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF THE RESERVE AT BRAZOS TOWN CENTER SECTION FIVE, BEING 21.4 ACRES OF LAND CONTAINING 73 LOTS (55' X 130' TYP.) AND THREE RESERVES

IN TWO BLOCKS OUT OF THE ROBERT E. HANDY SURVEY, A-187, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of The Reserve at Brazos Town Center Section Five is located off of Town Center Boulevard, to the east of its intersection with FM 2218. It is located within the City Limits and in Fort Bend County MUD No. 167. The Plat consists of approximately 21.4 acres, with 73 single-family residential lots and three (3) reserves.

The typical lot size for the subdivision is fifty-five (55') feet in width. This is per the approved Land Plan, as amended on September 30, 2014 (see attached). Per the amended Development Agreement, the subdivision must comply with the following requirements.

- Residences shall be a minimum of 2,000 square feet in size;
- Residence shall have three-sided masonry exterior;
- The tract shall have a maximum of 73 lots or 3.4 units per acre;
- The tract shall have a minimum of three (3) acres in landscape/open space reserves or .04 acres per lot; and,
- The minimum lot size shall be 7,000 square feet.

The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan or Development Agreement for Brazos Town Center. That being said, staff recommends approval of the Preliminary Plat of The Reserve at Brazos Town Center Section Five.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Poldrack inquired if the landscaping reserves meet the requirement or if they exceed the requirement.
- Mr. Tanner replied the landscaping reserves exceed the requirement.
- Commissioner Parsons inquired if the mean value of these houses has been established.
- Mr. Tanner replied that he did not have that information.
- Commissioner Parsons replied that he would like to table this item until we have some idea of the sales price.
- Mr. Tanner replied that we cannot legally hold the plat for that information. The developer can be held to the standards established in the development agreement but the price of the homes is not sufficient to hold approval of a plat.
- Commissioner Poldrack replied that the developer answered that question at the last meeting. In the September 17th minutes, the developer estimated the townhomes to be between 200K and 250K and the single-family homes to be in the 375K range.
- Commissioner Parsons requested that Mr. Tanner try to determine the median home price from the developers and bring that to the Commission when possible for future residential plats.

Action Taken: Commissioner Casias moved, seconded by Vice Chairperson Phipps, to approve the Preliminary Plat of The Reserve at Brazos Town Center Section Five, being 21.4 acres of land containing 73 lots (55' x 130' typ.) and three reserves in two blocks out of the Robert E. Handy Survey, A-187, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously.

4. CONSIDERATION OF AND ACTION ON A PRELIMINARY 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.

Executive Summary: The Preliminary 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 still must be submitted to City Council as an amendment to the Development Agreement (Exhibit "C"). The effective and revised Land Plans are attached for reference.

The proposed Preliminary Plat is not in conflict with any applicable regulations. Staff recommends approval of the Preliminary Plat of Bonbrook Plantation North Section Fourteen with the following contingency:



PLANNING COMMISSION COMMUNICATION

January 21, 2015

ITEM #	ITEM TITLE
9	Final Plat of The Townhomes at Brazos Town Center

MOTION

Consideration of and action on a Final Plat of The Townhomes at Brazos Town Center, a 20.0427 acre tract of land being a replat of restricted Reserve "A", Brazos Town Center, Section Two (Plat No. 20050239; F.B.C.P.R.) in the Jane H. Long League, Abstract No. 55, and in the Simon Jones Survey, Abstract No. 271, City of Rosenberg, Fort Bend County, Texas; 5 reserves, 139 lots, 3 blocks.

RECOMMENDATION

Staff recommends a recommendation of approval to City Council of the Final Plat of The Townhomes at Brazos Town Center.

MUD #	City/ETJ	ELECTION DISTRICT
167 (Brazos Town Center)	City	4

SUPPORTING DOCUMENTS:

1. Final Plat of The Townhomes at Brazos Town Center – Please refer to agenda item No. 4
2. Preliminary Plat of The Townhomes at Brazos Town Center – 10-15-14
3. Developer's Conceptual Plan, Revised Exhibit "B" Brazos Town Center – 09-30-14 – Please refer to previous agenda item
4. Planning Commission Meeting Minute Except – 10-15-14

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 The Townhomes at Brazos Town is located off of Town Center Boulevard, north of its intersection with Commercial Drive. It is located within the City Limits and in Fort Bend County MUD No. 167. The Plat consists of approximately 20.04 acres, with 139 townhome lots and five (5) reserves.

The typical lot size for the subdivision is twenty-four (24) to twenty-eight (28) feet in width. This is per the approved Land Plan, as amended on September 30, 2014 (see attached). Per the amended Development Agreement, the subdivision must comply with the following, among other things:

- Residences shall be a minimum of 1,700 square feet in size;
- Residences shall have three-sided masonry exterior with a landscape buffer between buildings;
- Minimum fifty-foot (50') street right-of-way width;
- Minimum twenty-seven-foot (27') pavement width measured from inside of curb to inside of curb;
- Minimum twenty-foot (20') front building lines on all lots; and,
- A two-car garage shall be required on each lot.

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, with the approved Land Plan or Development Agreement for Brazos Town Center, or with the approved Preliminary Plat. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of The Townhomes at Brazos Town Center.

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH CHRISTOPHER LINDHORST, DIVISION PRESIDENT-HOUSTON SOUTH OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, HERINAFTER REFERRED TO AS OWNERS OF THE 20.0427 ACRE TRACT, DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE TOWNHOMES AT BRAZOS TOWN CENTER, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAN 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 SUCCESSORS 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 SEVEN AND ONE-HALF FEET (7'-6"), FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES (ONLY ON ONE SIDE IF A PERIMETER EASEMENT) AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH, EXCEPT ON PERIMETER EASEMENTS WHERE IT TOTALS TWENTY-TWO AND ONE-HALF FEET (22' 6") IN WIDTH.

FURTHER, OWNERS 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, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN THREE (3) SQUARE FEET (24" DIAMETER).

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT 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, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

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 CONFORM WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY AND THE COUNTY; 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.

IN TESTIMONY WHEREOF, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRISTOPHER LINDHORST, DIVISION PRESIDENT-HOUSTON SOUTH OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2015.

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP

By: D.R. HORTON, INC., A DELAWARE CORPORATION,
ITS AUTHORIZED AGENT

By: CHRISTOPHER LINDHORST
DIVISION PRESIDENT-HOUSTON SOUTH

ATTEST: _____
PRINT NAME AND TITLE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTOPHER LINDHORST, DIVISION PRESIDENT-HOUSTON SOUTH OF D.R. HORTON, INC., A DELAWARE CORPORATION, THE AUTHORIZED AGENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, 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 AS THE ACT AND DEED OF SAID COMPANY.

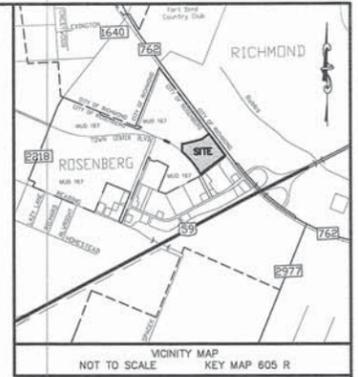
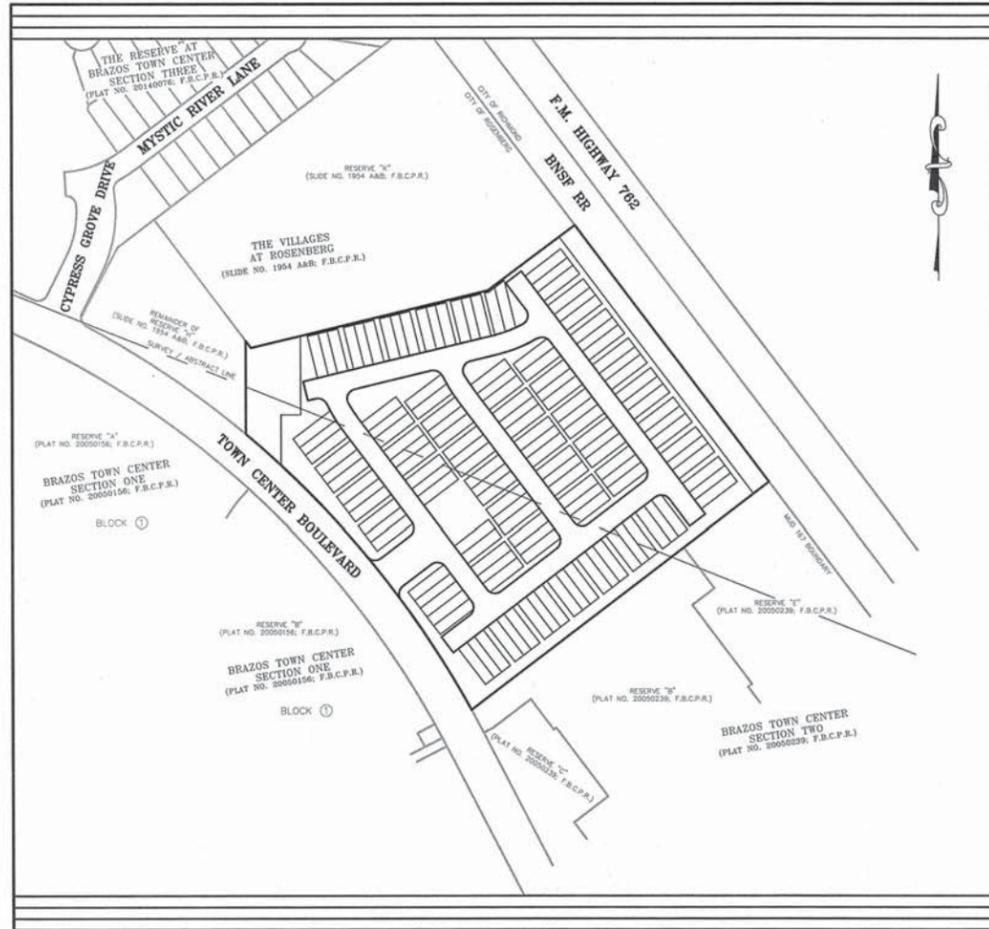
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

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

NOTES:

- 1.) B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY 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; P.L. INDICATES PROPERTY LINE.
- 2.) BENCHMARK: CITY OF ROSENBERG MARKER NO. 32 (RS 32) IS LOCATED AT THE CORNER OF A TYPE "C" INLET ON THE NORTH SIDE OF TOWN CENTER BOULEVARD, APPROXIMATELY 372 FEET SOUTHEAST OF VISTA DRIVE. ELEVATION=91.15' (NAVD 1988, 2001 ADJUSTMENT)
- 3.) A CITY OF ROSENBERG BENCHMARK WILL BE SET AFTER STREETS ARE INSTALLED. A BENCHMARK FORM WILL BE SUBMITTED TO THE CITY FOR APPROVAL.
- 4.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON CITY OF ROSENBERG MARKER NO. RS 32.
- 5.) THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- 6.) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY SOUTHLAND TITLE, LLC, EFFECTIVE DATE JANUARY 1, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 7.) THIS PLAT LIES WHOLLY WITHIN THE MUNICIPAL UTILITY DISTRICT NO. 167, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF ROSENBERG, FORT BEND COUNTY, AND LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- 8.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NOS. 48157-C-0245L EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA NOT CONSIDERED IN THE 500-YR. FLOOD PLAIN.
- 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.) THERE IS NO PHYSICAL EVIDENCE OF PIPELINES NOR PIPELINE EASEMENTS REFLECTED IN THE TITLE THAT AFFECT THE LIMITS OF THIS SUBDIVISION.
- 11.) FIVE-EIGHTHS INCH (5/8") 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.
- 12.) THE MINIMUM SLAB ELEVATION (FINISHED FLOOR) SHALL BE 95.5' BUT NO LESS THAN 12 INCHES ABOVE THE FLOOD PLAIN ELEVATION, 18 INCHES ABOVE NATURAL GROUND, OR 12 INCHES ABOVE THE TOP OF CURB IN FRONT OF THE PROPERTY, WHICHEVER IS HIGHER.
- 13.) ALL LOTS SHALL HAVE A ZERO (0) FOOT SIDE BUILDING LINE.
- 14.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 15.) THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE NO. LZ3.
- 16.) ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- 17.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986987372.
- 18.) SIDEWALKS SHALL BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- 19.) THE RESIDENTIAL DWELLINGS SHALL INCORPORATE 3 SIDES MASONRY EXTERIOR AND BE A MINIMUM OF 1,700 SQ. FT. IN SIZE.
- 20.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN FORT BEND COUNTY CLERK'S FILE NOS. 2005059520, 2005062248, 2011053268, AND 2013159754.

THE TOWNHOMES AT BRAZOS TOWN CENTER



I, BRIAN NAWARA, AM AUTHORIZED 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; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE WILL BE MARKED AFTER ROUGH GRADING HAS OCCURED AND PUBLIC ROADS ARE CONSTRUCTED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6060



THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE TOWNHOMES AT BRAZOS TOWN CENTER, 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, SECRETARY

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE TOWNHOMES AT BRAZOS TOWN CENTER, 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, CHAIRPERSON
WAYNE POLDRACK, SECRETARY

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO 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(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.

BY: LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

~ Owner ~
D.R. HORTON-TEXAS, LTD.
14100 SOUTHWEST FREEWAY, SUITE 500
SUGAR LAND, TEXAS 77478
(281) 242-3881

~ Engineer ~
DANNENBAUM ENGINEERING CORP
3100 WEST ALABAMA
HOUSTON, TX 77098
(713) 520-9570

~ Surveyor ~
TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: (281) 491-2525 FAX: (281) 491-2535
FIRM REGISTRATION NO.: 10119000
JOB NO. 1111-6
JANUARY 12, 2015

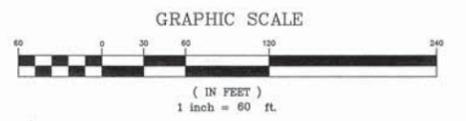
REASON FOR REPLAT
TO CREATE 139 LOTS, 3 BLOCKS,
AND 5 RESERVES.

THE TOWNHOMES AT BRAZOS TOWN CENTER

A 20.0427 ACRE TRACT OF LAND
BEING A REPLAT OF RESTRICTED RESERVE "A",
BRAZOS TOWN CENTER, SECTION TWO
(PLAT NO. 20050239; F.B.C.P.R.)
IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55,
AND IN THE SIMON JONES SURVEY, ABSTRACT NO. 271,
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

5 RESERVES 139 LOTS 3 BLOCKS

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LEGEND

- F.B.C.C.P. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.R. - FORT BEND COUNTY RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- IR - IRON ROD
- W.L. - WATER LINE
- S.S.E. - SANITARY SEWER EASEMENT
- U.L.E. - UTILITY EASEMENT
- P.U.E. - PRIVATE UTILITY EASEMENT
- P.O.B. - POINT OF BEGINNING

JANE H. LONG LEAGUE
ABSTRACT NO. 55

RESERVE "K"
THE VILLAGES
AT ROSENBERG
(SLIDE NO. 1954 A&B; F.B.C.P.R.)

RESERVE "H"
NORTH - 238.36'

NORTH - 128.62'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 37°01'01" E	22.39'
L2	N 52°54'10" E	50.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	21°20'35"	2450.00'	912.64'	N 39°21'25" W - 907.38'
C2	87°21'07"	25.00'	38.11'	S 83°25'16" E - 34.53'
C3	90°00'00"	25.00'	39.27'	N 07°54'10" E - 35.36'
C4	89°24'22"	25.00'	39.01'	S 08°11'59" W - 35.17'
C5	90°00'00"	25.00'	39.27'	N 82°05'50" W - 35.36'
C6	20°35'53"	300.00'	107.85'	S 26°47'53" E - 102.27'
C7	79°15'48"	25.00'	34.59'	N 63°37'45" W - 31.89'
C8	105°07'06"	25.00'	45.87'	S 23°50'48" W - 39.70'
C9	77°50'42"	25.00'	33.97'	N 64°40'18" W - 31.41'
C10	17°53'30"	350.00'	109.29'	S 28°09'05" E - 108.85'
C11	26°42'24"	295.00'	137.51'	N 63°03'09" E - 136.26'
C12	87°51'43"	25.00'	42.70'	N 11°50'02" E - 37.70'
C13	84°25'33"	25.00'	36.84'	N 79°18'35" W - 33.59'
C14	88°49'38"	25.00'	39.19'	N 07°48'56" E - 35.30'
C15	90°10'25"	25.00'	39.35'	S 82°11'02" E - 35.41'
C16	106°18'17"	25.00'	46.38'	S 23°15'13" W - 40.01'
C17	89°49'35"	25.00'	39.19'	N 07°48'56" E - 35.30'
C18	90°10'25"	25.00'	39.35'	N 82°11'02" W - 35.41'
C19	90°10'25"	25.00'	39.35'	S 82°11'02" E - 35.41'
C20	90°30'49"	25.00'	39.50'	N 07°28'13" E - 35.52'

BRAZOS TOWN CENTER,
SECTION ONE
(PLAT NO. 20050156; F.B.C.P.R.)

RESERVE TABLE

RESERVE	ACRES	SQ. FT.	RESTRICTION
A	2.9961	(130,511)	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.7799	(33,972)	RESTRICTED TO DRAINAGE
C	0.9422	(41,044)	RESTRICTED TO LANDSCAPE BUFFER
D	1.0568	(46,034)	RESTRICTED TO LANDSCAPE / OPEN SPACE
E	0.5701	(24,834)	RESTRICTED TO LANDSCAPE / OPEN SPACE

NOTE: ALL RESERVES ARE RESTRICTED TO LANDSCAPE / OPEN SPACE UNLESS OTHERWISE NOTED.

BENCHMARKS:
CITY OF ROSENBERG MARKER NO. 32 (RS 32) IS LOCATED AT THE CORNER OF A TYPE "C" INLET ON THE NORTH SIDE OF TOWN CENTER BOULEVARD, APPROXIMATELY 372 FEET SOUTH EAST OF VISTA DRIVE.
ELEVATION=91.15' (NAVD 1988, 2001 ADJUSTMENT)

TBM 1:
BOX CUT ON CONC SIDEWALK.
ELEVATION=89.24'

TBM 2:
BOX CUT ON CONC SIDEWALK.
ELEVATION=89.40'

TBM 3:
BOX CUT ON C-INLET.
ELEVATION=91.86'

TBM 4:
BOX CUT ON C-INLET.
ELEVATION=92.31'

TBM 5:
BOX CUT ON TOP OF CURB AT END OF A MEDIAN ON THE NORTHEAST SIDE OF TOWN CENTER BLVD.
ELEVATION=92.95'

TBM 6:
BOX CUT ON TOP OF CURB AT END OF A MEDIAN ON THE SOUTHWEST SIDE OF TOWN CENTER BLVD.
ELEVATION=93.11'

LOT AREA TABLE

LOT	AREA (SQ. FT.)						
BLOCK 1 LOT 1	3,219	BLOCK 1 LOT 41	3,220	BLOCK 2 LOT 1	3,074	BLOCK 3 LOT 1	3,074
BLOCK 1 LOT 2	2,760	BLOCK 1 LOT 42	3,220	BLOCK 2 LOT 2	2,840	BLOCK 3 LOT 2	2,840
BLOCK 1 LOT 3	3,220	BLOCK 1 LOT 43	2,760	BLOCK 2 LOT 3	3,080	BLOCK 3 LOT 3	3,080
BLOCK 1 LOT 4	3,220	BLOCK 1 LOT 44	3,220	BLOCK 2 LOT 4	3,080	BLOCK 3 LOT 4	3,080
BLOCK 1 LOT 5	2,760	BLOCK 1 LOT 45	3,220	BLOCK 2 LOT 5	3,080	BLOCK 3 LOT 5	2,840
BLOCK 1 LOT 6	3,220	BLOCK 1 LOT 46	2,760	BLOCK 2 LOT 6	3,080	BLOCK 3 LOT 6	3,080
BLOCK 1 LOT 7	3,220	BLOCK 1 LOT 47	3,220	BLOCK 2 LOT 7	2,840	BLOCK 3 LOT 7	3,080
BLOCK 1 LOT 8	2,760	BLOCK 1 LOT 48	3,220	BLOCK 2 LOT 8	3,080	BLOCK 3 LOT 8	2,840
BLOCK 1 LOT 9	3,220	BLOCK 1 LOT 49	2,760	BLOCK 2 LOT 9	3,080	BLOCK 3 LOT 9	3,080
BLOCK 1 LOT 10	3,220	BLOCK 1 LOT 50	3,220	BLOCK 2 LOT 10	2,840	BLOCK 3 LOT 10	3,080
BLOCK 1 LOT 11	2,760	BLOCK 1 LOT 51	3,220	BLOCK 2 LOT 11	3,080	BLOCK 3 LOT 11	2,840
BLOCK 1 LOT 12	3,220	BLOCK 1 LOT 52	2,760	BLOCK 2 LOT 12	3,080	BLOCK 3 LOT 12	3,080
BLOCK 1 LOT 13	3,080	BLOCK 1 LOT 53	3,220	BLOCK 2 LOT 13	2,840	BLOCK 3 LOT 13	3,080
BLOCK 1 LOT 14	2,840	BLOCK 1 LOT 54	3,197	BLOCK 2 LOT 14	3,080	BLOCK 3 LOT 14	2,840
BLOCK 1 LOT 15	3,080	BLOCK 1 LOT 55	2,760	BLOCK 2 LOT 15	3,239	BLOCK 3 LOT 15	3,079
BLOCK 1 LOT 16	3,080	BLOCK 1 LOT 56	3,220	BLOCK 2 LOT 16	3,133	BLOCK 3 LOT 16	3,075
BLOCK 1 LOT 17	2,840	BLOCK 1 LOT 57	3,220	BLOCK 2 LOT 17	3,080	BLOCK 3 LOT 17	3,080
BLOCK 1 LOT 18	3,080	BLOCK 1 LOT 58	2,760	BLOCK 2 LOT 18	2,840	BLOCK 3 LOT 18	3,080
BLOCK 1 LOT 19	3,080	BLOCK 1 LOT 59	3,220	BLOCK 2 LOT 19	3,080	BLOCK 3 LOT 19	2,840
BLOCK 1 LOT 20	2,840	BLOCK 1 LOT 60	3,220	BLOCK 2 LOT 20	3,080	BLOCK 3 LOT 20	3,080
BLOCK 1 LOT 21	3,080	BLOCK 1 LOT 61	2,760	BLOCK 2 LOT 21	2,840	BLOCK 3 LOT 21	3,080
BLOCK 1 LOT 22	3,080	BLOCK 1 LOT 62	3,220	BLOCK 2 LOT 22	3,080	BLOCK 3 LOT 22	2,840
BLOCK 1 LOT 23	2,840	BLOCK 1 LOT 63	3,220	BLOCK 2 LOT 23	3,080	BLOCK 3 LOT 23	3,080
BLOCK 1 LOT 24	3,080	BLOCK 1 LOT 64	2,760	BLOCK 2 LOT 24	2,840	BLOCK 3 LOT 24	3,080
BLOCK 1 LOT 25	3,080	BLOCK 1 LOT 65	3,220	BLOCK 2 LOT 25	3,080	BLOCK 3 LOT 25	2,840
BLOCK 1 LOT 26	2,840	BLOCK 1 LOT 66	3,220	BLOCK 2 LOT 26	3,080	BLOCK 3 LOT 26	3,080
BLOCK 1 LOT 27	3,080	BLOCK 1 LOT 67	2,760	BLOCK 2 LOT 27	2,840	BLOCK 3 LOT 27	3,080
BLOCK 1 LOT 28	3,137	BLOCK 1 LOT 68	3,220	BLOCK 2 LOT 28	3,080	BLOCK 3 LOT 28	2,840
BLOCK 1 LOT 29	3,376	BLOCK 1 LOT 69	3,220	BLOCK 2 LOT 29	3,080	BLOCK 3 LOT 29	3,073
BLOCK 1 LOT 30	3,220	BLOCK 1 LOT 70	2,760	BLOCK 2 LOT 30	2,840		
BLOCK 1 LOT 31	2,760	BLOCK 1 LOT 71	3,220	BLOCK 2 LOT 31	3,073		
BLOCK 1 LOT 32	3,220	BLOCK 1 LOT 72	3,220				
BLOCK 1 LOT 33	3,220	BLOCK 1 LOT 73	2,760				
BLOCK 1 LOT 34	2,760	BLOCK 1 LOT 74	3,220				
BLOCK 1 LOT 35	3,220	BLOCK 1 LOT 75	3,172				
BLOCK 1 LOT 36	3,220	BLOCK 1 LOT 76	3,335				
BLOCK 1 LOT 37	2,760	BLOCK 1 LOT 77	3,335				
BLOCK 1 LOT 38	3,220	BLOCK 1 LOT 78	2,760				
BLOCK 1 LOT 39	3,220	BLOCK 1 LOT 79	3,216				
BLOCK 1 LOT 40	2,760						

*AVERAGE LOT SIZE = 3,023 SQ. FT.

PARKLAND DEDICATION TABLE

TOTAL PUBLIC PARK LAND DEDICATION REQUIRED (TOTAL LOTS 139/160)	= 0.8688 ACRE
MAXIMUM PRIVATE PARK LAND DEDICATION (TOTAL REQUIRED 0.8688 X 50%)	= 0.43 ACRE
PARKLAND DEDICATION REMAINING PER BRAZOS TOWN CENTER, SEC. 3	= 2.9375 ACRE CREDIT
1.2875 - 0.43 = 0.8575 CREDIT ACRES REMAINING FROM BRAZOS TOWN CENTER, SEC. 3	
TOTAL PRIVATE PARK LAND DEDICATION	= 0.43 ACRES
50% MONEY IN LIEU OF PUBLIC PARK LAND (139/2 X \$350)	= \$24,325.00

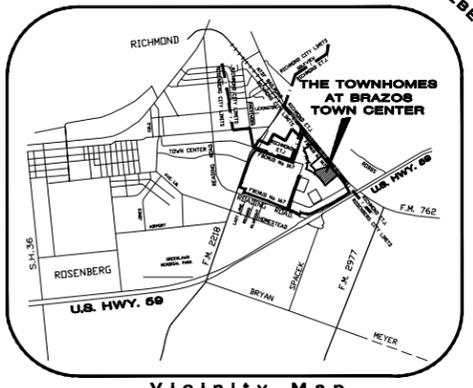
THE TOWNHOMES AT BRAZOS TOWN CENTER

~ Owner ~
D.R. HORTON-TEXAS, LTD.
14100 SOUTHWEST FREEWAY, SUITE 500
SUGAR LAND, TEXAS 77478
(281) 242-3881

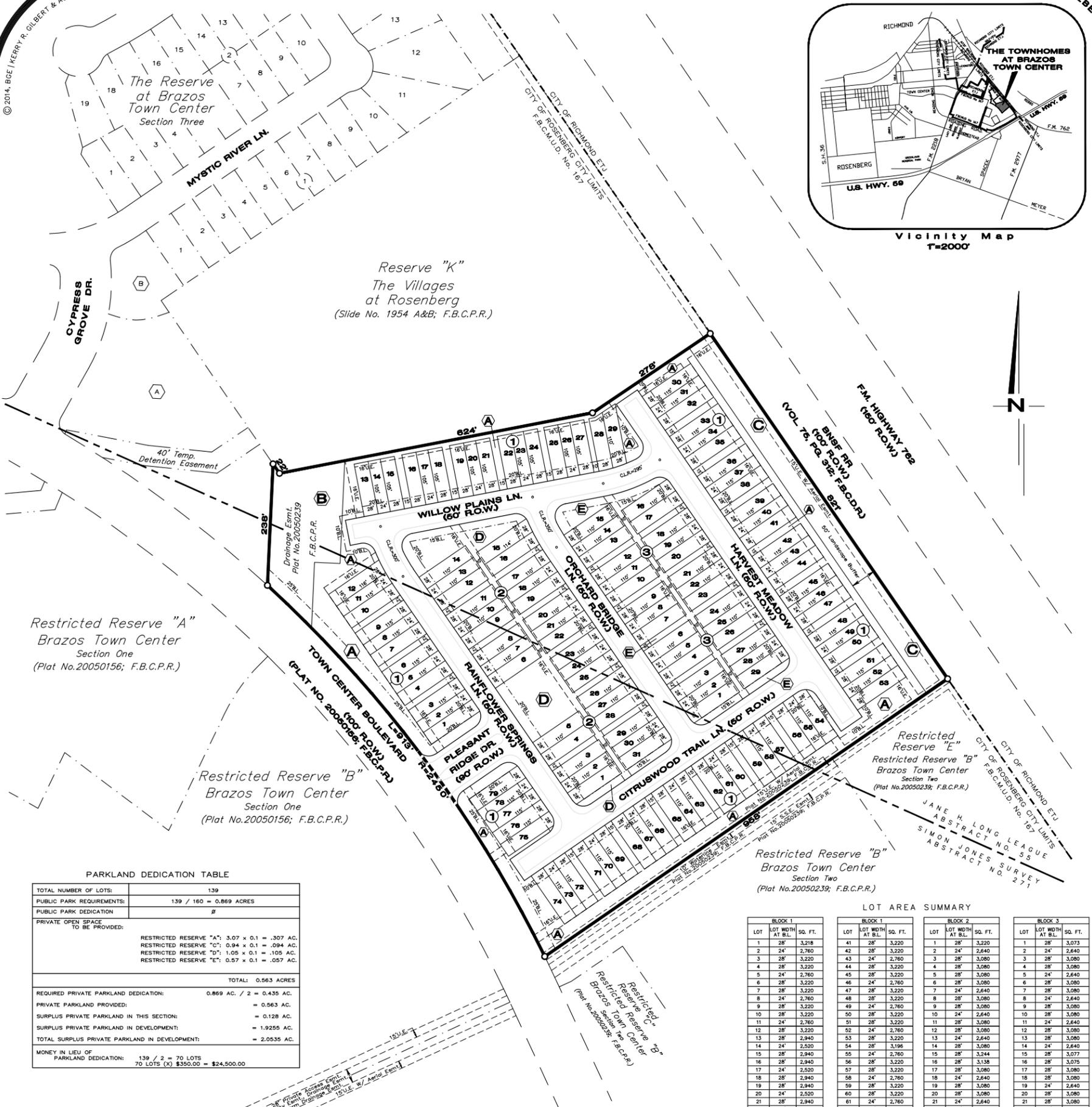
~ Engineer ~
DANNENBAUM ENGINEERING CORP
3100 WEST ALABAMA
HOUSTON, TX 77098
(713) 520-9570

~ Surveyor ~
TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: (281) 491-2525 FAX: (281) 491-2535
FIRM REGISTRATION NO.: 10119000
JOB NO. 1111-6

JANUARY 12, 2015
SHEET 2 OF 2



Vicinity Map
T=2000



Restricted Reserve "A"
Brazos Town Center
Section One
(Plat No. 20050156; F.B.C.P.R.)

Restricted Reserve "B"
Brazos Town Center
Section One
(Plat No. 20050156; F.B.C.P.R.)

Restricted Reserve "B"
Brazos Town Center
Section Two
(Plat No. 20050239; F.B.C.P.R.)

Restricted Reserve "E"
Brazos Town Center
Section Two
(Plat No. 20050239; F.B.C.P.R.)

PARKLAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	139
PUBLIC PARK REQUIREMENTS:	139 / 160 = 0.869 ACRES
PUBLIC PARK DEDICATION	0
PRIVATE OPEN SPACE TO BE PROVIDED:	
RESTRICTED RESERVE "A":	3.07 x 0.1 = .307 AC.
RESTRICTED RESERVE "C":	0.94 x 0.1 = .094 AC.
RESTRICTED RESERVE "D":	1.05 x 0.1 = .105 AC.
RESTRICTED RESERVE "E":	0.57 x 0.1 = .057 AC.
TOTAL:	0.563 ACRES
REQUIRED PRIVATE PARKLAND DEDICATION:	0.869 AC. / 2 = 0.435 AC.
PRIVATE PARKLAND PROVIDED:	= 0.563 AC.
SURPLUS PRIVATE PARKLAND IN THIS SECTION:	= 0.128 AC.
SURPLUS PRIVATE PARKLAND IN DEVELOPMENT:	= 1.9255 AC.
TOTAL SURPLUS PRIVATE PARKLAND IN DEVELOPMENT:	= 2.0535 AC.
MONEY IN LIEU OF PARKLAND DEDICATION:	139 / 2 = 70 LOTS 70 LOTS (X) \$350.00 = \$24,500.00

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3		
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	28'	3,218	41	28'	3,220	1	28'	3,073
2	24'	2,760	42	28'	3,220	2	24'	2,640
3	28'	3,220	43	24'	2,760	3	28'	3,080
4	28'	3,220	44	28'	3,220	4	28'	3,080
5	24'	2,760	45	28'	3,220	5	28'	3,080
6	28'	3,220	46	24'	2,760	6	28'	3,080
7	28'	3,220	47	28'	3,220	7	28'	3,080
8	24'	2,760	48	28'	3,220	8	28'	3,080
9	28'	3,220	49	24'	2,760	9	28'	3,080
10	28'	3,220	50	28'	3,220	10	24'	2,640
11	24'	2,760	51	28'	3,220	11	28'	3,080
12	28'	3,220	52	24'	2,760	12	28'	3,080
13	28'	3,220	53	28'	3,220	13	24'	2,640
14	24'	2,760	54	28'	3,198	14	28'	3,080
15	28'	2,940	55	24'	2,760	15	28'	3,077
16	28'	2,940	56	28'	3,220	16	28'	3,075
17	24'	2,520	57	28'	3,220	17	28'	3,080
18	28'	2,940	58	24'	2,760	18	28'	3,080
19	28'	3,220	59	28'	3,220	19	28'	3,080
20	24'	2,520	60	28'	3,220	20	28'	3,080
21	28'	2,940	61	24'	2,760	21	24'	2,640
22	28'	2,940	62	28'	3,220	22	28'	3,080
23	24'	2,520	63	28'	3,220	23	28'	3,080
24	28'	3,220	64	24'	2,760	24	24'	2,640
25	28'	2,940	65	28'	3,220	25	28'	3,080
26	24'	2,520	66	28'	3,220	26	28'	3,080
27	28'	2,940	67	24'	2,760	27	24'	2,640
28	28'	2,989	68	28'	3,220	28	28'	3,080
29	28'	3,220	69	28'	3,220	29	28'	3,080
30	28'	3,220	70	24'	2,760	30	24'	2,640
31	24'	2,760	71	28'	3,220	31	28'	3,072
32	28'	3,220	72	28'	3,220			
33	28'	3,220	73	24'	2,760			
34	24'	2,760	74	28'	3,220			
35	28'	3,220	75	28'	3,170			
36	28'	3,220	76	28'	3,220			
37	24'	2,760	77	28'	3,220			
38	28'	3,220	78	24'	2,760			
39	28'	3,220	79	28'	3,228			
40	24'	2,760						

The Villages at Rosenberg
(Slide No. 1954 A&B; F.B.C.P.R.)

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "W.L.E." INDICATES WATER LINE EASEMENT.
 - "S.M. SWR. ESMT." INDICATES STORM SEWER EASEMENT.
 - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - THE PROPERTY CONTAINED WITHIN THIS PRELIMINARY PLAT IS WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 167.
 - "O.P.R.F.B.C." INDICATES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY.
 - "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 be held in trust for the public, his heirs assigns, or successors.
 - ALL LOTS SHALL BE FOR SINGLE FAMILY TOWNHOME LOTS.

- NOTE:
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±3.05 ACRES
 - B** RESTRICTED RESERVE "B" DRAINAGE ESMT. ±0.78 ACRE
 - C** RESTRICTED RESERVE "C" LANDSCAPE BUFFER ±0.94 ACRE
 - D** RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±1.05 ACRES
 - E** RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE ±0.57 ACRE

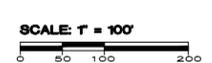
A PRELIMINARY PLAT OF
THE TOWNHOMES AT BRAZOS TOWN CENTER
BEING 20.1± ACRES OF LAND
CONTAINING 139 LOTS (24'/28' X 115' TYP) AND FIVE RESERVES IN THREE BLOCKS.

OUT OF THE
JANE H. LONG LEAGUE SURVEY, A-55 & SIMON JONES SURVEY, A-271
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

OWNER:
DR HORTON
14100 SOUTHWEST FREEWAY, SUITE 600
SUGAR LAND, TEXAS 77478
PHONE: 281-566-2100
ATTN: ERIC WINDSOR

PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.

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



AUGUST 22, 2014
KGA# I-118C

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 PLAT.

- Development Agreement (Exhibit "C") to be formally amended by City Council action before Final Plat approval.

Key Discussion:

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

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Preliminary 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, contingent upon prior approval by City Council of the third revision of the Land Plan for Bonbrook Plantation, recommended for approval by the Planning Commission at its August 20, 2014 meeting. The motion carried unanimously.

5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF ROSENBERG 36 INDUSTRIAL PARK, A SUBDIVISION OF 18.214 ACRES OF LAND BEING A PARTIAL REPLAT OF LOT NO. 17 OF ROSENBERG FARMS SUBDIVISION (VOLUME 3, PAGE 575; DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND VOLUME 4, PAGE 25; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) BEING A CALL 17.135 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2014072299) TOGETHER WITH A CALL 0.754 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2012014590) AND A CALL 0.32 ACRE TRACT (FORT BEND COUNTY CLERK'S FILE NO. 2014033291), ALL BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

Executive Summary: As previously discussed, the Preliminary Plat of Rosenberg 36 Industrial Park consists of 18.214 acres and two (2) nonresidential reserves. It is a partial replat of Lot No. 17 of Rosenberg Farms Subdivision. The Plat is located on the south side of State Highway 36, northwest of its intersection with U.S. Highway 90A, and in the West Fort Bend Management District.

The Plat proposes to subdivide the 18.214 acres into two (2) reserves to accommodate a new site development on Reserve "B" and future development of Reserve "A." 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 Rosenberg 36 Industrial Park.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Casias inquired if the reason for the public hearing was for a partial replat, correct? If so, then we may assume all the guidelines were followed and letters were mailed out.
- Mr. Tanner replied that state law requires a public hearing on the Agenda. It also states that if the plat meets all the requirements, then it must be approved. For residential replats that were originally platted as single-family lots, then the property owners within 200 feet must be notified in writing. There are more requirements for replats of residential areas.
- Commissioner Casias stated that the public hearing was held but the only way anyone could attend the public hearing was if they knew about it.
- Mr. Tanner replied that state law dictates that even if a public hearing is held, if the plat in question meets the platting requirements, then it must be approved. Even if there were public comments, the Planning Commission and City Council would have to approve it if it met all requirements.
- Commissioner Poldrack inquired what is planned for that tract.
- Mr. Tanner replied that the state parole office wishes to relocate from Spur 10 to this tract. There will be future development on Reserve "A," closer to US 90A.
- Commissioner Parsons stated that there should be enough right-of-way to widen both SH 36 and US 90A.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Rosenberg 36 Industrial Park, a subdivision of 18.124 acres of land being a partial replat of Lot No. 17 of Rosenberg Farms Subdivision (Volume 3, Page 575; Deed Records of Fort Bend County, Texas, and Volume 4, Page 25; Plat Records of Fort Bend County, Texas) being a call 17.135 acre tract (Fort Bend County Clerks' File No. 2014072299) together with a call 0.754 acre tract (Fort Bend County Clerk's File No. 2012014590) and a call 0.32 acre tract (Fort Bend County Clerk's File No. 2014033291), all being in the Henry Scott Survey, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously.

6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF THE TOWNHOMES AT BRAZOS TOWN CENTER, BEING 20.1 ACRES OF LAND CONTAINING 139 LOTS (24'28' X115' TYP.) AND FIVE RESERVES

IN THREE BLOCKS OUT OF THE JANE H. LONG LEAGUE SURVEY, A-55 & SIMON JONES SUREY, A-271, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

Executive Summary: The Preliminary Plat of The Townhomes at Brazos Town Center is located off of Town Center Boulevard, north of its intersection with Commercial Drive. It is located within the City Limits and in Fort Bend County MUD No. 167. The Plat consists of approximately 20.1 acres, with 139 townhomes lots and five (5) reserves.

The typical lot size for the subdivision is twenty-four (24) to twenty-eight (28) feet in width. This is per the approved Land Plan, as amended on September 30, 2014 (see attached). Per the amended Development Agreement, the subdivision must comply with the following requirements:

- Residences shall be a minimum of 1,700 square feet in size;
- Residences shall have three-sides masonry exterior with a landscape buffer between buildings;
- The tract shall have a maximum of 139 units or seven (7) units per acre;
- The tract shall have a minimum of 5.5 acres in landscape/open space reserves or .04 acres per unit;
- Minimum fifty-foot (50') street right-of-way width;
- Minimum twenty-seven-foot (27') pavement width measured from inside of curb to inside of curb;
- Minimum average lot size of 2,900 square feet;
- Minimum twenty-foot (20') front building lines on all lots; and,
- A two-car garage shall be required on each lot.

The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan or Development Agreement for Brazos Town Center. That being said, staff recommends approval of the Preliminary Plat of The Townhomes at Brazos Town Center.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Chairperson Pavlovsky stated that 139 lots is quite a few townhomes but this area previously had 150 lots for apartments.

Action Taken: Commissioner Casias moved, seconded by Commissioner Parsons, to approve the Preliminary Plat of The Townhomes at Brazos Town Center, being 20.1 acres of land containing 139 lots (24'28' x 115' typ.) and five reserves in three blocks out of the Jane H. Long League Survey, A-55 & Simon Jones Survey, A-271, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously.

7. CONSIDERATION OF AND ACTION ON A SHORT FORM FINAL PLAT OF KB SUBDIVISION, A SUBDIVISION OF 2.609 ACRES OF LAND (FORT BEND COUNTY CLERK'S FILE NO. 2013096789) BEING A CALL 2.601 ACRE TRACT (VOLUME 2386, PAGE 2102; OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS) OUT OF THE ORIGINAL HELEN RAY HILLYER CALL 30 ACRE TRACT OF LAND (VOLUME 438, PAGE 488 DEED RECORDS OF FORT BEND COUNTY, TEXAS) BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

Executive Summary: The Short Form Final Plat of KB Subdivision is located on the east side of State Highway 36, south of its intersection with Walger Avenue. It consists of 2.609 acres and two (2) nonresidential reserves.

The tract being subdivided consists of recently developed Millennium Motors and the adjacent small office building. It is proposed to be subdivided into two (2) reserves (2.402 and 0.207 acres respectively) under separate ownership. There are no regulations that would preclude this proposed subdivision and it has been submitted as a Short Form Final Plat due to the small number of reserves involved and access and utilities already being in place. Staff reviewed a survey with the proposed property lines overlaid to ensure that the existing buildings would comply with the minimum setbacks, etc.

Staff recommends that the Planning Commission recommend approval to City Council of the Short Form Final Plat of KB Subdivision.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Casias inquired if there may be any parking issues with this subdivision.
- Mr. Tanner replied that these are existing buildings on the site. If there were redevelopment or improvements, then they may be required to confirm with the current standards. For now, these existing businesses are legally nonconforming. The goal of this plat is to provide for separate ownership.



PLANNING COMMISSION COMMUNICATION

January 21, 2015

ITEM #	ITEM TITLE
10	Rose Meadows Development Discussion

MOTION

Review and discuss the proposed Rose Meadows Development, and take action as necessary to direct staff.

RECOMMENDATION

Staff has no recommendation for this item.

MUD #	City/ETJ	ELECTION DISTRICT
66 (Rose Ranch)	ETJ	N/A

SUPPORTING DOCUMENTS:

1. Freeman Correspondence – 12-23-14
2. Approved Land Plan, Rose Ranch – 03-30-04

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 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 may want to significantly change the layout, necessitating compliance with current City ordinances. A revised Land Plan has not been submitted at this time. However, the developer has requested the opportunity to discuss this item with the Planning Commission. At this time they are referring to the development as "Rose Meadows," hence the title of the Agenda item.

BGE | KERRY R. GILBERT & ASSOCIATES

December 23, 2014

Mr. Travis Tanner, Planning Director
City of Rosenberg
2220 Fourth Street
Rosenberg, Texas 77471

Re: Rose Meadows Development

Dear Mr. Tanner,

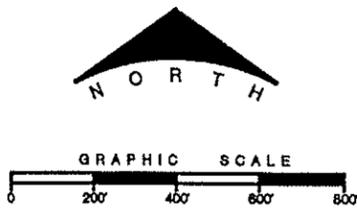
On behalf of the property owner Amar Amancharla, we BGE|Kerry R. Gilbert & Associates respectfully request a workshop item be placed on the next Planning Commission meeting, Jan. 21, 2015, to discuss the above referenced project and receive feedback from the Commission.

Please call me if you need anything further to process this request.

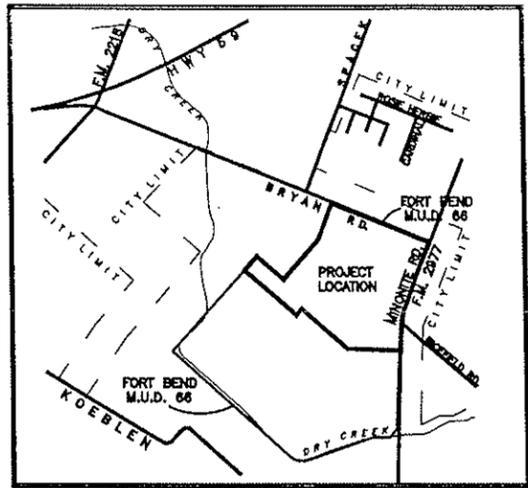
Sincerely,



Geoff Freeman



ROSENBERG PROPERTY, INC.
 FORT BEND COUNTY
 FILE NO. 2001099858
 LAND USE: RESIDENTIAL - URBAN



VICINITY MAP

	NET S/F AREA	NO. LOTS	AVERAGE LOT AREA
PHASE 1	1074019 SQ.FT.	- 165 LOTS -	6509.206 SQ.FT.
PHASE 2	1137404 SQ.FT.	- 165 LOTS -	6893.35 SQ.FT.
PHASE 3	919087 SQ.FT.	- 144 LOTS -	6282.54 SQ.FT.
PHASE 4	1244002 SQ.FT.	- 183 LOTS -	6797.82 SQ.FT.
PHASE 5	722133 SQ.FT.	- 115 LOTS -	6279.41 SQ.FT.

LOT DISTRIBUTION:

TOTAL LOT:	TYPICAL LOT SIZE:
772	50'X120'
PHASE ONE:	165 22%
PHASE TWO:	165 22%
PHASE THREE:	144 18%
PHASE FOUR:	183 23%
PHASE FIVE:	115 15%

A. P. GEORGE FOUNDATION
 FORT BEND COUNTY
 VOL. 333, PG. 414 AND
 VOL. 25, PG. 479
 LAND USE: RESIDENTIAL - RURAL

EXHIBIT - I

A DEVELOPMENT PLAN FOR
ROSE RANCH

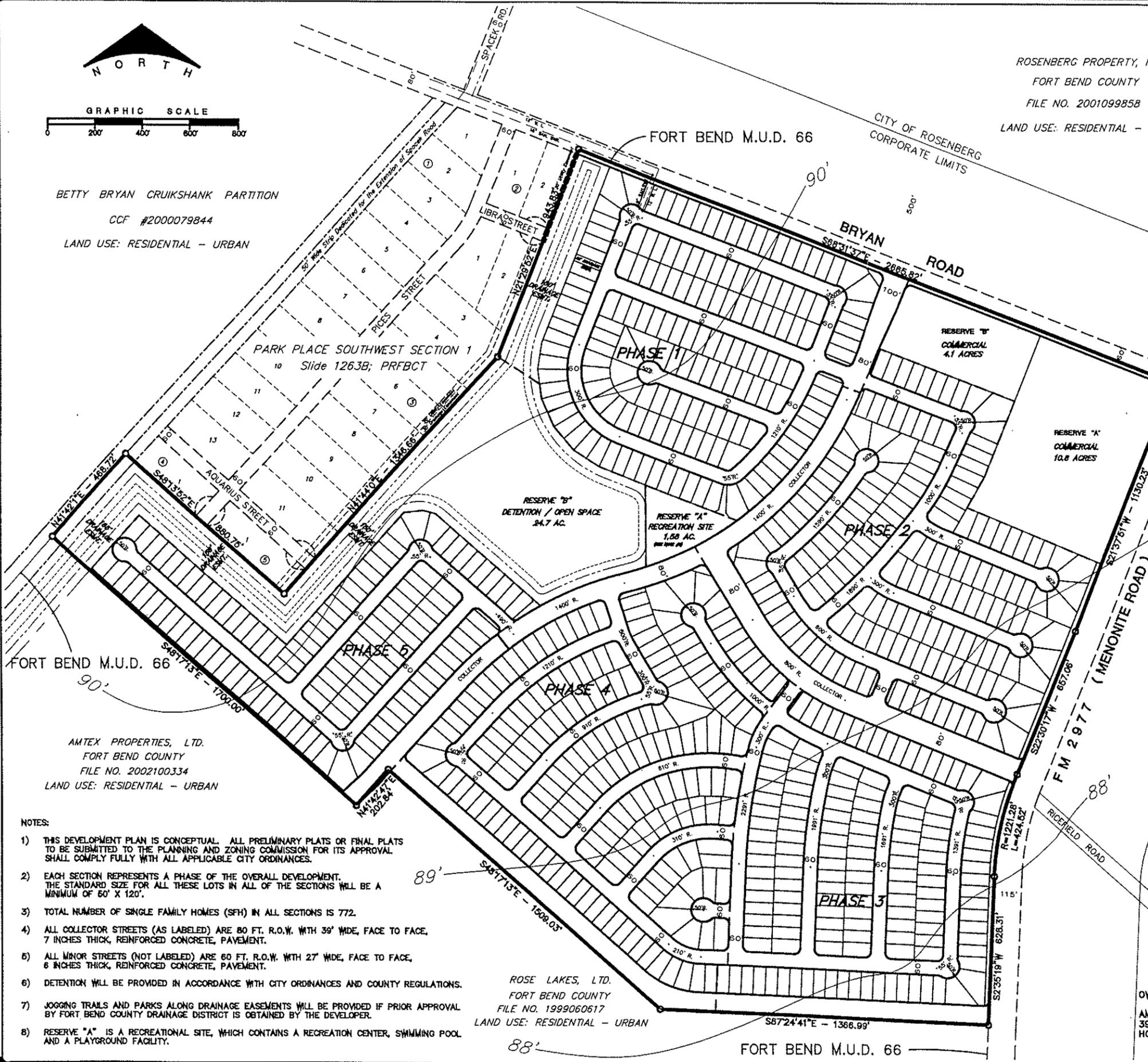
A SUBDIVISION OF 210.51 ACRES OF LAND OUT OF THE
 B.B.B & C. RAILROAD COMPANY SURVEY, A-129, S. B. PENTECOST
 SURVEY A-362 & A-378, AND THE EUGENE WHEAT SURVEY, A-396,
 FORT BEND COUNTY, TEXAS

772 LOTS 8 RESERVES 15 BLOCKS

OWNER: AMTEX PROPERTIES, LTD.,
 ENGINEER: LJA ENGINEERING & SURVEYING, INC, c/o GARY MENSIK, P.E.
 PLANNER: NORTHRUP ASSOCIATES, INC. c/o Tom Northrup
 LAND PLANNING - ENVIRONMENTAL - REAL ESTATE CONSULTANTS

SCALE: 1" = 200'
 FEBRUARY 18, 2004
 REVISED: MARCH 30, 2004

OWNER: AMTEX PROPERTIES, LTD. 3903 BELLAIRE BLVD., SUITE C HOUSTON, TX. 77025	ENGINEER: LJA ENGINEERING & SURVEYING, INC. 2929 BRIARPARK DRIVE, SUITE 600 HOUSTON, TX. 77042-3703 MR. GARY MENSIK, P.E. (713) 953-5249	PLANNER: NORTRUP ASSOCIATES, INC. 9328 WESTVIEW DRIVE, SUITE 10C HOUSTON, TX. 77055
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BETTY BRYAN CRUIKSHANK PARTITION
 CCF #2000079844
 LAND USE: RESIDENTIAL - URBAN

PARK PLACE SOUTHWEST SECTION 1
 Slide 1263B; PRFBCT

AMTEX PROPERTIES, LTD.
 FORT BEND COUNTY
 FILE NO. 2002100334
 LAND USE: RESIDENTIAL - URBAN

ROSE LAKES, LTD.
 FORT BEND COUNTY
 FILE NO. 1999060617
 LAND USE: RESIDENTIAL - URBAN

- NOTES:
- THIS DEVELOPMENT PLAN IS CONCEPTUAL. ALL PRELIMINARY PLATS OR FINAL PLATS TO BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION FOR ITS APPROVAL SHALL COMPLY FULLY WITH ALL APPLICABLE CITY ORDINANCES.
 - EACH SECTION REPRESENTS A PHASE OF THE OVERALL DEVELOPMENT. THE STANDARD SIZE FOR ALL THESE LOTS IN ALL OF THE SECTIONS WILL BE A MINIMUM OF 50' X 120'.
 - TOTAL NUMBER OF SINGLE FAMILY HOMES (SFH) IN ALL SECTIONS IS 772.
 - ALL COLLECTOR STREETS (AS LABELED) ARE 80 FT. R.O.W. WITH 39" WIDE, FACE TO FACE, 7 INCHES THICK, REINFORCED CONCRETE, PAVEMENT.
 - ALL MINOR STREETS (NOT LABELED) ARE 60 FT. R.O.W. WITH 27" WIDE, FACE TO FACE, 6 INCHES THICK, REINFORCED CONCRETE, PAVEMENT.
 - DETENTION WILL BE PROVIDED IN ACCORDANCE WITH CITY ORDINANCES AND COUNTY REGULATIONS.
 - JOGGING TRAILS AND PARKS ALONG DRAINAGE EASEMENTS WILL BE PROVIDED IF PRIOR APPROVAL BY FORT BEND COUNTY DRAINAGE DISTRICT IS OBTAINED BY THE DEVELOPER.
 - RESERVE "A" IS A RECREATIONAL SITE, WHICH CONTAINS A RECREATION CENTER, SWIMMING POOL AND A PLAYGROUND FACILITY.

LAND PLAN



PLANNING COMMISSION COMMUNICATION

January 21, 2015

ITEM #	ITEM TITLE
11	Requests for Future Agenda Items and Staff Report

MOTION

Consideration of and action on requests for future Agenda items and staff report regarding the following:

- Report on Comprehensive Plan update.

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

The Staff Report of Current Activities consists of projects that staff is currently working on as well as other updates that are relevant to the Planning Commission. This item also allows the Planning Commission the opportunity to request that items be placed on future agendas. At the meeting, staff will provide an overview of recent activities related to the Comprehensive Plan update.

ITEM 12

Announcements.

ITEM 13

Adjournment.