

NOTICE OF PLANNING COMMISSION MEETING

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

DATE: Wednesday, January 22, 2014
TIME: 6:00 p.m.
PLACE: Rosenberg City Hall
City Hall Council Chamber
2110 4th Street
Rosenberg, Texas 77471
PURPOSE: Rosenberg Planning Commission Meeting

Call to order:

AGENDA

1. Consideration of and action on minutes of the Regular Planning Commission Meeting of December 18, 2013. (LeLaurin-Moore)
2. Consideration of and action on the Preliminary Plat of Bonbrook Plantation North Section Ten, being 12.3 acres of land containing 39 lots (65' x 115' typ.) and one reserve in the three blocks out of the Wiley Martin League, A-56, City of Rosenberg, Fort Bend County, Texas. (Tanner)
3. Consideration of and action on the Preliminary Plat of Bonbrook Plantation North Section Eleven, being 8.9 acres of land containing 35 lots (65' x 115' typ.) in three blocks out of the Wiley Martin League, A-56, City of Rosenberg, Fort Bend County, Texas. (Tanner)
4. Consideration of and action on 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. (Tanner)
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. (Tanner)
6. Consideration of and action on the Preliminary Plat of The Reserve at Brazos Town Center Section Three, being 20.2 acres of land containing 62 lots (50' x 130' typ.) and three reserves in three blocks out of the Jane H. Long League Survey, A-55, & Simon Jones Survey, A-271, City of Rosenberg, Fort Bend County, Texas. (Tanner)
7. Consideration of and action on the Final Plat of Our Lady of Guadalupe Catholic Church, a subdivision of 4.6750 acres, or 203,644 square feet of land, being a partial replat of Lots 1-8, 11-16 and a portion of Lots 9 & 10, Block 8, Lots 10-16 and portions of Lots 5-8, Block 5, Kaffenberger Addition, recorded under Volume 6, Page 16, Plat Records of Fort Bend County, in the Henry Scott League, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas; 1 block, 2 reserves, 0 lots. (Tanner)
8. Consideration of and action on the Final Plat of River Run at the Brazos Section Three-B, being a subdivision of 8.4897 acres out of the Wm. Lusk Survey, A-276, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 158); 36 lots, 3 blocks, 0 reserves. (Tanner)
9. Consideration of and action on the Staff Report of Current Activities and Requests for Future Agenda Items. (Tanner)
10. Announcements.
11. Adjournment.

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

[EXECUTION PAGE TO FOLLOW]

DATED AND POSTED this the 15th. day of January 2014, at 3:55 p. m. by
Christine Krahn.



Christine Krahn

Attest:
Christine Krahn, Acting City Secretary

Robert Gracia
Approved for Posting:
Robert Gracia, City Manager

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

ITEM 1

Minutes:

- 1. Planning Commission Regular Meeting Minutes for November 20, 2013.**

PLANNING COMMISSION MEETING MINUTES

DRAFT

On this the 18th day of December 2013, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

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

STAFF PRESENT

Vincent M. Morales, Jr.	Mayor
Cynthia McConathy	Councilor, At Large Position Two
Dwayne Grigar	Councilor, District 3
Robert Gracia	City Manager
Linda Cernosek	City Secretary
Charles Kalkomey	City Engineer
Travis Tanner	Planning Director
Matt Fielder	Economic Development Director
Kaye Supak	Executive Assistant
Lora Lenzsch	City Attorney
Renée LeLaurin-Moore	Secretary II

OTHERS PRESENT

Geoff Freeman	Kelly R. Gilbert & Associates, Inc. (Brazos Town Center)
Ryan Sweeney	NewQuest Properties (Brazos Town Center)

CALL TO ORDER

Chairperson Pavlovsky called the meeting to order at 6:00 p.m.

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF NOVEMBER 20, 2103.

Action Taken: Commissioner Casias moved, seconded by Vice Chairperson Phipps, to approve the minutes of the Regular Planning Commission Meeting of November 20, 2013, as written. The motion carried by a vote of five "ayes" and one abstention. **Ayes:** *Chairperson Pavlovsky, Vice Chairperson Phipps, Commissioners Casias, Poldrack, and Urbish.* **Abstention:** *Commissioner Parsons.*

2. CONSIDERATION OF AND ACTION ON A PROPOSED AMENDMENT TO THE DEVELOPER'S CONCEPTUAL PLAN FOR BRAZOS TOWN CENTER.

Executive Summary: The original Development Agreement for Brazos Town Center, dated December 07, 2004,

contained an exhibit, Exhibit "B," consisting of the Developer's Conceptual Plan. The Conceptual Plan has since been amended twice, most recently in June 2011. The most recently approved version of the Conceptual Plan is attached for reference.

NewQuest Properties, Inc., recently approached City staff regarding an approximately 47-acre tract in Brazos Town Center. The tract is in the northeast portion of Brazos Town Center, north of Town Center Boulevard and abutting FM 762 and the railroad right-of-way. Per the Developer's current Conceptual Plan, updated by Resolution No. R-1329 in 2011, 45'x110' patio home lots are permitted on the property. The Developer has indicated Perry Homes as a potential buyer for the tract; however, Perry Homes would intend to plat 50'x130' standard single-family residential lots on the property. This is an increase in lot size of over 30 percent; however, it is a change in the product type from patio homes (zero lot line construction) to standard detached residences. As a result of this, staff believed the proposal would require an amendment to the Conceptual Plan and approval by the Planning Commission and City Council.

The proposed amendment would result in a reduction in density by 85 lots, or 34 percent, on the 47-acre tract, from 251 to 166 lots. Perry Homes has also provided sample elevations, which are attached. While not exact, it is anticipated that the development of this property will be substantially similar in terms of house size and exterior finishes to the attached elevations. Further, the Developer has suggested a minimum house size of 1,650 square feet with a minimum of 51 percent masonry exterior construction. While the current minimum lot size requirement is for sixty (60) foot lots, staff believes this amendment is an improvement over what is currently allowed on the tract and supports the amendment and revised Conceptual Plan.

Key Discussion:

- Mr. Tanner presented the item and reviewed the executive summary.
- Commissioner Poldrack stated that the current "Subdivision" Ordinance has a 60-foot lot as minimum. These are less than the current requirement. Is that a violation of the Ordinance since this tract has not been platted previously?
- Mr. Tanner replied that in his opinion, this is not a violation of the Ordinance. This development began in 2004/2005 and what is on the Land Plan is an exhibit to the Development Agreement itself. There were 45-foot patio lots specified for this area and they are increasing the lot size. It would not be a violation of the lot size but a change to their Agreement.
- Commissioner Poldrack inquired if that would open the door for others to come in wanting to develop 50-foot lots.
- Mr. Tanner replied that he does not believe it does. In this case, we are increasing the lot size. In another development, if someone wanted to increase their lot size, in an apples to apples comparison, that would be different. He does not see anyone coming in with raw land wanting to develop 50-foot lots.
- Commissioner Poldrack inquired if Ms. Lenzsch agreed with Mr. Tanner's interpretation.
- Ms. Lenzsch replied that she does agree.
- Commissioner Parsons stated that the Commission was not 100% happy with the smaller development (patio homes).

Action Taken: Commissioner Parsons moved, seconded by Commissioner Urbish, to recommend approval to City Council of the proposed Amendment to the Developer's Conceptual Plan for Brazos Town Center. The motion carried unanimously.

3. **HOLD A PUBLIC HEARING ON A PRELIMINARY PLAT OF WALSH ROAD INDUSTRIAL PARK, A SUBDIVISION OF 24.513 ACRES OF LAND OVERALL BEING A PARTIAL REPLAT OF RESERVE "C" AND A PARTIAL REPLAT OF RESERVE "D" OF FIFTY-NINE SOUTH INDUSTRIAL PARK SUBDIVISION (VOLUME 27, PAGE 11; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 0 LOTS, 21 RESERVES, 3 BLOCKS.**

Executive Summary: The Preliminary Plat of Walsh Road Industrial Park is a proposed subdivision consisting of approximately 24.5 acres and 21 reserves. It is located immediately north of the intersection of Walsh and Klauke Roads. The proposed reserves are, on average, just over one (1) acre in size. Also included is a proposed Reserve "O" restricted to drainage use for detention purposes.

From a development standpoint, the proposed deed restrictions for the subdivision generally limit the property to office, warehouse, distribution and light manufacturing use. The restrictions also provide for the association to maintain common areas such as the detention pond. It is also important to note that the West Fort Bend Management District bisects the property being replatted and encompasses twelve (12) of the proposed reserves or building sites, and a portion of two (2) others, not including the detention reserve. The Management District's standards will play a role in the future development of those sites.

As seen in the motion, the proposed Plat also constitutes a partial replat of Fifty-Nine South Industrial Park, originally platted in 1981. That being said, a public hearing is required per State law (Ch. 212, Local Government Code) and the "Subdivision" Ordinance.

Chairperson Pavlovsky opened the public hearing at 6:03 p.m. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 6:04 p.m.

4. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF WALSH ROAD INDUSTRIAL PARK, A SUBDIVISION OF 24.513 ACRES OF LAND OVERALL BEING A PARTIAL REPLAT OF RESERVE "C" AND A PARTIAL REPLAT OF RESERVE "D" OF FIFTY-NINE SOUTH INDUSTRIAL PARK SUBDIVISION (VOLUME 27, PAGE 11; PLAT RECORDS OF FORT BEND COUNTY, TEXAS) BEING IN THE HENRY SCOTT SURVEY, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 0 LOTS, 21 RESERVES, 3 BLOCKS.

Executive Summary: As discussed in the previous Agenda item, the Preliminary Plat of Walsh Road Industrial Park is a proposed subdivision consisting of approximately 24.5 acres and 21 reserves located north of the intersection of Walsh and Klauke Roads. The proposed uses within the subdivision are generally office, warehouse, distribution and light manufacturing. As discussed, the West Fort Bend Management District bisects the property; therefore, the District's standards will play a role in the future development of more than half of the proposed reserves.

A public hearing was included in the Agenda because the proposed Plat also constitutes a partial replat of Fifty-Nine South Industrial Park (platted in 1981). City staff has reviewed the proposed Preliminary Plat and has found that it is not in conflict with any regulations. Staff recommends approval of the Preliminary Plat of Walsh Road Industrial Park.

Key Discussion:

- Mr. Tanner presented the item and reviewed the executive summary.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Walsh Road Industrial Park, a subdivision of 24.513 acres of land overall, being a partial replat of Reserve "C" and a partial replat of Reserve "D" of Fifty-Nine South Industrial Park Subdivision (Volume 27, Page 11; Plat Records of Fort Bend County, Texas), being in the Henry Scott Survey, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas; 0 lots, 21 reserves, 3 blocks. The motion carried unanimously.

5. CONSIDERATION OF AND ACTION ON A REQUEST BY IDS ENGINEERING GROUP TO EXTEND THE PRELIMINARY PLAT APPROVAL OF BUSINESS PARK DRIVE AND PARK COURT STREET DEDICATION PLAT/ROSENBERG BUSINESS PARK STREET DEDICATION PLAT.

Executive Summary: The Preliminary Street Dedication Plat of Business Park Drive and Park Court is located in the Rosenberg Business Park and will connect to the southeast side of FM 2218 between the intersections of FM 2218 and Bryan and Danziger Roads. The right-of-way dedication is needed for the Rosenberg Development Corporation (RDC) and City to construct the street and utilities per the approved Development Agreement.

The plat is consistent with the Development Agreement and was approved by the Planning Commission on June 26, 2013, contingent on RDC approval of the street names before Final Plat approval. Approval of the Preliminary Plat was set to expire if an extension was not requested for this Planning Commission meeting date. The applicant has requested an extension while they complete the design of the public infrastructure for the plat, which is a requirement of Final Plat submittal.

The reason the infrastructure design is delayed slightly is due to it being a public-private partnership. Staff does expect an extension until June 2014 to be sufficient, however. The overall project continues to move forward, as the original Municipal Utility District for Wind Meadows (Fort Bend County MUD No. 150) was officially dissolved on Thursday, December 5, 2013. There being no further issues, staff recommends approval of the extension.

Key Discussion:

- Mr. Tanner presented the item and reviewed the executive summary.
- Commissioner Parsons inquired how long the extension would be.
- Mr. Tanner replied six months.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Parsons, to approve the request by IDS Engineering Group to grant a one-time extension of the Preliminary Plat approval of Business Park Drive and Park Court Street Dedication Plat/Rosenberg Business Park Street Dedication Plat for six (6) months, to now expire on June 21, 2014. The motion carried unanimously.

6. CONSIDERATION OF AND ACTION ON A RESOLUTION OF THE ROSENBERG PLANNING COMMISSION SUPPORTING THE CONTINUATION OF THE COMMISSION'S ESTABLISHED MEETING SCHEDULE OF THE FOURTH WEDNESDAY OF EACH MONTH, EXCLUDING NOVEMBER AND DECEMBER; AND, SUPPORTING THE ABILITY OF CITIZEN VOLUNTEERS SERVING EACH CITY BOARD, COMMITTEE, COMMISSION, AND TASK FORCE TO DETERMINE THE BEST MEETING DATE AND TIME TO PERFORM THE BUSINESS OF SAID BOARD, COMMITTEE, COMMISSION, AND TASK FORCE.

Executive Summary: At the regular November 18, 2013 Planning Commission Meeting, the Commission voted unanimously to present a Resolution to City Council regarding the newly adopted policy to discontinue City meetings on Wednesdays.

Staff has drafted the attached Resolution for the Commission's review and approval. Should the Commissioners approve the Resolution, this item will be placed on a January City Council Meeting Agenda. Staff recommends that a representative be selected to present said Resolution to City Council at a future meeting.

Key Discussion:

- Mr. Tanner presented the item and stated that the Commission had requested this item at the last meeting and staff recommends the Commission select a representative to present this Resolution to City Council at a future meeting.
- Vice Chairperson Phipps stated that when he originally applied for this Commission, he was not aware of what days the meetings were held. He agreed to serve at the pleasure of the City and the City Council. He is not in favor of trying to dictate to the City of when we can meet. There are also considerations of short-handedness and overworking of City employees and that needs to be taken into consideration as well.
- Commissioner Parsons replied that when he applied for his fourth term on this Commission, he was aware of when the meeting days were and took care to schedule around those dates. This Commission could agree to meet on any day that we want to meet but the point is that this Committee, a Charter Committee, does not need to be directed by Council as to when we can meet and when we cannot.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to approve the Resolution of the Planning Commission regarding the continuation of the established meeting schedule of the fourth Wednesday of each month, excluding November and December, and supporting the ability of citizen volunteers to determine a mutually agreeable meeting schedule.

Additional Discussion:

- Chairperson Pavlovsky stated that he does not think we are dictating to Council as to when we meet, this Resolution is a recommendation and not a dictation.

Upon voting, the motion carried by a vote of five "ayes" to one "no". **Ayes:** *Chairperson Pavlovsky, Commissioners Casias, Parsons, Poldrack, and Urbish.* **No:** *Vice Chairperson Phipps.*

7. CONSIDERATION OF AND ACTION ON THE WORKS IN PROGRESS REPORT AND REQUESTS FOR FUTURE AGENDA ITEMS.

Executive Summary: The Works in Progress Report consists of projects that staff is currently working on, projects that staff anticipates working on in the near future, and projects that have recently been completed. Projects can be initiated by City Council, Planning Commission, or staff.

At this time, staff is seeking direction from the Planning Commission regarding the contents of this report. Rather than a list of previous agenda/discussion items, a staff report of current activities could be provided. This could include, but would not be limited to, updates on the Comprehensive Plan, new construction, population, etc.

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

Key Discussion:

- Mr. Tanner stated that staff is continuing to look at the submittals for the Comprehensive Plan Update and the Requests for Qualifications (RFQ) that went out recently. That is something that will come to this Commission in the future. Staff is working through the "Sign" Ordinance amendments with City Council and anticipates bringing another amendment to Council in January or February. Staff would like some input from the Commission on the current format of this report. Currently, we provide a list of pending items or items discussed in the past, many of which were discussed some time ago. We would like to see if you would prefer a more current report showing current activities.
- Commissioner Parsons stated that we have discussed this before, but this department is understaffed and the City is growing a great deal. We would hope that Council will soon consider increasing the Planning staff; as we have more activity, we need more help.
- Commissioner Parsons also stated that in terms of future Agenda items, he would like to return to the discussion regarding One-Way Pairs. He is not interested in the Commission's stand on whether or not an election should be held but he would like to get a feel from this group since we have some responsibility for looking after the use of property within the City of Rosenberg. He would like to consider a Resolution to either endorse or not endorse the One-Way Pairs Project, whichever way the vote may go. We have tried this once before and by the time we got to the item, the statement was made that the project was a "done deal," but that does not appear to be the case. He would like this added as a future discussion item.

No action taken.

8. ANNOUNCEMENTS.

Chairperson Pavlovsky wished those present a Merry Christmas.

9. ADJOURNMENT.

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission Meeting at 6:12 p.m.

Renée LeLaurin-Moore
Secretary II



PLANNING COMMISSION COMMUNICATION

January 22, 2014

ITEM #	ITEM TITLE
2	Preliminary Plat of Bonbrook Plantation North Section Ten

MOTION

Consideration of and action on the Preliminary Plat of Bonbrook Plantation North Section Ten, being 12.3 acres of land containing 39 lots (65' x 115' typ.) and one reserve in the three blocks out of the Wiley Martin League, A-56, City of Rosenberg, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Bonbrook Plantation North Section Ten.

MUD #	City/ETJ	ELECTION DISTRICT
155 (Bonbrook Plantation)	City	N/A

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Bonbrook Plantation North Section Ten
2. Land Plan for Bonbrook Plantation – 09-25-07

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Planning Director

Reviewed by:

___ Planning Director

X City Engineer *AK*

EXECUTIVE SUMMARY

The proposed Preliminary Plat of Bonbrook Plantation North Section Ten is located off 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 12.3 acres and thirty-nine (39) single-family residential lots. There is also one (1) landscape reserve consisting of 0.92 acres and containing an existing pipeline easement.

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. Per previous requests, the applicant also 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%).

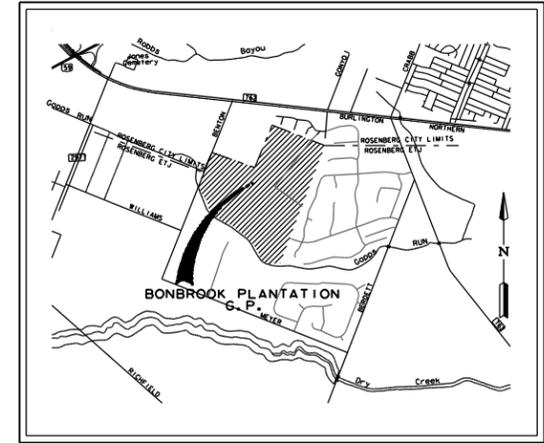
The proposed Preliminary Plat is not in conflict with any applicable regulations or with the approved Land Plan for Bonbrook Plantation. That being said, staff recommends approval of the Preliminary Plat of Bonbrook Plantation North Section Ten.

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



PLANNING COMMISSION COMMUNICATION

January 22, 2014

ITEM #	ITEM TITLE
3	Preliminary Plat of Bonbrook Plantation North Section Eleven

MOTION

Consideration of and action on the Preliminary Plat of Bonbrook Plantation North Section Eleven, being 8.9 acres of land containing 35 lots (65' x 115' typ.) in three blocks out of the Wiley Martin League, A-56, City of Rosenberg, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Bonbrook Plantation North Section Eleven.

MUD #	City/ETJ	ELECTION DISTRICT
155 (Bonbrook Plantation)	City	N/A

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Bonbrook Plantation North Section Eleven
2. Land Plan of Bonbrook Plantation – 09-25-07 - Please refer to Agenda Item No. 2

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Planning Director

Reviewed by:

___ Planning Director

X_ City Engineer *CK*

EXECUTIVE SUMMARY

The proposed Preliminary Plat of Bonbrook Plantation North Section Eleven is located off 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 8.9 acres and thirty-five (35) 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 (3) 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 the previous Agenda item, 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 Eleven.



PLANNING COMMISSION COMMUNICATION

January 22, 2014

ITEM #	ITEM TITLE
4	Preliminary Plat of Bonbrook Plantation North Section Twelve

MOTION

Consideration of and action on 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.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Bonbrook Plantation Section Twelve.

MUD #	City/ETJ	ELECTION DISTRICT
155 (Bonbrook Plantation)	City	N/A

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Bonbrook Plantation North Section Twelve
2. Land Plan for Bonbrook Plantation – 09-25-07 – Please refer to Agenda Item No. 2

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Planning Director

Reviewed by:

___ Planning Director

X City Engineer *OK*

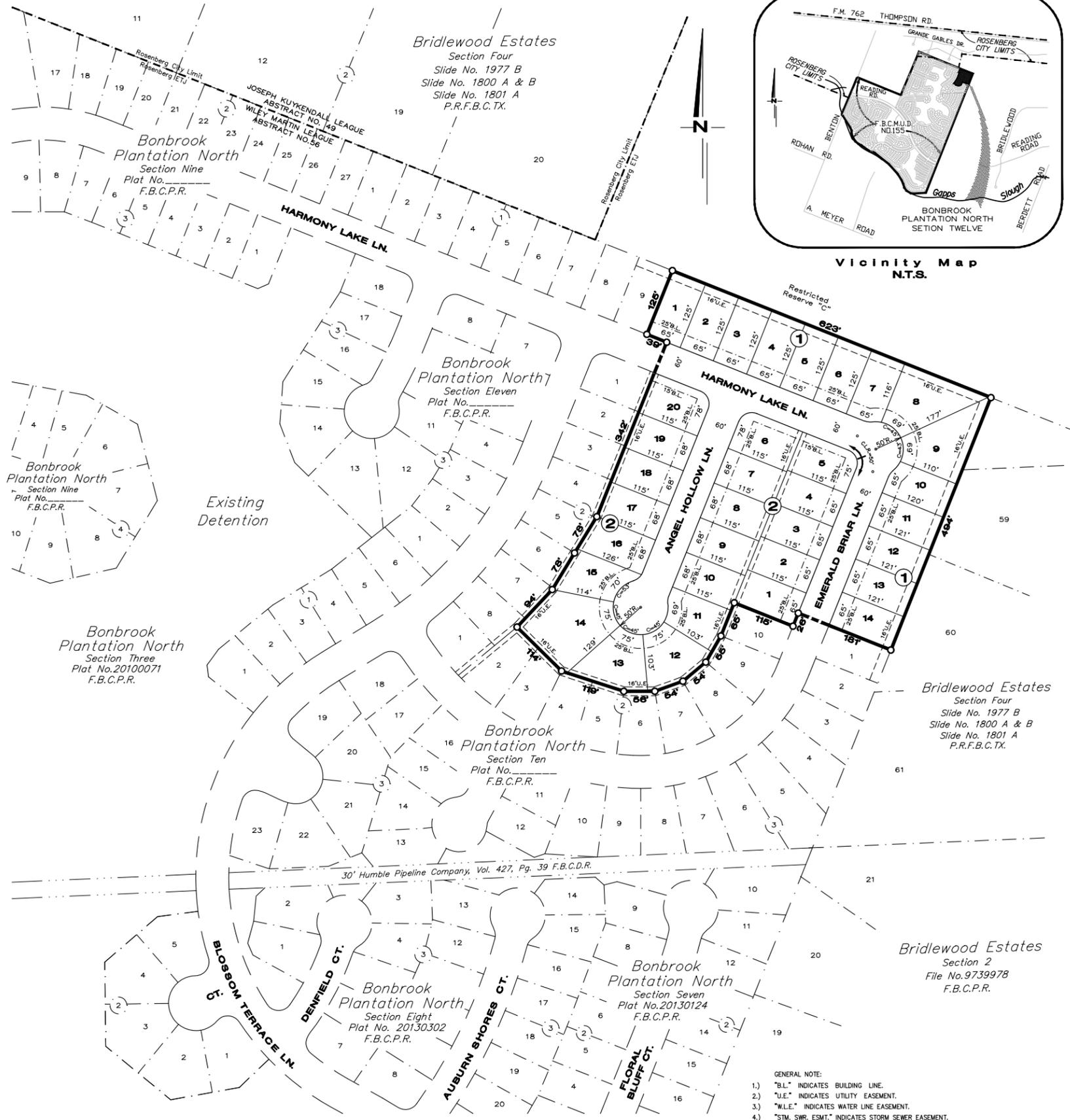
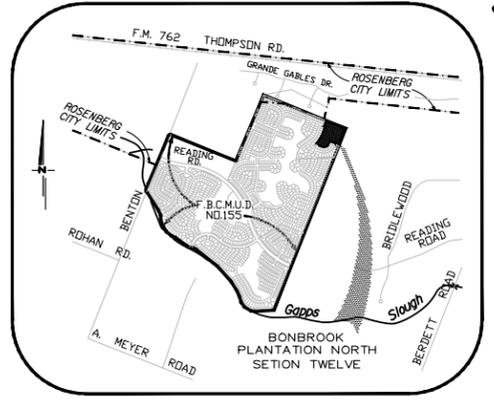
EXECUTIVE SUMMARY

The proposed Preliminary Plat of Bonbrook Plantation North Section Twelve is located off 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.

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LOT AREA SUMMARY

BLOCK 1			BLOCK 2		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	65'	8,124	1	65'	7,475
2	65'	8,124	2	65'	7,475
3	65'	8,124	3	65'	7,475
4	65'	8,124	4	65'	7,475
5	65'	8,124	5	75'	8,474
6	65'	8,124	6	78'	8,827
7	65'	8,001	7	68'	7,820
8	65'	12,941	8	68'	7,820
9	65'	12,927	9	68'	7,820
10	65'	7,641	10	68'	7,820
11	65'	7,828	11	69'	8,084
12	65'	7,841	12	70'	9,775
13	65'	7,856	13	70'	10,575
14	65'	7,871	14	70'	10,582
			15	89'	8,403
			16	88'	8,215
			17	88'	7,820
			18	88'	7,820
			19	88'	7,820
			20	78'	8,826

TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT: 294,086 S.F./24 = 8,500 S.F. AVERAGE LOT SIZE

50' LOTS = 5
65' LOTS = 26
75'+ LOTS = 3
TOTAL LOTS = 34

- GENERAL NOTE:
- "B.L." INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "W.L.E." INDICATES WATER LINE EASEMENT.
 - "S.W.R. ESMT" INDICATES STORM SEWER EASEMENT.
 - "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - "1' RES." INDICATES ONE FOOT RESERVE.
- dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and invest in the dedicator, his heirs assigns, or successors.
- "E.T.J." INDICATES EXTRATERRITORIAL JURISDICTION LINE.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
 - IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO.481570220J, FORT BEND COUNTY, TEXAS MAP REVISED JANUARY 3, 1997, THE PROPERTY CONTAINED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT LIES WITHIN ZONE "X" AND IS OUTSIDE OF THE 100 YEAR FLOOD PLAN.
 - RESTRICTED TO SINGLE FAMILY RESIDENTIAL.

A PRELIMINARY PLAT OF

BONBROOK PLANTATION NORTH SECTION TWELVE

BEING 8.5± ACRES OF LAND CONTAINING 34 LOTS (66' X 116' TYP.) IN TWO BLOCKS.

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

OWNER:
BEAZER HOMES U.S.A.
ATTN: MR. GREG COLEMAN, (281) 897-2100
10235 WEST LITTLE YORK #115 HOUSTON TX. 77040

ENGINEER/SURVEYOR:
LJA ENGINEERING & SURVEYING, INC.
2929 BRIARPARK DRIVE, #500
HOUSTON, TEXAS 77042
ATTN: MR. GARY MENSIK, P.E. (713) 953-5200

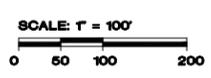
RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
"Y"	6.77 AC.	25%	1.692 AC.
(SECTION ONE)			+ SEE NOTES
REQUIRED PUBLIC PARK DEDICATION: 34 LOTS DIVIDED BY 160/LOT X .50 = 0.106 AC.			
REQUIRED PUBLIC PARK FEE: 34 LOTS X \$350.00/LOT X .50 = \$5,950.00			

Notes:

- The private park acreage of 1.692 acres indicated in the above chart lies within Bonbrook Plantation North Section One. The required private park acreage for Section One was 0.537, which leaves a 1.155 surplus to satisfy the park requirement for future sections.
- The private park acreage required for Section Two was 0.325. The surplus remaining after Section Two is 1.03 acres.
- The private park acreage required for Section Three was satisfied with park area designated on the Section Three plat.
- The private park acreage required for Section Four is 0.138. The surplus remaining after Section Four is 0.892 acres.
- The private park acreage required for Section Five was satisfied with park area designated on the Section Five plat.
- The private park acreage required for Section Six is 0.125. The surplus remaining after Section Six is 0.767 acres.
- The private park acreage required for Section Seven is 0.106. The surplus remaining after Section Seven is 0.661 acres.
- The private park acreage required for Section Eight is 0.088. The surplus remaining after Section Eight is 0.573 acres.
- The private park acreage required for Section Nine is 0.206. The surplus remaining after Section Nine is 0.367 acres.
- The private park acreage required for Section Ten is 0.122. The surplus remaining after Section Ten is 0.244 acres.
- The private park acreage required for Section Eleven is 0.109. The surplus remaining after Section Eleven is 0.156 acres.
- The private park acreage required for Section Twelve is 0.106. The surplus remaining after Section Twelve is 0.03 acres.
- All fees in List of Land shall be paid to the City of Rosenberg prior to the filing of the Final Plat with the Fort Bend County Clerk.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION ORDINANCE IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFFOREMENTED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ROSENBERG PLANNING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLATS. 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 PRELIMINARY SUBDIVISION PLAT.



NOVEMBER 20, 2013
KGA#1-102

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



PLANNING COMMISSION COMMUNICATION

January 22, 2014

ITEM #	ITEM TITLE
5	Preliminary Plat of Bonbrook Plantation South Section Five

MOTION

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.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Bonbrook Plantation South Section Five.

MUD #	City/ETJ	ELECTION DISTRICT
155 (Bonbrook Plantation)	ETJ	N/A

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Bonbrook Plantation South Section Five
2. Land Plan for Bonbrook Plantation – 09-25-07 – Please refer to Agenda Item No. 2

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Planning Director

Reviewed by:

___ Planning Director

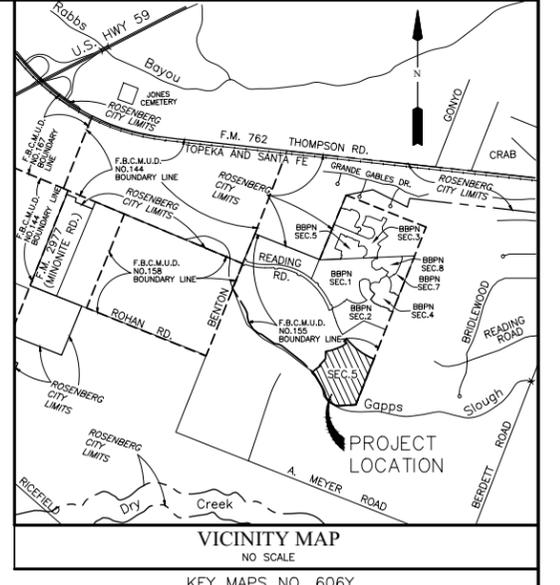
X City Engineer *AK*

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.



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.

PRELIMINARY PLAT
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
 JANUARY 7, 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
 317 LOMBARDIA DRIVE, AUSTIN, TEXAS 78734
 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



PLANNING COMMISSION COMMUNICATION

January 22, 2014

ITEM #	ITEM TITLE
6	Preliminary Plat of the Reserve at Brazos Town Center Section Three

MOTION

Consideration of and action on the Preliminary Plat of The Reserve at Brazos Town Center Section Three, being 20.2 acres of land containing 62 lots (50' x 130' typ.) and three reserves in three blocks out of the Jane H. Long League Survey, A-55, & Simon Jones Survey, A-271, City of Rosenberg, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of the Reserve at Brazos Town Center Section Three.

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

SUPPORTING DOCUMENTS:

1. Preliminary Plat of the Reserve at Brazos Town Center Section Three
2. Land Plan for the Reserve at Brazos Town Center – 12-18-13

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Planning Director

Reviewed by:

___ Planning Director

X City Engineer *AK*

EXECUTIVE SUMMARY

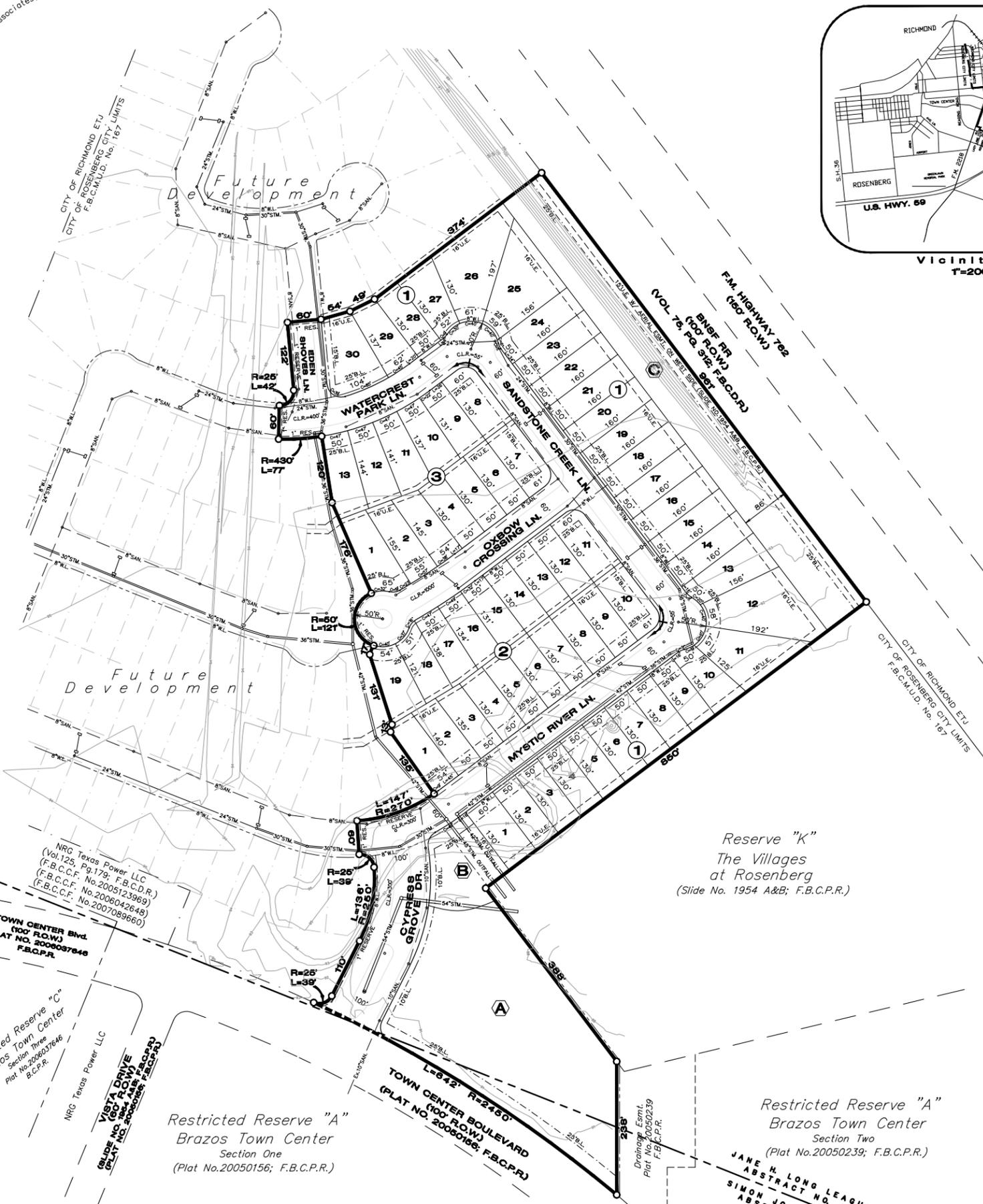
The Preliminary Plat of The Reserve at Brazos Town Center Section Three is located off of Town Center Boulevard, to the north of its intersection with Vista Drive. It is located within the City Limits and in Fort Bend County MUD No. 167. The plat consists of approximately 20.2 acres, with 62 single-family residential lots and three (3) reserves.

The typical lot size for the subdivision is 50 feet in width. This is per the approved Land Plan, as amended on December 18, 2013 (see attached). Per the amended Development Agreement, homes in this subdivision will be a minimum of 51 percent masonry construction.

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



Vicinity Map
T=2000'



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

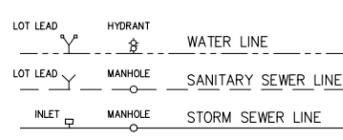
Restricted Reserve "A"
Brazos Town Center
Section One
(Plat No. 20050156; F.B.C.P.R.)

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

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	60'	7,800	1	54'	7,385	1	65'	9,128
2	50'	6,500	2	50'	6,875	2	50'	7,852
3	50'	6,500	3	50'	6,825	3	54'	7,170
4	50'	6,500	4	50'	6,500	4	50'	6,500
5	50'	6,500	5	50'	6,500	5	50'	6,500
6	50'	6,500	6	50'	6,500	6	50'	6,500
7	50'	6,500	7	50'	6,500	7	61'	7,708
8	50'	6,500	8	50'	6,500	8	60'	7,667
9	50'	6,500	9	50'	6,500	9	50'	6,780
10	50'	7,253	10	61'	7,713	10	50'	7,282
11	57'	12,494	11	60'	7,664	11	50'	7,740
12	58'	17,383	12	50'	6,500	12	50'	7,818
13	50'	9,431	13	50'	6,500	13	50'	8,063
14	50'	8,000	14	50'	8,200			
15	50'	8,000	15	50'	6,867			
16	50'	8,000	16	50'	6,846			
17	50'	8,000	17	50'	7,075			
18	50'	8,000	18	51'	6,887			
19	50'	8,000	19	54'	7,727			
20	50'	8,000						
21	50'	8,000						
22	50'	8,000						
23	50'	8,000						
24	50'	7,973						
25	59'	15,410						
26	61'	17,065						
27	52'	7,731						
28	50'	6,493						
29	62'	7,594						
30	104'	11,762						

- NOTE:
- A** RESTRICTED RESERVE "A" LAKE/DETENTION ±2.60 ACRES
 - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.39 ACRE
 - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±1.92 ACRES



- GENERAL NOTE:
- 1.) "B.L." INDICATES BUILDING LINE.
 - 2.) "U.E." INDICATES UTILITY EASEMENT.
 - 3.) "W.L.E." INDICATES WATER LINE EASEMENT.
 - 4.) "S.W.R. ESMT." INDICATES STORM SEWER EASEMENT.
 - 5.) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - 6.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - 7.) THE PROPERTY CONTAINED WITHIN THIS PRELIMINARY PLAT IS WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 167.
 - 8.) "O.P.R.F.B.C." INDICATES OFFICIAL PUBLIC RECORDS FORT BEND COUNTY.
 - 9.) "1' RES." INDICATES ONE FOOT RESERVE. dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicator, his heirs assigns, or successors.

PARKLAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	62
PUBLIC PARK REQUIREMENTS:	62 / 160 = 0.39 ACRES
PUBLIC PARK DEDICATION:	0
PRIVATE OPEN SPACE TO BE DEDICATED BY THIS PLAT:	RESTRICTED RESERVE "B": 0.39 x 0.1 = .039 AC. RESTRICTED RESERVE "C": 1.92 x 0.1 = .192 AC. TOTAL: .231 ACRES
MONEY IN LIEU OF PUBLIC PARKLAND DEDICATION:	(62 LOTS / 2) x \$350.00 = \$10,850.00

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

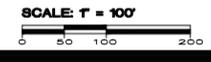
BEING 20.2± ACRES OF LAND CONTAINING 62 LOTS (50' X 130' TYP) AND THREE RESERVES IN THREE BLOCKS.

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

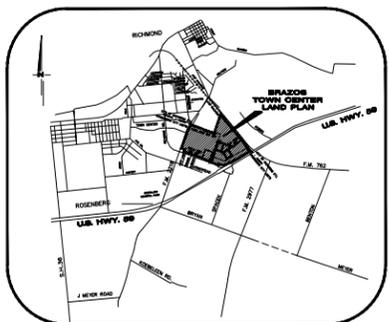
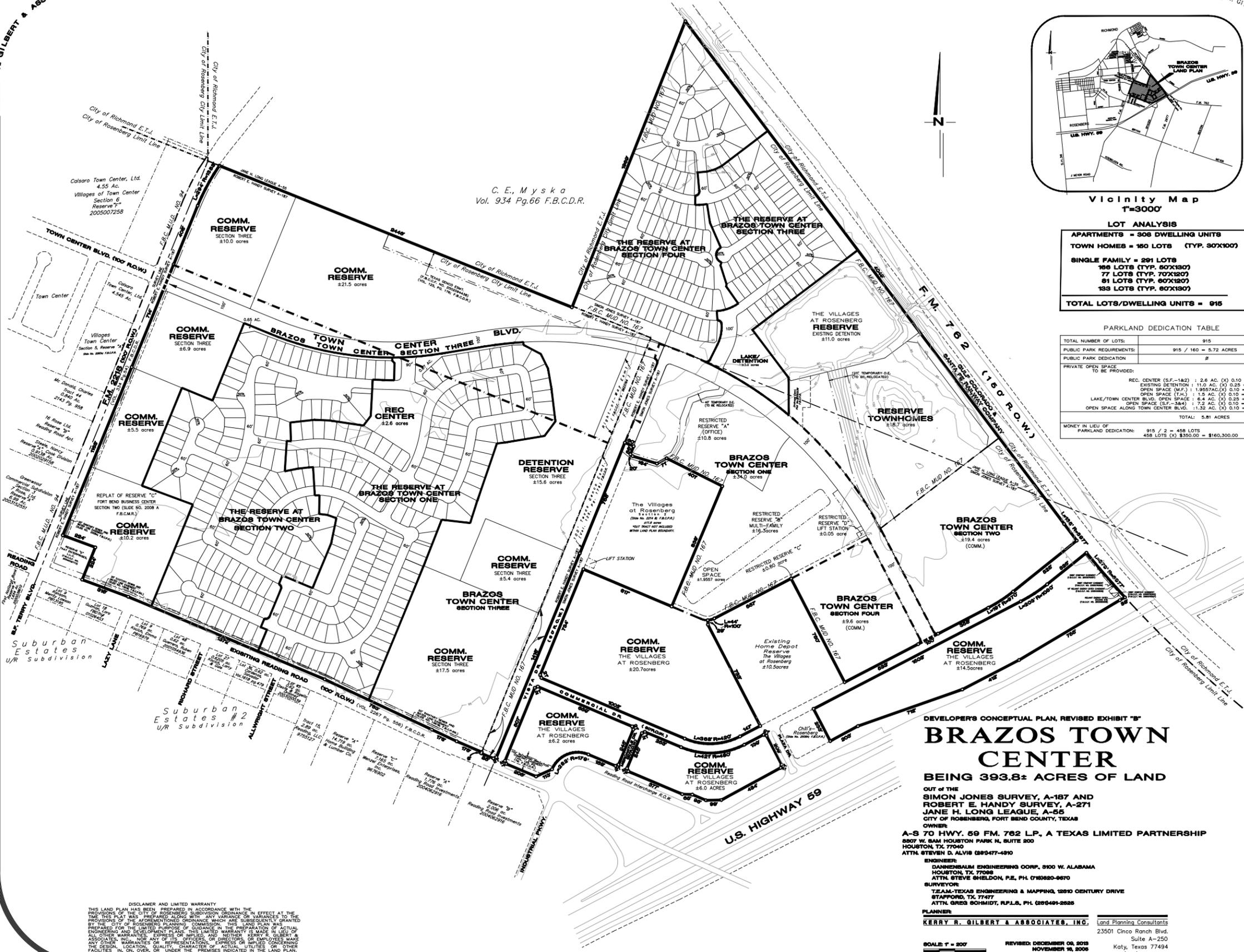
OWNER:
PERRY HOMES

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.

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



DECEMBER 09, 2013
KGA# I-118B



Vicinity Map
1"=3000'

LOT ANALYSIS

APARTMENTS = 306 DWELLING UNITS
 TOWN HOMES = 160 LOTS (TYP. 30'X100')
 SINGLE FAMILY = 291 LOTS
 188 LOTS (TYP. 50'X130')
 77 LOTS (TYP. 70'X120')
 81 LOTS (TYP. 60'X120')
 128 LOTS (TYP. 60'X150')

TOTAL LOTS/DWELLING UNITS = 915

PARKLAND DEDICATION TABLE

TOTAL NUMBER OF LOTS:	915
PUBLIC PARK REQUIREMENTS:	915 / 160 = 5.72 ACRES
PUBLIC PARK DEDICATION:	5
PRIVATE OPEN SPACE TO BE PROVIDED:	
REC. CENTER (S.F.-162) :	2.6 AC. (X) 0.10 = 0.26 AC.
EXISTING DETENTION :	11.0 AC. (X) 0.25 = 2.75 AC.
OPEN SPACE (M.F.) :	1.9557AC(X) 0.10 = .195 AC.
OPEN SPACE (T.H.) :	1.5 AC. (X) 0.10 = 0.15 AC.
LAKE/TOWN CENTER BLVD. OPEN SPACE :	6.4 AC. (X) 0.25 = 1.6 AC.
OPEN SPACE (S.F.-384) :	7.2 AC. (X) 0.10 = 0.72 AC.
OPEN SPACE ALONG TOWN CENTER BLVD. :	1.32 AC. (X) 0.10 = .132 AC.
TOTAL:	5.81 ACRES
MONEY IN LIEU OF PARKLAND DEDICATION:	915 / 2 = 458 LOTS 458 LOTS (X) \$350.00 = \$160,300.00

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

OUT OF THE
 SIMON JONES SURVEY, A-187 AND
 ROBERT E. HANDY SURVEY, A-271
 JANE H. LONG LEAGUE, A-55
 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

OWNER:
 A-S 70 HWY. 59 FM. 762 LP, A TEXAS LIMITED PARTNERSHIP
 8807 W. SAM HOUSTON PARK N, SUITE 200
 HOUSTON, TX 77040
 ATTN: STEVEN D. ALVIZ (281)477-4910

ENGINEER:
 DANIELSBALM ENGINEERING CORP, 5100 W. ALABAMA
 HOUSTON, TX 77098
 ATTN: STEVE SHELDON, P.E., PH. (713)620-0670

SURVEYOR:
 TEAM-TEXAS ENGINEERING & MAPPING, 12810 CENTURY DRIVE
 STAFFORD, TX 77477
 ATTN: GREG SCHMIDT, R.P.L.S., PH. (281)461-2825

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

SCALE: 1" = 200'
 0 100 200 400

REVISED: DECEMBER 09, 2010
 NOVEMBER 09, 2006
 KGA# 1-108A

DISCLAIMER AND LIMITED WARRANTY
 THIS LAND PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ROSENBERG SUBDIVISION ORDINANCE. THE CITY OF ROSENBERG PLANNING COMMISSION HAS REVIEWED AND APPROVED THIS PLAN. THE CITY OF ROSENBERG PLANNING COMMISSION'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF ROSENBERG PLANNING COMMISSION AND THE CITY ENGINEER MAKE NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE LAND PLAN.



PLANNING COMMISSION COMMUNICATION

January 22, 2014

ITEM #	ITEM TITLE
7	Final Plat of Our Lady of Guadalupe Catholic Church

MOTION

Consideration of and action on the Final Plat of Our Lady of Guadalupe Catholic Church, a subdivision of 4.6750 acres, or 203,644 square feet of land, being a partial replat of Lots 1-8, 11-16 and a portion of Lots 9 & 10, Block 8, Lots 10-16 and portions of Lots 5-8, Block 5, Kaffenberger Addition, recorded under Volume 6, Page 16, Plat Records of Fort Bend County, in the Henry Scott League, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas; 1 block, 2 reserves, 0 lots.

RECOMMENDATION

Staff recommends approval of the Final Plat of Our Lady of Guadalupe Catholic Church.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	1

SUPPORTING DOCUMENTS:

1. Final Plat of Our Lady of Guadalupe Catholic Church
2. Preliminary Plat of Our Lady of Guadalupe Catholic Church – 10-23-13
3. Planning Commission Meeting Minute Excerpt – 10-23-13

APPROVAL

Submitted by:*Travis Tanner*

Travis Tanner, AICP
Planning Director

Reviewed by:

Planning Director

City Engineer *OK*

EXECUTIVE SUMMARY

The Final Plat of Our Lady of Guadalupe Catholic Church consists of 4.6750 acres and two (2) reserves. Approval and subsequent recordation of the Plat would consolidate property owned by the Church and eliminate any potential issues with setbacks from interior property lines. The Plat/Replat also proposes to abandon City rights-of-way (the majority of Carlisle Street between Avenues D and E, and the entire alley between Mulcahy and Carlisle) and will facilitate redevelopment of the site with a new sanctuary.

If abandoned, the rights-of-way will be replaced by utility easements as shown on the Plat to accommodate the following:

- Access and maintenance of City water line on Carlisle and sanitary sewer line in the alley
- Access and maintenance of existing dry utilities (gas, electric, phone and cable) in rights-of-way
- Continued emergency access to Carlisle

Per Chapter 24 of the Code of Ordinances, City Council action is required to abandon City right-of-way following a recommendation from the Planning Commission. The Planning Commission approved the Preliminary Plat on October 23, 2013, and recommended approval to City Council on the issue of the right-of-way abandonment. The proposed Final Plat is consistent with the approved Preliminary Plat and staff does not find the Plat to be in conflict with any City regulations. Staff recommends the Planning Commission recommend approval of the Final Plat of Our Lady of Guadalupe Catholic Church to City Council subject to City Council approval of the right-of-way abandonment. The right-of-way abandonment will be brought to City Council simultaneously with the Final Plat at a future meeting.

STATE OF TEXAS
COUNTY OF FORT BEND

We, Our Lady of Guadalupe Church, hereinafter referred to as the Owners of the 4.5970 acre tract described in the above and foregoing map of OUR LADY OF GUADALUPE CATHOLIC CHURCH, 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 (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose 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 do hereby covenant and agree that all of the property within the boundaries of this plat is hereby 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, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby 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, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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 that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners' Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, Our Lady of Guadalupe Church, has caused these presents to be signed by the Most Reverend Daniel DiNardo, Archbishop of Galveston-Houston, thereunto authorized, this the ____ day of _____, 2014.

By: Our Lady of Guadalupe Church

The Most Reverend Daniel DiNardo
Archbishop of Galveston-Houston

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared The Most Reverend Daniel DiNardo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2014.

Notary Public in and for the
State of Texas

My Commission Expires:

I, Mike Kurkowski, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet, unless otherwise noted, and that the plat boundary corners have been tied to the Texas State Plane Coordinate System.



Mike Kurkowski
Registered Professional Land Surveyor
Texas Registration No. 5101

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of OUR LADY OF GUADALUPE CATHOLIC CHURCH in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized by the recording of this plat this ____ day of _____, 2014.

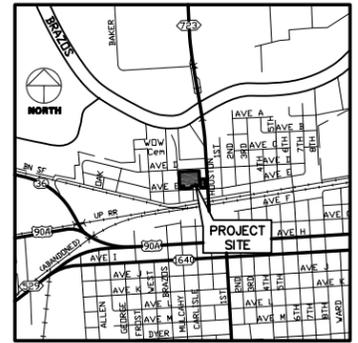
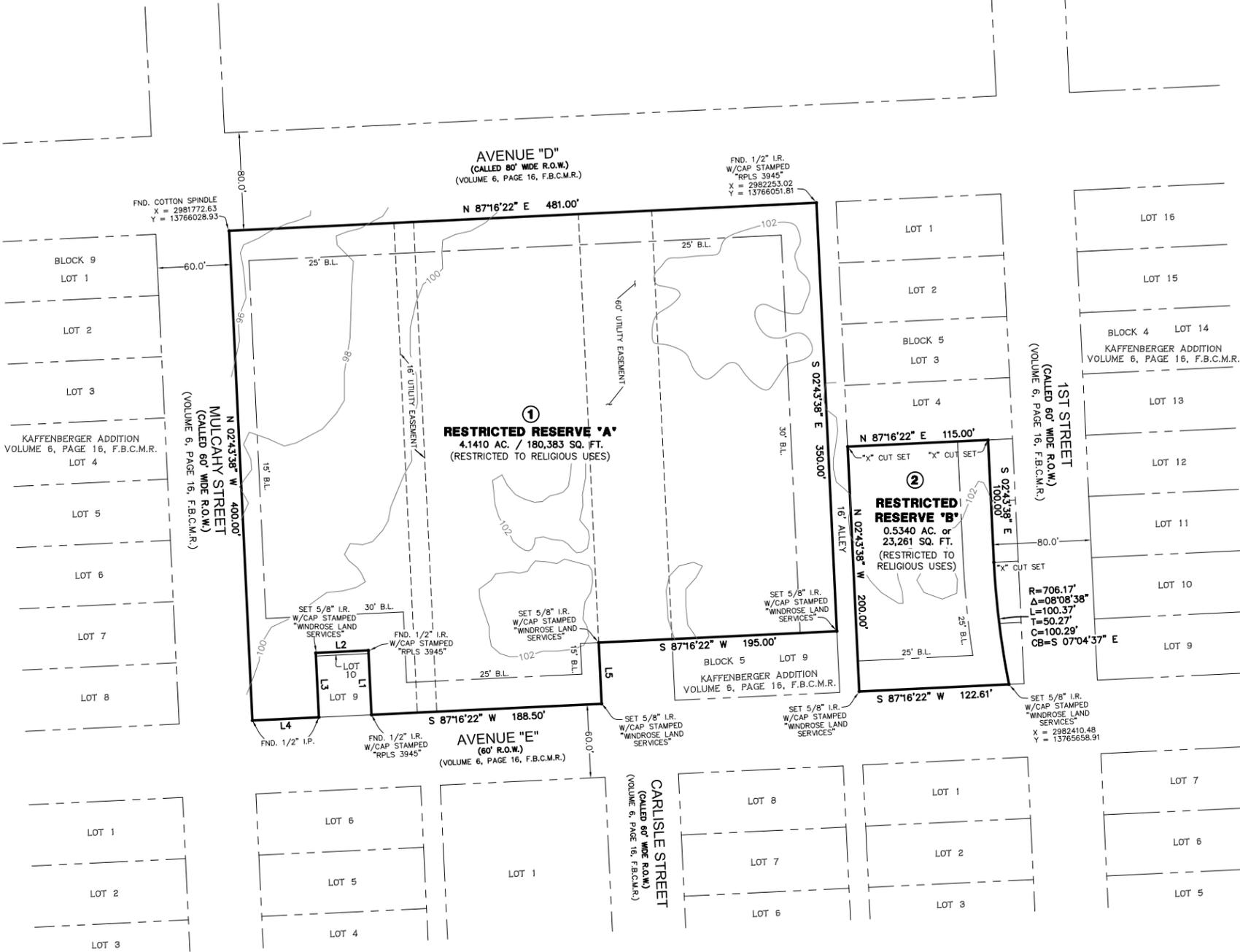
By: VINCENT M. MORALES, JR., MAYOR By: LINDA CERNOSEK, SECRETARY

I, Dianne Wilson, County Clerk in and for Fort Bend County, do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2014, at _____ o'clock ____ m., and duly recorded on _____, 2014, in Plat No. _____ of the Map Records of Fort Bend County, for said county.

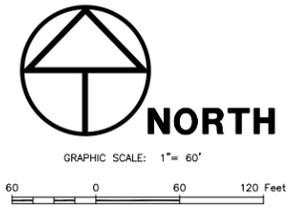
Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Dianne Wilson
Clerk of the County Court
of Fort Bend County, Texas

By: _____ Deputy



FORT BEND COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'



DISTRICT NAMES

Table with 2 columns: District Name, Description. Includes WCID, MUD, LID, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY OR CITY ETJ, ELECTRICITY / GAS, TELEPHONE / CABLE.

LINE TABLE

Table with 3 columns: Line, Bearing, Distance. Lists lines L1 through L5 with their respective bearings and distances.

OUR LADY OF GUADALUPE CATHOLIC CHURCH

A SUBDIVISION OF 4.6750 ACRES OR 203,644 SQUARE FEET OF LAND BEING A PARTIAL REPLAT OF LOTS 1-8, 11-16 AND A PORTION OF LOTS 9 & 10, BLOCK 8, LOTS 10-16 AND PORTIONS OF LOTS 5-8, BLOCK 5, KAFFENBERGER ADDITION, RECORDED UNDER VOLUME 6, PAGE 16, PLAT RECORDS OF FORT BEND COUNTY, IN THE HENRY SCOTT LEAGUE, ABSTRACT NO. 83 CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

1 BLOCK 2 RESERVES 0 LOTS
JANUARY 10, 2014

Owner: Catholic Diocese of Galveston-Houston
Engineer: ALJ Lindsey
Surveyor: Windrose Land Services, Inc.



Windrose Land Services, Inc.
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2282 Fax (713) 461-1151
Professional Development Consultants
Land Surveying, Platting, Project Management, GIS Services

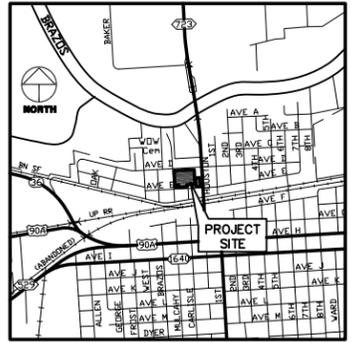
GENERAL NOTES

- 1) BENCHMARK: CITY OF ROSENBERG BENCHMARK, BRASS DISK STAMPED "RS 39" LOCATED ON STORM INLET ON THE NORTH SIDE OF READING ROAD EAST OF U.S. HIGHWAY 59 (NAVD=88). ELEVATION = 98.41'
- 2) TEMPORARY BENCHMARK: RAILROAD SPIKE LOCATED IN POWERPOLE ON THE WEST SIDE OF CARLISE STREET SOUTH OF AVENUE "D". ELEV. = 102.89'
- 3) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON CITY OF ROSENBERG BENCHMARK "RS 39" (NAVD 1988)
- 4) THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- 5) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2013-0220, EFFECTIVE DATE 12/30/2013. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 6) THIS PLAT LIES WHOLLY WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., AND THE CITY LIMITS OF ROSENBERG, WEST FORT BEND MGMT. DIST. AND FORT BEND COUNTY.
- 7) OUR LADY OF GUADALUPE CATHOLIC CHURCH LIES WITHIN ZONE X AS PER FLOOD INSURANCE RATE MAPS (FIRM) MAP NUMBER 48157C0230L, 48157C0235L, 48157C0240L & 48157C0245L, REVISED PRELIMINARY DATED MARCH 23, 2014.
- 8) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- 9) NO PIPELINES AND/OR PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THIS SUBDIVISION.
- 10) FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- 11) THE MINIMUM SLAB ELEVATION SHALL BE 102.0' 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.
- 12) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 13) THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. L23.
- 14) 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 0.999871086.
- 15) SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF ROSENBERG.
- 16) NO OWNER OF THE LAND SUBJECT TO A PUBLIC 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.
- 17) A PROJECT BENCHMARK WILL BE INSTALLED, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT ON THIS SITE.
- 18) PAVING OF UTILITY EASEMENTS SHALL BE PERMITTED; HOWEVER, THE CITY OF ROSENBERG IS NOT RESPONSIBLE FOR MAINTAINING OR REPLACING THE PAVEMENT IN THE EVENT CITY UTILITIES MUST BE ACCESSED.
- 19) EMERGENCY ACCESS SHALL BE MAINTAINED THROUGHOUT THE 60' UTILITY EASEMENT (FORMERLY CARLISE STREET).

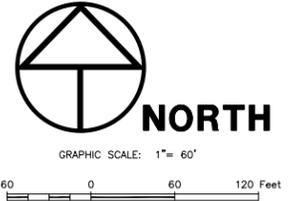
ABBREVIATIONS

- ESMT. - EASEMENT
- FND - FOUND
- F.B.C.C.F. - FORT BEND COUNTY CLERK FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT

\\WESSRV03\PROJECTS\16189-OUR LADY OF GUADALUPE CATHOLIC CHURCH\PLATTING DRAWINGS\OUR LADY OF GUADALUPE CATHOLIC CHURCH



FORT BEND COUNTY, TEXAS
VICINITY MAP
 SCALE: 1" = 2000'

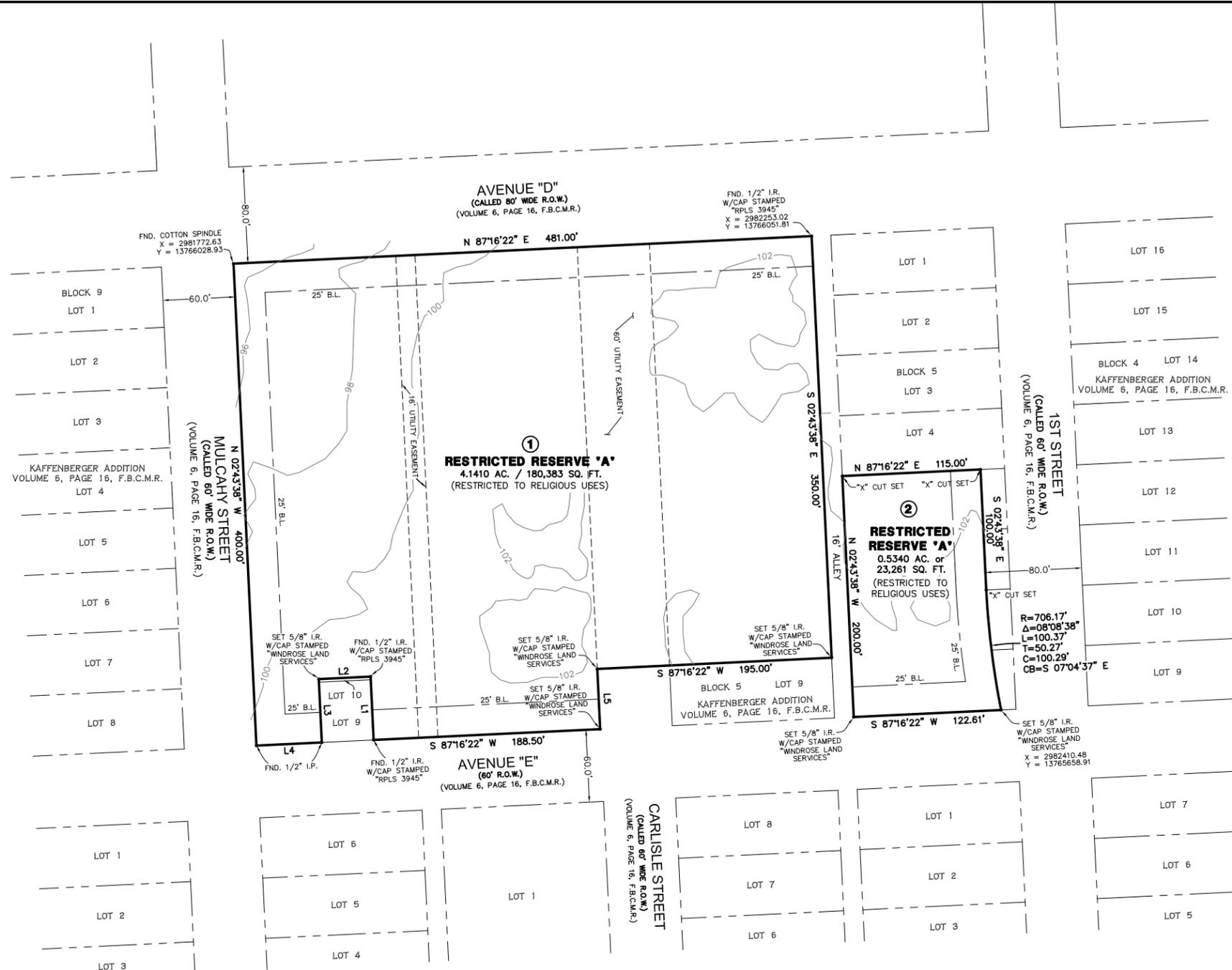


DISTRICT NAMES

WCID	NONE
MUD	NONE
LID	NONE
DID	FBC DRAINAGE
SCHOOL	LAMAR CISD
FIRE	ROSENBERG
IMPACT FEE AREA	CITY OF ROSENBERG
CITY OR CITY ETJ	CITY OF ROSENBERG
UTILITIES CO.	SOUTHWESTERN BELL

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°43'38" W	52.60'
L2	S 87°16'22" W	43.10'
L3	N 02°43'38" W	52.60'
L4	S 87°16'22" W	54.40'
L5	S 02°43'38" E	50.00'



ABBREVIATIONS

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- U.E. - UTILITY EASEMENT

PRELIMINARY PLAT OF
 OUR LADY OF
 GUADALUPE CATHOLIC CHURCH

A SUBDIVISION OF 4.6750 ACRES OR 203,644 SQUARE FEET OF LAND BEING A PARTIAL REPLAT OF LOTS 1-8, 10-16 AND A PORTION OF LOT 9, BLOCK 8, LOTS 10-14 AND PORTIONS OF LOTS 5-8, BLOCK 5, KAFFENBERGER ADDITION, RECORDED UNDER VOLUME 6, PAGE 16, PLAT RECORDS OF FORT BEND COUNTY, IN THE HENRY SCOTT LEAGUE, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS

1 BLOCK 2 RESERVES
 OCTOBER 08, 2013

Owner: Catholic Diocese of Galveston-Houston
 P.O. Box 907
 Houston, TX 77001
 Ph: (713) 659-5461

Engineer: ALJ Lindsey
 6111 FM 1960 West, Suite 208
 Houston, TX 77069
 Ph: (281) 301-5955



Surveyor
Windrose Land Services, Inc.
 3200 Wilcrest, Suite 325
 Houston, Texas 77042
 Phone (713) 458-2282 Fax (713) 461-1151

Professional Development Consultants
 Land Surveying, Platting, Project Management, GIS Services

a typical lot size of fifty-five feet (55') for this area of the development. The majority of the proposed lots are fifty-five-foot (55') lots. Eighteen (18) of the lots are sixty feet (60') or greater in width. Six (6) of the lots are cul-de-sac or "knuckle" lots that are approximately fifty-five feet (55') as measured at the front building line, but only forty feet (40') at the right-of-way, indicating they are fifty-feet or greater (50'+) lots as described in the lot area summary table.

All subdivisions platted so far in Bonbrook Plantation have been in compliance with the approved Land Plan. According to the Land Plan, at build-out, the development will contain 216 (18%) fifty-foot lots, 489 (40%) fifty-five-foot lots, and 515 (42%) sixty-five-foot lots, and a total of 1,220 lots.

The proposed Preliminary Plat is not in conflict with the Development Agreement for MUD No. 155 or with the "Subdivision" Ordinance. Staff recommends approval of the Preliminary Plat of Bonbrook Plantation North Section Nine.

Key Discussion:

- Mr. Tanner presented the item and reviewed the executive summary.
- Chairperson Pavlovsky inquired how much of that subdivision is left to develop?
- Mr. Tanner replied there is approximately 1/3 to 1/4 yet to develop.
- Commissioner Parsons inquired how many lots.
- Mr. Tanner replied it could be about 200-300 lots since there are 1,200 lots in the development. They are a good way along.
- Commissioner Parsons inquired of the lots left, are they all 50-foot lots?
- Mr. Tanner replied no. There is a combination of 55 and 60 foot lots and some others so they are a mix of sizes.
- Commissioner Parsons stated that since this is a question we ask each time, would staff provide us with how many lots are left in the development and what sizes they are.
- Mr. Tanner replied that we can do that as best we can. We will need to go back to previous plats and add them up.
- Commissioner Parsons stated that this is something he would like to see on a regular basis.
- Councilor McConathy stated that some of those are subject to changes and the trend is to increase the lot sizes.
- Commissioner Parsons replied that he would like to see how many smaller lots were reduced and how many larger lots would be in their place. What we would like to see is what we have left in total lots in various sizes. The Commission may wish to make a recommendation to City council to increase the size of the next generation. If we have 20-25 years left of 50-foot lots, we may want to consider something different in the future.
- Mr. Tanner replied that we do required the larger lot sizes now. This is a vested land plan under different regulations.
- Geoff Freeman, 1115 Montour, Houston, Texas, is with Kerry R. Gilbert & Associates, and stated that he has a spreadsheet at the office that we use to track the development in Bonbrook and the percentages of under 60-feet and over 60-feet. Overall, there needs to be at least a 51% balance of over 60-foot lots. He will send it to Travis and hope that helps answer some of those questions.
- The Commissioners thanked Mr. Freeman.

Action Taken: Commissioner Parsons moved, seconded by Vice Chairperson Phipps, to approve the Preliminary Plat of Bonbrook Plantation North Section Nine, being 15.1 acres of land containing 66 lots (55'x120' typ.) in four blocks, out of the Wiley Martin League, A-56, City of Rosenberg, Fort Bend County, Texas. The motion carried unanimously.

3. CONSIDERATION OF AND ACTION ON A REQUEST BY OUR LADY OF GUADALUPE CATHOLIC CHURCH FOR THE CITY TO ABANDON TWO TRACTS OF RIGHT-OF-WAY TOTALING 0.629 ACRES ON THE SOUTH SIDE OF AVENUE D BETWEEN MULCAHY STREET AND FM 723.

Executive Summary: On July 10, 2013, Our Lady of Guadalupe Catholic Church (Church) approached the City and had a pre-construction meeting regarding the redevelopment of their property to include a new sanctuary. The Church owns the majority of the property bounded by Mulcahy Street, FM 723, and Avenues D and E. A vicinity map depicting property ownership is attached. In addition to the new development, part of

their reason for meeting with the City was to request the City's release of Carlisle Street between Avenues D and E, and the alley between Carlisle and Mulcahy Streets, to facilitate their development. The reasons stated were for security purposes, including potentially "gating" the street and alley, and to avoid issues with setbacks from property lines. A vicinity map and metes and bounds and survey exhibits of the right-of-way tracts are attached.

The City stated that a request to abandon the right-of-way would be required in writing (see attached) and that the City would have to investigate utilities, property ownership, and other issues to formally respond. Staff investigated and found (1) that there was a tract abutting Carlisle Street that is not owned by the Church and (2) the following utilities in the proposed rights-of-way:

- Carlisle Street: City water line; CenterPoint overhead utilities and streetlights
- Alley: City sanitary sewer; CenterPoint gas and overhead electric, and potential Comcast and AT&T utilities

As a result of these findings, it was staff's suggestion to the Church that (1) the portion of right-of-way abutting a separate property owner not be abandoned, (2) that any rights-of-way released by the City be kept at a minimum as utility easements, and (3) that emergency access be kept on Carlisle between Avenues D and E. Staff also communicated to the Church that by Ordinance the City cannot incur any costs associated with the right-of-way abandonment and that the property must be appraised. As with other similar cases, the Church would be responsible for the cost of the appraisal and for payment to the City in an amount equal to the appraised value. Finally, City staff communicated to the Church that they must coordinate with CenterPoint, Comcast and AT&T regarding Letters of No Objection to the right-of-way abandonment. Staff is of the opinion that keeping the rights-of-way as utility easements might also prevent issues with these utilities.

Provided all of the above issues are addressed, staff does not object to the City abandoning the proposed rights-of-way because the recommended portions of right-of-way would serve only the Church, and emergency access and access to utilities would be retained. It is important to note, however, that this Agenda item is to make a recommendation to City Council. Per City Ordinance, abandonment of City rights-of-way requires City Council action following a review and recommendation by the Planning Commission. Section 24-1 of the Code of Ordinances is attached for your reference.

Key Discussion:

- Mr. Tanner presented the item and reviewed the executive summary and stated that the applicant was present to answer any questions as well.
- Chairperson Pavlovsky inquired what the plans are for Carlisle Street.
- Mr. Tanner replied that the plan is to gate the street except for continued emergency access and some parking.
- Mr. Jack Duran of 19607 Cottage Park Circle, Houston, Texas, is the architect and provided some display mock-ups for review. Mr. Duran explained that their intent is to maintain Carlisle in terms of access as we discussed. We would like the potentially gate of two locations with the intent to provide emergency access and to build on and park on that side of the road. We would not gate past the adjoining property owner's line.
- Chairperson Pavlovsky inquired which way the house faces on that tract.
- Mr. Tanner replied that the lot is vacant and by ordinance we cannot remove access to another property owner and that is the reason that is being left out.
- Chairperson Pavlovsky commented that Carlisle will never go on in either direction and to him, that is a positive for this project. What is intended for the alley?
- Mr. Duran replied that we are basically going to leave it but it will be gated so the church can have access to the campus. Sometime in the future, when the church expands in the future, this would prevent encroachment on the easements on Carlisle and the alley.
- Mr. Tanner replied that the alley will remain as a utility easement that cannot be built over. It would no longer be a property line and that would relieve some of the setback issues.
- Chairperson Pavlovsky inquired who would be responsible for the maintenance of Carlisle and the alley.
- Mr. Tanner replied that if the City gives it up, it would be the church.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to recommend approval to City Council of the request by Our Lady of Guadalupe Catholic Church for the City to abandon two (2) tracts of right-of-way totaling 0.629 acres on the south side of Avenue D between Mulcahy Street and FM 723.

Additional Discussion:

- Commissioner Urbish inquired about the fees. Is that for paperwork or the land itself?
- Mr. Tanner replied both. The property must be appraised, which is a fee, and the City cannot give the property but must receive the appraised value of the property in order to release the right-of-way. A proposal for the appraisal is in process right now.
- Commissioner Urbish stated that he imagines it was donated to the City originally but if the rules are that we cannot relinquish it to the church, then that is all that can be done.
- Mr. Tanner replied that the land was dedicated as a street when the original township developed in about 1896.
- Commissioner Poldrack commended the church for their rehabilitation efforts and believes it is a super addition to that part of town and it is appreciated.

Action: Upon voting, the motion carried unanimously.

4. HOLD A PUBLIC HEARING ON A PRELIMINARY PLAT OF OUR LADY OF GUADALUPE CATHOLIC CHURCH, A SUBDIVISION OF 4.6750 ACRES OR 203,644 SQUARE FEET OF LAND BEING A PARTIAL REPLAT OF LOTS 1-8, 10-16 AND A PORTION OF LOT 9, BLOCK 8, LOTS 10-14 AND PORTIONS OF LOTS 5-8, BLOCK 5, KAFFENBURGER ADDITION, RECORDED UNDER VOLUME 6, PAGE 16, PLAT RECORDS OF FORT BEND COUNTY, IN THE HENRY SCOTT LEAGUE, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK, 2 RESERVES.

Executive Summary: The Preliminary Plat of Our Lady of Guadalupe Catholic Church consists of a total of 4.675 acres and one (1) reserve restricted to religious uses. The purpose of the Plat is to consolidate property owned by the Church, and the plat seeks to abandon City rights-of-way, as discussed in the previous agenda item. The Church intends to redevelop the site with a new sanctuary and wishes to avoid setback issues with existing property lines. If the property is consolidated, required setbacks from interior property lines will not be an issue.

This Agenda item is regarding the Plat and not any subsequent development. In addition to platting requirements, development must comply with all City standards. In this case, it will involve setback requirements, parking and landscaping among other ordinances. It will undergo a full site review by City staff including Planning, the Building Official, Fire Marshal and City Engineer. The first step, however, is that the property must be platted/replatted and right-of-way released by City Council.

A public hearing is required per State law (Ch. 212, Local Government Code) because the Plat constitutes a replat of lots as described in the motion.

Key Discussion:

- Mr. Tanner presented the item and stated that this is related to the previous item and is a preliminary replat of all of their property into two reserves. It will consolidate their tracts for future relief of setback issues. A public hearing is required under state law and City ordinance.

Chairperson Pavlovsky opened the public hearing 6:16 p.m. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 6:16 p.m.

Discussion:

- At the close of the public hearing, Commissioner Parsons inquired how the hearing was advertised.
- Mr. Tanner replied that it is published on the Agenda.
- Commissioner Parsons replied that no one who may want to comment on this would know about this public hearing unless they read the Agenda.
- Mr. Tanner replied that we are acting in accordance with state law.
- Commissioner Parsons stated that this Commission needs to make a recommendation to City Council that we change the way we publish public hearings if we expect the public to make a

comment. Regardless of state law, this is a sham of a public hearing, particularly in a fully developed neighborhood. He requests that his comments be recorded and that the Planning Commission and City Council need to look at the procedures for public hearings.

5. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF OUR LADY OF GUADALUPE CATHOLIC CHURCH, A SUBDIVISION OF 4.6750 ACRES OR 203,644 SQUARE FEET OF LAND BEING A PARTIAL REPLAT OF LOTS 1-8, 10-16 AND A PORTION OF LOT 9, BLOCK 8, LOTS 10-14 AND PORTIONS OF LOTS 5-8, BLOCK 5, KAFFENBURGER ADDITION, RECORDED UNDER VOLUME 6, PAGE 16, PLAT RECORDS OF FORT BEND COUNTY, IN THE HENRY SCOTT LEAGUE, ABSTRACT NO. 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS; 1 BLOCK, 2 RESERVES.

Executive Summary: As discussed in the previous Agenda item, the Preliminary Plat of Our Lady of Guadalupe Catholic Church consists of 4.675 acres and one (1) reserve. Approval and subsequent recordation of the Plat would consolidate property owned by the Church and eliminate any potential issues with setbacks from interior property lines. The plat/replat also proposes to abandon City rights-of-way (most of Carlisle Street between and Avenues D and E, and the alley between Mulcahy and Carlisle) and will facilitate redevelopment of the site with a new sanctuary.

If abandoned, the rights-of-way will be replaced by utility easements as shown on the plat to accommodate the following:

- Access and maintenance of City water line on Carlisle and sanitary sewer line in the alley
- Access and maintenance of existing dry utilities (gas, electric, phone and cable) in rights-of-way
- Continued emergency access to Carlisle

Again, this Agenda item is regarding the Plat and not the subsequent development in particular. Per Chapter 24 of the Code of Ordinances, City Council action is required to abandon City right-of-way following a recommendation from the Planning Commission. Staff does not find the Plat to be in conflict with any City regulations except that the rights-of-way must be abandoned by City Council action. Staff recommends approval of the Preliminary Plat subject to City Council approval of the right-of-way abandonment.

Key Discussion:

- Mr. Tanner presented the item and reviewed the executive summary. He pointed out that the smaller Reserve "A" shown on the plat should be corrected to Reserve "B" on the final plat. Final approval will be contingent upon City Council approval of the request to abandon right-of-way on Carlisle Street and the alley.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack to approve the Preliminary Plat of Our Lady of Guadalupe Catholic Church, subdivision of 4.6750 acres or 203,644 square feet of land being a partial replat of Lots 1-8, 10-16, and portion of Lot 9, Block 8, Lots 10-14 and portions of Lots 5-8, Block 5, Kaffenburger Addition, recorded under Volume 6, Page 16, Plat Records of Fort Bend County, in the Henry Scott League, Abstract No. 83, City of Rosenberg, Fort Bend County, Texas; 1 block, two reserves. The motion carried unanimously by those present.

6. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF ROSENBERG COMMERCIAL; 0 LOTS, 0 BLOCKS, 1 RESERVE, BEING 81.826 ACRES IN THE HENRY SCOTT LEAGUE, ABSTRACT 83, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

Executive Summary: The Final Plat of Rosenberg Commercial consists of 81.826 acres and one (1) unrestricted reserve. As discussed when the Preliminary Plat was brought to the Planning Commission in September, the reserve will be the site of the proposed ALDI distribution center. It is located to the west of Rude Road on U.S. Highway 90A, has over 2,000 feet of frontage on U.S. Highway 90A, and abuts the railroad to the south.

The Plat is going through both the Preliminary and Final Plat process because the project involves extending public utilities to the west to serve the tract and will provide for the extension of utilities further to the west in the future for future development via the twenty-five-foot (25') water and sanitary sewer easement adjoining U.S. Highway 90A. The Preliminary Plat was approved by the Planning Commission on



PLANNING COMMISSION COMMUNICATION

January 22, 2014

ITEM #	ITEM TITLE
8	Final Plat of River Run at the Brazos Section Three-B

MOTION

Consideration of and action on a Final Plat of River Run at the Brazos Section Three-B, being a subdivision of 8.4897 acres out of the Wm. Lusk Survey, A-276, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 158); 36 lots, 3 blocks, 0 reserves.

RECOMMENDATION

Staff recommends approval of the Final Plat of River Run at the Brazos Section Three-B.

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

SUPPORTING DOCUMENTS:

1. Final Plat of River Run at the Brazos Section Three-B
2. Preliminary Plat of River Run at the Brazos Section Three – 04-25-12
3. Land Plan for River Run at the Brazos – 05-03-06
4. Planning Commission Meeting Minute Excerpt – 04-25-12

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Planning Director

Reviewed by:

___ Planning Director

X City Engineer *OK*

EXECUTIVE SUMMARY

The Final Plat of River Run at the Brazos Section Three-B is located in the central part of River Run at the Brazos off of Longvale and Dragonfly Drives. It is in the ETJ and in Fort Bend County MUD No. 158. The Plat contains 8.4897 acres and thirty-six (36) lots.

The proposed Final Plat is consistent with the Preliminary Plat, which was approved by the Planning Commission on April 25, 2012. Typically, the Preliminary Plat would have expired after six (6) months; however, the Final Plats for Section Three have been submitted in phases. Section Three-A was approved before the expiration date. The typical lot size for this subdivision is sixty (60) feet in width per the approved Land Plan.

The Final Plat is not in conflict with any regulations or with the approved Land Plan. That said, staff recommends approval of the Final Plat of River Run at the Brazos Section Three-B.

STATE OF TEXAS |
COUNTY OF FORT BEND |

We, Ventana Development Reading, LTD., a Texas limited partnership, acting by and through James B. Grover, Co-Manager of Ventana Reading Road, L.L.C., a Texas limited liability company and sole General Partner of Ventana Development Reading, LTD., owners (hereinafter referred to as Owners) of the 8.4897 acre tract described in the above and foregoing map of RIVER RUN AT THE BRAZOS SECTION THREE-B, do hereby make and establish said subdivision and development plot of said property according to all lines, dedications, restrictions and notations on said maps or plot and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose 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 purpose 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, Owners do hereby covenant and agree that all of the property within the boundaries of this plot 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 declare that all parcels of land designated as lots on this plot are intended for the construction of single family residential dwelling units thereon (or the placement of mobile homes) and shall be restricted for some under the terms and conditions of such restrictions filed separately.

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 bays, 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 acknowledge the receipt of the "Orders for Regulations 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.

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

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the attached plot of RIVER RUN AT THE BRAZOS SECTION THREE-B, where building setback lines or public utility easements are to be established outside of the boundaries of the above and foregoing plot, and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will conform with the present and future growth needs of the City and the County; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exaction's made herein.

IN TESTIMONY WHEREOF, Ventana Development Reading, LTD., has caused these presents to be signed by James B. Grover, Co-Manager of Ventana Reading Road, L.L.C., a Texas limited liability company and sole General Partner of Ventana Development Reading, LTD., hereunto authorized, this ____ day of _____, 2014.

OWNER
VENTANA DEVELOPMENT READING, LTD.,
a Texas Limited Partnership
By:
Ventana Reading Road, L.L.C. a
Texas limited liability company,
sole General Partner

By:
James B. Grover, Co-Manager

STATE OF TEXAS |
COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, on this day personally appeared James B. Grover, Co-Manager of Ventana Reading Road, L.L.C., sole General Partner of Ventana Development Reading, LTD., a Texas limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2014.

Notary Public in and for the
State of T E X A S
My Notary Commission Expires _____

I, Charles Kennedy, Jr., am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes minimum 5/8" required and a length of not less than three (3) feet.

Charles Kennedy, Jr., Registered Professional Land Surveyor
Texas Registration No. 3708

This is to certify that the City Planning Commission of the City of Rosenberg, Texas has approved this plot and subdivision of RIVER RUN AT THE BRAZOS SECTION THREE-B 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 plot this _____ day of _____, 2014.

By: Pete Pavlovsky, Chairman
By: Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, has approved this plot and subdivision of RIVER RUN AT THE BRAZOS SECTION THREE-B 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 plot this _____ day of _____, 2014.

Vincent M. Morales, Jr., Mayor

Linda Cernosek, City Secretary

I, D. Richard Stalleis, P.E., 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 Stalleis, P.E.
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas, this day of _____, 2014.

Richard Morrison, Precinct 1, County Commissioner
Andy Meyers, Precinct 3, County Commissioner
Robert E. Hebert, County Judge
Grady Prestage, Precinct 2, County Commissioner
James Patterson, Precinct 4, County Commissioner

STATE OF TEXAS |
COUNTY OF FORT BEND |

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 Plot Number(s) _____ 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

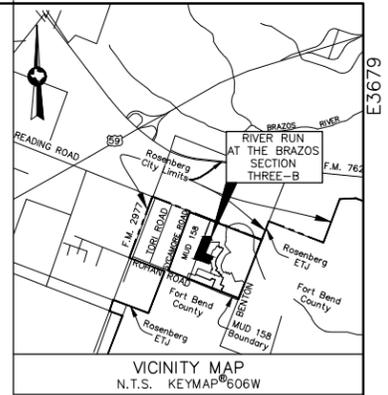
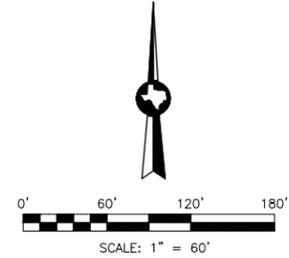
By:
Deputy

I, Justin R. Ring, a Professional Engineer registered in the State of Texas, do hereby certify that this plot meets all requirements of Fort Bend County to the best of my knowledge.

Justin R. Ring, Registered Professional Engineer
Texas Registration No. 95863

GENERAL NOTES

- 1. One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs, assigns, or successors.
2. B.L. indicates Building Line.
U.E. indicates Utility Easement.
A.E. indicates Aerial Easement.
STM. S.E. indicates Storm Sewer Easement.
S.S.E. indicates Sanitary Sewer Easement.
W.L.E. indicates Water Line Easement.
F.B.C.D.R. indicates Fort Bend County Deed Records.
F.B.C.C.F. indicates Fort Bend County Clerk's File.
F.B.C.M.U.D. indicates Fort Bend County Municipal Utility District.
VOL. indicates Volume.
PG. indicates Page.
3. All lots shall be restricted to single family residential use.
4. All easements extend equidistant from either side of the property lines unless otherwise noted.
5. All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
6. This easement shall be kept clear of fences, buildings, planting, and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.
7. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the following combined scale factor 0.999869043.
8. River Run at the Brazos Section Three-B contains
34 - Lots 60' wide or greater and
2 - Lots less than 60' wide (Ordinance Sec. 25-67, 7B1)
9. Declaration of Covenants, Conditions and Restrictions for "River Run at the Brazos" filed under Fort Bend County Clerk Document No. 2005099777. O.P.R.O.R.P.
10. The top of all floor slabs shall be a minimum of 89.25 feet above mean sea level. The top slab elevation at any point on the perimeter of the slab shall not be less than 18" above natural ground or twelve inches (12") above the top of curb at the front of the lot, whichever is higher.
11. The drainage system for this subdivision is designed in accordance with the Fort Bend County Criteria Manual, which allows street ponding with intense rainfall events.
12. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
13. This subdivisions falls within Fort Bend County Outdoor Lighting Ordinance: Zone "L22."
14. A project benchmark will be installed and documented per City of Rosenberg requirements prior to acceptance of the subdivision.
15. Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NVD-88 (1991 Adj.)
16. This plot was prepared to meet City of Rosenberg and Fort Bend County requirements.
17. This plot lies wholly within Fort Bend County, Fort Bend County Municipal Utility District No. 158, Fort Bend Subdivision District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the EIU of the City of Rosenberg.
18. River Run At The Brazos Section Three-B lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Map Number 48157C 0240 J, Dated January 3, 1997.
19. Five-eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
20. All lots shall have a minimum of five (5') foot side building lines.
21. The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plot. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
22. Blanket easement for certain utilities to CenterPoint Energy, LLC, CenterPoint Energy Resources Corp., Southwestern Bell Telephone Company and Comcast of Houston LLC, recorded in F.B.C.C.F. No. 2012048590, O.P.R.O.R.P.
23. This plot was prepared from information furnished by Universal Land Title Company, dated December 31, 2013. The surveyor has not abstracted the above property.
24. Approval of this plot will expire one year from City Council approval if not recorded in the Real Property Records of the County of Fort Bend.
25. There are no pipelines nor pipeline easements within the limits of the subdivision.
26. All property to drain into the drainage easement only through an approved drainage structure.
27. All drainage easements shall be kept clear of fences, building, vegetation and other obstructions to the operation and maintenance of the drainage facility.
28. All corners are Set 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" unless otherwise noted.



THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YR FLOOD PLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 48157C 0240 J, DATED JANUARY 3, 1997 ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASED ON A SCALED LOCATION OF THE SUBJECT PROPERTY ON THE

BENCH MARK: NGS W 865, DISK 0.6 MILES EAST OF CRABB, 0.6 MILES EAST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58 A, AT A CONCRETE BRIDGE ON PAVED ROAD PARALLELING THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET WEST OF THE EAST END, 22 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 1.5 FEET HIGHER THAN THE ROAD.
ELEVATION = 81.66 FEET, NGVD 29

PARK LAND DEDICATION TABLE
RIVER RUN AT THE BRAZOS SECTION THREE-B
TOTAL PARK LAND DEDICATION REQUIRED - 0.225 AC (TOTAL LOTS 36/160)
MAXIMUM PRIVATE PARK LAND DEDICATION - 0.1125 AC (TOTAL REQUIRED 0.50 X 50%)
PRIVATE PARK LAND DEDICATED IN SEC 3-B=0.0 AC (NO RESERVES)
MONEY IN LIEU OF PUBLIC PARK LAND (36) X \$350 = \$12,600.00

LOT AREA SUMMARY TABLE with columns: BLOCK, LOT, S.F., WIDTH. Rows 1-13 showing lot details.

RIVER RUN
AT THE BRAZOS
SECTION THREE-B

BEING A SUBDIVISION OF 8.4897 ACRES OUT OF THE WM. LUSK SURVEY, A-276 IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL DISTRICT NO. 158)

36 LOTS 3 BLOCKS 0 RESERVES

VENTANA DEVELOPMENT READING, LTD., A TEXAS LIMITED PARTNERSHIP
1600 HIGHWAY 6, SUITE 130
SUGAR LAND, TEXAS 77478
PH (713) 781-5553
FAX (713) 781-5556

JANUARY 8, 2014

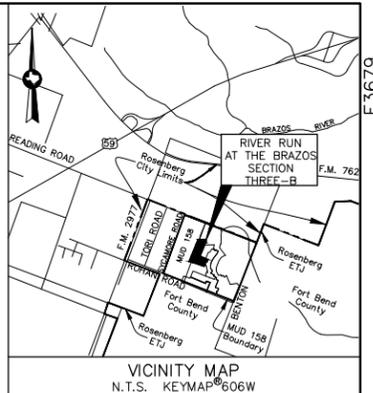
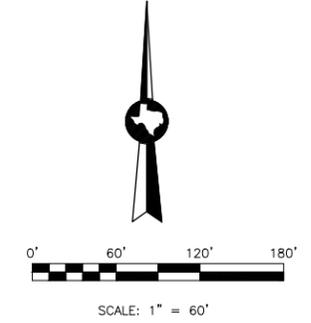
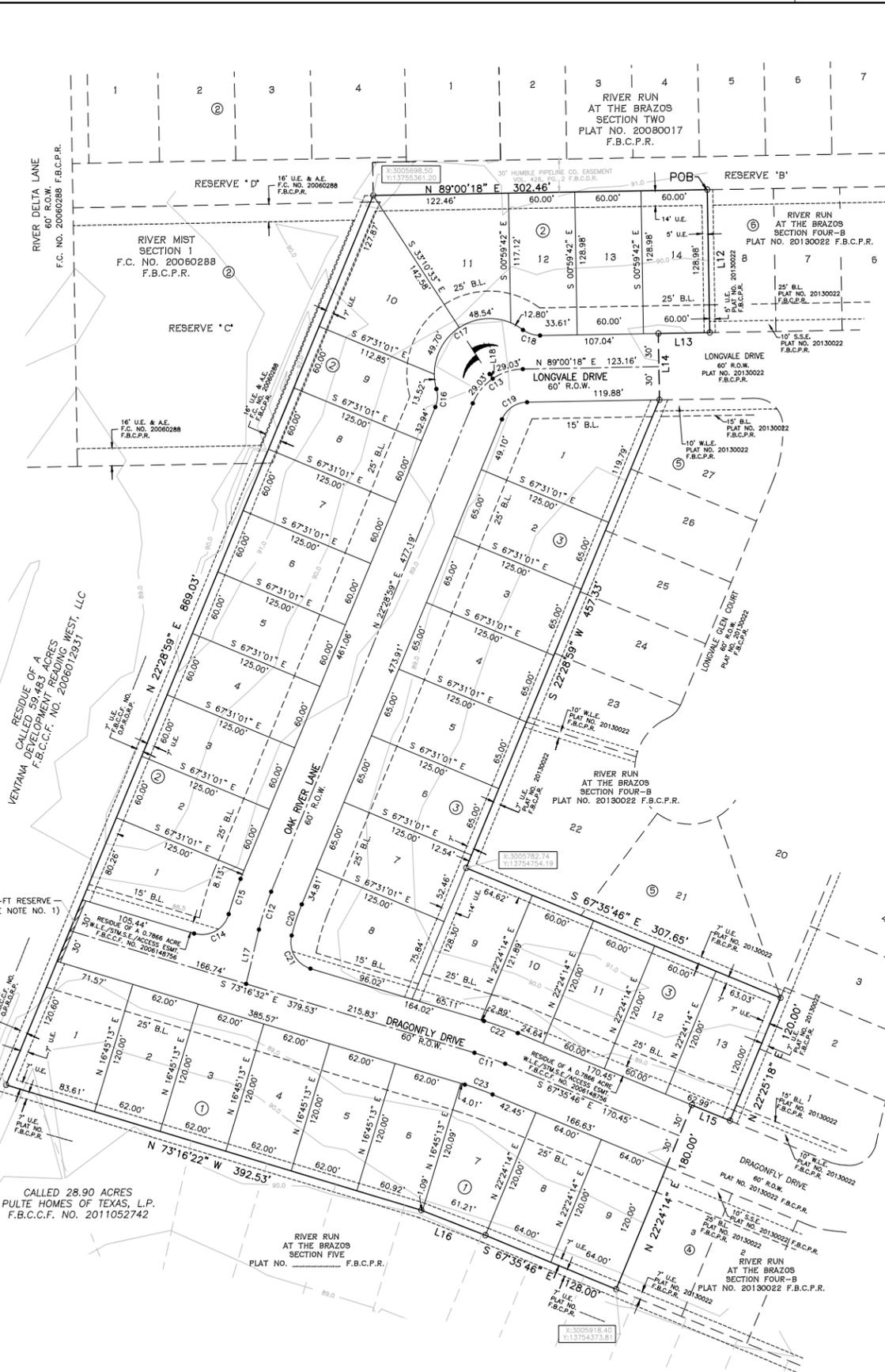


LOT AREA SUMMARY TABLE

BLOCK	LOT	S.F.	WIDTH
1	1	9311	60
	2-6	7440	60
	8-9	8089	60
2	1	9320	60
	2-8	7500	60
	10	10,008	50
	11	8932	50
	13-14	6899	60
3	1	11,533	60
	2-7	8125	60
	8	10,027	60
	9	8094	60
	10	7222	60
	11-12	7200	60
	13	7561	60

GENERAL NOTES

- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicant, his heirs, assigns, or successors.
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F.B.C.M.U.D. indicates Fort Bend County Municipal Utility District.
VDL indicates Volume.
PG. indicates Page.
- All lots shall be restricted to single family residential use.
- All easements extend equidistant from either side of the property lines unless otherwise noted.
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- This easement shall be kept clear of fences, buildings, planting, and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the following combined scale factor 0.999969043.
- River Run at the Brazos Section Three-B contains:
34 - Lots 60' wide or greater and
2 - Lots less than 60' wide (Ordinance Sec. 25-67, 7B1)
- Declaration of Covenants, Conditions and Restrictions for "River Run at the Brazos" filed under Fort Bend County Clerk Document No. 2005099777, O.P.R.O.R.P.
- The top of all floor slabs shall be a minimum of 89.25 feet above mean sea level. The top elevation at any point on the perimeter of the slab shall not be less than 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 Criteria Manual, which allows street ponding with intense rainfall events.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- This subdivision falls within Fort Bend County Outdoor Lighting Ordinance: Zone "L22".
- A project benchmark will be installed and documented per City of Rosenberg requirements prior to acceptance of the subdivision.
- 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 lies wholly within Fort Bend County, Fort Bend County Municipal Utility District No. 158, Fort Bend Subdivision District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the ETJ of the City of Rosenberg.
- River Run At The Brazos Section Three-B lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Map Number 48157C 0240 J, Dated January 3, 1997.
- Five-eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- All lots shall have a minimum of five (5') foot side building lines.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- Blanket easement for certain utilities to CenterPoint Energy, LLC, CenterPoint Energy Resources Corp., Southwestern Bell Telephone Company and Comcast of Houston LLC, recorded in F.B.C.C.F. No. 2012048590, O.P.R.O.R.P.
- This plat was prepared from information furnished by Universal Land Title Company, dated December 31, 2013. The surveyor has not abstracted the above property.
- Approval of this plat will expire one year from City Council approval if not recorded in the Real Property Records of the County of Fort Bend.
- There are no pipelines nor pipeline easements within the limits of the subdivision.
- All property to drain into the drainage easement only through an approved drainage structure.
- All drainage easements shall be kept clear of fences, building, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- All corners are Set 5/8-inch iron rod with cap stamped "E.H.R.&A. 713-784-4500" unless otherwise noted.



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	50°16'26"	21.94'	S 47°37'12" W	21.24'
C2	50.00'	190°37'37"	166.35'	N 22°33'24" W	99.57'
C3	25.00'	50°16'26"	21.94'	N 87°16'01" E	21.24'
C4	25.00'	90°04'44"	39.30'	N 22°33'24" W	35.38'
C5	25.00'	89°58'56"	39.26'	S 67°24'46" W	35.35'
C6	25.00'	42°49'35"	18.69'	S 46°10'58" E	18.25'
C7	50.00'	175°38'32"	153.28'	S 67°24'34" W	99.93'
C8	25.00'	42°50'00"	18.69'	N 01°00'18" E	18.26'
C9	55.00'	90°04'44"	86.47'	N 22°33'24" W	77.84'
C10	55.00'	89°58'56"	86.38'	S 67°24'46" W	77.77'
C11	300.00'	05°39'01"	29.58'	N 70°25'16" W	29.57'
C12	225.00'	09°09'40"	35.98'	S 17°54'09" W	35.94'
C13	50.00'	68°51'20"	58.05'	S 55°44'39" W	54.85'
C14	25.00'	91°48'32"	40.06'	N 60°50'57" E	35.91'
C15	255.00'	07°32'17"	33.55'	S 18°42'50" W	33.52'
C16	25.00'	38°06'45"	16.63'	N 03°25'36" E	16.32'
C17	50.00'	142°44'49"	124.57'	S 55°44'39" W	94.76'
C18	25.00'	38°06'45"	16.63'	S 71°58'19" E	16.32'
C19	25.00'	66°31'20"	29.03'	S 55°44'39" W	27.42'
C20	195.00'	08°42'34"	29.64'	S 18°07'42" W	29.61'
C21	25.00'	87°01'12"	37.97'	S 29°44'11" E	34.42'
C22	330.00'	05°39'01"	32.54'	N 70°25'16" W	32.53'
C23	270.00'	05°39'01"	26.63'	N 70°25'16" W	26.62'

LINE	BEARING	DISTANCE
L1	S 67°31'01" E	185.00'
L2	N 22°28'59" E	15.23'
L3	S 67°35'46" E	120.00'
L4	N 22°28'59" E	50.10'
L5	N 22°25'18" E	95.00'
L6	S 67°35'46" E	60.00'
L7	N 22°25'18" E	12.33'
L8	S 67°35'46" E	120.00'
L9	N 22°28'59" W	60.09'
L10	S 67°26'36" W	32.84'
L11	N 22°32'03" E	22.69'
L12	S 00°59'42" E	128.98'
L13	S 89°00'18" W	46.57'
L14	S 00°59'42" E	60.00'
L15	N 67°35'46" W	37.18'
L16	N 68°43'38" W	62.29'
L17	S 13°19'19" W	50.46'
L18	N 34°15'21" W	5.00'

PARK LAND DEDICATION TABLE
 RIVER RUN AT THE BRAZOS SECTION THREE-B
 TOTAL PARK LAND DEDICATION REQUIRED - 0.225 AC
 (TOTAL LOTS 36/160)
 MAXIMUM PRIVATE PARK LAND DEDICATION - 0.1125 AC
 (TOTAL REQUIRED 0.50 X 50%)
 PRIVATE PARK LAND DEDICATED IN SEC 3-B=0.0 AC
 (NO RESERVES)
 MONEY IN LIEU OF PUBLIC PARK LAND
 (36 X \$350 = \$12,600.00)

BENCH MARK: NGS W 865, DISK 0.6 MILES EAST OF CRABB, 0.6 MILES EAST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58 A, AT A CONCRETE BRIDGE ON PAVED ROAD PARALLELING THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET WEST OF THE EAST END, 22 FEET SOUTH OF THE CENTERLINE OF THE ROAD, 1.5 FEET HIGHER THAN THE ROAD.
 ELEVATION = 81.66 FEET, NGVD 29

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YR FLOOD PLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 48157C 0240 J, DATED JANUARY 3, 1997 ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASED ON A SCALED LOCATION OF THE SUBJECT PROPERTY ON THE

RIVER RUN AT THE BRAZOS SECTION THREE-B

BEING A SUBDIVISION OF 8.4897 ACRES OUT OF THE WM. LUSK SURVEY, A-276 IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL DISTRICT NO. 158)

36 LOTS 3 BLOCKS 0 RESERVES

VENTANA DEVELOPMENT READING, LTD., A TEXAS LIMITED PARTNERSHIP
 1600 HIGHWAY 6, SUITE 130
 SUGAR LAND, TEXAS 77478
 PH (713) 781-5553
 FAX (713) 781-5556

JANUARY 8, 2014



STATE OF TEXAS
COUNTY OF FORT BEND

We, Pulte Homes of Texas, L.P., a Texas limited partnership, owner of the 18,284 acre tract described in the above and foregoing map of RIVER RUN AT THE BRAZOS SECTION 3, do hereby make and establish said subdivision and development plot of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose 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 purpose 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, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

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

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

FURTHER, we do hereby acknowledge the receipt of the "Orders for Regulations 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.

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

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the attached plat of RIVER RUN AT THE BRAZOS SECTION 3, where building setback lines or public utility easements are to be established outside of the boundaries of the above and foregoing plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will conform with the present and future growth needs of the City and the County; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exaction's made herein.

IN TESTIMONY WHEREOF, Pulte Homes of Texas, L.P., has caused these presents to be signed by Kevin Meuth, Division President, of Pulte Nevada I, LLC, General Partner of Pulte Homes of Texas, L.P. hereunto authorized, this ____ day of _____, 2012.

OWNER
Pulte Homes of Texas, L.P.,
a Texas limited partnership
By:
Pulte Nevada I LLC,
a Delaware limited liability company,
General Partner

By:
Kevin Meuth, Division President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Kevin Meuth, Division President, of Pulte Nevada I, LLC, General Partner of Pulte Homes of Texas, L.P. 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 _____, 2012.

Notary Public in and for the
State of TEXAS
My Notary Commission Expires _____

I, Charles Kennedy, Jr., am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes minimum 5/8" required and a length of not less than three (3) feet.

Charles Kennedy, Jr., Registered Professional Land Surveyor
Texas Registration No. 5708

This is to certify that the City Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of RIVER RUN AT THE BRAZOS SECTION 3 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 _____, 2012.

By:
Pete Povolovsky, Chairman

By:
Alicia Cosias, Secretary

This is to certify that the City Council of the City of Rosenberg, has approved this plat and subdivision of RIVER RUN AT THE BRAZOS SECTION 3 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 _____, 2012.

Vincent M. Morales, Jr., Mayor

Linda Cernosek, City Secretary

I, D. Jesse Hegemier, P.E., 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.

D. Jesse Hegemier, P.E.
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas, this day of _____, 2012.

Richard Morrison
Precinct 1, County Commissioner

Andy Meyers
Precinct 3, County Commissioner

Robert E. Hebert
County Judge

Grady Prestage
Precinct 2, County Commissioner

James Patterson
Precinct 4, County Commissioner

STATE OF TEXAS
COUNTY OF FORT BEND

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 _____, 2012, at _____ o'clock _____ M. in Plat Number(s) _____ 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

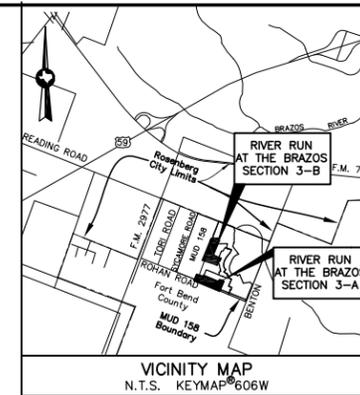
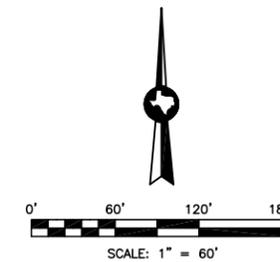
By:
Deputy

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

Justin R. Ring, Registered Professional Engineer
Texas Registration No. 95863

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YR FLOOD PLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 48157C 0240 J, DATED JANUARY 3, 1997 ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASED ON A SCALED LOCATION OF THE SUBJECT PROPERTY ON THE

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ELEVATION = 81.66 FEET, NGVD 29



LOT CHART 3-A

BLOCK	LOT	S.F.	WIDTH
1	1	8253	60
	2	6607	50
	3-11	6240	50
	12-14	6000	50
	15	7140	50
2	1	7500	60
	2	7646	60
	3	13,153	60
	4	7211	50
	5	8074	60
	6-21	6250	50
	22	6830	50
	23	10951	50
	24	9747	50
	25	6404	50
	26-29	6000	50

LOT CHART 3-B

BLOCK	LOT	S.F.	WIDTH
1	1	9311	60
	2-6	7440	60
	8-9	8089	60
2	1	9320	60
	2-8	7500	60
	13-14	6899	60
3	1	11533	60
	2-7	8125	60
	8	10027	60
	9	8094	60
	10	7222	60
	11-12	7200	60
	13	7561	60

GENERAL NOTES

- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicator, his heirs, assigns, or successors.
- B.L. indicates Building Line.
U.E. indicates Utility Easement.
A.E. indicates Aerial Easement.
STM, S.E. indicates Storm Sewer Easement.
S.S.E. indicates Sanitary Sewer Easement.
W.L.E. indicates Water Line Easement.
F.B.C.D.R. indicates Fort Bend County Deed Records.
F.B.C.C.F. indicates Fort Bend County Clerk's File.
F.B.C.M.U.D. indicates Fort Bend County Municipal Utility District.
VOL. indicates Volume.
PG. indicates Page.
- All lots shall be restricted to single family residential use.
- All easements extend equidistant from either side of the property lines unless otherwise noted.
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- This easement shall be kept clear of fences, buildings, planting, and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the following combined scale factor 0.999869043.
- River Run at the Brazos Section 3 (3-A and 3-B combined) contains
40 - Lots 60' wide or greater and
40 - Lots less than 60' wide (Ordinance Sec. 25-67, 7B1)
- Declaration of Covenants, Conditions and Restrictions for "River Run at the Brazos" filed under Fort Bend County Clerk Document No. 2005099777, O.P.R.O.R.P.
- The top of all floor slabs shall be a minimum of 89.25' above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Criteria Manual, which allows street ponding with intense rainfall events.
- This subdivision is in the Lamar Consolidated Independent School District, Fort Bend County MUD No. 158 and Fort Bend County Taxing Jurisdiction.
- River Run at the Brazos Section 3 will be recorded as two separate sections 3-A and 3-B.
- Sidewalks shall be built or caused to be built through restrictive covenants through Ventana Development Reading, LTD. within all the road rights-of-way dedicated to the public.
- This subdivision falls within Fort Bend County Outdoor Lighting Ordinance: Zone "L22."
- A project benchmark will be installed and documented per City of Rosenberg requirements prior to acceptance of the subdivision.
- 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 lies wholly within Fort Bend County, Fort Bend County Municipal Utility District No. 158, Fort Bend County Drainage District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the ETJ of the City of Rosenberg.
- River Run At The Brazos Section Three lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Map Number 48157c 0240 J, Dated January 3, 1997.
- Five-eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- All lots shall have a minimum of five (5') foot side building lines.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.

PARK LAND DEDICATION TABLE
RIVER RUN AT THE BRAZOS SECTION 3-A

TOTAL PARK LAND DEDICATION REQUIRED - 0.275 AC
(TOTAL LOTS 44/160)
MAXIMUM PRIVATE PARK LAND DEDICATION - 0.1375 AC
(TOTAL REQUIRED 0.275 X 50%)

EXCESS PRIVATE PARK LAND DEDICATION FROM "RIVER RUN AT THE BRAZOS", SECTIONS ONE AND TWO
(SEC ONE=0.375 AC.; SEC TWO=0.280 AC.)=0.655 AC.

0.655-0.1375 AC.=0.5175 AC. AVAILABLE FOR FUTURE SECTIONS IN RIVER RUN AT THE BRAZOS SECTIONS ONE & TWO (AFTER SEC 3-A)

50% IN PRIVATE PARK LAND - 0.1375 AC.
MONEY IN LIEU OF PUBLIC PARK LAND (44/2) X \$350 = \$7,700.00

PARK LAND DEDICATION TABLE
RIVER RUN AT THE BRAZOS SECTION 3-B

TOTAL PARK LAND DEDICATION REQUIRED - 0.225 AC
(TOTAL LOTS 36/160)
MAXIMUM PRIVATE PARK LAND DEDICATION - 0.1125 AC
(TOTAL REQUIRED 0.225 X 50%)

EXCESS PRIVATE PARK LAND DEDICATION FROM "RIVER RUN AT THE BRAZOS", SECTIONS ONE AND TWO
(SEC ONE=0.375 AC.; SEC TWO=0.280 AC.)=0.655 AC.

0.5175-0.225 AC.=0.2925 AC. AVAILABLE FOR FUTURE SECTIONS IN RIVER RUN AT THE BRAZOS SECTIONS ONE & TWO (AFTER 3-A AND 3-B)

50% IN PRIVATE PARK LAND - 0.1125 AC.
MONEY IN LIEU OF PUBLIC PARK LAND (36/2) X \$350 = \$6,300.00

MATCH LINE (SHT 3)

LOT CHART 3-A

BLOCK	LOT	S.F.	WIDTH
1	1	8253	60
1	2	6607	50
3-11	3-11	6240	50
12-14	12-14	6000	50
15	15	7140	50
2	1	7500	60
2	2	7646	60
3	3	13,153	60
4	4	7211	50
5	5	6075	50
6-21	6-21	6250	50
22	22	6830	50
23	23	10951	50
24	24	9747	50
25	25	6404	50
26-29	26-29	6000	50

GENERAL NOTE
 River Run at the Brazos Section 3 (3-A and 3-B combined) contains
 40 - Lots 60' wide or greater and
 40 - Lots less than 60' wide (Ordinance Sec. 25-67, 7B1)

- GENERAL NOTES**
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the contractor, his heirs, assigns, or successors.
 - B.L. indicates Building Line.
U.E. indicates Utility Easement.
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 - This subdivision is in the Lamar Consolidated Independent School District, Fort Bend County MUD No. 158 and Fort Bend County Taxing Jurisdiction.
 - River Run at the Brazos Section 3 will be recorded as two separate sections 3-A and 3-B.
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 - 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 lies wholly within Fort Bend County, Fort Bend County Municipal Utility District No. 158, Fort Bend Subdivision District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the ETJ of the City of Rosenberg.
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 - Five-eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
 - All lots shall have a minimum of five (5') foot side building lines.
 - The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 67°31'01" E	165.00'
L2	N 22°28'59" E	15.23'
L3	S 67°35'46" E	120.00'
L4	N 22°28'59" E	50.10'
L5	N 22°25'18" E	95.00'
L6	S 67°35'46" E	60.00'
L7	N 22°25'18" E	12.33'
L8	S 67°35'46" E	120.00'
L9	S 22°28'59" W	60.09'
L10	S 67°26'36" W	32.84'
L11	S 22°32'03" E	22.89'
L12	S 00°59'42" E	128.98'
L13	S 89°00'18" W	46.57'
L14	S 00°59'42" E	60.00'
L15	N 67°35'46" W	37.18'
L16	N 68°43'38" W	62.29'
L17	S 13°19'19" W	50.48'
L18	N 34°15'21" W	5.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	50°16'26"	21.94'	S 47°37'12" W	21.24'
C2	50.00'	190°37'37"	166.35'	N 22°33'24" W	99.57'
C3	25.00'	50°16'26"	21.94'	N 67°18'01" E	21.24'
C4	25.00'	90°04'44"	39.30'	N 22°33'24" W	35.38'
C5	25.00'	89°58'56"	39.26'	S 67°24'46" W	35.35'
C6	25.00'	42°49'35"	18.69'	S 46°10'58" E	18.25'
C7	50.00'	175°38'32"	153.28'	S 67°24'34" W	99.93'
C8	25.00'	42°50'00"	18.69'	N 01°00'18" E	18.26'
C9	55.00'	90°04'44"	86.47'	N 22°33'24" W	77.84'
C10	55.00'	89°58'56"	86.38'	S 67°24'46" W	77.77'
C11	300.00'	05°39'01"	29.58'	N 70°25'16" W	29.57'
C12	225.00'	09°09'40"	35.98'	S 17°54'09" W	35.84'
C13	50.00'	66°31'20"	58.05'	S 55°44'39" W	54.85'
C14	25.00'	91°48'32"	40.06'	N 60°50'57" E	35.91'
C15	255.00'	07°32'17"	33.55'	S 18°42'50" W	33.52'
C16	25.00'	38°06'45"	16.63'	N 03°25'36" E	16.32'
C17	50.00'	142°44'49"	124.57'	S 55°44'39" W	94.76'
C18	25.00'	38°06'45"	16.63'	S 71°56'19" E	16.32'
C19	25.00'	66°31'20"	29.03'	S 55°44'39" W	27.42'
C20	195.00'	08°42'34"	29.64'	S 18°07'42" W	29.61'
C21	25.00'	87°01'12"	37.97'	S 29°44'11" E	34.42'
C22	330.00'	05°39'01"	32.54'	N 70°25'16" W	32.53'
C23	270.00'	05°39'01"	26.63'	N 70°25'16" W	26.62'

PARK LAND DEDICATION TABLE
 RIVER RUN AT THE BRAZOS SECTION 3-A

TOTAL PARK LAND DEDICATION REQUIRED - 0.275 AC
 (TOTAL LOTS 44/180)
 MAXIMUM PRIVATE PARK LAND DEDICATION - 0.1375 AC
 (TOTAL REQUIRED 0.275 X 50%)

EXCESS PRIVATE PARK LAND DEDICATION FROM "RIVER RUN AT THE BRAZOS", SECTIONS ONE AND TWO (SEC ONE=0.375 AC.; SEC TWO=0.280 AC.)=0.655 AC.

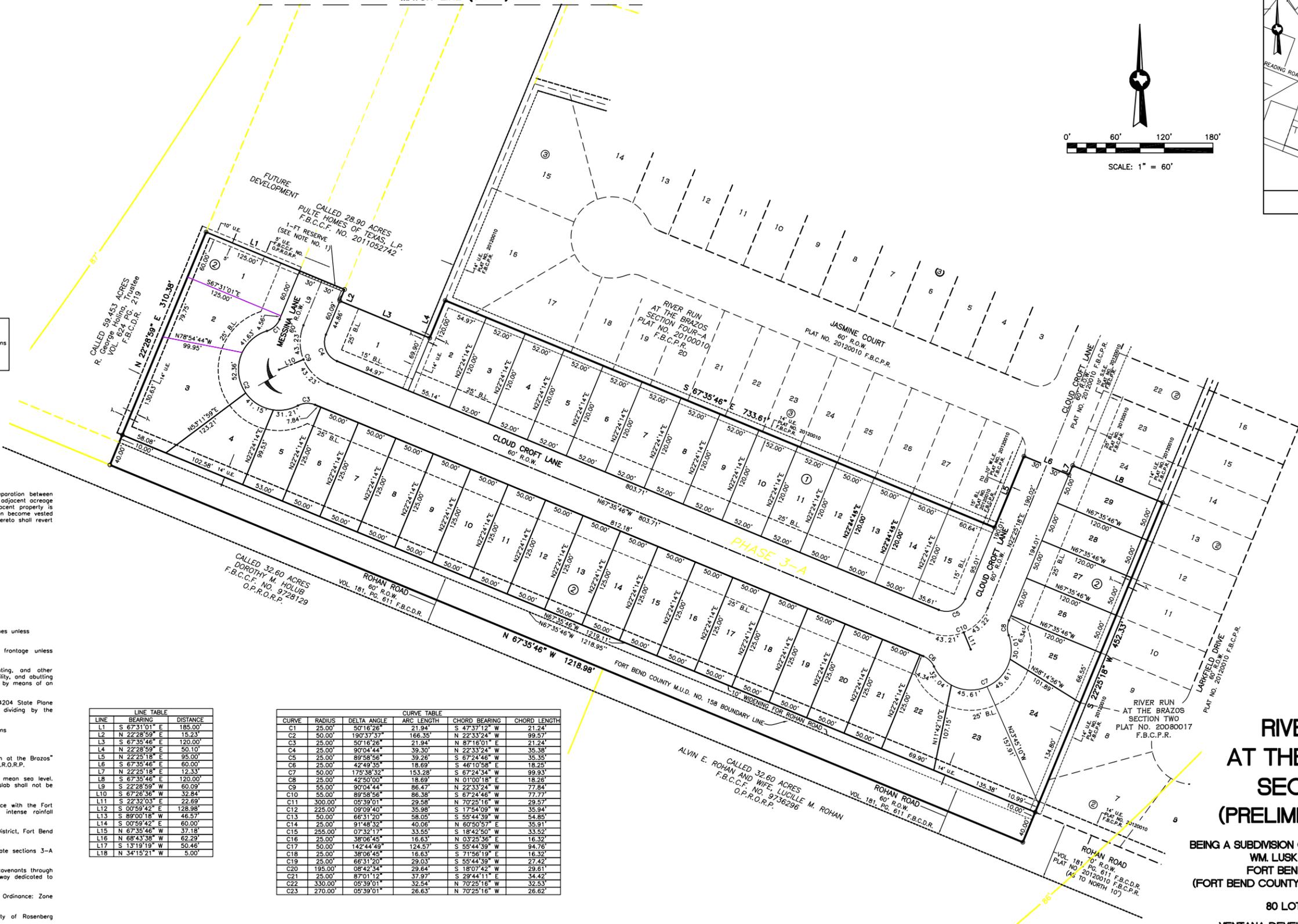
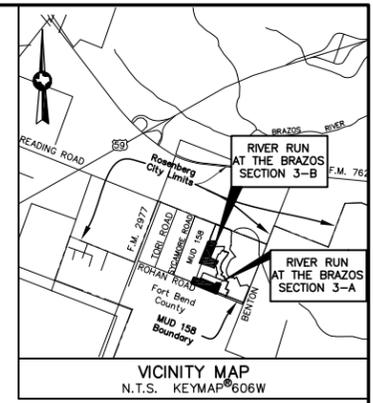
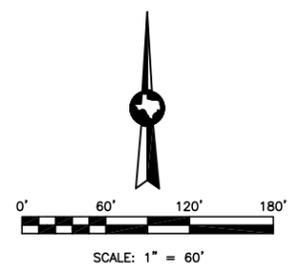
0.655-0.1375 AC.=0.5175 AC. AVAILABLE FOR FUTURE SECTIONS IN RIVER RUN AT THE BRAZOS SECTIONS ONE & TWO (AFTER SEC 3-A)

50% IN PRIVATE PARK LAND - 0.1375 AC.
 MONEY IN LIEU OF PUBLIC PARK LAND (44/2) X \$350 = \$1,700.00

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

ELEVATION = 81.66 FEET, NGVD 29

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YR FLOOD PLAIN, AS DEPICTED ON FLOOD INSURANCE RATE MAP NO. 48157C 0240 J, DATED JANUARY 3, 1997 ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASED ON A SCALED LOCATION OF THE SUBJECT PROPERTY ON THE



RIVER RUN AT THE BRAZOS SECTION 3 (PRELIMINARY PLAT)

BEING A SUBDIVISION OF 18.284 ACRES OUT OF THE WM. LUSK SURVEY, A-276 IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL DISTRICT NO. 158)

80 LOTS 5 BLOCKS
 VENTANA DEVELOPMENT READING, LTD., A TEXAS LIMITED PARTNERSHIP
 1600 HIGHWAY 6, SUITE 130
 SUGAR LAND, TEXAS 77478
 PH (713) 781-5553
 FAX (713) 781-5556

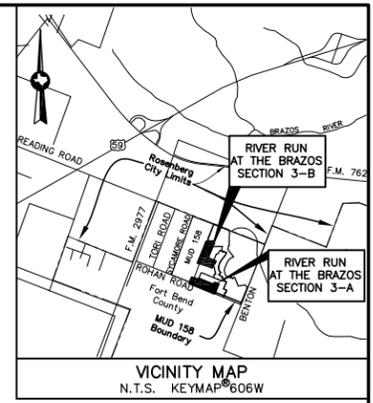
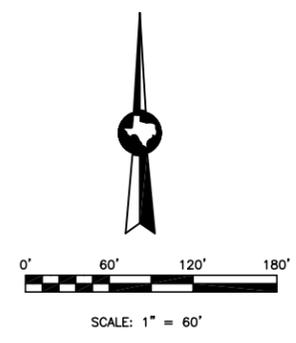
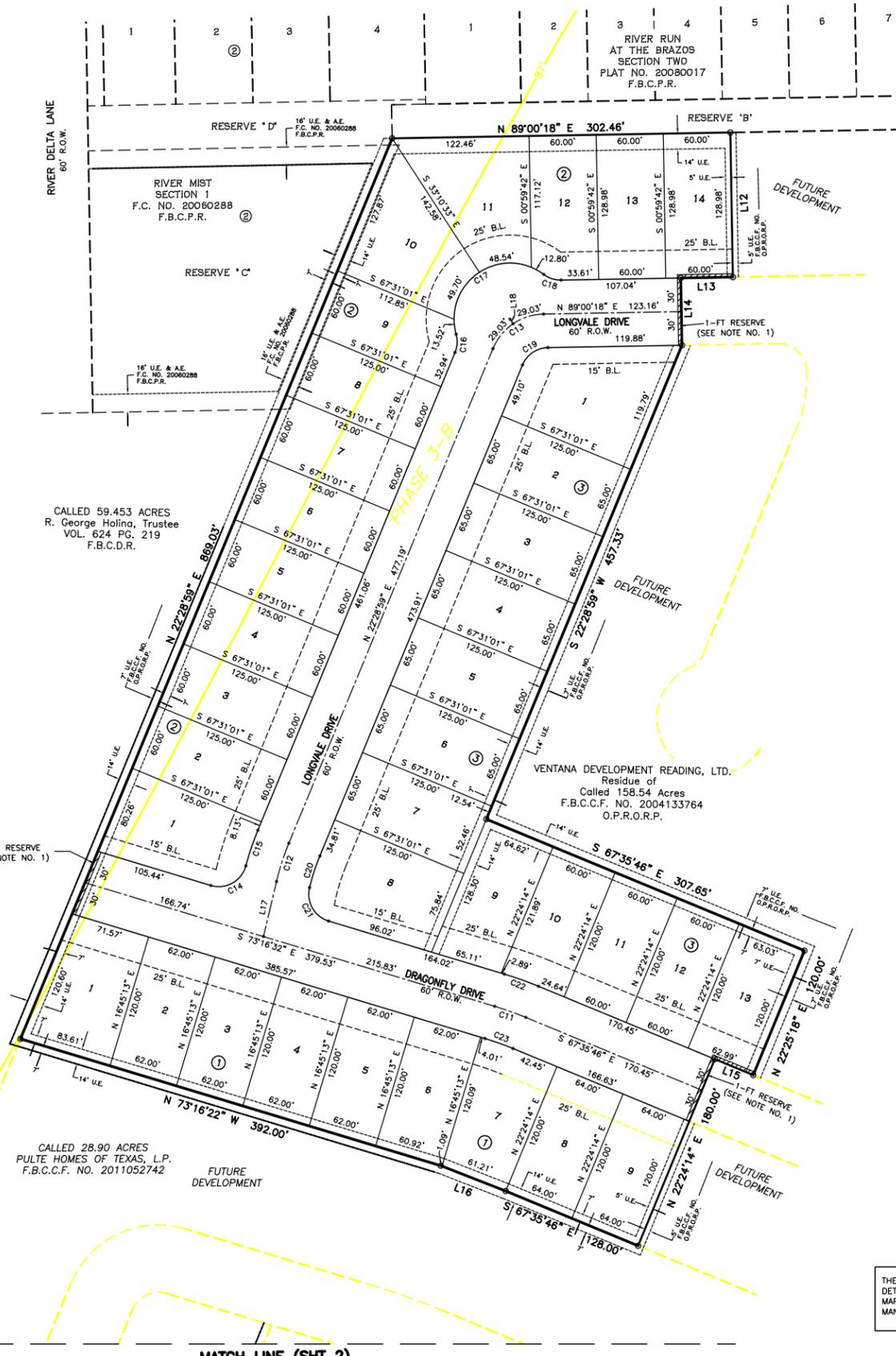
MARCH 30, 2012

LOT CHART 3-B

BLOCK	LOT	S.F.	WIDTH
1	1	9311	60
2-8	7440	60	
8-9	8089	60	
2	1	9320	60
2-8	7500	60	
13-14	8899	60	
3	1	11533	60
2-7	8125	60	
8	10027	60	
9	8094	60	
10	7222	60	
11-12	7200	60	
13	7561	60	

GENERAL NOTE
 River Run at the Brazos Section 3 (3-A and 3-B combined) contains 40 - Lots 60' wide or greater and 40 - Lots less than 60' wide (Ordinance Sec. 25-67, 7B1)

- GENERAL NOTES**
- One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicant, his heirs, assigns, or successors.
 - B.L. indicates Building Line.
 U.E. indicates Utility Easement.
 A.E. indicates Aerial Easement.
 S.M. S.E. indicates Storm Sewer Easement.
 S.S.E. indicates Sanitary Sewer Easement.
 W.L.E. indicates Water Line Easement.
 F.B.C.D.R. indicates Fort Bend County Deed Records.
 F.B.C.C.F. indicates Fort Bend County Clerk's File.
 F.B.C.M.U.D. indicates Fort Bend County Municipal Utility District.
 VOL. indicates Volume.
 PG. indicates Page.
 - All lots shall be restricted to single family residential use.
 - All easements extend equidistant from either side of the property lines unless otherwise noted.
 - All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
 - This easement shall be kept clear of fences, buildings, planting, and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into this easement except by means of an approved drainage structure.
 - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the following combined scale factor 0.999869043.
 - River Run at the Brazos Section 3 (3-A and 3-B combined) contains 40 - Lots 60' wide or greater and 40 - Lots less than 60' wide (Ordinance Sec. 25-67, 7B1)
 - Declaration of Covenants, Conditions and Restrictions for "River Run at the Brazos" filed under Fort Bend County Clerk Document No. 200509777. O.P.R.O.R.P.
 - The top of all floor slabs shall be a minimum of 89.25' above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
 - The drainage system for this subdivision is designed in accordance with the Fort Bend County Criteria Manual, which allows street ponding with intense rainfall events.
 - This subdivision is in the Lamar Consolidated Independent School District, Fort Bend County MUD No. 158 and Fort Bend County Taxing Jurisdiction.
 - River Run at the Brazos Section 3 will be recorded as two separate sections 3-A and 3-B.
 - Sidewalks shall be built or caused to be built through restrictive covenants through Ventana Development Reading, LTD, within all the road rights-of-way dedicated to the public.
 - This subdivisions falls within Fort Bend County Outdoor Lighting Ordinance: Zone "L22."
 - A project benchmark will be installed and documented per City of Rosenberg requirements prior to acceptance of the subdivision.
 - 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 lies wholly within Fort Bend County, Fort Bend County Municipal Utility District No. 158, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the EIJ of the City of Rosenberg.
 - River Run At The Brazos Section Three lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Map Number 48157c 0240 J, Dated January 3, 1997.
 - Five-eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
 - All lots shall have a minimum of five (5') foot side building lines.
 - The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	50°16'26"	21.94'	S 47°37'12" W	21.24'
C2	50.00'	190°37'37"	166.35'	N 22°33'24" W	99.57'
C3	25.00'	50°16'26"	21.94'	N 87°18'01" E	21.24'
C4	25.00'	90°04'44"	39.30'	N 22°33'24" W	35.38'
C5	25.00'	89°58'56"	39.26'	S 67°24'46" W	35.35'
C6	25.00'	42°49'35"	18.69'	S 46°10'58" E	18.25'
C7	50.00'	175°38'32"	153.28'	S 67°24'34" W	99.93'
C8	25.00'	42°50'00"	18.69'	N 01°00'18" E	18.26'
C9	55.00'	90°04'44"	86.47'	N 22°33'24" W	77.84'
C10	55.00'	89°58'56"	86.38'	S 67°24'46" W	77.77'
C11	300.00'	05°39'01"	29.58'	N 70°25'16" W	29.57'
C12	225.00'	09°09'40"	35.98'	S 17°54'09" W	35.94'
C13	50.00'	66°31'20"	58.05'	S 55°44'39" W	54.85'
C14	25.00'	91°48'32"	40.06'	N 60°50'57" E	35.91'
C15	255.00'	07°32'17"	33.55'	S 18°42'50" W	33.52'
C16	25.00'	38°06'45"	16.63'	N 03°25'36" E	16.32'
C17	50.00'	142°44'49"	124.57'	S 55°44'39" W	94.76'
C18	25.00'	38°06'45"	16.63'	S 71°56'19" E	16.32'
C19	25.00'	66°31'20"	29.03'	S 55°44'39" W	27.42'
C20	195.00'	08°42'34"	29.64'	S 18°07'42" W	29.61'
C21	25.00'	87°01'12"	37.97'	S 29°44'11" E	34.42'
C22	330.00'	05°39'01"	32.54'	N 70°25'16" W	32.53'
C23	270.00'	05°39'01"	26.63'	N 70°25'16" W	26.62'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 67°31'01" E	185.00'
L2	N 22°28'59" E	15.23'
L3	S 67°35'46" E	120.00'
L4	N 22°28'59" E	50.10'
L5	N 22°28'18" E	95.00'
L6	S 67°35'46" E	60.00'
L7	N 22°28'18" E	12.33'
L8	S 67°35'46" E	120.00'
L9	S 22°28'59" W	60.09'
L10	S 67°28'36" W	32.84'
L11	S 22°32'03" E	22.69'
L12	S 00°59'42" E	128.98'
L13	S 89°00'18" W	46.57'
L14	S 00°59'42" E	60.00'
L15	N 67°35'46" W	37.18'
L16	N 68°43'38" W	62.29'
L17	S 13°19'19" W	50.46'
L18	N 34°15'21" W	5.00'

PARK LAND DEDICATION TABLE
 RIVER RUN AT THE BRAZOS SECTION 3-B

TOTAL PARK LAND DEDICATION REQUIRED - 0.225 AC
 (TOTAL LOTS 36/160)
 MAXIMUM PRIVATE PARK LAND DEDICATION - 0.1125 AC
 (TOTAL REQUIRED 0.225 x 50%)

EXCESS PRIVATE PARK LAND DEDICATION FROM "RIVER RUN AT THE BRAZOS", SECTIONS ONE AND TWO (SEC ONE=0.375 AC.; SEC TWO=0.280 AC.)=0.655 AC.

0.5175-0.225 AC.=0.2925 AC. AVAILABLE FOR FUTURE SECTIONS IN RIVER RUN AT THE BRAZOS SECTIONS ONE & TWO (AFTER 3-A AND 3-B)

50% IN PRIVATE PARK LAND - 0.1125 AC.
 MONEY IN LIEU OF PUBLIC PARK LAND (36/2) x \$350 = \$6,300.00

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

ELEVATION = 81.66 FEET, NGVD 29

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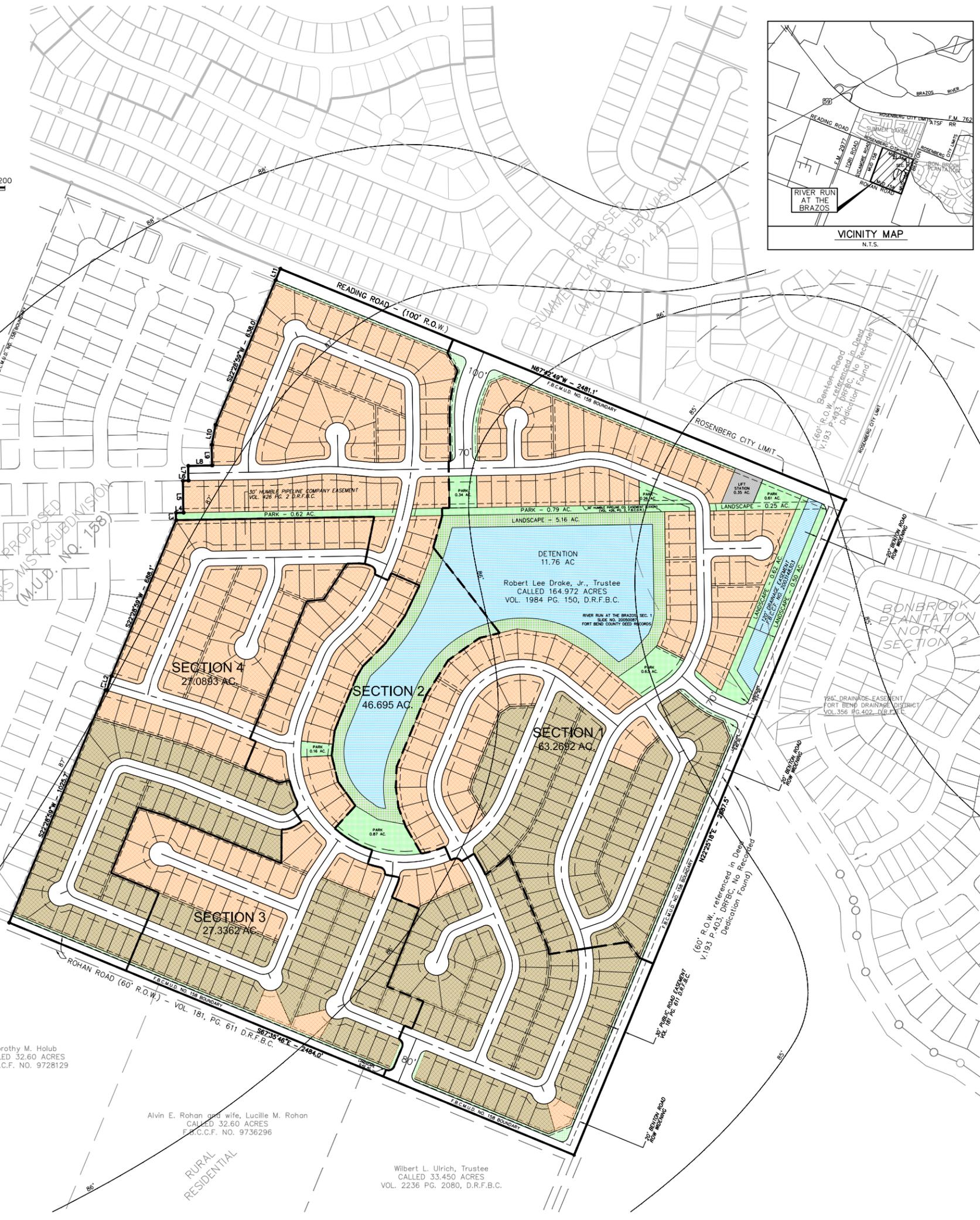
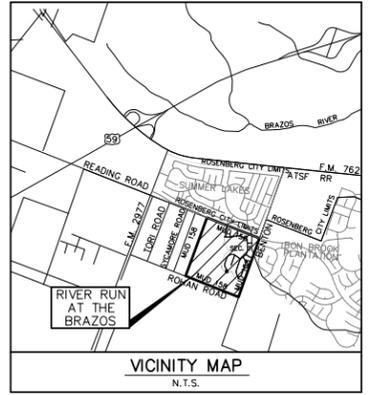
80 LOTS 5 BLOCKS

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 SUGAR LAND, TEXAS 77478
 PH (713) 781-5553
 FAX (713) 781-5556

MARCH 30, 2012



200 100 0 200
SCALE: 1" = 200'



Dorothy M. Holub
CALLED 32.60 ACRES
F.B.C.C.F. NO. 9728129

Alvin E. Rohan and wife, Lucille M. Rohan
CALLED 32.60 ACRES
F.B.C.C.F. NO. 9736296

Wilbert L. Ulrich, Trustee
CALLED 33.450 ACRES
VOL. 2236 PG. 2080, D.R.F.B.C.

LAND PLAN OF RIVER RUN AT THE BRAZOS

A 164.39 ACRE COMMUNITY OUT OF THE
W.M. LUSK SURVEY, A-276, LOCATED IN
FORT BEND COUNTY, TEXAS.
(MUNICIPAL UTILITY DISTRICT NO. 158)

OWNERS

VENTANA DEVELOPMENT READING, LTD.
10375 RICHMOND AVENUE, #930
HOUSTON, TEXAS 77042

VENTANA DEVELOPMENT READING WEST, LTD.
10375 RICHMOND AVENUE, #930
HOUSTON, TEXAS 77042

PARK LAND DEDICATION TABLE

RIVERS RUN AT THE BRAZOS

TOTAL PARK LAND DEDICATION REQUIRED - 3.54AC
(TOTAL LOTS 566/160)
MAXIMUM PRIVATE PARK LAND DEDICATION - 1.77AC
(TOTAL REQUIRED 3.54 X 50%)

PRIVATE PARK LAND DEDICATION:
LAKE AREA CREDIT
(11.76 X 10% FOR LAKE AREAS(25-117(E)1)C3 - 1.18AC
PARK LAND CREDIT
(5.89 X 10% FOR LESS THAN 3 AC. (25-117(E)3) - 0.59AC
TOTAL PRIVATE PARK LAND DEDICATION - 1.77AC

PARK LAND DEDICATION FOR SECTION ONE:
50% IN PRIVATE PARK LAND - 1.77AC
50% MONEY IN LIEU OF PUBLIC PARK LAND
(566/2 X \$350) - \$99,050.00

LINE TABLE

LINE	LENGTH	BEARING
L1	6.0'	N73°14'47"W
L2	60.0'	S16°45'13"W
L3	30.0'	N00°59'42"W
L4	30.6'	N89°00'54"E
L5	130.0'	N00°59'42"W
L6	22.6'	N89°00'18"E
L7	60.0'	S00°59'42"E
L8	97.0'	S89°00'18"W
L9	84.3'	S00°59'42"E
L10	82.9'	S11°00'22"W
L11	50.0'	S22°17'11"W

	SEC. 1	SEC. 2	SEC. 3	SEC. 4	TOTAL
50' LOTS	85	74	59	61	279
60' LOTS	92	75	59	61	287
TOTAL	177	149	118	122	566

NOTES:
-ALL PROPOSED R.O.W. WIDTHS FOR COLLECTOR STREETS ARE 100' AND 70' AND 80'.
-ALL PROPOSED LOCAL STREETS HAVE A 60' R.O.W.
-ALL PROPOSED LOTS ARE FOR SINGLE-FAMILY RESIDENTIAL USE.

DISCLAIMER: (05/03/06) THIS PLAT HAS NOT YET BEEN GRANTED FINAL APPROVAL FROM THE CITY OF ROSENBERG PLANNING COMMISSION, AND MAY BE SUBJECT TO CHANGE.

MAY 3, 2006



P:\041-018-00\Plan\RiverRunAtTheBrazos-05(04-20-06).dwg May 17, 2006--1:05pm Edited by: dshubbs

PLANNING COMMISSION MEETING MINUTES

On this the 25th day of April 2012, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

Pete Pavlovsky	Planning Commission Chairperson
Anthony Sulak	Planning Commission Vice Chairperson
Alicia Casias	Planning Commission Secretary
Mike Parsons	Planning Commissioner
George Arroyos* <i>arrived 6:06 p.m.</i>	Planning Commissioner
Lester Phipps	Planning Commissioner

STAFF PRESENT

Tom Suter	Councilor, District 4
Cyndy Powell	Assistant to the City Manager
Theresa Grahmann Parma	Planning Director
Charles Kalkomey	City Engineer
Lora Lenzsch	City Attorney
Renée LeLaurin	Secretary II

GUESTS PRESENT

Shannon Weisepape	Pulte Group
Justin Ring	Edminster Hinshaw Russ & Associates, Inc.

CALL TO ORDER

Chairperson Pavlovsky called the meeting to order at 6:00 p.m.

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF MARCH 28, 2012.

Action Taken: Vice Chairperson Sulak moved, seconded by Commissioner Parsons, to approve the minutes of the March 28, 2012, Regular Planning Commission Meeting as written. The motion carried unanimously.

2. CONSIDERATION OF AND ACTION ON THE PRELIMINARY PLAT OF RIVER RUN AT THE BRAZOS SECTION THREE, BEING A SUBDIVISION OF 18.284 ACRES OUT OF THE WILLIAM LUSK SURVEY, ABSTRACT 276, IN FORT BEND COUNTY, TEXAS, (FORT BEND COUNTY MUNICIPAL DISTRICT NO. 158), CONTAINING 80 LOTS IN 5 BLOCKS.

Executive Summary: The Preliminary Plat of River Run at the Brazos Section Three is a subdivision of 18.284 acres and contains eighty (80) lots. It is located within the Extraterritorial Jurisdiction (ETJ) of the City of Rosenberg and the boundaries of Fort Bend County Municipal Utility District No. 158 (MUD No. 158). The Water Supply and Wastewater Services Agreement for MUD No. 158 and the Development Agreement for River Run at the Brazos were approved by City Council on February 22, 2005.

The approved Development Agreement and Land Plan for River Run at the Brazos provides for 279 lots that are 50-feet in width, and 286 lots that are 60-feet in width. Sections One, Two, and Four of River Run have already been platted with 50-foot wide lots and 60-foot wide lots. This proposed Section Three provides for forty (40) lots that are 60-feet in width or greater, and forty (40) lots that are less than 60-feet in width. These lot sizes comply with the Development Agreement.

The Preliminary Plat is in accordance with the "Subdivision" Ordinance and the approved Development Agreement and Land Plan. Staff recommends that the Planning Commission approve the Preliminary Plat for River Run at the Brazos Section Three.

Key Discussion:

- Mr. Kalkomey presented the item and stated this Section Three is an eighteen (18) acre subdivision in MUD No. 158, south of Reading Road and west of Benton Road. They are putting together a group of 50-foot lots and 60-foot lots and are maintaining the 50/50 ratio as per the Development Agreement. Staff has reviewed this Preliminary Plat, found it in conformance with the subdivision regulations and the Development Agreement, and recommend approval.
- Chairperson Pavlovsky inquired when this development originally platted.
- Mr. Kalkomey replied that the Development Agreement was signed in 2005.
- Commissioner Parsons inquired if this is the same development that the Commission had previously been discussing with the small lots.
- Mr. Kalkomey replied that it is and the developer went back and revised the plat per the Development Agreement. The sections in this plat are not adjacent to each other. There is one (1) group that is 50-foot lots and one (1) group that is 60-foot lots and both groups comprise Section Three.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Phipps, to approve the Preliminary Plat of River Run at the Brazos Section Three, being a subdivision of 18.284 acres out of the William Lusk Survey, Abstract 276, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 158), containing 80 lots in 5 blocks. The motion carried unanimously.

3. CONDUCT A PUBLIC HEARING FOR THE SHORT FORM FINAL PLAT OF RACEWAY NO. 133, A SUBDIVISION OF 1.7889 ACRES OF LAND, BEING A REPLAT OF RESERVE "C-1" AND A PORTION OF RESERVE "K", REPLAT OF DEEDCO SUBDIVISION NO. 5 (SLIDE NO. 1273A; F.B.C.P.R.) IN THE G.M. STONE 1/3 LEAGUE, ABSTRACT NO. 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, CONTAINING 1 RESERVE IN 1 BLOCK.

Executive Summary: The Short Form Final Plat of Raceway No. 133 is a subdivision of 1.7889 acres. It is within the corporate limits of the City of Rosenberg, and is located at the southeast corner of State Highway 36 and Rice Street. The subject property is a commercial reserve and the owner plans to construct a convenience store/gas station on the subject property. Access to the site will be provided from the drive approach located across from Callender Street, and from another drive approach located on Rice Street.

This plat was previously approved by the Commission and City Council. However, the plat has never been recorded. The plat has been modified to reflect a 10-foot wide right-of-way dedication for Rice Street.

In accordance with Chapter 212 of the Texas Local Government Code and Chapter 25 of the Rosenberg Code of Ordinances, a public hearing is required prior to the consideration of a replat.

Staff recommends that the Planning Commission open the public hearing and receive comments.

Chairperson Pavlovsky opened the public hearing at 6:02 p.m. After three (3) calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 6:03 p.m.

4. CONSIDERATION OF AND ACTION ON THE SHORT FORM FINAL PLAT OF RACEWAY NO. 133, A SUBDIVISION OF 1.7889 ACRES OF LAND, BEING A REPLAT OF RESERVE "C-1" AND A PORTION OF RESERVE "K", REPLAT OF DEEDCO SUBDIVISION NO. 5 (SLIDE NO. 1273A; F.B.C.P.R.) IN THE G.M. STONE 1/3 LEAGUE, ABSTRACT NO. 312, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, CONTAINING 1 RESERVE IN 1 BLOCK.

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PLANNING COMMISSION COMMUNICATION

January 22, 2014

ITEM #	ITEM TITLE
9	Staff Report of Current Activities and Requests for Future Agenda Items

MOTION

Consideration of and action on the Staff Report of Current Activities and requests for future agenda items.

RECOMMENDATION

N/A

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

SUPPORTING DOCUMENTS:

- 2013 Residential Development Report

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Planning Director

Reviewed by:

___ City Engineer

EXECUTIVE SUMMARY

The Staff Report of Current Activities consists of projects that staff is currently working on as well as other updates that are relevant to the Planning Commission. This item also allows the Planning Commission the opportunity to request that items be placed on future agendas.

For this month's report, a report on residential development activity in 2013 has been compiled and is attached. The City and its Extraterritorial Jurisdiction (ETJ) experienced significant growth in 2013. Following is an overview:

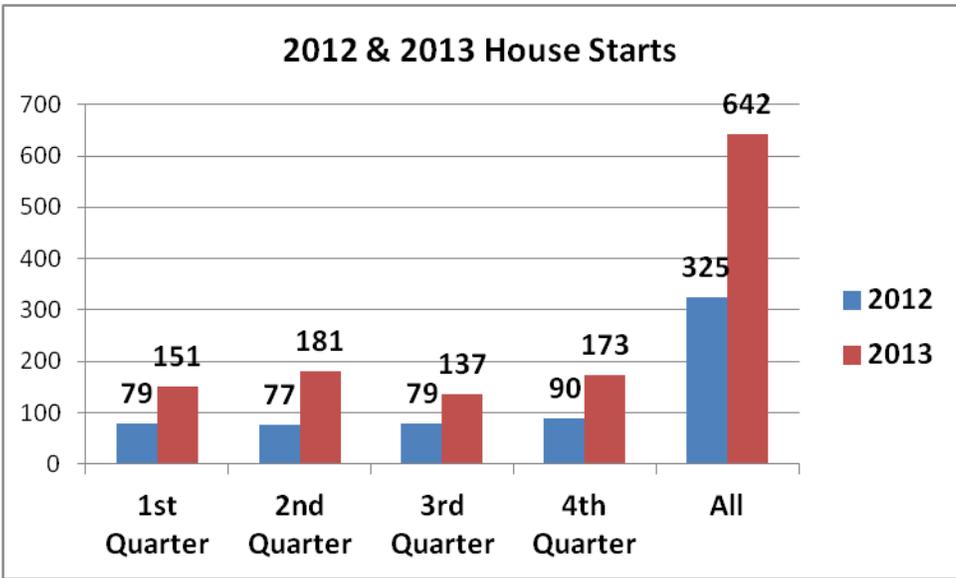
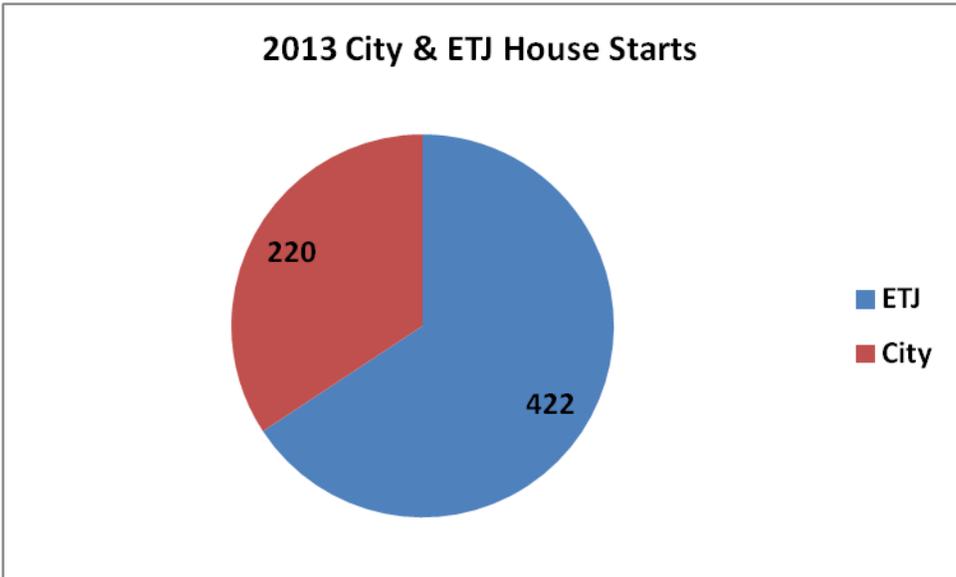
- House Starts:
 - 642 new home starts; 220 in the City and 422 in the ETJ
 - Nearly twice as many house starts in 2013 (642) than in 2012 (325)
 - Bonbrook Plantation (157), Sunrise Meadow (118), and River Run at the Brazos (101), all of which are in the ETJ, had the most house starts.
 - In the City, The Reserve at Brazos Town Center (86) and Summer Lakes (73) had the most house starts.
- Lots Platted:
 - Plats for 893 new lots were submitted in 2013 compared to only 546 in 2012; 235 were in the City and 658 were in the ETJ.
 - Bonbrook Plantation had the most lots platted with 283; Summer Lakes (191), Sunrise Meadow (173), and Walnut Creek (127) followed.
 - Of the 893 lots platted, 58 percent were 60-foot or greater lots
 - 30 percent were 55-foot lots and only 12 percent were 50-foot lots.

At the meeting, staff will also provide updates on the Comprehensive Plan update process and "Sign" Ordinance amendments, which are the main items the Planning Department is focused on at this time.

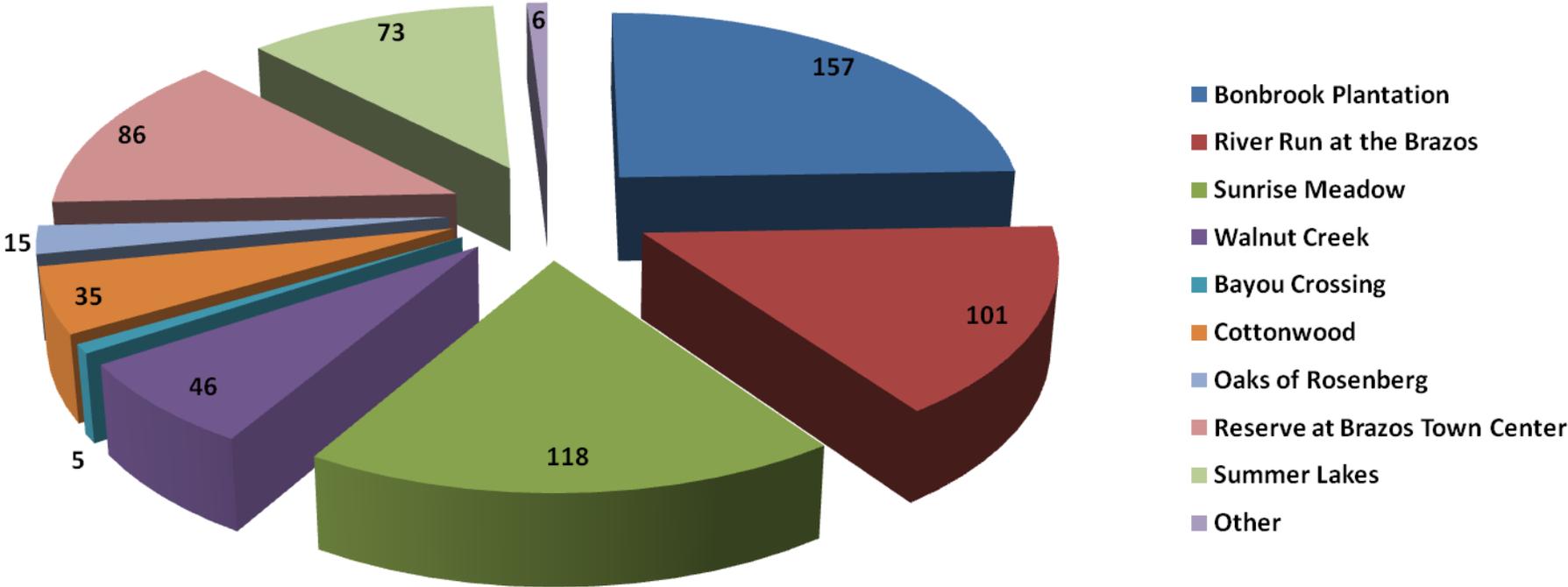
2013 Single-Family Residential Development

House Starts:

Jurisdiction	MUD No.	Development	Quarter				2013
			1 st	2 nd	3 rd	4 th	
ETJ	155	Bonbrook Plantation	38	54	32	33	157
	158	River Run at the Brazos	20	22	33	26	101
	162	Sunrise Meadow	22	32	0	64	118
	152	Walnut Creek	11	11	12	12	46
City	N/A	Bayou Crossing	0	3	1	1	5
	148	Cottonwood	11	13	7	4	35
	159	Oaks of Rosenberg	7	6	2	0	15
	167	Reserve at Brazos Town Center	18	19	29	20	86
	144	Summer Lakes	19	21	21	12	73
	N/A	Other	5	0	0	1	6
All	All	All	151	181	137	173	642



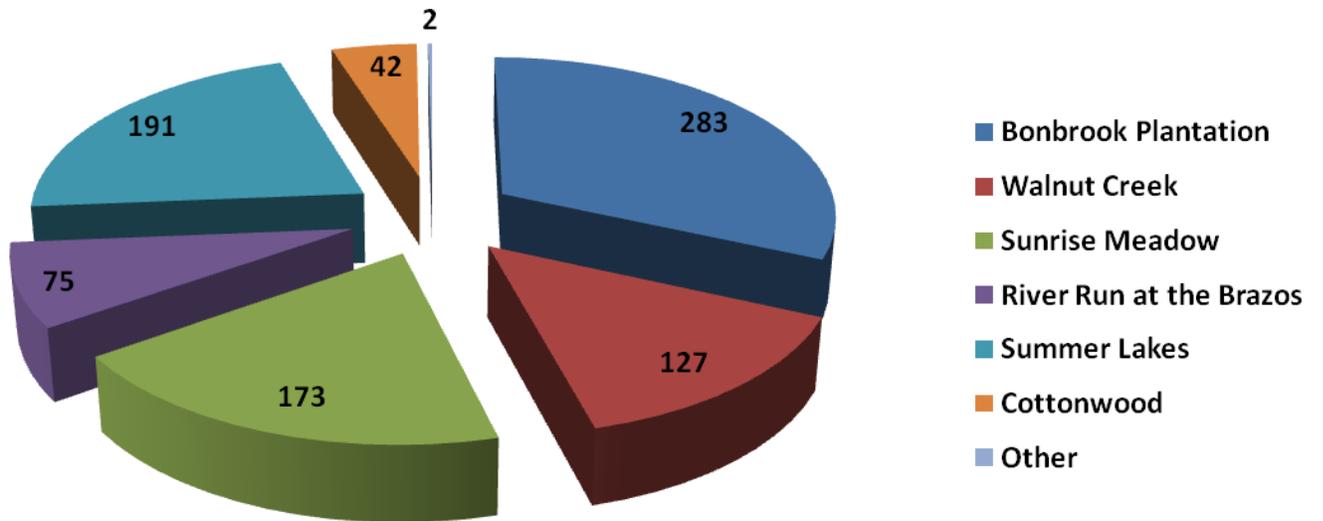
2013 House Starts by Development



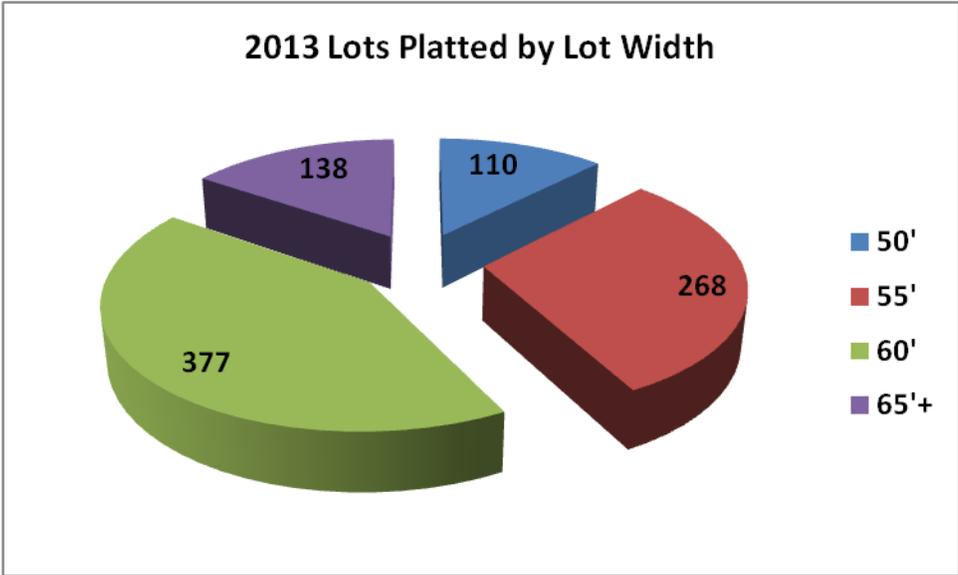
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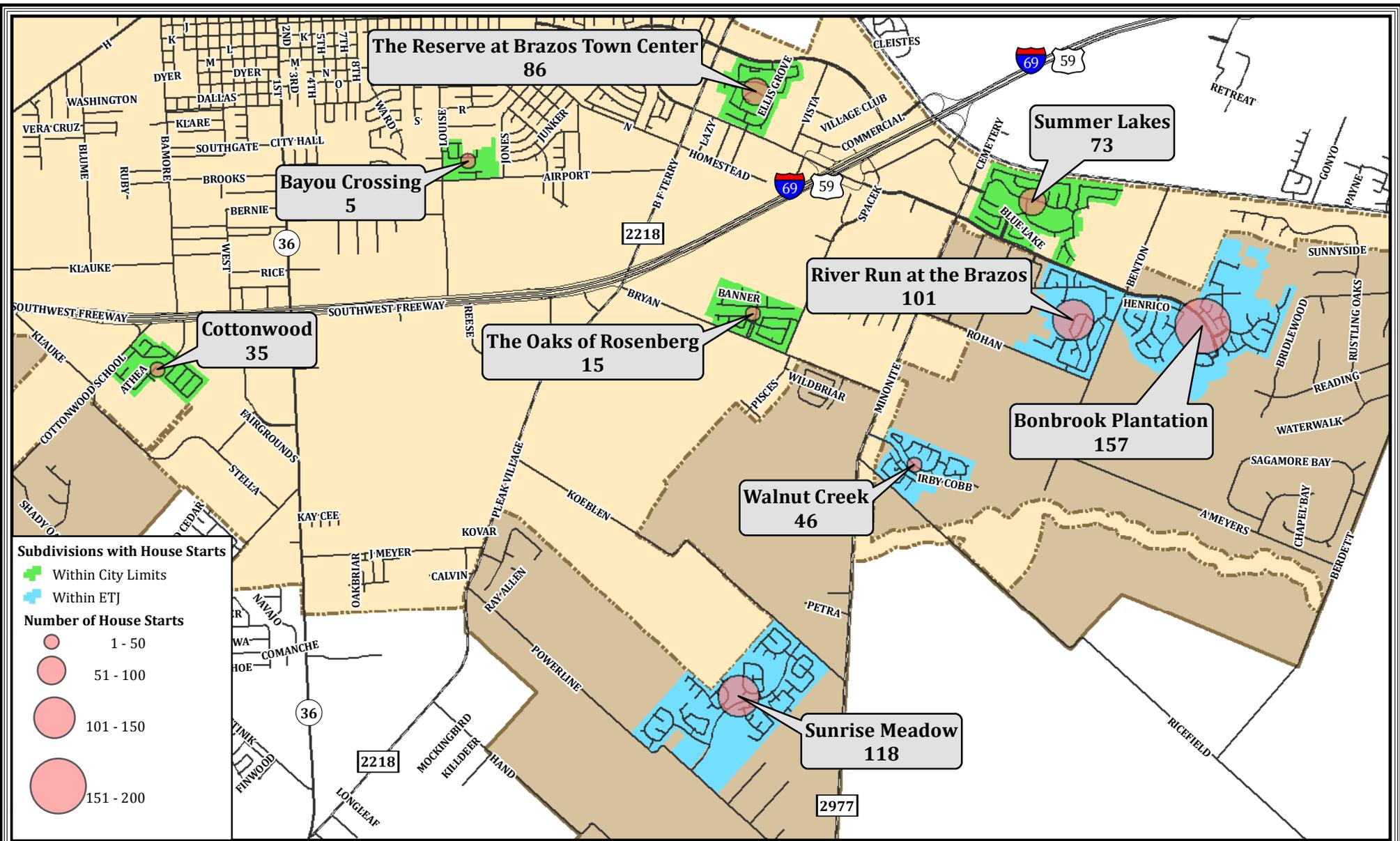
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	162	Sunrise Meadow	173
	158	River Run at the Brazos	75
City	144	Summer Lakes	191
	148	Cottonwood	42
	N/A	Other	2
All	All	All	893

2013 Lots Platted by Development



Lot Width	Number	Percent
50'	110	12.3%
55'	268	30.0%
60'	377	42.2%
65'+	138	15.5%
All	893	100.0%





Subdivisions with House Starts

- Within City Limits
- Within ETJ

Number of House Starts

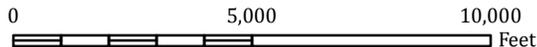
- 1 - 50
- 51 - 100
- 101 - 150
- 151 - 200

2013 House Starts by Development City of Rosenberg, Texas

- Interstate
- US Highway
- State Highway
- Farm-to-Market
- Public Road
- Rosenberg City Limits
- Rosenberg ETJ



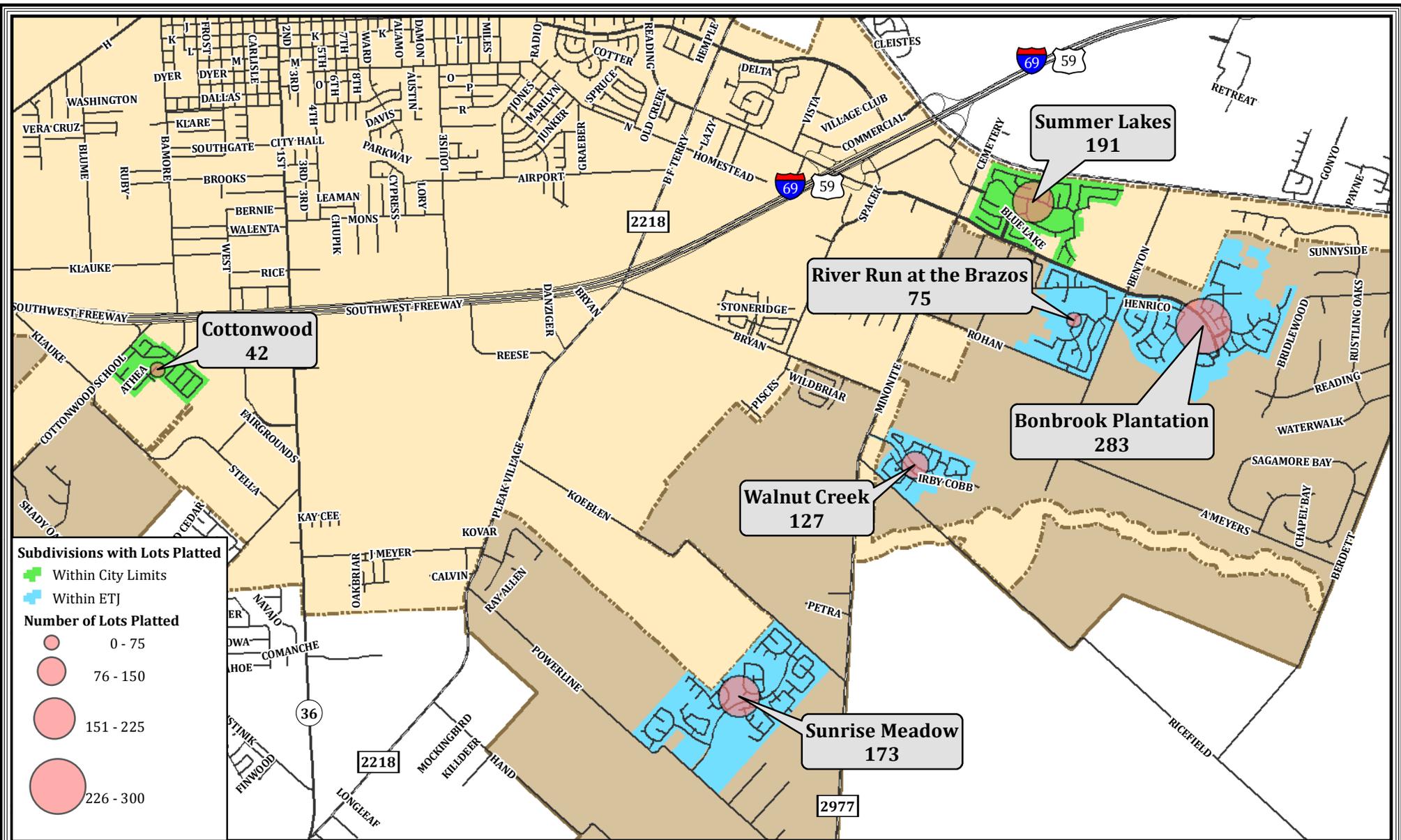
Scale:
1:48,000
or
1 inch = 4,000 feet



Created by: City of Rosenberg GIS - Paul M. Jones
Date Created: January 09, 2014
Original Size: 8.5" x 11"
K:\GIS\MAPS\Planning\2014\2013_House_Starts.mxd

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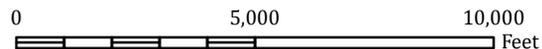


2013 Lots Platted by Development City of Rosenberg, Texas

- Interstate
- US Highway
- State Highway
- Farm-to-Market
- Public Road
- Rosenberg City Limits
- Rosenberg ETJ



Scale:
1:48,000
or
1 inch = 4,000 feet



Created by: City of Rosenberg GIS - Paul M. Jones
Date Created: January 09, 2014
Original Size: 8.5" x 11"
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ITEM 10

Announcements.

ITEM 11

Adjournment.