

NOTICE OF SPECIAL COUNCIL 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, May 26, 2015

TIME: 6:00 p.m.

PLACE: Rosenberg City Hall
City Hall Council Chamber
2110 4th Street
Rosenberg, Texas 77471

PURPOSE: Special City Council 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

GENERAL COMMENTS FROM THE AUDIENCE.

Citizens who desire to address the City Council with comments of a general nature will be received at this time. Each speaker is limited to three (3) minutes. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. It is our policy to have all speakers identify themselves by providing their name and residential address when making comments.

AGENDA

1. Consideration of and action on Resolution No. R-1974, a Resolution authorizing the Mayor to execute, for and on behalf of the City, a Development Agreement, by and between the City and the Henderson-Wessendorff Foundation. (Jeanne H. McDonald, Attorney)
2. Consideration of and action on a Final Plat of Texas State Technical College Fort Bend Section One, a subdivision of 72.446 acres of land situated in the B.B.B. and C. Railroad Company Survey, Section 13, Abstract 140, and in the Francis H. Demay Survey, Abstract 350, City of Rosenberg, Fort Bend County, Texas; 5 reserves, (67.326 acres), 3 blocks. (Travis Tanner, Executive Director of Community Development)
3. Adjournment.

[EXECUTION PAGE TO FOLLOW]

General Comments from the Audience:

Citizens who desire to address the City Council with comments of a general nature will be received at this time. Each speaker is limited to three (3) minutes. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. It is our policy to have all speakers identify themselves by providing their name and residential address when making comments.



CITY COUNCIL COMMUNICATION

May 26, 2015

ITEM #	ITEM TITLE
1	Resolution No. R-1974 – Development Agreement with Henderson-Wessendorff Foundation

ITEM/MOTION

Consideration of and action on Resolution No. R-1974, a Resolution authorizing the Mayor to execute, for and on behalf of the City, a Development Agreement, by and between the City and the Henderson-Wessendorff Foundation.

FINANCIAL SUMMARY

Annualized Dollars:

One-time
 Recurring
 N/A

Budgeted:

Yes No N/A

Source of Funds: N/A

ELECTION DISTRICT

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

SUPPORTING DOCUMENTS:

- Resolution No. R-1974

MUD #: N/A

APPROVALS

Submitted by:

Jeanne H. McDonald/tlt

Jeanne H. McDonald,
 Attorney

Reviewed by:

Exec. Dir. of Administrative Services
 Asst. City Manager of Public Services *g.m.*
 City Attorney
 City Engineer *OK*
 Exec. Dir. of Community Development *TLT*

Approved for Submittal to City Council:


 Robert Gracia
 City Manager

EXECUTIVE SUMMARY

The Henderson-Wessendorff Foundation is the owner of 80.033 acres of land, of which 72.446 acres located on the north side of U.S. Highway 59 (IH-69) between Louise Street and FM 2218 is currently being platted for Texas State Technical College (TSTC) to construct technical college campus facilities. The Plat includes 5.12 acres of proposed public right-of-way to be dedicated. The reason for this is that the City's Master Thoroughfare Plan calls for both a north-south (Graeber Road) and an east-west (Mons Avenue) collector on the property.

Normally, per City ordinance, all public streets within a development must be constructed at the time of platting. In this particular case, however, the streets are proposed to be developed in phases, with Graeber Road being completed approximately 1,000' north from IH-69 during the first phase of construction of the campus. An Agreement must be established to defer construction of remaining phases since the property and rights-of-way are being platted all at once. In addition to giving the property owner the ability to defer said road construction, the Agreement would allow the public streets to drain through the private on-site detention to Dry Creek until the time at which this public street system connects to Dry Creek and can drain there in the future.

Additionally, the agreement provides the City with the option to require lines to be oversized to serve land outside the tract, provided that the City bears the costs of the oversizing. The City will be provided oversizing costs and then make the election whether to require the oversizing. Upon completion of the line, the City will credit applicable impact fees owed by the property owner against the oversizing costs and pay the property owner the difference up to \$100,000. Under current consideration is the oversizing of a water line from a 12-inch line to serve only this property to 16 inches that will ultimately be needed to support growth and development in this general area of the City and as a part of the City's Capital Improvements Program (CIP) to meet the Fort Bend Subsidence District mandate to reduce groundwater withdrawals by 60% in 2025. TSTC plans to receive bids on June 15, 2015 and the City will have to commit to the oversizing and provide a funding source no later than

the June 16 City Council meeting. If the City elects not to oversize the line, the property owner will be authorized to build the line in a size only to serve the property. If the City elects to require the line under consideration to be oversized, the City will pay the Oversizing Costs minus any applicable impact fees up to \$100,000 upon completion of the line.

Staff recommends approval of Resolution No. R-1974.

RESOLUTION NO. R-1974

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS, AUTHORIZING THE MAYOR TO EXECUTE, FOR AND ON BEHALF OF THE CITY OF ROSENBERG, TEXAS, A DEVELOPMENT AGREEMENT, BY AND BETWEEN THE CITY OF ROSENBERG, TEXAS, AND THE HENDERSON-WESSENDORFF FOUNDATION.

* * * * *

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSENBERG:

Section 1. The City Council of the City of Rosenberg hereby authorizes the Mayor to execute a Development Agreement (Agreement) between the City and the Henderson-Wessendorff Foundation.

Section 2. A copy of said Agreement is attached hereto as Exhibit "A" and made a part hereof for all purposes.

PASSED, APPROVED, AND RESOLVED this ____ day of _____ 2015.

ATTEST:

APPROVED:

Linda Cernosek, **CITY SECRETARY**

Vincent M. Morales, Jr., **MAYOR**

Mons Avenue and Graeber Road within the Tract. A copy of said final plat will be attached hereto as **Exhibit “B,”** (the “Plat”). Landowner may re-plat the Tract to adjust the location of Mons Avenue, as long as the intent of providing for Mons Avenue to traverse the entire Tract in an east-west direction is not negated.

Section 3. Road Facilities. Continued development of the Tract may require construction of two roads, Mons Avenue and Graeber Road. The City agrees that upon approval of the initial final plat, Landowner is required to construct only that portion of Graeber Road from I-69 to that point shown on **Exhibit “C”**. Thereafter, if the Landowner elects to extend Graeber Road or to construct any portion of Mons Avenue (the “Future Extensions”) in connection with a future phase of development, Landowner may do so, provided that Landowner submits the customary plans and specifications for City approval and such design and construction is not at the cost and expense of the City. However, the City is not obligated to construct all or any portion of the Future Extensions to serve future phases of development by the Landowner, but nothing herein shall impair the City’s right to undertake a portion or all of the Future Extensions at the City’s sole cost and expense at such time as the City may decide. The City agrees to give Landowner written notice of its intent to undertake the Future Extensions at least ninety (90) days prior to commencement of design of the Future Extensions to allow the Landowner time to re-plat, provided that the City may commence such Future Extensions earlier upon receipt of written notice from Landowner that no re-plat is desired.

Section 4. Storm Water Transmission Rights. Landowner is planning to construct a connection from Graeber Road into a new detention facility and an outfall from the drainage facility into Dry Creek to serve the Tract (the “Drainage System”) on Reserves C and D as shown on the Plat. Landowner agrees that the City may transmit the drainage from the Initial Phase of Graeber Road as shown on **Exhibit “C”** and the drainage from the Future Extensions to and through the Drainage System for delivery into Dry Creek; however, Landowner will not be required to increase the volume of any detention pond, and this right to transmit drainage to and through the Drainage System shall terminate at such time as both of the following conditions are met: (a) Graeber Road is extended outside the Tract and completed up to Dry Creek and (b) the drainage from the initial portion of Graeber Road and the Future Extensions is diverted away from the Drainage System. The City agrees to notify Landowner upon diversion of the drainage from the Future Extensions away from the Drainage System.

Section 5. Fee. The parties agree that the City's plat filing fees, as the City may amend them from time to time, shall be applied to the Landowner and the Tract, and the City’s review fees and inspection fees with respect to the construction of public infrastructure facilities, as the City may amend them from time to time, shall be applied to the Landowner and the Tract; provided, however, any such amendments adopted by the City Council shall apply uniformly throughout the City.

Section 6. Water/Wastewater/Drainage Services. The plan for an integrated water supply, storage, and distribution system; wastewater collection and treatment system; and stormwater control and drainage system to serve the Tract shall be developed in accordance for City review and approval. Landowner shall pay all costs of designing and constructing such system including all impact fees, provided such fees are those charged by the City citywide.

Section 7. Oversizing. Landowner will pay all impacts fee for each phase of development of the Tract. The City will pay all costs of oversizing of lines as set out in this section. If the City requests a line to be oversized, i.e. made larger to serve more than the needs of the Tract (the "Oversizing"), Landowner will price such line in the size needed to serve only the Tract and price the size requested by the City and will present to the City the Oversizing Costs, which will be calculated as the difference in costs to install the two sized lines, together with a justification for such calculation. If the City elects to proceed with the Oversizing after receipt of the Oversizing Costs, the City will advise Landowner, and Landowner will proceed with construction of the oversized line. If the City elects not to proceed with the Oversizing, the City will notify the Landowner, and Landowner will install the line in the size needed to serve only the Tract. All elections by the City and all notices by the Landowner will be made in a timely manner so as not to delay construction of the project and to allow the City sufficient time to analyze the Oversizing Costs. The City may observe the construction and must approve any change orders that impact the Oversizing Costs. Upon completion of the line, the City will credit the applicable impact fees owed for the phase of development being undertaken against the Oversizing Costs and pay the difference to the Landowner up to a maximum of \$100,000.

Section 8. Termination. The City shall have the right to terminate this Agreement upon which action it shall be of no further force and effect if development on the Tract has not been initiated within 2 years from the date of this Agreement.

Section 9. Waiver of Actions under Private Real Property Rights Preservation Act. The Landowner hereby waives its right, if any, to assert any causes of action against the City accruing under the Private Real Property Rights Preservation Act, Chapter 2007, Texas Government Code (the "Act"), that the City's execution or performance of this Agreement or any authorized amendment or supplements thereto may constitute, either now or in the future, a "Taking" of Landowner's, Landowner's grantee's, or a grantee's successor's "Private Real Property," as such terms are defined in the Act. Provided, however, that this waiver does not apply to, and the Landowner and Landowner's grantees and successors do not waive their rights under the Act to assert a claim under the Act for any action taken by the City beyond the scope of this Agreement which otherwise may give rise to a cause of action under the Act. City understands and acknowledges that no covenants or terms of this Agreement may be construed as a waiver of sovereign immunity by TSTC.

Section 10. Covenant Running with the Tract. The City and the Landowner hereby acknowledge and agree that this Agreement is a covenant that runs with the Tract and will inure to the benefit of the City and Landowner and their successors, to the extent allowed by the laws and the Constitution of the State of Texas, unless terminated by the City pursuant to Section 8 hereof . This Agreement shall be recorded in the Official Records of Fort Bend County, Texas. The Landowner may convey all or a portion of the Tract to one or more persons who shall be bound by this Agreement and perform the obligations of Landowner hereunder as to that portion of the Tract to which such Landowner holds title. Landowner shall provide written notice to the City of any conveyance of all or a portion of the Tract within thirty (30) days of such conveyance.

Section 11. Notice. For the purposes of notice, the addresses of the parties, until changed as provided below, shall be as follows:

City: City of Rosenberg
P.O. Box 32
Rosenberg, Texas 77471
Attn: City Manager
(Phone) 832-595-3300
(Fax) (832) 595-3311

Landowner: The Henderson-Wessendorff Foundation
611 Morton Street
Richmond, TX 77469
Attn: Pat McDonald
(Phone) 832-342-2044
(Fax) (281) 342-1116

Section 12. Severability. If any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected.

Section 13. Waiver. Any failure by a party hereto to insist upon strict performance by the other party of any material provision of this Agreement shall not be deemed a waiver thereof or of any other provision hereof, and such party shall have the right at any time thereafter to insist upon strict performance of any and all of the provisions of this Agreement.

Section 14. Applicable Law and Venue. The construction and validity of this Agreement shall be governed by the laws of the State of Texas without regard to conflicts of law principles. Venue shall be in Fort Bend County, Texas.

Section 15. Further Documents. The parties agree that at any time after execution of this Agreement, they will, upon request of another party, execute and deliver such further documents and do such further acts and things as the other party may reasonably request in order to effectuate the terms of this Agreement.

[EXECUTION PAGES FOLLOW]

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement as of the _____ day of _____, 2015.

CITY OF ROSENBERG, TEXAS

ATTEST:

APPROVED:

CITY SECRETARY

CITY ATTORNEY

THE STATE OF TEXAS

§

§

COUNTY OF FORT BEND §

This instrument was acknowledged before me on this ____ day of _____, 2015, by _____, as Mayor of the City of Rosenberg, Texas, a Texas municipal corporation, on behalf of said corporation.

Notary Public, State of Texas

(NOTARY SEAL)

THE HENDERSON-WESSENDORFF
FOUNDATION

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

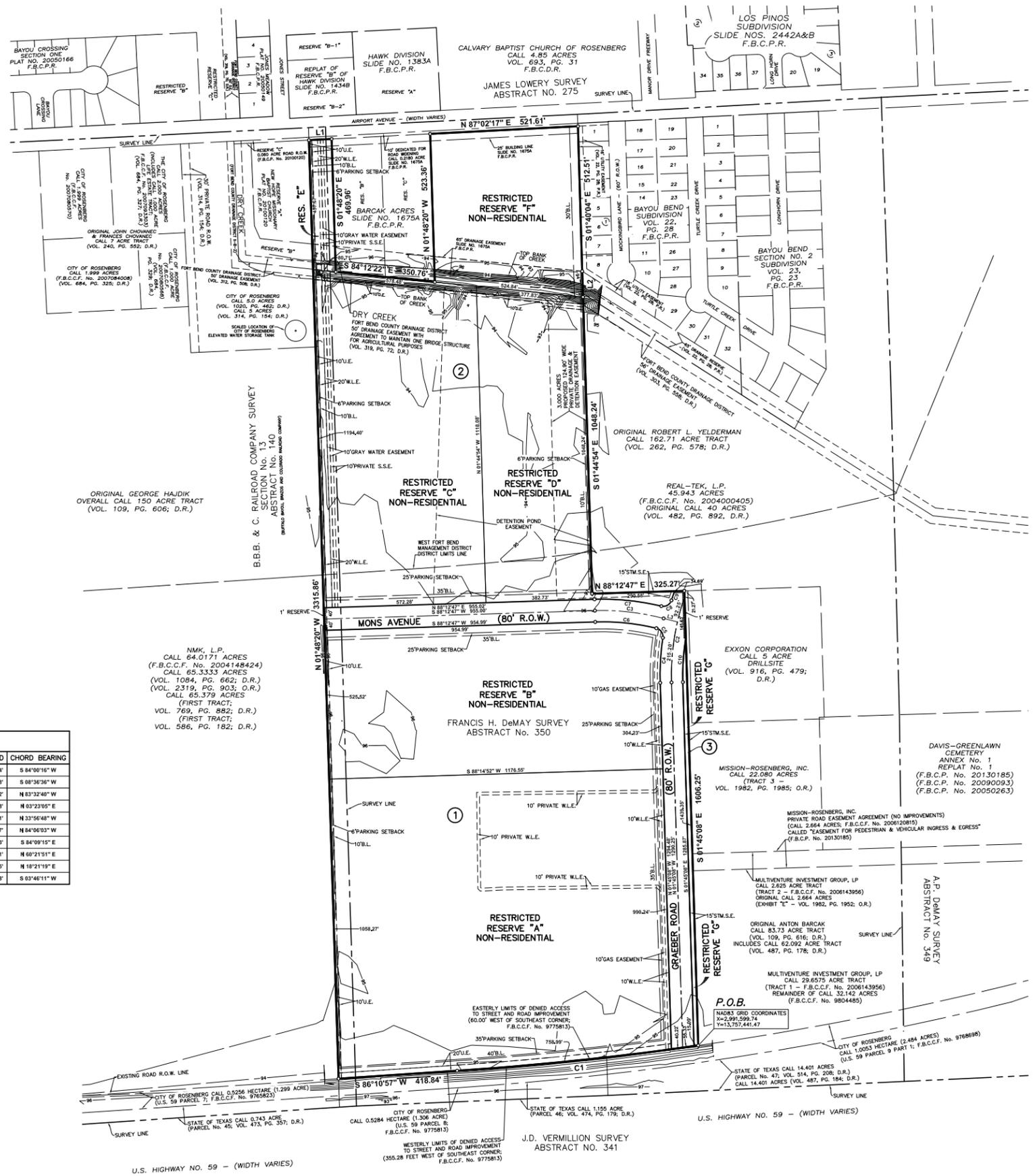
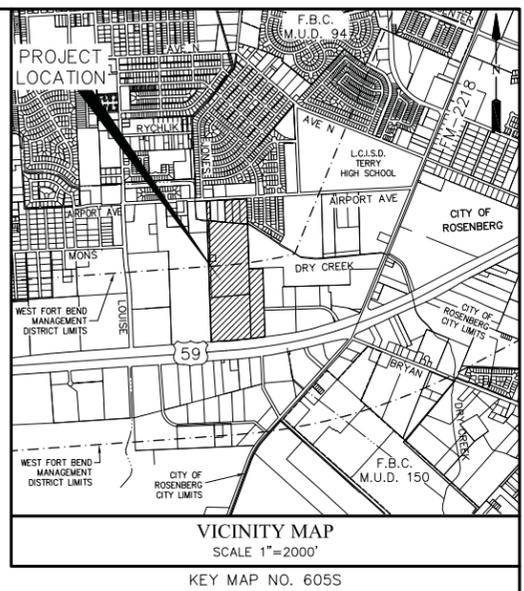
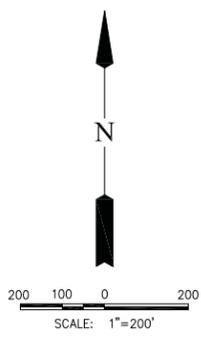
This instrument was acknowledged before me on this _____ day of _____, 2015, by _____, as _____ of THE HENDERSON-WESSENDORFF FOUNDATION, a Texas corporation, on behalf of said corporation.

Notary Public, State of Texas

(NOTARY SEAL)

NOTE: Upon recording, please return to the City of Rosenberg Texas, c/o the City Secretary, at 2110 4th Street, Rosenberg, TX 77469.

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



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

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

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

PRELIMINARY PLAT OF
 TEXAS STATE
 TECHNICAL COLLEGE FORT BEND

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

7 RESERVES (74.913 ACRES) 3 BLOCKS

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

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

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

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

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	11239.19'	4212.73'	854.55'	854.34'	S 84°09'16" W
C2	850.00'	20°43'27"	307.45'	305.78'	S 88°36'36" W
C3	850.00'	16°29'06"	244.56'	243.72'	N 83°32'40" W
C4	896.00'	10°16'20"	158.59'	159.38'	N 63°23'05" E
C5	30.00'	84°56'12"	44.47'	40.51'	N 33°56'48" W
C6	816.00'	15°22'19"	217.32'	216.67'	N 84°06'03" W
C7	896.00'	15°15'56"	237.13'	236.43'	S 84°09'15" E
C8	30.00'	86°13'40"	45.15'	41.01'	N 60°21'51" E
C9	896.00'	2°12'41"	34.25'	34.35'	N 18°21'19" E
C10	816.00'	11°02'37"	156.13'	155.88'	S 63°46'11" W
C11	605.00'	2°53'44"	30.27'	30.27'	N 87°48'19" E
C12	595.00'	2°53'44"	30.07'	30.07'	S 87°48'19" W
C13	595.00'	0°59'44"	10.34'	10.34'	S 89°45'03" W
C14	605.00'	1°17'56"	13.71'	13.71'	N 89°35'57" E

LINE	BEARING	DISTANCE
L1	N 75°18'07" W	50.00'
L2	S 88°14'52" W	14.68'
L3	S 44°19'46" E	33.69'
L4	S 45°44'49" E	11.04'
L5	N 89°15'11" E	11.37'
L6	N 86°21'27" E	22.73'
L7	S 46°45'08" E	40.40'
L8	N 88°14'52" E	16.03'

NOTES:

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; S.T.M.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:
TBM "A": BRASS DISK SET IN CONCRETE AT WESTERLY END OF DRAINAGE EASEMENT LOCATED AT THE NORTHERLY SIDE OF SUBJECT TRACT. THE POINT IS LOCATED +/- 70 FEET NORTHEAST OF AN OLD WOOD BRIDGE AND +/- 46 FEET NORTH OF THE NORTHERLY HIGH BANK OF THE DRAINAGE CHANNEL.
ELEV. = 94.53 FEET NAVD88 GEOD 12A
- PROJECT BENCHMARK:
NGS MONUMENT M 1219: BRASS DISK ON THE NORTHEAST CORNER OF A CONCRETE CULVERT HEADWALL FOR A DRAINAGE CHANNEL CROSSING HIGHWAY 36. THE POINT IS LOCATED +/- 604 FEET NORTH OF THE INTERSECTION OF HIGHWAY 36 AND FAIRGROUNDS ROAD AT ABOVE DRAINAGE CHANNEL.
ELEVATION = 94.35 FEET NAVD88 GEOD 12A
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NVD-88 (1991 ADJ.)
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY FILE NO. 15157474620PL, DATED MAY 7, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES PARTIALLY WITHIN WEST FORT BEND MANAGEMENT DISTRICT AND WHOLLY WITHIN FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., CITY LIMITS OF ROSENBERG, AND FORT BEND COUNTY.
- TEXAS STATE TECHNICAL COLLEGE FORT BEND LIES WITHIN ZONE "X", ZONE "X" SHADED, ZONE "AE", AND FLOODWAY AREAS IN ZONE "AE", AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0245L, DATED APRIL 2, 2014.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTHS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- THE MINIMUM SLAB ELEVATION SHALL BE 96 FEET, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING IN INTENSE RAINFALL EVENTS.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 0.99987.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BE THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREON SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- SIDEWALKS SHALL BE BUILT ON GRAEBER ROAD AS GRAEBER ROAD IS CONSTRUCTED.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY. ALL PROPERTY SHALL DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH APPROVED DRAINAGE STRUCTURES.
- ALL RESERVES RESTRICTED TO LANDSCAPE/OPEN SPACE ARE TO BE MAINTAINED BY THE TEXAS STATE TECHNICAL COLLEGE.
- SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND THE CONTRARY 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 REPLACE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT DEVELOPMENT STANDARDS.
- WEST FORT BEND MANAGEMENT DISTRICT REQUIRES A TREE SURVEY AND TREE PRESERVATION PLAN PRIOR TO REMOVAL OF ANY TREES 18" IN DIAMETER OR GREATER FROM PROPERTY.
- WEST FORT BEND MANAGEMENT DISTRICT SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION.
- SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG AND WEST FORT BEND MANAGEMENT DISTRICT FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG, FORT BEND COUNTY, AND WEST FORT BEND MANAGEMENT DISTRICT REQUIREMENTS.
- THIS IS A PUBLIC EASEMENT FOR THE PURPOSE OF PUBLIC FIRE PROTECTION AND MUNICIPAL USE, AS DETERMINED BY THE CITY OF ROSENBERG (THE USE). THE CITY OF ROSENBERG AND THE CITY OF FORT BEND HAVE THE RIGHT TO INSPECT THE EASEMENT IN CONJUNCTION WITH THE USE AT ANY TIME. THE FIRE WATER LINES AND ALL APPURTENANCES RELATED HERETO CONTAINED WITHIN THIS EASEMENT SHALL BE THE PROPERTY OF THE OWNER OF THE TRACT (AND HIS HEIRS, SUCCESSORS, OR ASSIGNS HERINAFTER "OWNER") DESCRIBED IN THIS PLAT (PROPERTY) AND SHALL BE MAINTAINED BY THE OWNER AT OWNER'S EXPENSE IN FULL COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND CITY REQUIREMENTS, SPECIFICALLY INCLUDING ORDINANCES AND CODES. THE CITY HAS THE RIGHT TO DETERMINE COMPLIANCE AND REQUIRE THAT THE OWNER REPLACE, REPAIR, IMPROVE OR MAINTAIN THE USE AT THE OWNER'S EXPENSE, UPON FAILURE OF OWNER TO TIMELY COMPLY WITH SUCH REQUEST, THE CITY MAY ELECT, BUT IS NOT OBLIGATED, TO REPLACE, REPAIR, IMPROVE OR MAINTAIN THE USE AT THE OWNER'S EXPENSE AS IT DEEMS NECESSARY FOR COMPLIANCE. SHOULD THE OWNER FAIL TO REIMBURSE THE CITY FOR ALL COST INCURRED BY THE CITY FOR COMPLIANCE, INCLUDING ADMINISTRATIVE AND LEGAL EXPENSES, WITHIN 30 DAYS OF WRITTEN REQUEST, THE CITY SHALL BE ENTITLED TO INITIATE ACTION TO RECOVER SUCH COSTS AGAINST OWNER, INCLUDING ATTORNEY'S FEES, AND SHALL ADDITIONALLY BE ENTITLED TO ALL OTHER REMEDIES PROVIDED BY LAW, INCLUDING A LIEN AGAINST ALL OF THE PROPERTY, NOTWITHSTANDING ANYTHING HERETO THE CONTRARY. OWNER SHALL NOT BE PERMITTED IN ANY MANNER TO IMPEDE, HINDER OR PROHIBIT THE CITY, AS IT DETERMINES, IN PROVIDING MUNICIPAL UTILITY SERVICE TO AREA OUTSIDE THE BOUNDARIES OF THE PROPERTY, WITHOUT THE PRIOR EXPRESSED WRITTEN CONSENT OF THE CITY.
- RESERVE "E" SHALL BE RESTRICTED TO LANDSCAPE, OPEN SPACE, AND UTILITIES. POINTS OF ACCESS ACROSS RESERVE "E" WILL BE ALLOWED ONLY AT LOCATIONS AGREEABLE TO THE LANDOWNER AND THE CITY OF ROSENBERG. UPON CONSIDERATION OF THE COSTS OF THE ROADWAY AND LAND TO BE PAID TO THE LANDOWNER, ALL POINTS OF ACCESS ACROSS RESERVE "E" MUST BE IN GENERAL CONFORMANCE WITH APPLICABLE CITY OF ROSENBERG DESIGN CRITERIA FOR DRIVEWAYS.

LEGEND

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

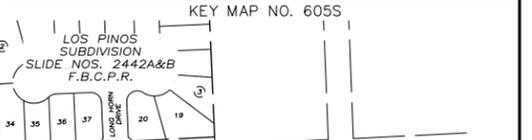
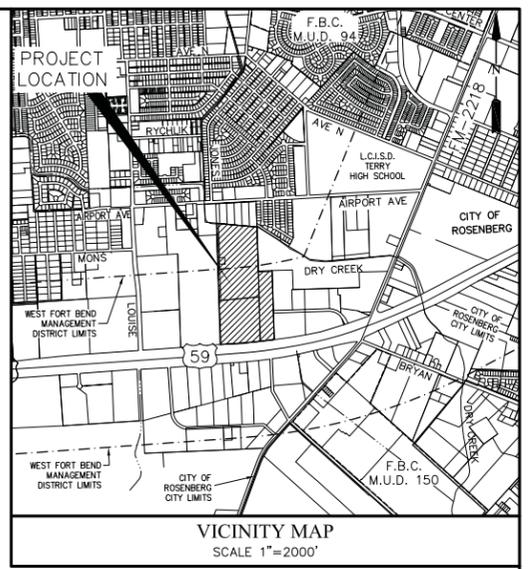
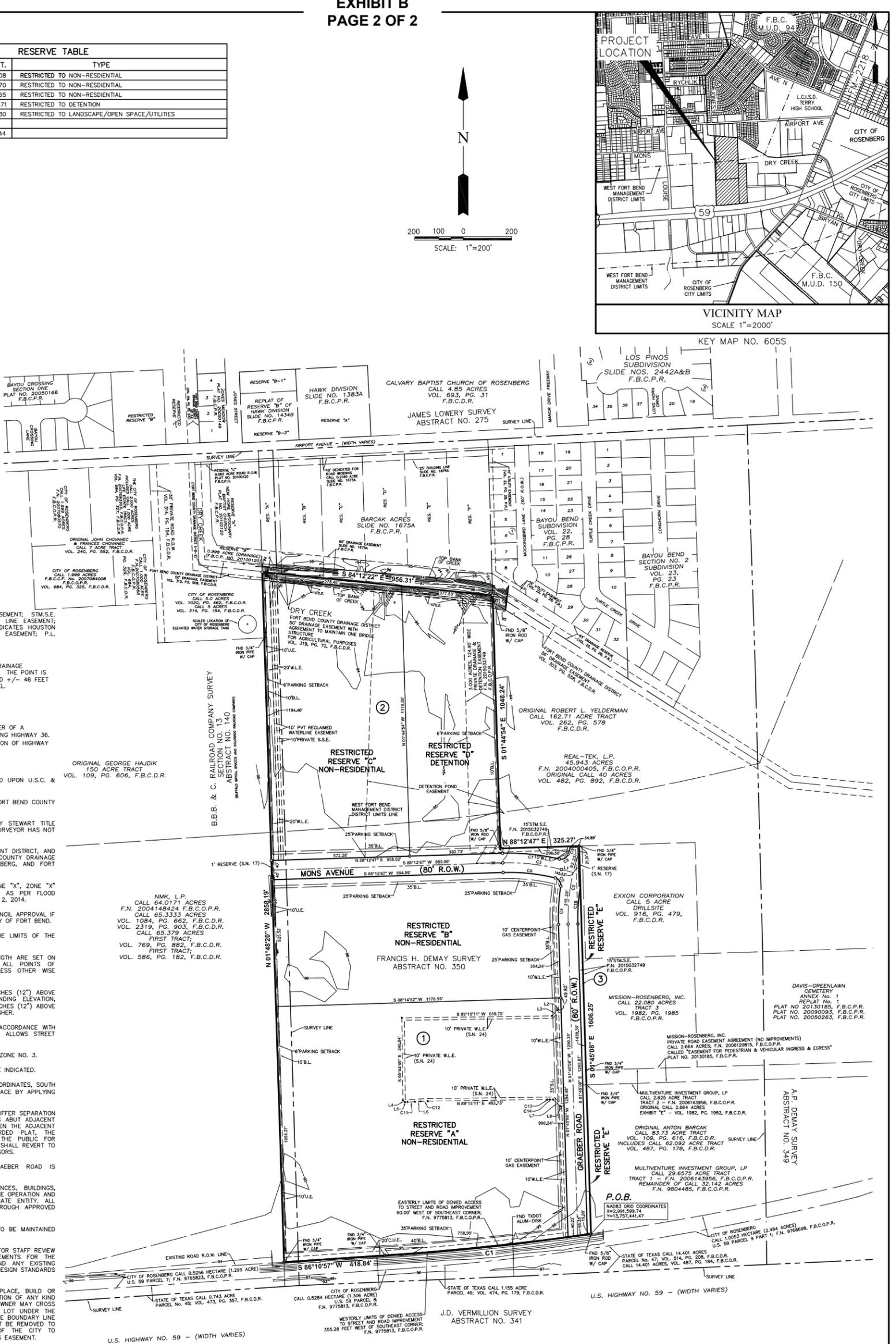
TEXAS STATE
TECHNICAL COLLEGE FORT BEND
SECTION ONE

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

5 RESERVES (67.326 ACRES) 3 BLOCKS
MAY 12, 2015 JOB NO. 1868-1501-310

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

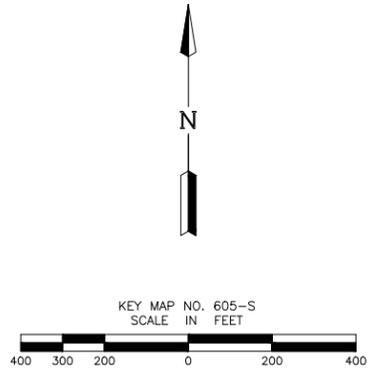
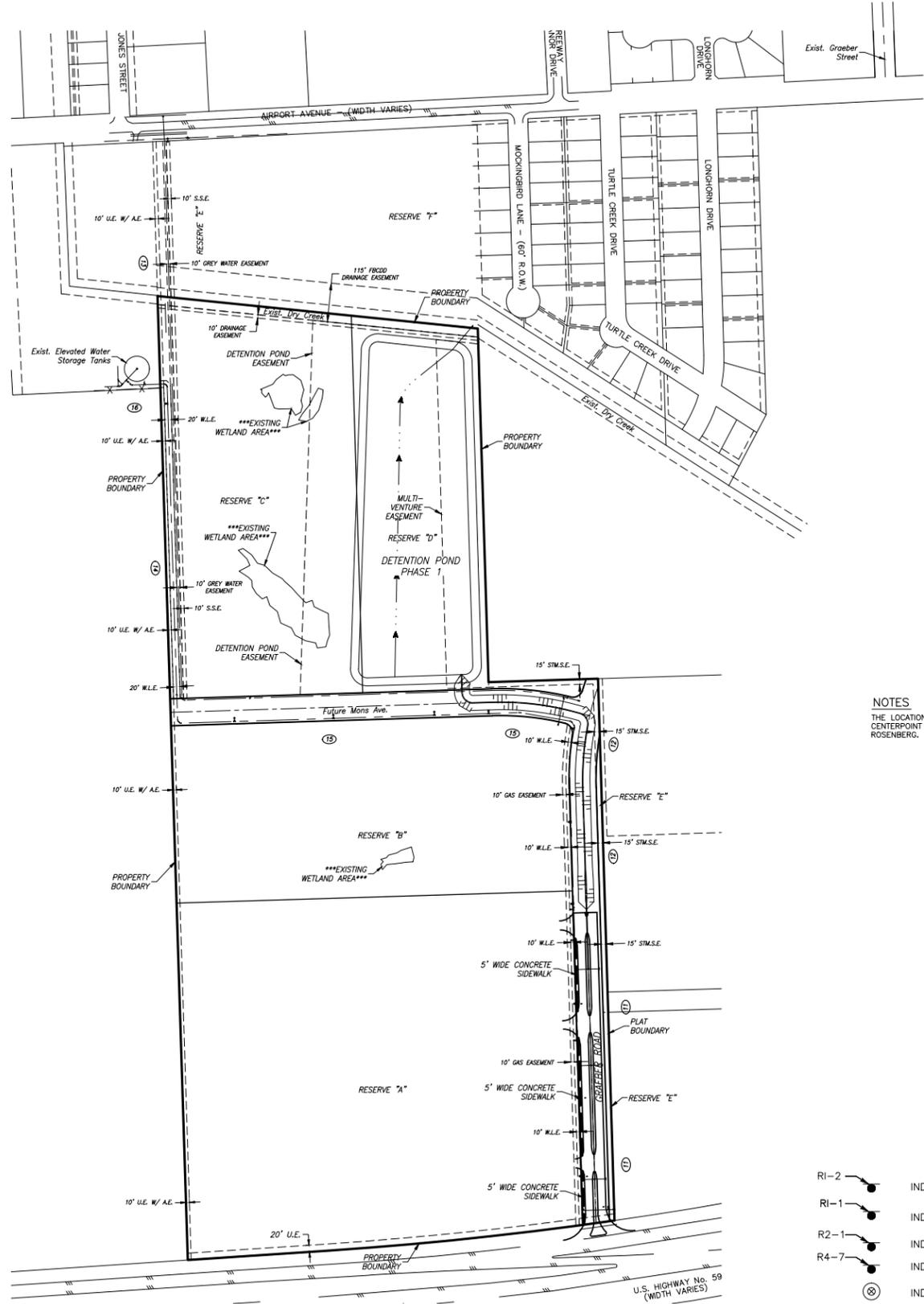
ENGINEER:
LJA Engineering, Inc.
2929 Btarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386
T.B.P.L.S. Flm No. 10110501



DIR: COORD: MYLAR CHECK: CAD: LJA Engineering, Inc. 2929 Btarpark Drive Suite 600 Houston, Texas 77042 Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386 T.B.P.L.S. Flm No. 10110501

EXHIBIT C

- NOTES:
1. ALL PAVEMENT BUTTONS, ESPLANADE, PAINT, MARKINGS SIGNAGE, SIDEWALKS, AND RAMPS SHALL BE AS PER THE CITY STANDARD DETAILS. CONTRACTOR SHALL ADHERE TO TEXAS ACCESSIBILITY STANDARDS, INCLUDING DARK, CONTRASTING COLOR AND TACTILE FEEDBACK REQUIREMENTS FOR WHEELCHAIR RAMPS.
 2. CONTRACTOR MUST INSTALL TRUNCATED DOME PAVERS ON ALL PROPOSED WHEELCHAIR RAMPS.
 3. WHEELCHAIR RAMPS SHALL MEET MINIMUM A.D.A. REQUIREMENTS
 4. CONTRACTOR SHALL USE MINIMUM 2"x2" SQUARE UNISTRUT TELESPAR SIGN SUPPORT SYSTEMS WITH BREAKAWAY BASE IN LIEU OF ROUND SIGN POLES AS PER THE CITY.
 5. ALL WHEELCHAIR RAMPS SHALL BE UNI-DIRECTIONAL
 6. CONTRACTOR RESPONSIBLE FOR PAINTING OF SIGN POLES AND BACKS OF SIGNS (GREEN BACKS ON MAJOR BOULEVARDS AND COLLECTOR ROADS ONLY) UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
 7. SIDEWALK GRADIENTS SHALL NOT EXCEED 1'-0" RISE IN 20'-0" RUN (5% SLOPE). CROSS PITCH SHALL NOT EXCEED 1/4" PER FT.
 8. LOCATION OF SIDEWALKS MAY BE ADJUSTED FROM PLANS DUE TO EXISTING GRADES, VEGETATION, OR OTHER UNKNOWN OBSTRUCTIONS. LOCATION OF SIDEWALKS SHALL COMPLY WITH THE CITY STANDARDS AND DEVELOPER AGREEMENT.



NOTES
THE LOCATION OF STREET LIGHTS WILL BE DESIGNED BY CENTERPOINT ENERGY AND APPROVED BY THE CITY OF ROSENBERG.

- LEGEND
- RI-2 [Symbol] INDICATES YIELD SIGN
 - RI-1 [Symbol] INDICATES STOP SIGN
 - R2-1 [Symbol] INDICATES SPEED LIMIT SIGN
 - R4-7 [Symbol] INDICATES KEEP RIGHT SYMBOL SIGN
 - [Symbol] INDICATES DOUBLE 16,000 LUMEN LIGHT LOCATION
 - [Symbol] INDICATES 9500 LUMEN LIGHT LOCATION
 - [Symbol] INDICATES 5' WIDE CONCRETE WALKWAY (BY DEVELOPER)
 - [Symbol] INDICATES WHEEL CHAIR RAMP LOCATIONS
 - [Symbol] INDICATES SHEET REFERENCES

BENCHMARK:
NGS MONUMENT M 1219: BRASS DISK ON THE NORTHEAST CORNER OF A CONCRETE CULVERT HEADWALL FOR A DRAINAGE CHANNEL CROSSING HIGHWAY 36. THE POINT IS LOCATED +/- 604 FEET NORTH OF THE INTERSECTION OF HIGHWAY 36 AND FAIRGROUNDS ROAD AT ABOVE DRAINAGE CHANNEL.
ELEVATION = 94.35 FEET NAVD88 GEOID 12A

NOTES:

RECORD DRAWING
I HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.
CONTRACTOR: _____ DATE: _____
TITLE: _____

RECORD DRAWING
I HEREBY CERTIFY THAT THIS DRAWING REFLECTS THE IMPROVEMENTS CONSTRUCTED AS TO SIZE, LOCATION, AND GRADE; AND THAT THE CONSTRUCTION WAS IN SUBSTANTIAL COMPLIANCE WITH THE CONTRACT DOCUMENTS.
CONTRACTOR: _____ DATE: _____
TITLE: _____

DATE	REVISION	BY

FORT BEND COUNTY ENGINEERING DEPARTMENT

APPROVED: _____
DEVELOPMENT COORDINATOR

DATE: _____



CITY OF ROSENBERG

TSTC PHASE I

TRAFFIC CONTROL PLAN
SIGNAGE & STREET
LIGHT LAYOUT

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

LJA PROJECT NO.: 1868-1501

DRAWN: C.D.K. DESIGN: S.J.J.P. DATE: MAY 2015

ISSUED ON:
MAY 07 2015

SCALE: 1" = 200'

SHEET NO. 10 OF 24

Exhibit "C"

Date: Thu, 07 May 2015 2:52pm User Name: citrus Path Name: I:\Projects\1868\1501\DWG\1501_SHEET FILES - Roadway & Water\10 TRAFFIC CONTROL PLAN SIGNAGE & STREET LIGHT LAYOUT.dwg

TSTC PHASE I - JOB NO. 1868-1501



CITY COUNCIL COMMUNICATION

May 26, 2015

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

ITEM/MOTION

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

FINANCIAL SUMMARY	ELECTION DISTRICT
-------------------	-------------------

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:**MUD #:** N/A

- Final Plat of Texas State Technical College Fort Bend Section One
- Preliminary Plat of Texas State Technical College Fort Bend Section One – 05-20-15

APPROVALS

Submitted by:

Travis Tanner
 Travis Tanner, AICP
 Executive Director of
 Community Development

Reviewed by:

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

Approved for Submittal to City Council:

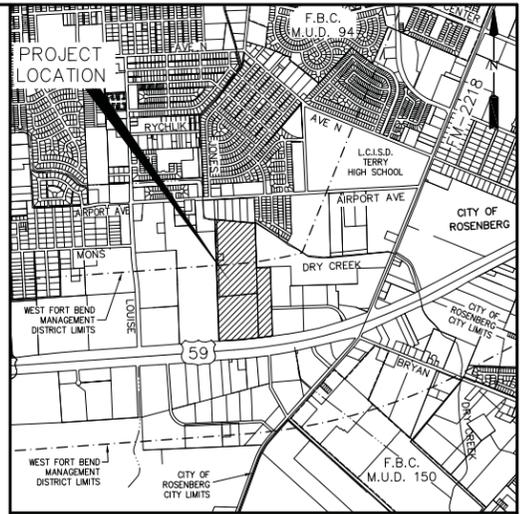
Robert Gracia
 Robert Gracia
 City Manager

EXECUTIVE SUMMARY

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

The Final Plat consists of slightly less acreage than the Preliminary Plat (approved by the Planning Commission on May 20, 2015, and attached for referenced) because it contains only that acreage south of the centerline of Dry Creek, therefore having no frontage on Airport Avenue. Specifically, it consists of five (5) reserves with 67.326 acres in addition to 5.12 acres of proposed public right-of-way to be dedicated. As discussed, the reason for the latter is that the City's Master Thoroughfare Plan calls for both a north-south (Graeber Road) and an east-west (Mons Avenue) collector on this property. The streets will be developed in phases, with Graeber Road being completed up to the north line of Reserve "A" during the first phase of construction of the campus. An agreement had to be established to defer construction of the remaining phases of the collector street/s as appropriate since the property is being platted all at once, hence the previous Agenda Item.

The proposed Final Plat is not in conflict with the "Subdivision" Ordinance, is in conformance with the City's Master Thoroughfare Plan, and is consistent with the approved Preliminary Plat. Planning Commission meeting minutes were not available at print time for this Agenda packet, but on May 20, 2015, the Planning Commission recommended approval to City Council of the Final Plat of Texas State Technical College Fort Bend Section One contingent on a Development Agreement to defer construction of the remaining phases of the collector street/s. With said Agreement having been placed on the Agenda prior to this item, staff recommends approval of the Final Plat.



VICINITY MAP
SCALE 1"=200'
KEY MAP NO. 605S

STATE OF TEXAS
COUNTY OF FORT BEND

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

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

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

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

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

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

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

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

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

THE HENDERSON-WESSENDORFF FOUNDATION

BY: _____
PAT MCDONALD, PRESIDENT/CEO

STATE OF TEXAS
COUNTY OF FORT BEND

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

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

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

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

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

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

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

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

BY: _____
PÉTE PAVLOVSKY, CHAIRMAN

BY: _____
WAYNE POLDRACK, SECRETARY

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

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

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

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

TEXAS STATE TECHNICAL COLLEGE FORT BEND SECTION ONE

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

5 RESERVES (67.326 ACRES) 3 BLOCKS
MAY 12, 2015 JOB NO. 1868-1501-310

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

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

CAD: _____ DIR: _____ COORD: _____ M/LAR CHECK: _____
 File Path: \\net-02-mv-0215-3-8-11\Projects\PLATTING\115101\115101_VISTC_FB_Sec 1_FP.dwg

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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	11239.19'	42123.3'	854.55'	854.34'	S 84°09'16" W
C2	850.00'	20°43'27"	307.45'	305.78'	S 88°36'36" W
C3	850.00'	16°29'06"	244.56'	243.72'	N 83°32'40" W
C4	890.00'	10°16'20"	158.59'	159.38'	N 63°23'05" E
C5	30.00'	84°56'12"	44.47'	40.51'	N 33°56'48" W
C6	816.00'	15°22'19"	217.32'	216.67'	N 84°06'03" W
C7	890.00'	15°15'56"	237.13'	236.43'	S 84°09'15" E
C8	30.00'	86°13'40"	45.15'	41.01'	N 60°21'51" E
C9	890.00'	2°12'41"	34.25'	34.35'	N 18°21'19" E
C10	816.00'	11°02'37"	156.13'	155.88'	S 63°46'11" W
C11	605.00'	2°53'44"	30.27'	30.27'	N 87°48'19" E
C12	595.00'	2°53'44"	30.07'	30.07'	S 87°48'19" W
C13	595.00'	0°59'44"	10.34'	10.34'	S 89°45'03" W
C14	605.00'	1°17'56"	13.71'	13.71'	N 89°35'57" E

LINE TABLE		
L#	BEARING	DISTANCE
L1	N 75°18'07" W	50.00'
L2	S 88°14'52" W	14.68'
L3	S 44°19'46" E	33.69'
L4	S 45°44'49" E	11.04'
L5	N 89°19'11" E	11.37'
L6	N 86°21'27" E	22.73'
L7	S 46°45'08" E	40.40'
L8	N 88°14'52" E	16.03'

NOTES:

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; S.T.M.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:
TBM "A": BRASS DISK SET IN CONCRETE AT WESTERLY END OF DRAINAGE EASEMENT LOCATED AT THE NORTHERLY SIDE OF SUBJECT TRACT. THE POINT IS LOCATED +/- 70 FEET NORTHEAST OF AN OLD WOOD BRIDGE AND +/- 46 FEET NORTH OF THE NORTHERLY HIGH BANK OF THE DRAINAGE CHANNEL.
ELEV. = 94.53 FEET NAVD88 GEOD 12A
- PROJECT BENCHMARK:
NGS MONUMENT M 1219: BRASS DISK ON THE NORTHEAST CORNER OF A CONCRETE CULVERT HEADWALL FOR A DRAINAGE CHANNEL CROSSING HIGHWAY 36. THE POINT IS LOCATED +/- 604 FEET NORTH OF THE INTERSECTION OF HIGHWAY 36 AND FAIRGROUNDS ROAD AT ABOVE DRAINAGE CHANNEL.
ELEVATION = 94.35 FEET NAVD88 GEOD 12A
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NVD-88 (1991 ADJ.)
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY FILE NO. 15157474620PL, DATED MAY 7, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES PARTIALLY WITHIN WEST FORT BEND MANAGEMENT DISTRICT AND WHOLLY WITHIN FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., CITY LIMITS OF ROSENBERG, AND FORT BEND COUNTY.
- TEXAS STATE TECHNICAL COLLEGE FORT BEND LIES WITHIN ZONE "X", ZONE "X" SHADED, ZONE "AE", AND FLOODWAY AREAS IN ZONE "AE", AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0245L, DATED APRIL 2, 2014.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTHS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- THE MINIMUM SLAB ELEVATION SHALL BE 96 FEET, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING IN INTENSE RAINFALL EVENTS.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 0.99987.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BE THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREON SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- SIDEWALKS SHALL BE BUILT ON GRAEBER ROAD AS GRAEBER ROAD IS CONSTRUCTED.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY. ALL PROPERTY SHALL DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH APPROVED DRAINAGE STRUCTURES.
- ALL RESERVES RESTRICTED TO LANDSCAPE/OPEN SPACE ARE TO BE MAINTAINED BY THE TEXAS STATE TECHNICAL COLLEGE.
- SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND THE CONTRARY 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.
- SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT DEVELOPMENT STANDARDS.
- WEST FORT BEND MANAGEMENT DISTRICT REQUIRES A TREE SURVEY AND TREE PRESERVATION PLAN PRIOR TO REMOVAL OF ANY TREES 18" IN DIAMETER OR GREATER FROM PROPERTY.
- WEST FORT BEND MANAGEMENT DISTRICT SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION.
- SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG AND WEST FORT BEND MANAGEMENT DISTRICT FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG, FORT BEND COUNTY, AND WEST FORT BEND MANAGEMENT DISTRICT REQUIREMENTS.
- THIS IS A PUBLIC EASEMENT FOR THE PURPOSE OF PUBLIC FIRE PROTECTION AND MUNICIPAL USE, AS DETERMINED BY THE CITY OF ROSENBERG (THE USE). THE CITY OF ROSENBERG (THE CITY) SHALL HAVE THE RIGHT TO INSPECT THE EASEMENT IN CONJUNCTION WITH THE USE AT ANY TIME. THE FIRE WATER LINES AND ALL APPURTENANCES RELATED HERETO CONTAINED WITHIN THIS EASEMENT SHALL BE THE PROPERTY OF THE OWNER OF THE TRACT (AND HIS HEIRS, SUCCESSORS, OR ASSIGNS HERINAFTER "OWNER") DESCRIBED IN THIS PLAT (PROPERTY) AND SHALL BE MAINTAINED BY THE OWNER AT OWNER'S EXPENSE IN FULL COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND CITY REQUIREMENTS, SPECIFICALLY INCLUDING ORDINANCES AND CODES. THE CITY HAS THE RIGHT TO DETERMINE COMPLIANCE AND REQUIRE THAT THE OWNER REPLACE, REPAIR, IMPROVE OR MAINTAIN THE USE AT THE OWNER'S EXPENSE, UPON FAILURE OF OWNER TO TIMELY COMPLY WITH SUCH REQUEST, THE CITY MAY ELECT, BUT IS NOT OBLIGATED, TO REPLACE, REPAIR, IMPROVE OR MAINTAIN THE USE AT THE OWNER'S EXPENSE AS IT DEEMS NECESSARY FOR COMPLIANCE. SHOULD THE OWNER FAIL TO REIMBURSE THE CITY FOR ALL COST INCURRED BY THE CITY FOR COMPLIANCE, INCLUDING ADMINISTRATIVE AND LEGAL EXPENSES, WITHIN 30 DAYS OF WRITTEN REQUEST, THE CITY SHALL BE ENTITLED TO INITIATE ACTION TO RECOVER SUCH COSTS AGAINST OWNER, INCLUDING ATTORNEY'S FEES, AND SHALL ADDITIONALLY BE ENTITLED TO ALL OTHER REMEDIES PROVIDED BY LAW, INCLUDING A LIEN AGAINST ALL OF THE PROPERTY, NOTWITHSTANDING ANYTHING HERETO TO THE CONTRARY. OWNER SHALL NOT BE PERMITTED IN ANY MANNER TO IMPEDE, HINDER OR PROHIBIT THE CITY, AS IT DETERMINES, IN PROVIDING MUNICIPAL UTILITY SERVICE TO AREA OUTSIDE THE BOUNDARIES OF THE PROPERTY, WITHOUT THE PRIOR EXPRESSED WRITTEN CONSENT OF THE CITY.
- RESERVE "E" SHALL BE RESTRICTED TO LANDSCAPE, OPEN SPACE, AND UTILITIES. POINTS OF ACCESS ACROSS RESERVE "E" WILL BE ALLOWED ONLY AT LOCATIONS AGREEABLE TO THE LANDOWNER AND THE CITY OF ROSENBERG. UPON CONSIDERATION OF THE COSTS OF THE ROADWAY AND LAND TO BE PAID TO THE LANDOWNER, ALL POINTS OF ACCESS ACROSS RESERVE "E" MUST BE IN GENERAL CONFORMANCE WITH APPLICABLE CITY OF ROSENBERG DESIGN CRITERIA FOR DRIVEWAYS.

LEGEND

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

TEXAS STATE
TECHNICAL COLLEGE FORT BEND
SECTION ONE

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

5 RESERVES (67.326 ACRES) 3 BLOCKS

MAY 12, 2015 JOB NO. 1868-1501-310

OWNER:
THE HENDERSON-WESSENDORFF FOUNDATION

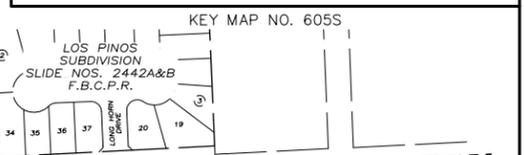
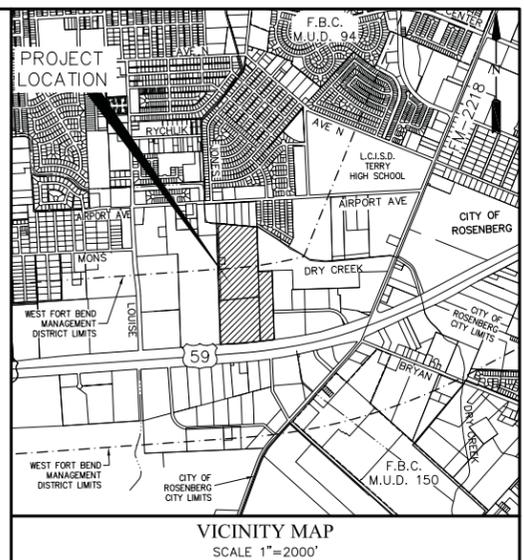
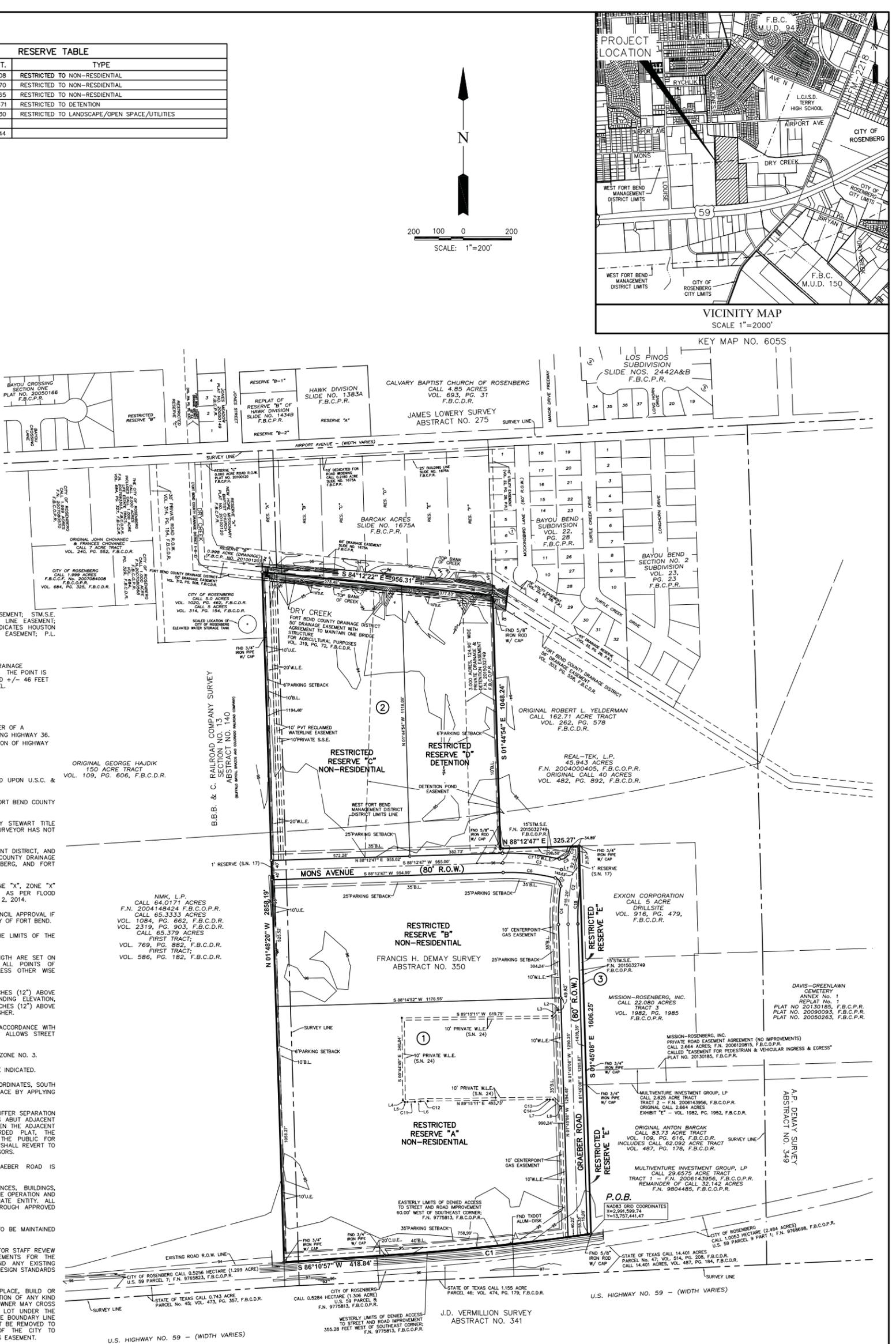
PAT MCDONALD, PRESIDENT/CEO
611 MORTON STREET, RICHMOND, TEXAS 77469
(281) 342-2044

ENGINEER:

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

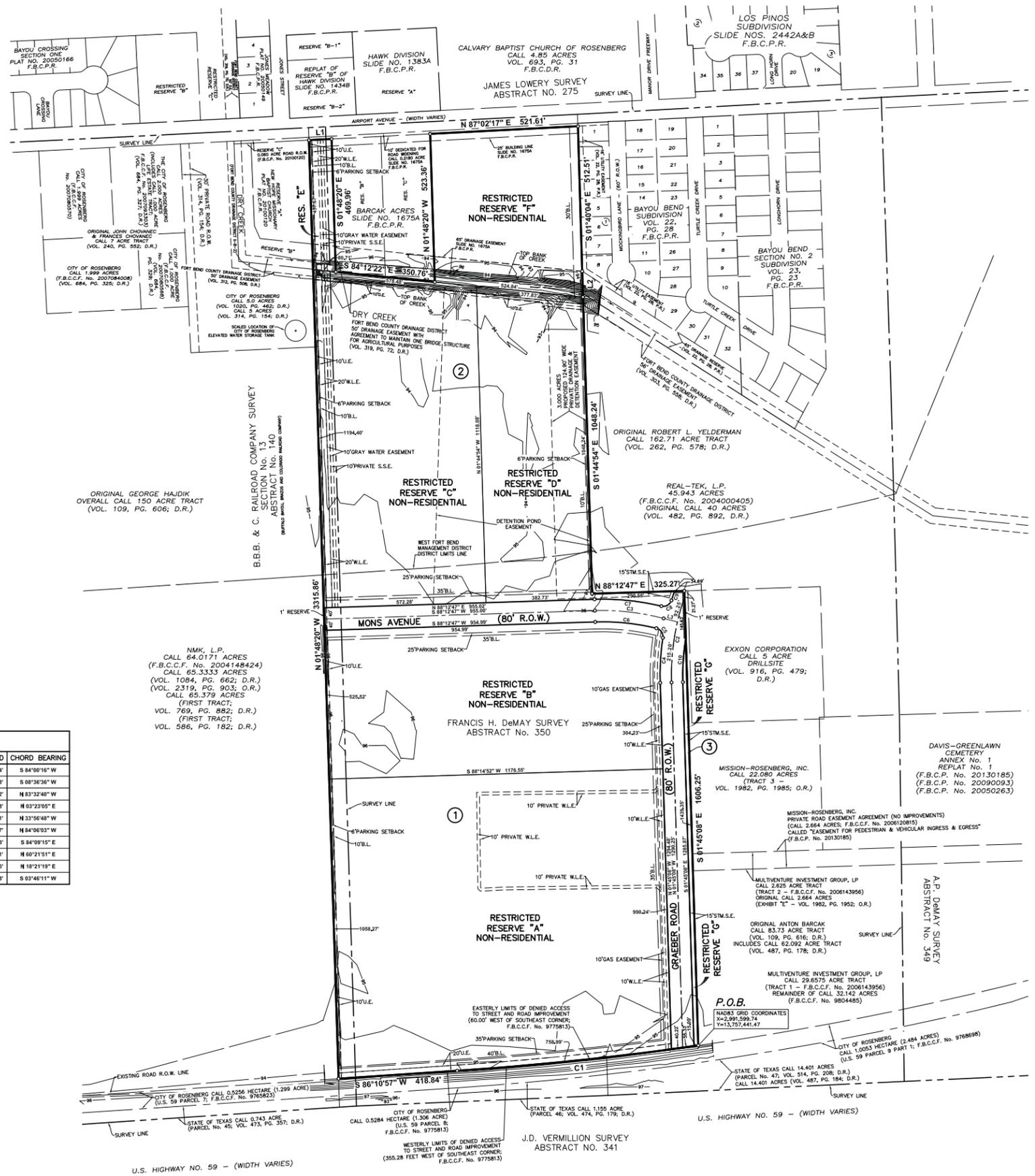
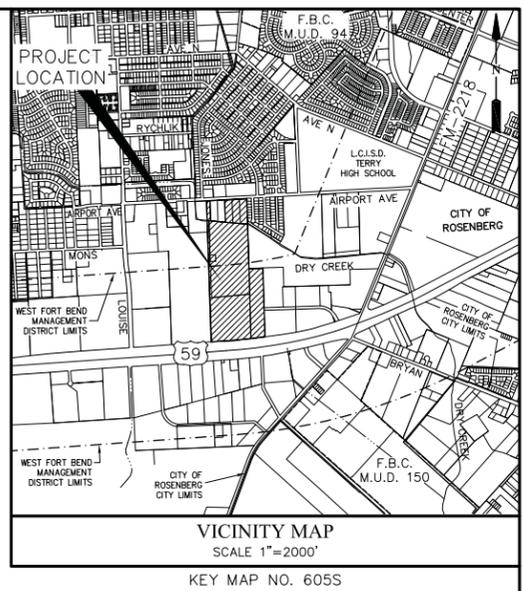
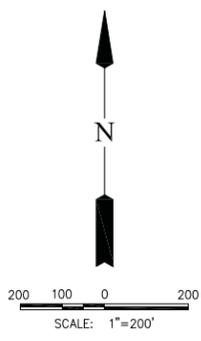
T.B.P.L.S. Flm No. 10110501

SHEET 2 OF 2



DIR: COORD: MYLAR CHECK: CAD: LJA Engineering, Inc. 2929 Bldgpark Drive Suite 600 Houston, Texas 77042 Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386 T.B.P.L.S. Flm No. 10110501 SHEET 2 OF 2

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



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	11239.19'	472123"	854.55'	854.34'	S 84°00'16" W
C2	850.00'	29°43'27"	307.45'	305.78'	S 88°30'36" W
C3	850.00'	167°29'08"	244.56'	243.72'	N 83°33'40" E
C4	890.00'	10°16'20"	159.09'	159.38'	N 83°23'05" E
C5	30.00'	84°56'12"	44.47'	40.51'	N 33°56'48" W
C6	810.00'	15°22'19"	217.32'	216.67'	N 84°06'03" W
C7	890.00'	15°15'50"	237.13'	236.43'	S 84°09'15" E
C8	30.00'	86°13'48"	45.10'	41.01'	N 60°21'51" E
C9	890.00'	2°12'41"	34.35'	34.35'	N 18°21'19" E
C10	810.00'	11°02'37"	156.13'	155.68'	S 63°40'11" W

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

**PRELIMINARY PLAT OF
TEXAS STATE
TECHNICAL COLLEGE FORT BEND**

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

7 RESERVES (74.913 ACRES) 3 BLOCKS

MAY 6, 2015 JOB NO. 1868-1501-310
OWNER:
THE HENDERSON-WESSENDORFF FOUNDATION
PAT McDONALD, PRESIDENT/CEO
611 MORTON STREET, RICHMOND, TEXAS 77469
(281) 342-2044

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

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

CAD: [Name] MYLAR CHECK: [Name] COORD: [Name] DIR: [Name]

ITEM 3

Adjournment.