

## **NOTICE OF CITY COUNCIL SPECIAL MEETING**

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

**DATE:** Tuesday, April 22, 2014

**TIME:** 6:00 p.m.

**PLACE:** Rosenberg City Hall  
City Hall Council Chamber  
2110 4<sup>th</sup> Street  
Rosenberg, Texas 77471

**PURPOSE:** City Council Special Meeting, agenda as follows.

The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by Title 5, Chapter 551, of the Texas Government Code.

Call to order: City Hall Council Chamber

### **AGENDA**

1. Consideration of and action on a Final Plat of Bonbrook Plantation South Section Five, a subdivision of 49.784 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 115 lots, 7 reserves (18.984 acres), 2 blocks. (Tanner)
2. Consider motion to adjourn for Executive Session.
3. Hold Executive Session to deliberate potential purchase, exchange, lease, or value of real property pursuant to Section 551.072 of the Texas Government Code; and, to deliberate the employment, evaluation, and duties of the City Attorney pursuant to Section 551.074 of the Texas Government Code.
4. Adjourn Executive Session, reconvene into Special Session, and take action as necessary as a result of Executive Session.
5. Adjournment.

[EXECUTION PAGE TO FOLLOW]

DATED AND POSTED this the \_\_\_\_\_ day of \_\_\_\_\_ 2014, at \_\_\_\_\_ m.

by \_\_\_\_\_.

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Attest:  
Linda Cernosek, City Secretary

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Approved for Posting:  
Robert Gracia, City Manager

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Approved:  
Vincent M. Morales, Jr., Mayor

**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.**



# CITY COUNCIL COMMUNICATION

April 22, 2014

ITEM #	ITEM TITLE
1	Final Plat of Bonbrook Plantation South Section Five

**ITEM/MOTION**

Consideration of and action on a Final Plat of Bonbrook Plantation South Section Five, a subdivision of 49.784 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 115 lots, 7 reserves (18.984 acres), 2 blocks.

FINANCIAL SUMMARY	ELECTION DISTRICT
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**Annualized Dollars:**

- One-time
- Recurring
- N/A

**Budgeted:**

- Yes  No  N/A
- Source of Funds:** N/A

- District 1
- District 2
- District 3
- District 4
- City-wide
- N/A

**SUPPORTING DOCUMENTS:**

1. Final Plat of Bonbrook Plantation South Section Five
2. Land Plan for Bonbrook Plantation – 09-25-07
3. Planning Commission Meeting Draft Minute Excerpt – 03-26-14
4. Planning Commission Meeting Minute Excerpt – 01-22-14

**MUD #:** 155 (Bonbrook Plantation)

**APPROVALS**

**Submitted by:**

*Travis Tanner*  
 Travis Tanner, AICP  
 Executive Director  
 Community Development

**Reviewed by:**

- Exec. Dir. of Administrative Services
- Asst. City Manager for Public Services
- City Attorney
- City Engineer
- (Other)

**Approved for Submittal to City Council:**

*Robert Gracia*  
 Robert Gracia  
 City Manager

**EXECUTIVE SUMMARY**

The Final Plat of Bonbrook Plantation South Section Five is a proposed subdivision located off of Reading Road in the southeast part of Bonbrook Plantation. It is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County Municipal Utility District No. 155 (MUD No. 155). The Plat contains the portion of Reading Road that connects Bonbrook Plantation to Bridlewood Estates. The latter is in accordance with the approved Land Plan for Bonbrook Plantation.

The Plat consists of 115 lots and seven (7) reserves including a detention reserve ("A") containing over fourteen (14) acres. The Plat consists of the following lots sizes:

- 18 x 50' lots
- 62 x 55' lots
- 35 x 65'+ lots

The proposed Plat and lot layout reflect the approved Land Plan. This is the final subdivision in Bonbrook Plantation South and one of the final subdivisions in Bonbrook Plantation overall.

The Preliminary Plat of this subdivision was approved by the Planning Commission on January 22, 2014. The Final Plat is consistent with the approved Preliminary Plat and not in conflict with any applicable regulations. The Planning Commission recommended approval of the Final Plat to City Council on March 26, 2014. Staff recommends approval of the Final Plat of Bonbrook Plantation South Section Five.

STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF ROSENBERG

WE, BONBROOK PLANTATION, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH TAYLOR & WEIDNER, L.L.C., ITS MANAGING GENERAL PARTNER, ACTING BY AND THROUGH JOHN N. TAYLOR, EXECUTIVE MANAGER OF TAYLOR & WEIDNER, L.L.C., ARE THE OWNERS OF THE HEREIN DESCRIBED 49.784 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BONBROOK PLANTATION SOUTH SECTION FIVE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF BONBROOK PLANTATION SOUTH SECTION FIVE WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

IN TESTIMONY WHEREOF, BONBROOK PLANTATION, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TAYLOR & WEIDNER, L.L.C., ITS MANAGING GENERAL PARTNER, BY JOHN N. TAYLOR, ITS EXECUTIVE MANAGER, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BONBROOK PLANTATION, L.P., A TEXAS LIMITED PARTNERSHIP  
BY: TAYLOR & WEIDNER, L.L.C., MANAGING GENERAL PARTNER

BY: \_\_\_\_\_  
JOHN N. TAYLOR, EXECUTIVE MANAGER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN N. TAYLOR, EXECUTIVE MANAGER OF TAYLOR & WEIDNER, L.L.C., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

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

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

KEITH W. MONROE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4797

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

MICHAEL WANG, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 92053

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BONBROOK PLANTATION SOUTH SECTION FIVE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

PETE PAVLOVSKY, CHAIRMAN

WAYNE FOLDRACK, SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BONBROOK PLANTATION SOUTH SECTION FIVE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

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

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

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

RICHARD MORRISON  
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HEBERT  
COUNTY JUDGE

W. A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

JAMES PATTERSON  
PRECINCT 4, COUNTY COMMISSIONER

I, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_ 2014, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

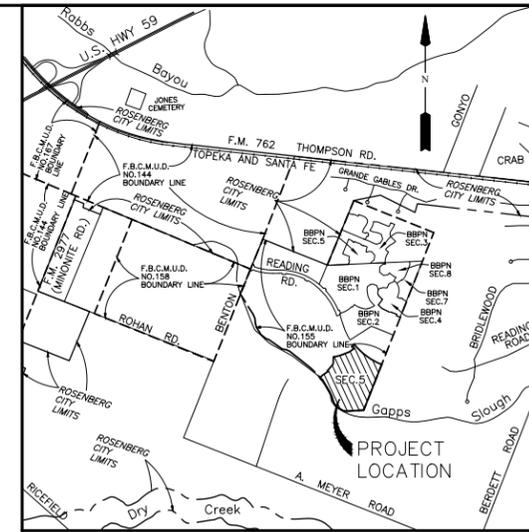
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANNE WILSON, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

NOTES:

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
- BENCHMARK: A BRASS DISK STAMPED K-1219, SET IN A CONCRETE HEADWALL LOCATED IN FORT BEND COUNTY, 0.15 MILE SOUTH OF THE INTERSECTION OF STATE HIGHWAY 36 AND MEYER ROAD, SET IN THE TOP OF A CONCRETE HEADWALL AND 1.7 FEET SOUTH OF THE NORTH END OF THE EAST CONCRETE HEADWALL OF A CULVERT, 24 FEET EAST OF THE CENTERLINE OF STATE HIGHWAY 36, AND LEVEL WITH THE HIGHWAYS SURFACE. NAVD-88 (1991 ADJ.) ELEV. = 91.69 FEET
- T.B.M. PROJECT BENCHMARK SET 5/8" IRON ROD WITH CAP MARKED "LJA ENG" A PROJECT BENCHMARK WILL BE INSTALLED AND DOCUMENTED PER CITY OF ROSENBERG REQUIREMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.)
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1415742368, DATED JANUARY 31, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN THE FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY M.U.D. NO. 155, THE CITY OF ROSENBERG ETI, FORT BEND COUNTY, AND LAMAR CONSOLIDATED I.S.D.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 48157020251, REVISED JANUARY 3, 1997, THIS PLAT DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AND LIES WHOLLY WITHIN ZONE X.
- 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 PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS PLAT.
- FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- THE MINIMUM SLAB ELEVATION SHALL BE 82.70 FEET, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES ABOVE NATURAL GROUND.
- ALL LOTS SHALL HAVE A MINIMUM FIVE-FOOT (5') SIDE YARD BUILDING LINE.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING IN INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY. ALL PROPERTY SHALL DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURES.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE COORDINATES (GRID NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986482.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION 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 REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- ALL LOTS MUST HAVE A SIDEWALK PARALLEL TO THE STREET IN FRONT OF THE HOME AND PARALLEL TO THE SIDE STREET ON CORNER LOTS. SAID SIDEWALKS SHALL INCLUDE HANDICAP RAMPS AS REQUIRED. IT IS FURTHER REQUIRED THAT THE SIDEWALKS AND RAMPS MUST CONFORM WITH ALL FORT BEND COUNTY CODES AND SPECIFICATIONS. THE INSTALLATION OF SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDERS AND AS SET OUT IN THE GUIDELINES. THE LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS ON THE LOT IN A SAFE AND NEAT MANNER.
- ALL LOTS ARE A MINIMUM OF 55.00 FEET WIDE AT THE BUILDING LINE.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS, ON BOTH SIDES OF ALL STREETS DEDICATED TO THE PUBLIC IN ACCORDANCE WITH ADA REQUIREMENTS.
- RESERVE "A" SHALL BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT. RESERVES "B", "C", "D", "F" AND "G" SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. RESERVE "E" SHALL BE MAINTAINED BY FORT BEND COUNTY DRAINAGE DISTRICT.
- THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS AS SET OUT UNDER CLERK'S FILE NO. 2005095086 AND 2005118188 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.



VICINITY MAP  
NO SCALE  
KEY MAPS NO. 606Y

# BONBROOK PLANTATION SOUTH SECTION FIVE

A SUBDIVISION OF 49.784 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

115 LOTS 7 RESERVES (18.984 ACRES) 2 BLOCKS  
MARCH 11, 2014 JOB NO. 1799-1105-309

OWNERS:  
**BONBROOK PLANTATION, L.P.**  
A TEXAS LIMITED PARTNERSHIP  
BY: TAYLOR & WEIDNER, L.L.C.  
MANAGING GENERAL PARTNER  
JOHN N. TAYLOR, EXECUTIVE MANAGER  
2909 CEDAR RIDGE TRAIL, FRIENDSWOOD, TEXAS 77546  
PH. (832) 338-8866

ENGINEER:  
**LJA Engineering, Inc.**  
2929 Briarpark Drive Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 FRN - F-1386

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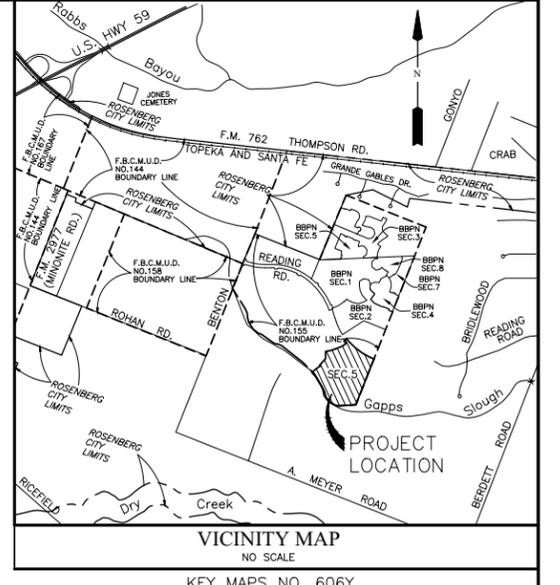


RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	14.328	624,123	RESTRICTED TO DRAINAGE
B	0.170	7,384	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.250	10,907	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	1.312	57,155	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
E	2.621	114,186	RESTRICTED TO DRAINAGE/OPEN SPACE
F	0.209	9,095	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.094	4,092	RESTRICTED TO DRAINAGE
TOTAL	18.984	826,942	

BLOCK 1			BLOCK 2		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	55'	7,238	1	55'	6,901
2	55'	6,944	2	55'	7,007
3	55'	6,969	3	55'	7,007
4	55'	8,566	4	55'	6,951
5	50'	11,281	5	50'	9,379
6	50'	10,738	6	50'	13,208
7	50'	11,826	7	50'	8,234
8	55'	7,769	8	55'	6,875
9	55'	6,803	9	55'	6,875
10	55'	7,029	10	55'	6,875
11	55'	7,165	11	55'	6,875
12	55'	7,240	12	55'	6,875
13	55'	7,239	13	55'	6,875
14	55'	7,230	14	55'	6,875
15	55'	7,067	15	55'	6,875
16	55'	6,905	16	55'	6,875
17	50'	8,180	17	55'	6,875
18	50'	7,717	18	55'	6,874
19	55'	6,980	19	55'	6,874
20	55'	7,083	20	55'	7,282
21	55'	7,125	21	55'	6,652
22	55'	7,198	22	55'	14,334
23	55'	7,300	23	55'	12,813
24	55'	7,358	24	55'	13,847
25	55'	7,370	25	55'	14,400
26	55'	6,976	26	55'	9,245
27	55'	8,121	27	55'	10,086
28	50'	10,790	28	55'	10,257
29	50'	10,708	29	55'	11,886
30	50'	10,205	30	55'	13,346
31	55'	7,484	31	55'	13,268
32	55'	7,531	32	55'	13,576
33	55'	7,239	33	55'	12,699
34	55'	7,047	34	55'	11,314
35	55'	6,954	35	55'	9,564
36	55'	6,923	36	55'	8,324
37	55'	6,862	37	55'	8,444
38	55'	6,813	38	55'	8,604
39	55'	6,720	39	55'	8,337
40	50'	7,848	40	55'	8,125
41	50'	7,683	41	55'	8,125
42	55'	6,842	42	55'	8,125
43	55'	6,778	43	55'	8,125
44	55'	6,845	44	55'	8,133
45	55'	6,827	45	55'	8,161
46	55'	7,215	46	55'	8,485
47	50'	12,264	47	55'	9,455
48	50'	10,427	48	55'	9,455
49	50'	9,659	49	55'	9,901
50	55'	7,249	50	55'	7,249
51	55'	7,114	51	55'	7,114
52	55'	7,114	52	55'	7,114

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	1950.00	30-01-02	1021.60	522.81	1009.96	S 53-40-52 E
C2	1030.00	1-28-07	26.40	13.20	26.40	N 35-52-20 W
C3	2050.00	2-40-53	95.94	47.98	95.93	N 40-00-47 W
C4	2000.00	30-00-37	1047.56	536.09	1035.62	S 53-40-39 E
C5	2225.00	8-53-47	345.48	173.09	345.13	S 58-55-03 E
C6	55.00	84-57-09	81.55	50.36	74.28	N 20-53-22 W
C7	1500.00	18-31-07	484.81	244.54	482.71	S 59-09-15 E
C8	1800.00	6-05-16	191.25	95.72	191.16	S 65-22-10 E
C9	400.00	133-48-25	934.15	937.94	735.88	N 88-29-24 E
C10	1200.00	7-19-23	153.37	76.79	153.27	N 28-16-05 W
C11	1000.00	3-12-30	56.00	28.01	55.99	N 33-32-02 W
C12	2050.00	10-38-38	380.83	190.96	380.28	N 63-21-15 W
C13	25.00	88-28-51	38.61	24.35	34.88	S 77-43-38 W
C14	25.00	91-27-08	39.90	25.64	35.80	S 12-14-22 E
C15	2195.00	5-31-53	211.91	106.04	211.82	S 60-43-52 E
C16	25.00	27-08-47	11.84	6.04	11.73	S 77-04-12 E
C17	50.00	138-56-06	121.24	133.50	93.65	S 21-10-33 E
C18	25.00	26-42-17	11.65	5.93	11.55	S 34-56-21 W
C19	430.00	22-10-02	166.36	84.23	165.33	S 32-40-13 W
C20	25.00	80-30-44	35.13	21.17	32.31	S 03-29-52 W
C21	50.00	180-00-00	157.08	INFINITY	100.00	S 53-14-29 W
C22	25.00	80-30-44	35.13	21.17	32.31	N 77-00-53 W
C23	430.00	92-39-52	695.44	450.48	622.09	N 70-56-19 W
C24	1170.00	7-19-23	149.54	74.87	149.44	N 28-16-05 W
C25	970.00	3-12-30	54.32	27.17	54.31	N 33-32-02 W
C26	1030.00	3-12-30	57.68	28.85	57.67	S 33-32-02 E
C27	1230.00	7-19-23	157.21	78.71	157.10	S 28-16-05 E
C28	370.00	133-48-25	864.09	867.60	680.69	N 88-29-24 E
C29	25.00	90-00-00	39.27	25.00	35.36	N 23-24-48 W
C30	1830.00	4-29-20	143.37	71.72	143.34	N 66-10-08 W
C31	25.00	42-02-24	18.34	9.61	17.93	N 84-56-40 W
C32	50.00	265-39-16	231.83	53.94	73.34	N 26-51-46 E
C33	25.00	43-39-51	19.05	10.02	18.59	S 42-08-31 E
C34	1770.00	4-26-21	137.14	68.60	137.11	S 66-11-37 E
C35	25.00	90-00-00	39.27	25.00	35.36	N 66-35-12 E
C36	25.00	90-00-00	39.27	25.00	35.36	N 23-24-48 W
C37	1530.00	16-36-20	443.42	223.28	441.87	N 60-06-38 E
C38	25.00	41-53-08	18.28	9.57	17.87	N 72-45-02 W
C39	50.00	265-39-16	231.82	53.95	73.34	N 29-07-52 E
C40	25.00	43-50-06	19.13	10.06	18.66	S 29-57-43 E
C41	1470.00	16-32-02	424.20	213.59	422.73	S 60-08-47 E
C42	25.00	90-00-00	39.27	25.00	35.36	N 66-35-12 E
C43	25.00	64-57-09	37.07	22.89	33.76	N 20-53-22 W
C44	2255.00	8-53-47	350.14	175.42	349.79	N 58-55-03 E
C45	25.00	42-50-00	18.69	9.81	18.26	N 75-53-10 E
C46	50.00	265-40-01	231.84	53.93	73.33	N 35-31-51 W
C47	25.00	42-50-00	18.69	9.81	18.26	S 33-03-09 E
C48	2195.00	0-35-29	22.66	11.33	22.66	S 54-45-54 E
C49	25.00	91-27-08	39.90	25.64	35.80	N 79-12-47 E
C50	25.00	88-28-53	38.61	24.35	34.88	N 10-45-14 W
C51	2050.00	16-19-20	583.99	293.99	582.02	N 46-50-00 W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 81-03-32 W	92.50
L2	N 81-54-28 E	71.33
L3	N 78-04-10 E	71.33
L4	N 74-13-52 E	71.33
L5	N 70-23-37 E	71.31
L6	N 58-11-51 E	83.19
L7	N 53-37-44 E	83.64
L8	S 68-51-35 W	3.54
L9	S 68-24-48 E	94.98
L10	S 68-24-48 E	156.00
L11	N 36-45-31 W	58.00
L12	N 24-36-23 W	113.21
L13	S 33-29-13 W	95.03
L14	S 36-45-31 E	9.22
L15	N 36-45-31 E	9.22
L16	N 24-36-23 W	113.21
L17	S 24-36-23 E	113.21
L18	N 21-35-12 E	68.13
L19	S 68-24-48 E	101.00
L20	S 68-24-48 E	101.00
L21	S 68-24-48 W	39.98
L22	S 68-24-48 E	39.98
L23	N 33-29-13 E	95.03
L24	S 42-20-51 W	20.00
L25	N 39-24-36 W	23.70
L26	N 76-55-42 W	21.21
L27	N 34-43-07 E	108.55
L28	N 09-59-44 W	21.32
L29	N 53-34-09 W	97.79
L30	N 62-14-57 W	108.81
L31	N 59-15-25 W	93.51
L32	S 76-33-33 W	21.47
L33	S 32-15-39 W	106.47
L34	S 81-03-32 E	65.15
L35	N 81-03-32 W	74.02
L36	N 81-54-28 E	64.89
L37	N 78-04-10 E	71.87
L38	N 74-13-52 E	71.87
L39	N 70-23-37 E	71.71
L40	N 58-11-51 E	84.23
L41	N 53-37-44 E	84.67



RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
A	14.328	25%	3.582 AC.
B	0.170	10%	0.017 AC.
C	0.250	10%	0.025 AC.
D	1.312	10%	0.131 AC.
E	2.621	10%	0.262 AC.
F	0.209	10%	0.021 AC.
G	0.094	10%	0.009 AC.
TOTAL	18.984		4.047 AC.

MAXIMUM DEDICATED PRIVATE PARK ACREAGE 115 LOTS DIVIDED BY 160 LOTS/ACRE X 0.50 = 0.359  
 REQUIRED PUBLIC PARK FEE: 115 LOTS X \$350.00/LOT X 0.50 = \$20,125.00

- NOTES:
- BONBROOK PLANTATION SOUTH SECTION FIVE CONTAINS A SURPLUS OF 14.40 ACRES OF PRIVATE PARK LAND. THIS SURPLUS CAN BE UTILIZED TO SATISFY THE PUBLIC PARK LAND REQUIREMENTS SET FORTH BY ORDINANCE NO. 2003-52 IN FUTURE SECTIONS.
  - ALL FEES IN LIEU OF LAND SHALL BE PAID TO THE CITY OF ROSENBERG PRIOR TO THE FILING OF THE FINAL PLAT WITH THE FORT BEND COUNTY CLERK.

## BONBROOK PLANTATION SOUTH SECTION FIVE

A SUBDIVISION OF 49.784 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

115 LOTS 7 RESERVES (18.984 ACRES) 2 BLOCKS  
 MARCH 11, 2014 JOB NO. 1799-1105-309

OWNERS:  
**BONBROOK PLANTATION, L.P.**  
 A TEXAS LIMITED PARTNERSHIP  
 BY: TAYLOR & WEIDNER, L.L.C.  
 MANAGING GENERAL PARTNER  
 JOHN N. TAYLOR, EXECUTIVE MANAGER  
 2909 CEDAR RIDGE TRAIL, FRIENDSWOOD, TEXAS 77546  
 PH. (832) 338-8866

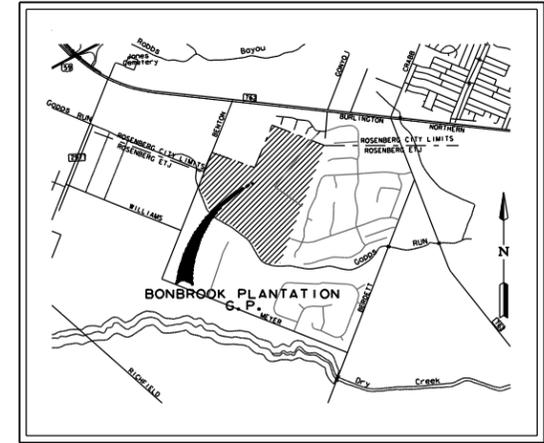
ENGINEER:  
**LJA Engineering, Inc.**  
 2929 Briarpark Drive Suite 600  
 Houston, Texas 77042  
 Phone 713.953.5200  
 Fax 713.953.5026  
 FRN - F-1386

**NOTES:**

- 1) 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.
- 2) EACH SECTION REPRESENTS A PHASE OF THE OVERALL DEVELOPMENT.
- 3) TOTAL NUMBER OF SINGLE FAMILY HOMES (SFH) IN ALL SECTIONS IS 592.
- 4) ALL COLLECTOR STREETS (AS LABELED) ARE 80 FT. R.O.W. WITH 39' WIDE, FACE TO FACE, 7 INCHES THICK, REINFORCED CONCRETE, PAVEMENT.
- 5) ALL MINOR STREETS (NOT LABELED) ARE 60 FT. R.O.W. WITH 27' WIDE, FACE TO FACE, 6 INCHES THICK, REINFORCED CONCRETE, PAVEMENT.
- 6) DETENTION WILL BE PROVIDED IN ACCORDANCE WITH CITY ORDINANCES AND COUNTY REGULATIONS.
- 7) JOGGING TRAILS AND PARKS ALONG DRAINAGE EASEMENTS WILL BE PROVIDED IF PRIOR APPROVAL BY FORT BEND COUNTY DRAINAGE DISTRICT IS OBTAINED BY THE DEVELOPER.

**LEGEND**

PHASE BOUNDARIES



VICINITY MAP  
N.T.S.  
DISCLAIMER AND LIMITED WARRANTY

THIS LAND PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG ORDINANCE NO. 98-06 IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED 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. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER 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.

**LOT DISTRIBUTION:**

TOTAL LOT:	1220	
NORTH PHASE ONE:	212	17%
NORTH PHASE TWO:	192	16%
NORTH PHASE THREE:	214	18%
SOUTH PHASE ONE:	268	22%
SOUTH PHASE TWO:	334	27%

**OVERALL LOT ANALYSIS**

(TYP. 50' x 120')	= 216 LOTS (18%)
(TYP. 55' x 120')	= 489 LOTS (40%)
(TYP. 65' x 115')	= 319 LOTS (26%)
(TYP. 65' x 120')	= 196 LOTS (16%)
TOTAL LOTS =	1,220

BONBROOK PLANTATION NORTH - 618 TOTAL LOTS  
BONBROOK PLANTATION SOUTH - 602 TOTAL LOTS

**EXHIBIT "C"**  
A DEVELOPMENT PLAN FOR

**BONBROOK PLANTATION**

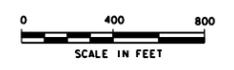
BEING 448.62 ACRES OF LAND OUT OF THE WILEY MARTIN LEAGUE, A-56  
FORT BEND COUNTY, TEXAS

OWNER: JOHN TAYLOR and BEAZER HOMES U.S.A.  
ENGINEER: LJA ENGINEERING & SURVEYING, INC., c/o GARY MENSIK, P.E.  
PLANNER: KERRY R. GILBERT & ASSOCIATES, INC.  
Land Planning Consultants

SEPTEMBER 21, 2004 KGA# I-102  
REVISED DATE: SEPTEMBER 26, 2007

OWNER:	ENGINEER:	PLANNER:
JOHN TAYLOR, 1625 CORNICHE LEAGUE CITY, TX. 77573	LJA ENGINEERING & SURVEYING, INC. 2929 BRIARPARK DRIVE, SUITE 600 HOUSTON, TX. 77042-3703 MR. GARY MENSIK, P.E. (713) 953-5249	KERRY R. GILBERT & ASSOCIATES, INC. 15810 PARK TEN PLACE SUITE 160 HOUSTON, TX. 77084 (281) - 579-0340

**LJA Engineering & Surveying, Inc.**  
2009 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3703  
Phone 713.953.5200  
Fax 713.953.5028



BONBROOK TRACT  
JOB NO: 1406-4000  
AUGUST 2004

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired how many sections of Bonbrook Plantation are left to be platted.
- Mr. Tanner replied that all preliminary plats for the Bonbrook North have been submitted and there should be 2-3 more final plats.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Urbish, to approve the Final Plat of Bonbrook Plantation North Section Ten, a subdivision of 12.205 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 39 lots, 1 reserve (0.917 acre), 3 blocks. The motion carried unanimously.

**3. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF BONBROOK PLANTATION SOUTH SECTION FIVE, A SUBDIVISION OF 49.784 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 115 LOTS, 7 RESERVES (18.984 ACRES), 2 BLOCKS.**

**Executive Summary:** The Final Plat of Bonbrook Plantation South Section Five is a proposed subdivision located off of Reading Road in the southeast part of Bonbrook Plantation. It is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 155. The plat contains the portion of Reading Road that connects Bonbrook Plantation to Bridlewood Estates. The latter is in accordance with the approved Land Plan for Bonbrook Plantation.

The plat consists of 115 lots and seven (7) reserves including a detention reserve ("A") containing over 14 acres. The plat consists of the following lots sizes:

- 18 x 50' lots
- 62 x 55' lots
- 35 x 65'+ lots

The proposed plat and lot layout reflects the approved Land Plan. This is the final subdivision in Bonbrook Plantation South and one of the final subdivisions in Bonbrook Plantation overall.

The Preliminary Plat of this subdivision was approved by the Planning Commission on January 22, 2014. The Final Plat is consistent with the approved Preliminary Plat and not in conflict with any applicable regulations. Staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Bonbrook Plantation South Section Five.

**Key Discussion:**

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

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Final Plat of Bonbrook Plantation South Section Five, a subdivision of 49.784 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 115 lots, 7 reserves (18.984 acres), 2 blocks. The motion carried unanimously.

**4. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF WALNUT CREEK SECTION TEN, A SUBDIVISION OF 9.689 ACRES CONTAINING 42 LOTS, 2 BLOCKS, 2 RESTRICTED RESERVES, OUT OF THE EUGENE WHEAT SURVEY, A-396, FORT BEND COUNTY, TEXAS.**

**Executive Summary:** The Final Plat of Walnut Creek Section Ten is located off of Ricefield Road and Candle Oaks Lane, directly adjacent to Walnut Creek Sections Six and Eight. It is located in the City's Extraterritorial Jurisdiction (ETJ) and in Fort Bend County Municipal Utility District No. 152 (MUD No. 152). The plat consists of 9.689 acres, forty-two (42) single-family residential lots, and two (2) reserves consisting of 0.32 acres.

The approved Land Plan for Walnut Creek identifies fifty-five-foot (55') lot widths for this particular area of the development. All of the proposed lots in the Plat are a minimum of 55' as measured at the front building line. Twelve (12) of the lots in the proposed subdivision are sixty feet (60') or greater in width, and five (5) lots are

of Blossom Terrace Lane in the northeast part of the overall Bonbrook Plantation Development. It is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 155. The plat contains approximately 8.5 acres and thirty-four (34) single-family residential lots.

The typical lot size for the subdivision is 65 feet in width. Each lot is a minimum of 65 feet in width at the front building line. In the lot summary table, some lots (5) are noted as being less than 65-foot lots due to being less than 50 feet at the right-of-way. The subdivision is in compliance with the approved Land Plan for Bonbrook Plantation. As discussed in previous Agenda items, the applicant provided the number of lots in Bonbrook Plantation North (617) and the percentage of lots 60 feet or greater in width (53%) and less than 60 feet in width (47%).

The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan for Bonbrook Plantation. That being said, staff recommends approval of the Preliminary Plat of Bonbrook Plantation North Section Twelve.

**Key Discussion:**

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

**Action Taken:** Commissioner Urbish moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Bonbrook Plantation North Section Twelve, being 8.5 acres of land containing 34 lots (65' x 115' typ.) in two blocks out of the Wiley Martin League, A-56, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously by those present.

**5. CONSIDERATION OF AND ACTION ON THE PRELIMINARY PLAT OF BONBROOK PLANTATION SOUTH SECTION FIVE, A SUBDIVISION OF 49.784 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 115 LOTS, 7 RESERVES (18.984 ACRES), 2 BLOCKS.**

**Executive Summary:** The proposed Preliminary Plat of Bonbrook Plantation South Section Five is located off of Reading Road in the southeast part of the overall Bonbrook Plantation Development. It is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 155. The Plat contains approximately 49.784 acres and 115 single-family residential lots. There are also seven (7) reserves consisting of nineteen (19) acres, including a 14-acre reserve for detention.

The subdivision contains a number of lot sizes, ranging from 50-foot to 65-foot and greater lots. Mainly, it includes 65-foot and 55-foot lots per the approved Land Plan. Each lot is a minimum of 55 feet in width at the front building line; however, in the lot summary table, some cul-de-sac and "knuckle" lots (18) are noted as being only 50-foot lots due to being only approximately 40 feet wide as measured at the right-of-way line. The subdivision is in compliance with the approved Land Plan for Bonbrook Plantation. Bonbrook Plantation South Section Five is the final section in Bonbrook Plantation South.

The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan for Bonbrook Plantation. That being said, staff recommends approval of the Preliminary Plat of Bonbrook Plantation South Section Five.

**Key Discussion:**

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Commissioner Parsons inquired, as a matter of interest, how many lots are 50-foot lots and how many are 65-foot lots.
- Mr. Tanner referred to the lot summary table.
- Commissioner Parsons inquired how many 50-foot lots are in the total development.
- Mr. Tanner replied that he would need to look that up and bring it to the next meeting.

**Action Taken:** Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Preliminary Plat of Bonbrook Plantation South Section Five, a subdivision of 49.784 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 115 lots, 7 reserves (18.984 acres), 2 blocks. The motion carried unanimously by those present.

# **ITEM 2**

**Consider motion to adjourn for Executive Session.**

# **ITEM 3**

**Hold Executive Session to deliberate potential purchase, exchange, lease, or value of real property pursuant to Section 551.072 of the Texas Government Code; and, to deliberate the employment, evaluation, and duties of the City Attorney pursuant to Section 551.074 of the Texas Government Code.**

# **ITEM 4**

**Adjourn Executive Session, reconvene into Special Session, and take action as necessary as a result of Executive Session.**

# **ITEM 5**

**Adjournment.**