

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, August 20, 2014
TIME: 4:00 p.m.
PLACE: Rosenberg City Hall
City Hall Council Chamber
2110 4th Street
Rosenberg, Texas 77471
PURPOSE: Rosenberg Planning Commission Meeting

Call to order: Council Chamber

AGENDA

1. Consideration of and action on Regular Planning Commission Meeting minutes for June 18, 2014, and July 16, 2014. (LeLaurin)
2. Consideration of and action on a Preliminary Plat of Park Place Boulevard Street Dedication, being a subdivision of 2.3580 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 0 lots, 0 blocks, 0 reserves. (Tanner)
3. Consideration of and action on a Preliminary Plat of Rivers Mist Section Two, being a subdivision of 15.59 acres out of the Wm. Lusk Survey, A-276, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 158); 46 lots, 2 blocks, 4 reserves (4.2975 acres). (Tanner)
4. Consideration of and action on a Preliminary Plat of Cottonwood Section Three-B, a subdivision of 8.333 acres of land located in the S.A. Stone Survey No. 10, A-392, City of Rosenberg, Fort Bend County, Texas; Lots: 44; Reserves: 1; Blocks: 4. (Tanner)
5. Consideration of and action on a Final Plat of Cottonwood Section Three-B, a subdivision of 8.333 acres of land located in the S.A. Stone Survey No. 10, A-392, City of Rosenberg, Fort Bend County, Texas; Lots: 44; Reserves: 1; Blocks: 4. (Tanner)
6. Consideration of and action on a Final Plat of Bayou Crossing Section Three, a subdivision of 8.670 acres of land located in the James Lowery 1/3 League, A-275, City of Rosenberg, Fort Bend County, Texas; also being a partial replat of Reserve "A-2", Block 1, Bayou Crossing Section Two Partial Replat No. One recorded at Plat No. 20130258, F.B.C.P.R., and a partial replat of Lots 3 and 4, J. M. Donley Subdivision recorded at Vol. 1, Pg. 20, F.B.C.P.R. (Tanner)
7. Consideration of and action on a Final Plat of Bonbrook Plantation North Section Eleven, a subdivision of 8.924 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 35 lots, 0 reserves, 3 blocks. (Tanner)
8. Consideration of and action on a Final Plat of Bonbrook Plantation North Section Twelve, a subdivision of 8.522 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 34 lots, 0 reserves, 2 blocks. (Tanner)
9. Consideration of and action on a Final Plat of Bonbrook Plantation North Section Thirteen, a subdivision of 19.476 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 88 lots, 3 reserves (1.031 acres), 3 blocks. (Tanner)
10. Hear and discuss a presentation by J. B. Granada Construction regarding a potential multi-family Planned Unit Development, and take action as necessary to direct staff. (Tanner)
11. Hear and discuss a presentation by GSSW Real Estate Investments regarding a potential multi-family Planned Unit Development, and take action as necessary to direct staff. (Tanner)
12. Consideration of and action on Exhibit C – Third Revision, a Development Plan for Bonbrook Plantation, being 448.62 acres of land out of the Wiley Martin League, Abstract 56, Fort Bend County, Texas. (Tanner)

13. Consideration of and action on a recommendation to City Council regarding a Development Agreement with Dry Creek (Houston) ASLI VII, LLC, a Delaware limited liability company, in association with Fort Bend County Municipal Utility District No. 184. (Tanner)
14. Consideration of and action on a General Plan of Stonecreek Estates, being 502.6 acres of land out of the Wiley Martin Survey, A-56, E.P. Everett Survey, A-387, Fort Bend County, Texas. (Tanner)
15. Consideration of and action on the Staff Report of Current Activities and Requests for Future Agenda Items. (Tanner)
16. Announcements.
17. 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 _____ day of _____ 2014, at _____ m. by

_____.

Attest:
Linda Cernosek, TRMC, City Secretary

Approved for Posting:
Robert Gracia, City Manager

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

ITEM 1

Minutes:

- 1. Regular Planning Commission Meeting Minutes for June 18, 2014.**
- 2. Regular Planning Commission Meeting Minutes for July 16, 2014.**

PLANNING COMMISSION MEETING MINUTES

DRAFT

On this the 18th day of June 2014, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

Pete Pavlovsky	Planning Commission Chairperson
Lester Phipps, Jr.	Planning Commission Vice Chairperson
Wayne Poldrack	Planning Commission Secretary
James Urbish	Planning Commissioner

COMMISSIONERS ABSENT

Alicia Casias	Planning Commissioner
Mike Parsons	Planning Commissioner

STAFF PRESENT

Cynthia McConathy	Councilor, At Large Position Two
Travis Tanner	Executive Director of Community Development
Charles Kalkomey	City Engineer
Lora Lenzsch	City Attorney
Renée LeLaurin	Secretary II

GUESTS PRESENT

Tracy M. Youngblood	Brown & Gay Engineers, Inc. (Bayou Crossing)
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CALL TO ORDER:

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

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE MAY 21, 2014 REGULAR PLANNING COMMISSION MEETING.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Poldrack, to approve the minutes of the May 21, 2014 Regular Planning Commission Meeting as written. The motion carried unanimously by those present.

2. HOLD PUBLIC HEARING ON A PRELIMINARY PLAT OF BAYOU CROSSING SECTION THREE, A SUBDIVISION OF 8.670 ACRES OF LAND LOCATED IN THE JAMES LOWERY 1/3 LEAGUE, A-275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF RESERVE "A-2", BLOCK 1, BAYOU CROSSING SECTION TWO PARTIAL REPLAT NO. ONE, RECORDED AT PLAT NO. 20130258, F.B.C.P.R., AND A PARTIAL REPLAT OF LOTS 3 & 4, J.M. DONLEY SUBDIVISION RECORDED AT VOL. 1, PG, 20, F.B.C.P.R.

Executive Summary: The Preliminary Plat of Bayou Crossing Section Three is located off of Grand Cane Lane in the northeast part of Bayou Crossing, located in the northeast corner of Louise Street and Airport Avenue. The Plat consists of 8.67 acres and thirty-seven (37) residential lots. The proposed Plat is in not in conflict with the approved Land Plan dated September 2004.

The Plat also constitutes a partial replat of Reserve "A-2" of Block 1 of Bayou Crossing Section Two Partial Replat No. One. The Plat is in compliance with all requirements; however, due to it being a replat, a public hearing is required per the Chapter 212 of the Texas Local Government Code and the "Subdivision" Ordinance.

Chairperson Pavlovsky opened the public hearing at 4:03 p.m. After three calls for speakers, no one stepped forward. Chairperson Pavlovsky closed the public hearing at 4:03 p.m.

3. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF BAYOU CROSSING SECTION THREE, A SUBDIVISION OF 8.670 ACRES OF LAND LOCATED IN THE JAMES LOWERY 1/3 LEAGUE, A-275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF RESERVE "A-2", BLOCK 1, BAYOU CROSSING SECTION TWO PARTIAL REPLAT NO. ONE, RECORDED AT PLAT NO. 20130258, F.B.C.P.R., AND A PARTIAL REPLAT OF LOTS 3 & 4, J.M. DONLEY SUBDIVISION RECORDED AT VOL. 1, PG. 20, F.B.C.P.R.**

Executive Summary: As discussed in the previous Agenda item, the Preliminary Plat of Bayou Crossing Section Three is located off of Grand Cane Lane in the northeast part of Bayou Crossing, located in the northeast corner of Louise Street and Airport Avenue. The Plat consists of 8.67 acres and thirty-seven (37) residential lots. The proposed Plat is not in conflict with the approved Land Plan dated September 2004. In fact, the Land Plan, which is attached for reference, provides for fifty- and sixty-foot lots in this location. However, the proposed Plat provides for all sixty-foot lots in accordance with current regulations.

Because the Plat constitutes a partial replat of Reserve "A-2" of Block 1 of Bayou Crossing Section Two Partial Replat No. One, a public hearing was held per State law and the "Subdivision" Ordinance. There being no issues, staff recommends approval of the Preliminary Plat of Bayou Crossing Section Three.

Key Discussion:

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

Action Taken: Commissioner Urbish moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Bayou Crossing Section Three, a subdivision of 8.670 acres of land located in the James Lowery 1/3 League, A-275, City of Rosenberg, Fort Bend County, Texas, also being a partial replat of Reserve "A-2", Block 1, Bayou Crossing Section Two Partial Replat No. One, recorded at Plat No. 20130258, F.B.C.P.R., and a partial replat of Lots 3 & 4, J. M. Donley Subdivision recorded at Vol. 1, Pg. 20, F.B.C.P.R. The motion carried unanimously by those present.

4. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF BONBROOK PLANTATION NORTH SECTION THIRTEEN, A SUBDIVISION OF 19.476 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 88 LOTS, 3 RESERVES (1.031 ACRES), 3 BLOCKS.**

Executive Summary: The Preliminary Plat of Bonbrook Plantation North Section Thirteen is located off of Reading Road, adjacent to Bridlewood Estates, in the east central part of Bonbrook Plantation. The proposed Plat contains 19.476 acres, 88 residential lots, and three (3) reserves consisting of 1.031 acres.

The proposed lots are a minimum of fifty feet (50') in width and 6,000 square feet in size. This is in accordance with the approved Land Plan for Bonbrook Plantation, which calls for fifty-foot (50') lots in this location of the development. The Land Plan is attached for reference.

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

Key Discussion:

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

Action Taken: Commissioner Poldrack moved, seconded by Commission Phipps, to approve the Preliminary Plat of Bonbrook Plantation North Section Thirteen, a subdivision of 19.476 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 88 lots, 3 reserves (1.031 acres), 3 blocks. The motion carried unanimously by those present.

5. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF SUMMER LAKES SECTION SEVEN, BEING A SUBDIVISION OF 23.94 ACRES OUT OF THE W.M. LUSK SURVEY, A-276, IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144); 53 LOTS, 5 BLOCKS, 10 RESERVES (7.4627 ACRES).**

Executive Summary: The Preliminary Plat of Summer Lakes Section Seven is located off of Reading Road and Round Lake Drive in the eastern portion of the Summer Lakes development. The Plat consists of 23.94 acres, 53 residential lots, and ten (10) reserves containing 7.4627 acres.

The proposed Plat contains 21 sixty-foot (60') lots and 32 seventy-foot (70') lots. The Plat complies with the Development Agreement and approved Land Plan for Fort Bend County MUD No. 144. The Land Plan, which is attached for reference, identifies the area of the Plat as single-family residential development. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots comfortably meet these requirements.

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

Key Discussion:

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

Action Taken: Commissioner Phipps moved, seconded by Commissioner Urbish, to approve the Preliminary Plat of Summer Lakes Section Seven, being a subdivision of 23.94 acres out of the W.M. Lusk Survey, A-276, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 53 lots, 5 blocks, 10 reserves (7.4627 acres).

6. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF SUMMER LAKES SECTION EIGHT, BEING A SUBDIVISION OF 8.5738 ACRES OUT OF THE W.M. LUSK SURVEY, A-276 AND THE JANE LONG LEAGUE, A-55, IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144); 36 LOTS, 2 BLOCKS, 1 RESERVE (0.5214 ACRE).

Executive Summary: The Preliminary Plat of Summer Lakes Section Eight is located off of Lake Commons and Blue Lake Drives in the south central portion of the Summer Lakes development. The Plat consists of 8.57 acres, 36 residential lots, and one (1) reserve containing 0.5 acres.

All proposed lots are a minimum of sixty feet (60') in width as measured at the front building line. The Plat complies with the Development Agreement and approved Land Plan for Fort Bend County MUD No. 144. The Land Plan, which is attached for reference, identifies the area of the Plat as single-family residential development. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots meet these requirements.

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

Key Discussion:

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

Action Taken: Commissioner Urbish moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Summer Lakes Section Eight, being a subdivision of 8.5738 acres out of the W.M. Lusk Survey, A-276 and the Jane Long League, A-55, in the City of Rosenberg, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 36 lots, 2 blocks, 1 reserve (0.5214 acre). The motion carried unanimously by those present.

7. CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF SUMMER PARK SECTION TWO, BEING A SUBDIVISION OF 16.479 ACRES OUT OF THE ROBERT E. HANDY SURVEY, A-187, IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144): 64 LOTS, 3 BLOCKS, 3 RESERVES (0.6726 ACRE).

Executive Summary: The Preliminary Plat of Summer Park Section Two is located off of Park Place Boulevard in the southwest portion of the Summer Park development. The Plat consists of 16.479 acres, 64 residential lots, and three (3) reserves containing 0.67 acres.

All proposed lots are a minimum of sixty feet (60') in width as measured at the front building line. The Plat complies with the Development Agreement and approved Land Plan for Fort Bend County MUD No. 144. The Land Plan, which is attached for reference, identifies the area of the plat as single-family residential development. The Development Agreement calls for a minimum lot width of fifty feet (50') and minimum size of 6,000 square feet. All proposed lots meet these requirements.

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

the Preliminary Plat of Summer Park Section Two.

Key Discussion:

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

Action Taken: Commissioner Poldrack moved, seconded by Commissioner Phipps, to approve the Preliminary Plat of Summer Park Section Two, being a subdivision of 16.479 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 64 lots, 3 blocks, 3 reserves (0.6726 acre). The motion carried unanimously by those present.

8. CONSIDERATION OF AND ACTION ON PROPOSED AMENDMENTS TO THE PARKING LOT STANDARDS AND SPECIFICATIONS REGARDING PARKING OF VEHICLES IN RESIDENTIAL FRONT YARDS AND OUTSIDE DISPLAY OF MERCHANDISE.

Executive Summary: On April 22, 2014, City Council discussed possible regulations prohibiting long-term parking in residential yards and restricting the outside display of merchandise in commercial areas. After some discussion, the consensus of City Council was to present the item to the Planning Commission for your review and recommendation.

To address these issues, Councilors requested that staff look at ordinances such as that of the City of Sugar Land. Sugar Land's Zoning Ordinance pertaining to their General Business (B-2) District provides for the following:

- Merchandise cannot be located on public property, in a required yard/setback, or in a required parking space.
- It cannot be displayed outside for more than 30 consecutive days or a total of 90 days in one (1) calendar year.
- It must be owned by the owner or lessee of the property.
- It cannot occupy an area greater than 10% of the area of the building or tenant space (the 10% restriction does not apply to landscaping materials in a fenced area).

It is important to keep in mind that certain items (e.g., landscaping materials, vehicles) should be exempted from this type of requirement. If not, it is anticipated that a similar ordinance would affect many existing businesses. The attached potential ordinance amendments exempt certain items. In order to avoid unintended consequences, other possible exemptions could be recommended by the Planning Commission. At the May 21, 2014 Planning Commission meeting, City staff discussed exempting tire sales and motorized equipment from the provisions of the ordinance. Those recommendations are incorporated in the attached ordinance amendments.

Also included in the ordinance amendments is a provision that would require parking of vehicles in residential areas to be on a paved surface, except in instances where an unimproved or gravel surface was in existence prior to the effective date of the ordinance. We believe that an exception is necessary for existing lots with unimproved drives due to the large number in existence in the City.

Staff recommends that the Planning Commission recommend approval to City Council of the proposed ordinance amendments. If recommended by the Planning Commission, this item will be placed on a future City Council Agenda.

Key Discussion:

- Mr. Tanner presented the item and reviewed the Executive Summary.
- Vice Chairperson Phipps inquired if the ownership clause is to prohibit consignment shops from displaying items.
- Mr. Tanner replied that anyone that is not an owner or lessee tenant, would not be able to display items. Only the property owner and or the tenant may display items for sale that they themselves own.
- Chairperson Pavlovsky stated that he reviewed the proposed amendments and was looking for something that prohibits on-street parking. He likes the ordinance but does not wish to add to the on-street parking issue.
- Mr. Tanner replied that there would be some Code Enforcement ramifications for these amendments. It will need to be looked at carefully to prevent any unintended consequences. Staff attempted to include an exemption similar to Sugar Land for the folks that currently have unimproved driveways. The City would not force them to pave their driveways if they are currently unimproved. But if they park in the front yard in the grass, these amendments have the potential to push those cars into the street.
- Chairperson Pavlovsky inquired how City Council feels about this issue.
- Councilor McConathy replied that Council is struggling with the same issue. There are some areas, such as 8th Street, where parking in the street creates a real safety issue. There is also Greenwood Subdivision where there already is an issue with on-street parking.
- Mr. Tanner replied that the discussion at the time was to divide up the City into areas where this would apply

and not apply and that will take a good deal of time to research it.

- Commissioner Urbish stated that in areas such as Lawrence Street where the streets are wide, he would prefer to see them park in the street than in their yards but areas like Greenwood would need to be exempted. Perhaps it could be written to apply to areas with a certain street width.
- Chairperson Pavlovsky stated that Lawrence Street does not have open ditches. There are many areas that have open ditches and for people to park on the side of the road will end up taking up much of the lane.
- Commissioner Urbish replied that parking next to an open ditch on the street is still preferable to an area with curb and gutter streets where folks are still parking in their yards.
- Chairperson Pavlovsky replied that if they park in the ditch, it can cause drainage issues. There was a bad situation in our neighborhood when LCISD built Bowie Elementary to accommodate 250 students but there are 750 students there now in portable buildings. They expanded for the students but did not do anything for traffic control. Eventually, LCISD built an internal driveway to get those cars off the street.
- Commissioner Poldrack inquired why tires and landscaping materials were excluded from these amendments.
- Mr. Tanner replied that for landscaping nurseries, there is no way they can keep their entire stock inside. That will require an exception. For tire shops, it would impact so many existing businesses that it is less intrusive to grandfather those businesses.
- Commissioner Poldrack replied that NTB, Discount Tire and Firestone do not stack tires outside. He has an issue with all the tires along the street. It is unsightly. In the past, we have discussed requiring wider residential streets. What impact, if any, would that have? Are the problem areas in the older parts of Rosenberg?
- Mr. Tanner replied that wider streets would only apply to new construction. Older subdivisions have narrower streets that do not meet current City standards.
- Commissioner Poldrack restated his support for wider street widths. The narrow streets and drive-over curbs are inviting people to park in their yards.
- Chairperson Pavlovsky inquired what it would take for the City to pass an ordinance for no parking on a street between two specific points.
- Ms. Lenzsch replied that the streets are public and you cannot really prohibit parking on a roadway. You could put it in areas for safety purposes such as visibility requirements. In residential neighborhoods, people have the right to park on the streets.
- Councilor McConathy replied that Council recently created a no parking zone on Ward Street since people were parking on the side of the street and causing a safety issue at the intersection.
- Ms. Lenzsch replied that this issue came up years ago and the biggest issue was the number of homes that could not accommodate the number of cars they had.
- Mr. Tanner added that a guest parking issue also exists.
- Ms. Lenzsch stated that there are many variables.
- Chairperson Pavlovsky inquired if the issue on Ward Street was due to the school.
- Councilor McConathy replied that it was due to a bakery on Avenue I at Ward Street. The bakery did have its own parking but as a matter of convenience, patrons would park in the street and creating a visibility issue.
- Ms. Lenzsch replied that many new developments have deed restrictions that prohibit cars from being left on the street for a specific period of time. That is another resource to consider for new developments with HOAs. Older subdivisions are the ones with the problem.
- Commissioner Poldrack stated that in addition to Greenwood, Cottonwood is another subdivision with parking issues.
- Mr. Tanner stated that there are some areas that are not so old but it is in mostly older neighborhoods. Staff can bring your recommendations to City Council and see if they want to discuss it further.

Action Taken: Vice Chairperson Phipps moved, seconded by Commissioner Urbish, to make a recommendation to City Council to approve the proposed amendments to the parking lot standards and specifications regarding parking of vehicles in residential front yards and outside display of merchandise. The motion carried unanimously by those present.

Additional Key Discussion:

- Ms. Lenzsch inquired if the Commission would like to include an exception for boats as well.
- Mr. Tanner replied that it could be included. The proposed amendments are based upon a Sugar Land ordinance.
- Ms. Lenzsch replied that it may be useful for Code Enforcement to exclude boats.
- Councilor McConathy inquired if that exception is for a business or residential.
- Mr. Tanner replied that this would apply to residential lots. It currently states that it shall be unlawful for any

person to park a recreational vehicle or trailer within the yard of a residential property. It would apply to residences.

- Commissioner Poldrack inquired if the vehicle is there for more than three days, would it be considered an abandoned vehicle?
- Ms. Lenzsch replied that it would not be if on private property. It would be if it is on the street for more than 30 days.
- Councilor McConathy stated that on the commercial side, as far as advertising, we are not including boats, correct?
- Mr. Tanner replied that the amendment states that merchandise shall mean items for sale, not including landscaping materials, tires, vehicles, or other motorized equipment.
- Ms. Lenzsch replied that in the state transportation code, boats are not considered motor vehicles.

9. CONSIDERATION OF AND ACTION ON THE STAFF REPORT OF CURRENT ACTIVITIES AND REQUESTS FOR FUTURE AGENDA ITEMS.

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.

The scope of the Comprehensive Plan update project will be discussed at the June 24, 2014 City Council Workshop Meeting. The item was tabled at a previous meeting for further discussion. Additionally, given that the Sign Ordinance amendments pertaining to the West Fort Bend Management District corridors have been completed and approved by City Council, staff is coordinating with the District for them to formally recognize the City's regulations for freestanding sign height and size.

Key Discussion:

- Mr. Tanner presented the item and stated that the "Sign" Ordinance amendments were approved by Council on May 6th and staff is coordinating with the West Fort Bend Management District (WFBMD) to implement the City standards on the WFBMD corridors, as has been the plan. The WFBMD will need to amend their standards but they have directed the City to begin enforcing our standards but we are working on the formal agreement. The Comprehensive Plan Update was tabled by City Council in May for further discussion. It will be discussed at the next Council workshop meeting to determine how they want to proceed.
- Chairperson Pavlovsky inquired when the next Planning Commission meeting takes place.
- Mr. Tanner replied that it would be July 16th.
- Commissioner Poldrack requested an Agenda item to discuss building standards for single family residences. What is the masonry requirement for a single family house?
- Mr. Tanner replied that the City does not have masonry standards for single family. There may be some deed restrictions that require it. The City has an Agreement for Brazos Town Center where they agreed to include 51% masonry construction in order to have 50-foot lots. City-wide, there is no requirement. We do have masonry requirements for multi-family and structures in the WFBMD for commercial construction.
- Commissioner Poldrack inquired if it would be unreasonable to establish a City standard of 51% masonry for single family?
- Mr. Tanner replied that would not be unreasonable. It would be a policy decision of the Commission and City Council. We do have the Texas Masonry Council who will come to a meeting to make a presentation if that is something the Commission would like.
- Commissioner Poldrack stated that he would like to see nicer homes in the City that have more masonry.
- Brief discussion was held on what constitutes masonry and if hardiplank siding would be considered masonry.
- Mr. Tanner stated that if the City wrote an ordinance on masonry requirements, you would be able to define what masonry is. Some cities include hardiplank and some cities do not. It is a choice.
- Commissioner Poldrack stated that hardiplank is fine but he prefers not to have homes that are 98% hardiplank with just a few bricks. He would like to see better construction.
- Chairperson Pavlovsky stated that he agrees with Commissioner Poldrack.
- Mr. Tanner stated that one thing to keep in mind, the planned subdivisions are vested. This would be for new construction.
- Councilor McConathy stated that this requirement should apply only to new subdivisions.
- Chairperson Pavlovsky stated that there is a house going up on Brooks Street that has very little masonry. This house is built about four feet off the ground; it is well done and looks good. But it is wood.
- Mr. Tanner stated that there are many examples of nice homes that do not have a lot of masonry but brick does offer architectural control. From an aesthetic viewpoint, hardiplank does require more maintenance

- and needs to be painted and that is not an issue with brick.
- Chairperson Pavlovsky requested that Mr. Tanner set up a presentation from the Texas Masonry Council for the next meeting.

No action taken.

10. ANNOUNCEMENTS.

There were no announcements.

11. ADJOURNMENT.

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission Meeting at 4:41 p.m.

Renée LeLaurin
Secretary II

PLANNING COMMISSION MEETING MINUTES

DRAFT

On this the 16th day of July 2014, the Planning Commission of the City of Rosenberg, Fort Bend County, Texas, met in a regular meeting at the Rosenberg City Hall Council Chamber, 2110 4th Street, Rosenberg, Texas 77471.

COMMISSIONERS PRESENT

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

COMMISSIONERS ABSENT

Lester Phipps, Jr.	Planning Commission Vice Chairperson
James Urbish	Planning Commissioner

STAFF PRESENT

Cynthia McConathy	Councilor, At Large Position Two
Travis Tanner	Executive Director of Community Development
Charles Kalkomey	City Engineer
Scott Tschirhart	City Attorney
Renée LeLaurin	Secretary II

GUESTS PRESENT

Leila Siqueiros	Texas Masonry Council
Tony Topping	Texas Masonry Council
Carol Redd	EHRA, Inc. (Summer Lakes)
Jackie Overton	EHRA, Inc. (Summer Lakes)

CALL TO ORDER:

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

AGENDA

1. CONSIDERATION OF AND ACTION ON MINUTES OF THE JUNE 18, 2014 REGULAR PLANNING COMMISSION MEETING.

Action Taken: Commissioner Poldrack moved, seconded by Chairperson Pavlovsky, to approve the minutes of the June 18, 2014 Regular Planning Commission Meeting as written. The motion failed by a vote of two "ayes" and two abstentions by those present. **Ayes: Chairperson Pavlovsky and Commissioner Poldrack. Abstentions: Commissioners Casias and Parsons.**

Key Discussion:

- Brief discussion was held with Mr. Tschirhart regarding the number of votes needed to approve minutes. Abstention from voting is considered a vote of "no," therefore the minutes for the June 18, 2014 Regular Planning Commission Meeting were not approved since two affirmative votes did not constitute a majority of the Commissioners present.

Additional Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to table the minutes of the June 18, 2014 Regular Planning Commission Meeting until the next regular meeting. The motion carried unanimously by those present.

2. CONSIDERATION OF AND ACTION ON A FINAL PLAT OF SUMMER LAKES SECTION SIX, BEING A SUBDIVISION OF 17.16 ACRES OUT OF THE JANE H. LONG LEAGUE, A-55 AND THE WM. LUSK SURVEY, A-276, IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144); 80 LOTS, 6 BLOCKS, 3 RESERVES (0.4624 AC.).

Executive Summary: Summer Lakes Section Six Final Plat contains 17.16 acres and 80 single-family residential lots. It is located within the City Limits and in Fort Bend County MUD No. 144. Specifically, the proposed Plat is located off of Round Lake Drive in the northeast part of Summer Lakes. It consists of the following lot sizes:

- 52, or 65 percent, 50-foot lots
- 28, or 35 percent, 60-foot or greater lots

The above lot sizes are in accordance with the MUD No. 144 Planned Unit Development (PUD) Agreement (see attached Exhibit B, Land Use & Parcel Plan). The Land Use & Parcel Plan simply identifies single-family residential as the proposed use for the areas of the Plat. The Agreement calls for the lots to be a minimum of fifty (50) feet in width and 6,000 square feet. The average lot size is over 8,000 square feet and no lots are less than fifty (50) feet in width or 6,000 square feet.

The proposed Final Plat is consistent with the Preliminary Plat, which was approved by the Planning Commission on May 21, 2014. The Plat also conforms to the MUD No. 144 Planned Unit Development (PUD) Agreement. There being no further issues, staff recommends that the Commission recommend approval to City Council of the Final Plat of Summer Lakes Section Six.

Key Discussion:

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

Action Taken: Commissioner Parsons moved, seconded by Commissioner Casias, to recommend approval to City Council for the Final Plat of Summer Lakes Section Six, being a subdivision of 17.16 acres out of the Jane H. Long League, A-55, and the Wm. Lusk Survey, A-276, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 80 lots, 6 blocks, 3 reserves (0.4624 ac.).

Additional Discussion:

- Commissioner Parsons inquired if Mr. Tanner had prepared a report showing the number of 50-55 foot lots that have been approved on previous plats so the Commission knows how many of these small lots have yet to be platted. Staff once had a report by subdivision that showed what had been approved in the development agreement and how much of that had been platted and how many lots still remain to be platted by lot size.
- Mr. Tanner replied that he would need to review past reports but that he does track lot sizes by year. As for previous reports, staff would need to research.
- Commissioner Parsons replied that he would like to get an idea how many of those small lots are still available and an estimate of how many years it may take to plat those lots.
- Mr. Tanner replied that data could be extrapolated but is not something that is currently tracked. It would take some time to pull that information together.
- Chairperson Pavlovsky inquired if Mr. Tanner has an idea what the percentage of Summer Lakes is built out and platted.
- Mr. Tanner replied that he would need to review the Land Plan but the sections north of Reading Road is more than halfway platted. The sections south of Reading Road, now being referred to as Summer Park is just getting started. One plat for Summer Park has been recorded and the next section will be coming to the Commission in the near future. There are a few sections left to the east but the other part of MUD No. 144 south of Reading Road is just starting to develop and will have a number of residences there.
- Commissioner Parsons replied that he would also like to know the number of homes being built.
- Mr. Tanner replied that information is tracked in the Planning Department's monthly reports and he can provide a copy to the Commission. The standing quarterly development report was deferred but staff should include it on the next Agenda. This development in particular differs from some of the other land plans in that the others have a projected number of lots and lot sizes. The MUD No. 144 Land Plan is more open ended and does not show a final number of lots for the development. It only specifies areas as single family residential.
- Commissioner Parsons inquired if staff knows how many 50-foot lots have been platted.
- Mr. Tanner replied that information can be compiled but the Land Plan for this subdivision does allow for 50-foot lots.
- Commissioner Parsons replied that the entire development could be 50-foot lots. When was this Land Plan approved?
- Mr. Tanner replied that the Land Plan was revised in 2011. The original development agreement was about 2005 but he would need to verify that. This is a Planned Unit Development and they had some flexibility due to having higher development standards than the City overall for commercial lots and other requirements but do have some smaller lots sizes in consideration for some of the other higher standards.
- Commissioner Poldrack inquired how much trouble it would be to add the number of platted lot sizes by

development in a database and then maintained by month to give the Commission a running list of lot sizes.

- Mr. Kalkomey replied that no one is currently tracking lot sizes along with house starts. It would be easy if the whole development is a single lot size and all lots had built out. But in subdivisions with multiple lot sizes and ongoing development, that number is not readily available but can be generated after some research.
- Commissioner Parsons replied that information is important for this Commission's long range plan for what this City will look like in 20-25 years.
- Mr. Tanner replied that is something that the Comprehensive Plan Update will look at. In house, there is not adequate staff for additional reporting.
- Commissioner Parsons stated that as part of the master plan, it is a good exercise to see where the City is and where it is going. Has the Comprehensive Plan Update been approved?
- Councilor McConathy replied no.
- Commissioner Poldrack stated that 50-foot lots do not necessarily indicate a starter home. The Reserve at Brazos Town Center has smaller lot sizes but have 200K homes.
- Commissioner Parsons agreed and stated that he does not take issue with a smaller lot size if a quality home is going on it. The City does not need any more starter homes.

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

3. HEAR AND DISCUSS A PRESENTATION BY THE TEXAS MASONRY COUNCIL, AND TAKE ACTION AS NECESSARY TO DIRECT STAFF.

Executive Summary: As part of a request to discuss possible masonry requirements for single-family homes, the Planning Commission requested staff to extend an invitation to the Texas Masonry Council for a representative to make a presentation to the Commission on possible masonry standards.

Presentation Summary:

- Ms. Leila Sequeiros, Austin/San Antonio Area Government Relations Specialist, introduced herself and Mr. Tony Topping, Houston Area Government Relations Specialist with the Texas Masonry Council, to the Commissioners and made the following PowerPoint presentation:
 - **Presentation Overview**
 - Introduction to Texas Masonry Council
 - Overview of Masonry Planning Policies
 - Rosenberg's Opportunities
 - How We Can Help
 - Questions and Discussion
 - **Texas Masonry Council**
 - The Texas Masonry Council is a non-profit organization that promotes the long standing tradition of building in Texas with beautiful, durable and sustainable masonry materials.
 - We are the only organization in Texas specializing specifically in assisting communities with the development of Masonry Planning Policies.
 - We have worked with over 200 cities across Texas assisting with the development of Masonry Planning Policies.
 - Best of all, ALL OUR SERVICES ARE FREE.
 - **Masonry Planning Policies**
 - In Texas, municipalities such as Rosenberg have the lawful right to adopt local legislation to protect the health, safety and welfare of their citizens.
 - One such form of legislation is a Masonry Planning Policy.
 - Some Masonry Planning Policies come in the form of:
 - New zoning ordinances of an amendment to an existing zoning ordinance.
 - New building codes or an amendment to an existing building code.
 - Residential construction design guidelines (can include multi-family).
 - Non-residential construction guidelines (commercial construction).
 - An overlay or designated district, such as a Historical Downtown District.
 - Architectural guidelines.
 - **What is Masonry?**
 - According to the International Building Code (IBC) and International Residential Building Code (IRC), the state mandated building codes of Texas, masonry is, "a form of construction composed of brick, stone, concrete block or other materials of equal characteristics laid up unit by unit and set in mortar."

- Although these codes define masonry, they do not require it.
 - By definition, masonry does not include other inferior building materials such as fiber cement siding, stucco or synthetic stucco.
- **A Local Planning Tool**
 - **Local Decision**
 - The percentage of masonry required by the policy, and the materials that will be considered acceptable, are determined by the needs and desires of the community.
 - With a library of over 200 masonry policies in Texas, we can help guide the process and assist in crafting the details of a new policy.
- **Benefits of Masonry Policies**
 - **FACT: Masonry Products are Low Maintenance**
 - True masonry products require little to no maintenance at all.
 - Here is a picture of a Rosenberg home that is less than three years old.
 - Note the growth of mildew on the fiber cement siding.
 - Homes in this neighborhood were 25% or less true masonry.
 - **Increases the Tax Base and Home Value**
 - Masonry homes appreciate in value faster than non-brick homes. Some research shows they appreciate up to 6% in the first year alone. That means a bigger tax base and increased revenue available for cities to provide essential city services. Services that are even increasing in cost. Masonry homes very rarely depreciate in value, unlike some homes built with inferior materials such as fiber cement siding.
 - **Lower Cost of Ownership and Faster Resale**
 - Masonry homes are more energy efficient – up to 7% lower energy costs
 - Masonry homes have lower insurance premiums.
 - Lower maintenance costs:
 - No painting needed.
 - No need to replace decaying siding.
 - Looks great for decades.
 - **More Predictable Development Creating a “Sense of Place”**
 - More predictable development. Brick, stone and masonry products are such classic and traditional building materials that they lend themselves to more classic architecture styles. City leaders don’t have to worry as much about some oddball development popping up in the middle of a neighborhood. It certainly happens. Who in here wants this home built next to yours? (photo example shown of snail-shaped stucco structure painted in rainbow colors.)
 - **Brick Homes are Safer**
 - Texas Tech University built two wall systems according to the state mandated residential building code. One was built with a brick exterior and the other with fiber cement. They fired a 2x4 at the wind speed of a category 3 tornado into the walls. The 2x4 shattered upon impact with the brick wall. But the 2x4 fired at the fiber cement wall went straight through it. Imagine if a child were sleeping there when that 2x4 came flying through the wall.
- **University of Michigan Research**
 - “Found that the adoption of a masonry ordinance not only enhances the durability and aesthetic value of local properties, but it also increases the property value, tax base, and overall fiscal health of the community. In addition, the research indicates that the adoption of a masonry ordinance promotes population growth and does not significantly affect the affordability of housing or rental costs.”
- **Rosenberg’s Opportunities**
 - West Fort Bend Management District already incorporates many of these ideas into their design guidelines.
 - “Growth is coming and Rosenberg is about to grow exponentially. The question is what kind of people are going to come.” - Commissioner Mike Parsons
- **How Can We Help?**
 - Recommendations
 - Recommend that Rosenberg begin to look at creating a residential masonry ordinance.
 - Research
 - Other ordinances adopted throughout Texas

- Connect you with communities that have them in place
 - Lead workshops to help leaders make decisions
 - Draft the ordinance
 - All services are FREE
- **Questions and Discussion**

- Commissioner Parsons stated that this is not the first time this presentation has been made to the Planning Commission. There was a previous presentation in the last tenure with another group regarding the development of masonry requirements. Masonry requirements are integral to the successful growth of Rosenberg in the long run. It would be interesting to know which Texas cities have endorsed masonry guidelines. Our City is not zoned but it is important to add to our building codes what we foresee as the Rosenberg we want to see 25-30 years from now. We need to be progressive and ahead of the curve with what we want to see in this City.
- Ms. Sequeiros replied that a few years ago, Cedar Park was not that attractive of a city. They have put in strong masonry standards over the past few years and the difference is dramatic. Cities that did not do what was needed before growth came to their areas are now struggling. If masonry standards are not established, it will mean lower quality development.
- Commissioner Poldrack stated that he agrees with Commissioner Parsons but also feels it needs to be taken a step further and look at building standards overall and what can be done to enhance the quality of future development. Masonry is one part of that. There are other things that can be done to enhance quality of construction down the road.
- Ms. Sequeiros replied that the Texas Masonry Council has also assisted with the whole design guidelines that are not just masonry but also landscaping, setbacks, etc. We can provide some samples if you want to start working on it.
- Chairperson Pavlovsky inquired if the Texas Masonry Council had ever made a presentation to the West Fort Bend Management District (WFBMD).
- Mr. Topping replied that it was likely in the past.
- Mr. Tanner stated that the WFBMD already has stringent masonry standards – they require 80% masonry.
- Chairperson Pavlovsky stated that the more successful cities are doing things like this and thanked the representatives for coming out.
- Commissioner Parsons stated that some action is needed so we can move in this direction. He would like the Commission to make a motion to endorse this idea of masonry enhancement for the City as well as other enhancements in the building code.
- Commissioner Poldrack inquired of Councilor McConathy if City Council would be receptive to amending the design standards.
- Councilor McConathy replied that she is only one Councilor and cannot speak for the rest. She would support it.
- Mr. Tschirhart commented that the Agenda is not worded to allow specific action on this item but the Commission may direct staff to bring back an item on the next Agenda.
- Chairperson Pavlovsky thanked Ms. Sequeiros and Mr. Topping for their presentation.

No action taken.

4. CONSIDERATION OF AND ACTION ON THE STAFF REPORT OF CURRENT ACTIVITIES AND REQUESTS FOR FUTURE AGENDA ITEMS.

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.

After being tabled on May 6, 2014, the scope of the Comprehensive Plan update was discussed at the June 24, 2014 City Council Workshop Meeting. The consensus of City Council was to move forward with the project.

Additionally, given that the “Sign” Ordinance amendments pertaining to the West Fort Bend Management District (WFBMD) corridors have been completed and approved by City Council, staff is coordinating with the WFBMD for them to formally recognize the City’s regulations for freestanding sign height and size. This was discussed at the June 17, 2014 WFBMD Board Meeting. The Board directed their staff to move forward and an item will be on the July 15, 2014 WFBMD Agenda to accept the City standards for height and size.

Key Discussion:

- Mr. Tanner presented the item and reviewed the executive summary. The quarterly report that is typically

presented on this Agenda will be on the next regular Agenda.

- Commissioner Parsons inquired if Mr. Tanner knew when the “Sign” Ordinance amendments began.
- Councilor McConathy replied that the Sign Review Task Force met in 2009.
- Commissioner Parsons replied that it takes an extraordinary amount of time to get to things. The delay in this process is putting the City further behind. Some methodology is needed to help move these changes along. How many signs were erected between 2009 and 2014 while these standards were being considered?
- Councilor McConathy replied that a factor in that was the City Council itself had changed as well as the WFBMD request that the two cities of Richmond and Rosenberg standardize the signage requirements for both cities. That took time to accomplish.
- Commissioner Parsons stated that he is not pointing fingers but it should not take six years to establish sign regulations.
- Commissioner Parsons requested an Agenda item in support of establishing masonry requirements in the City’s design standards.
- Commissioner Poldrack requested an Agenda item to review residential street widths in new developments again. A study of our design standards should include a study of our streets.
- Mr. Tanner replied that should be part of the Comprehensive Plan Update once it moves forward.
- Commissioner Poldrack inquired when that would be.
- Councilor McConathy replied that the reason it was tabled at last night’s meeting is that three Council members were out.
- Commissioner Parsons inquired what the current street width requirement is.
- Mr. Tanner replied 28 feet.
- Commissioner Parsons replied that when the Commission discussed this previously, the consensus was for street widths of 32-36 feet wide. The idea was that cars would be able to park on both sides of the street yet not obstruct emergency vehicle access.
- Councilor McConathy suggested that longer driveways would also help alleviate some on-street parking.
- Commissioner Poldrack replied that is part of the overall issues that this Commission would like to address in order to enhance the overall quality of building in our community. If wider streets, longer driveways, and more masonry will accomplish that, it needs to be considered.
- Commissioner Parsons stated that there are some areas in the City where on-street parking is only allowed on one side of the street. For subdivisions with narrow street widths, restricting on-street parking to one side of the street to allow for emergency access may be a consideration.
- A general consensus was reached to include discussion items on the next regular Agenda for the City’s design standards regarding masonry requirements and residential street widths, and an item regarding on-street parking regulations.

No action taken.

5. ANNOUNCEMENTS.

- Chairperson Pavlovsky welcomed Scott Tschirhart, new City Attorney with Denton Navarro Rocha Bernal Hyde & Zech, P.C.

6. ADJOURNMENT.

There being no further business, Chairperson Pavlovsky adjourned the Rosenberg Planning Commission Meeting at 4:44 p.m.

Renée LeLaurin
Secretary II



PLANNING COMMISSION COMMUNICATION

August 20, 2014

ITEM #	ITEM TITLE
2	Preliminary Plat of Park Place Boulevard Street Dedication

MOTION

Consideration of and action on a Preliminary Plat of Park Place Boulevard Street Dedication, being a subdivision of 2.3580 acres out of the Robert E. Handy Survey, A-187, in the City of Rosenberg, Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 144); 0 lots, 0 blocks, 0 reserves.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Park Place Boulevard Street Dedication.

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

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Park Place Boulevard Street Dedication
2. Revised Land Use and Parcel Plan for MUD No. 144 Planned Unit Development – 11-01-11

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

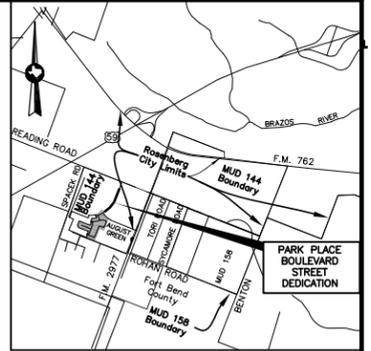
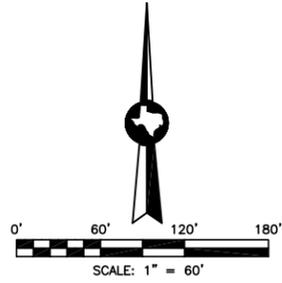
X City Engineer *OK*

EXECUTIVE SUMMARY

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67°07'58"E	80.00'
L2	N46°38'37"W	81.80'

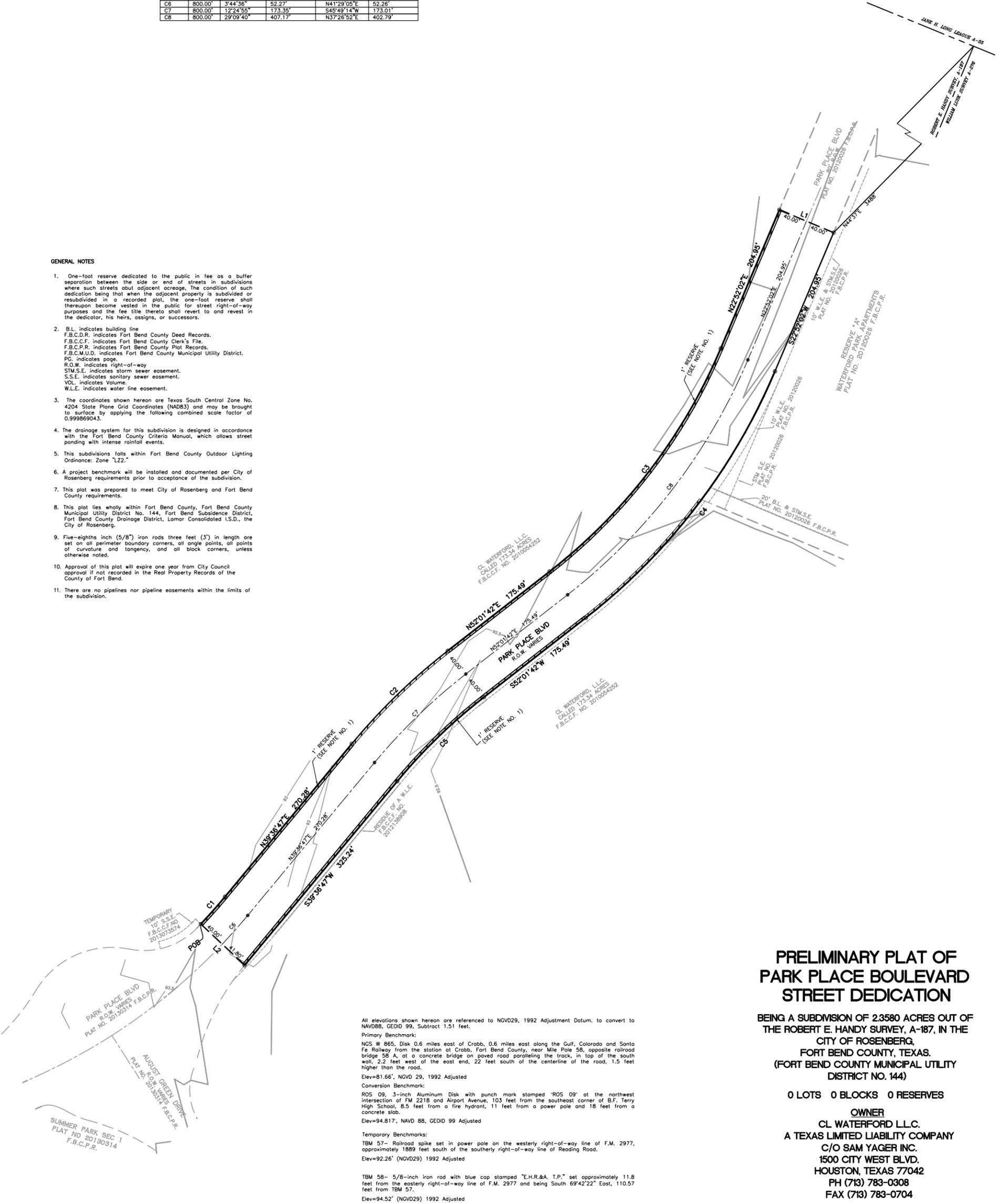
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	760.00'	3°44'36"	49.65'	N41°29'05"E	49.64'
C2	840.00'	12°24'55"	182.02'	N45°49'14"E	181.66'
C3	760.00'	29°09'40"	386.81'	N37°26'52"E	382.65'
C4	840.00'	29°09'40"	427.52'	S37°26'52"W	422.93'
C5	760.00'	12°24'55"	164.68'	S45°49'14"W	164.36'
C6	800.00'	3°44'36"	52.27'	N41°29'05"E	52.26'
C7	800.00'	12°24'55"	173.35'	S45°49'14"W	173.01'
C8	800.00'	29°09'40"	407.17'	N37°26'52"E	402.79'



VICINITY MAP
N.T.S. KEYMAP#606W

GENERAL NOTES

- One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage. The condition of such dedication being that when the adjacent property is subdivided or resubdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicator, his heirs, assigns, or successors.
- B.L. indicates building line
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.P.R. indicates Fort Bend County Plat Records.
F.B.C.M.U.D. indicates Fort Bend County Municipal Utility District.
P.C. indicates page.
R.O.W. indicates right-of-way
S.T.M.S.E. indicates storm sewer easement.
S.S.E. indicates sanitary sewer easement.
V.O.L. indicates Volume.
W.L.E. indicates water line easement.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.999869043.
- 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 falls within Fort Bend County Outdoor Lighting Ordinance: Zone "LZ2."
- A project benchmark will be installed and documented per City of Rosenberg requirements prior to acceptance of the subdivision.
- 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. 144, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the City of Rosenberg.
- 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.
- 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.



**PRELIMINARY PLAT OF
PARK PLACE BOULEVARD
STREET DEDICATION**

BEING A SUBDIVISION OF 2.3580 ACRES OUT OF
THE ROBERT E. HANDY SURVEY, A-187, IN THE
CITY OF ROSENBERG,
FORT BEND COUNTY, TEXAS.
(FORT BEND COUNTY MUNICIPAL UTILITY
DISTRICT NO. 144)

0 LOTS 0 BLOCKS 0 RESERVES

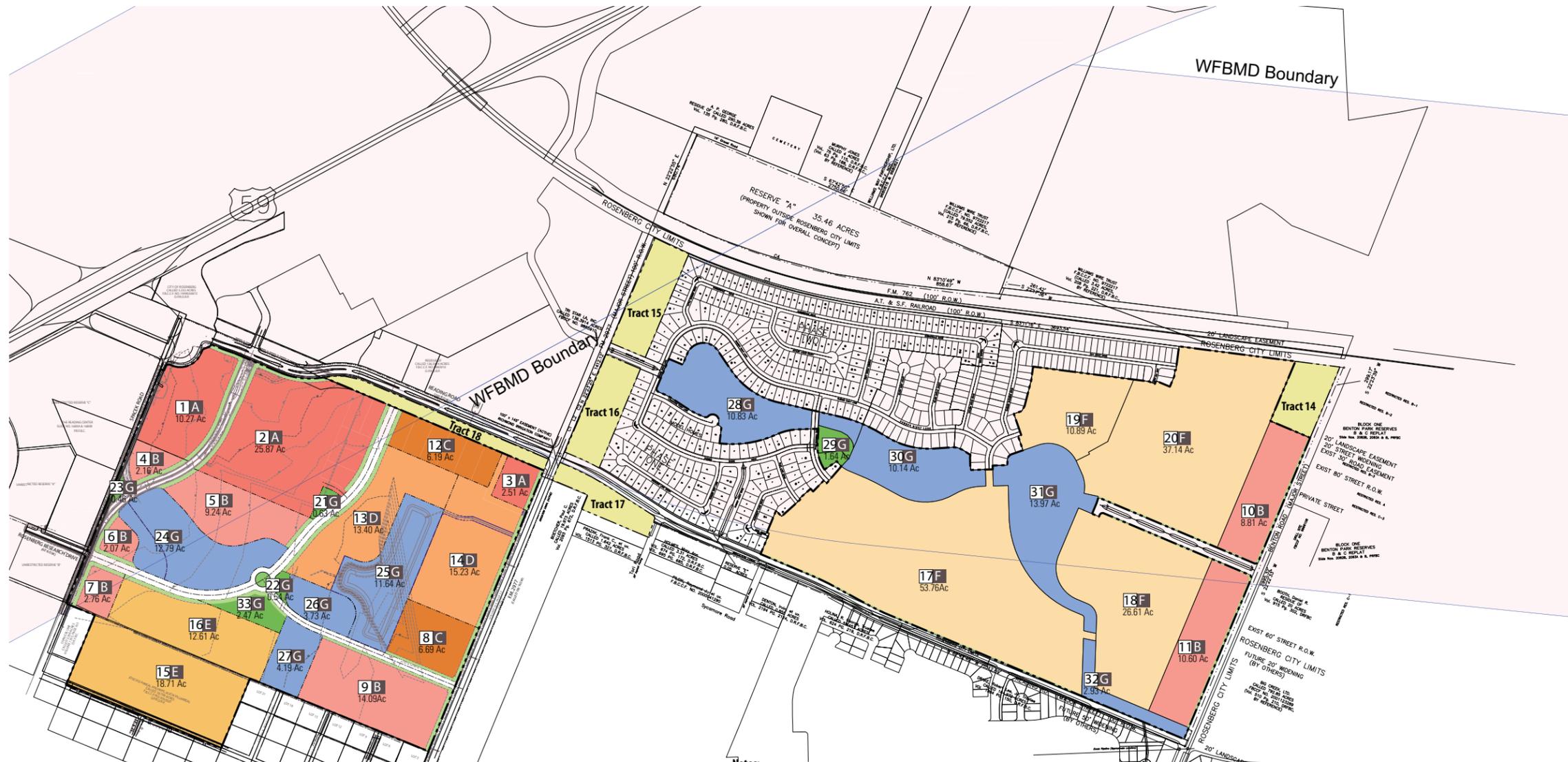
OWNER
CL WATERFORD L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
C/O SAM YAGER INC.
1500 CITY WEST BLVD.
HOUSTON, TEXAS 77042
PH (713) 783-0308
FAX (713) 783-0704

AUGUST 6, 2014



10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBP# No. F726
TBP# S No. 10092300

All elevations shown hereon are referenced to NGVD29, 1992 Adjustment Datum, to convert to NAVD88, GEOID 99, Subtract 1.51 feet.
Primary Benchmark:
NCS 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.
Elev=81.66', NGVD 29, 1992 Adjusted
Conversion Benchmark:
ROS 09, 3-inch Aluminum Disk with punch mark stamped "ROS 09" at the northwest intersection of F.M. 2218 and Airport Avenue, 103 feet from the southeast corner of B.F. Terry High School, 8.5 feet from a fire hydrant, 11 feet from a power pole and 18 feet from a concrete slab.
Elev=94.817, NAVD 88, GEOID 99 Adjusted
Temporary Benchmarks:
TBM 57- Railroad spike set in power pole on the westerly right-of-way line of F.M. 2977, approximately 1889 feet south of the southerly right-of-way line of Reading Road.
Elev=92.26' (NGVD29) 1992 Adjusted
TBM 58- 5/8-inch iron rod with blue cap stamped "E.H.R.&A. T.P." set approximately 11.8 feet from the easterly right-of-way line of F.M. 2977 and being South 69°42'22" East, 110.57 feet from TBM 57.
Elev=94.52' (NGVD29) 1992 Adjusted



Parcel Key



Notes:

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

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

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

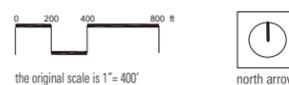
Tract #	Tract Area Acres
14	4.56
15	6.2395
16	5.8758
17	3.78
18**	4.1667
	24.622 Acres

Legend

Land Use Key	Land Uses Permitted									Parcel Areas	
	SF	DUP	PH	TH	MF	COM	RET	CH	SCH		OPF*
A Commercial						✓	✓	✓	✓	✓	38.65
B Commercial/Residential	✓			✓		✓	✓	✓	✓	✓	49.74
C Multi-family/Commercial	✓				✓			✓	✓	✓	12.90
D Multi-family/Residential	✓				✓			✓	✓	✓	28.63
E Residential	✓	✓	✓	✓				✓	✓	✓	31.32
F Residential	✓							✓	✓	✓	128.40
G Park Space/Detention								✓	✓	✓	75.96
* OPF- Other public city, county, state & federal facilities											
CH-Church											
SCH-School											
365.60 Acres											

Land Use & Parcel Plan: Exhibit B

S L A Studio • Land
Land Planning • Landscape Architecture



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



PLANNING COMMISSION COMMUNICATION

August 20, 2014

ITEM #	ITEM TITLE
3	Preliminary Plat of Rivers Mist Section Two

MOTION

Consideration of and action on a Preliminary Plat of Rivers Mist Section Two, being a subdivision of 15.59 acres out of the Wm. Lusk Survey, A-276, in Fort Bend County, Texas (Fort Bend County Municipal Utility District No. 158); 46 lots, 2 blocks, 4 reserves (4.2975 acres).

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Rivers Mist Section Two.

MUD #	City/ETJ	ELECTION DISTRICT
158 (Rivers Mist/River Run at the Brazos)	ETJ	N/A

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Rivers Mist Section Two
2. Land Plan for Rivers Mist – 05-03-06

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

X City Engineer *OK*

EXECUTIVE SUMMARY

The Preliminary Plat of Rivers Mist Section Two is located off of Furlson Drive, southwest of the intersection of Reading Road and Sorens Mist Boulevard. The proposed Plat is in the Extraterritorial Jurisdiction (ETJ) and in Fort Bend County MUD No. 158.

The Plat consists of 46 lots, two (2) blocks, and three (3) reserves totaling 4.2658 acres. All proposed lots are a minimum of sixty feet (60') in width. This is in accordance with the approved Land Plan for Rivers Mist dated May 2006.

The proposed Plat meets all applicable regulations of the City of Rosenberg and is not in conflict with the Land Plan for Rivers Mist. Staff recommends approval of the Preliminary Plat of Rivers Mist Section Two.

XXXX

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	84°20'30"	36.80'	S19°53'04"E	33.57'
C2	25.00'	90°00'00"	39.27'	S67°17'11"W	35.36'
C3	25.00'	90°00'00"	39.27'	S45°59'42"E	35.36'
C4	50.00'	71°09'15"	62.09'	S02°16'08"W	58.18'
C5	470.00'	23°27'31"	192.43'	S10°44'04"W	191.09'
C6	25.00'	40°40'15"	17.75'	S47°22'42"E	17.38'
C7	50.00'	171°09'51"	149.37'	S67°22'30"W	99.70'
C8	25.00'	40°40'15"	17.75'	N02°07'42"E	17.38'
C9	25.00'	89°49'22"	39.19'	S67°22'30"W	35.30'
C10	500.00'	23°27'31"	204.71'	S10°44'04"W	203.29'
C11	440.00'	23°27'31"	180.15'	S10°44'04"W	178.89'
C12	25.00'	90°00'00"	39.27'	S45°59'42"E	35.36'
C13	25.00'	90°00'00"	39.27'	N44°00'18"E	35.36'
C14	25.00'	42°50'00"	18.69'	S69°34'41"E	18.26'
C15	50.00'	265°40'01"	231.84'	S00°59'42"E	73.33'
C16	25.00'	42°50'00"	18.69'	S67°35'18"W	18.26'
C17	1950.00'	5°39'30"	192.58'	N64°53'04"W	192.50'
C18	55.00'	89°49'22"	86.22'	S67°22'30"W	77.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S22°17'11"W	20.20'
L2	S22°17'11"W	114.92'
L3	N67°42'49"W	84.91'
L4	N09°08'07"E	110.97'
L5	N89°00'18"E	95.00'
L6	S00°59'42"E	141.49'
L7	S55°25'04"E	44.33'
L8	S53°25'41"W	42.72'
L9	S62°03'19"E	121.92'
L10	S63°36'09"E	125.54'
L11	N67°42'49"W	162.84'
L12	S62°03'19"E	108.52'
L13	N67°31'01"W	15.57'
L14	N67°42'49"W	95.17'
L15	S22°37'30"E	20.00'
L16	S19°53'04"E	14.86'

LOT AREA SUMMARY TABLE			
BLOCK	LOT	S.F.	WIDTH
1	1	8947	60
	2	9414	60
	3	9739	60
	4	9732	60
	5	19,099	60
	6	13,393	60
	7	7161	60
	8-15	7500	60
	16	7552	60
	17	8098	60
	18	9114	60
	19	10,774	60
	20	11,894	60
	21	8266	60
	22	7200	60
	23	11,150	60
	24	13,903	60
	25	7169	60
	26	7952	60
	27	7945	60
	28	7938	60
	29	7931	60
	30	7924	60
	31	7917	60
	32	9041	60
2	1	8266	60
	2	7200	60
	3	7200	60
	4	8269	60
	5	8545	60
	6	7451	60
	7-12	7200	60
	13	7601	60
	14	8280	60

GENERAL NOTES

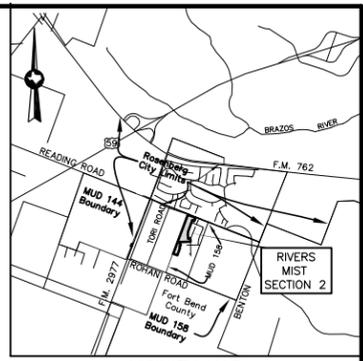
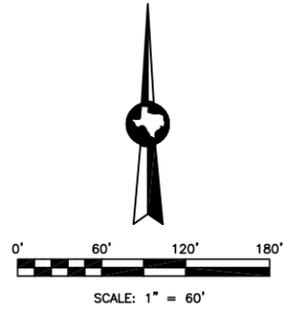
- B.L. indicates Building Line.
U.E. indicates Utility Easement.
A.E. indicates Aerial Easement.
STM, S.E. indicates Storm Sewer Easement.
S.S.E. indicates Sanitary Sewer Easement.
W.L.E. indicates Water Line Easement.
F.B.C.D.R. indicates Fort Bend County Deed Records.
F.B.C.C.F. indicates Fort Bend 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.

PARK LAND DEDICATION TABLE	
RIVERS MIST SECTION TWO	
TOTAL PARK LAND DEDICATION REQUIRED =	0.46 AC (TOTAL LOTS 46/100)
MAXIMUM PRIVATE PARK LAND DEDICATION =	0.23 AC (TOTAL REQUIRED 0.46 X 50%)
PRIVATE PARK LAND DEDICATION: PARK LAND CREDIT (RESERVE "D") (3.0882 X 25% FOR PARK AREAS (25-177(E)3)) =	0.77 AC
TOTAL PRIVATE PARK LAND DEDICATION =	0.77 AC (REMAINING FOR FUTURE SECTIONS = 0.54 AC)
MONEY IN LIEU OF PUBLIC PARK LAND (0.23 AC) X 100 X \$560 =	\$12,880.00

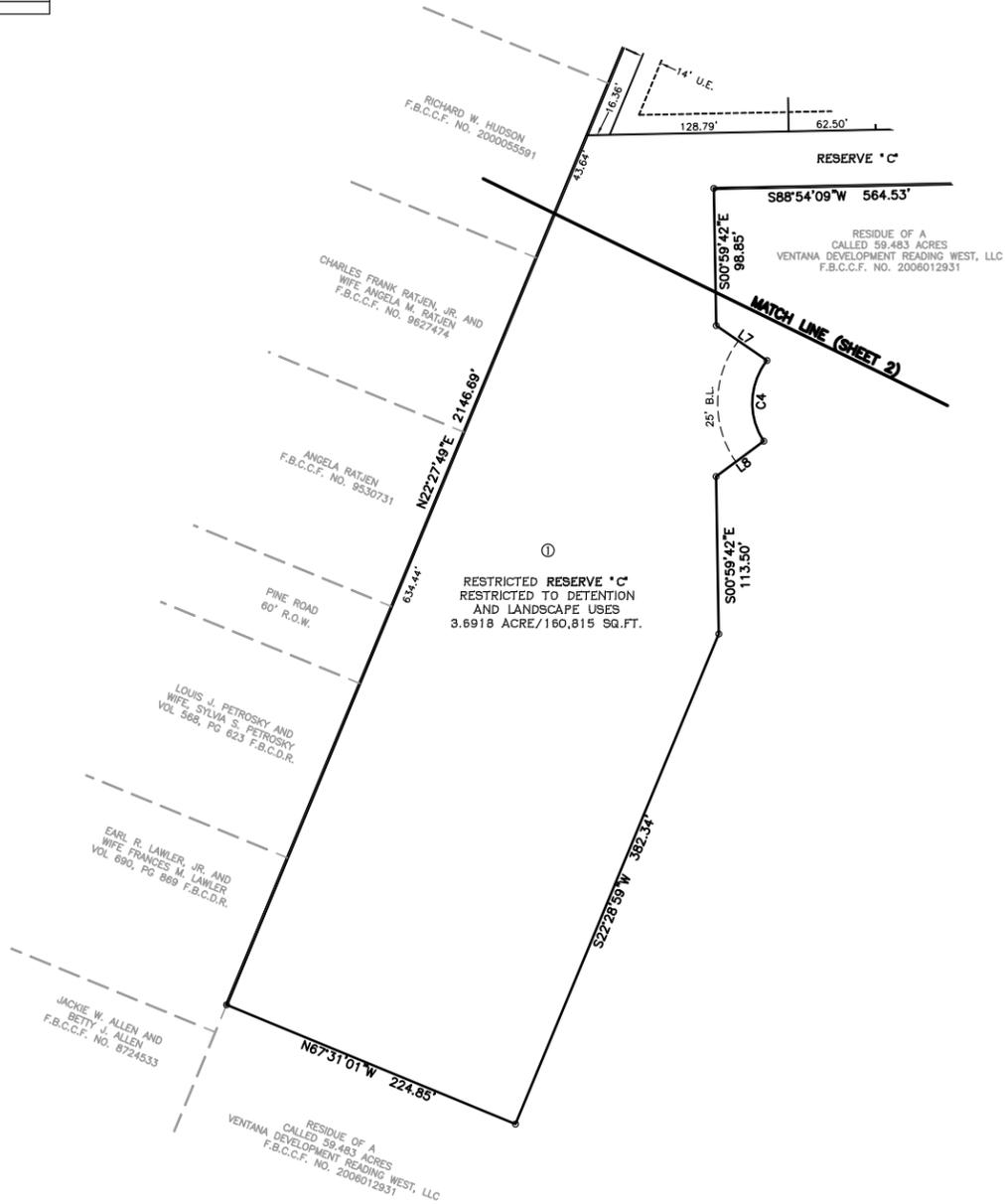
BENCH MARK: NGS W 865, DISK 0.6 MILES EAST OF CRABB, 0.6 MILES EAST, ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT CRABB, FORT BEND COUNTY, NEAR MILE POLE 58, OPPOSITE RAILROAD BRIDGE 58 A, AT A CONCRETE BRIDGE ON PAVED ROAD PARALLELING THE TRACK, IN TOP OF THE SOUTH WALL, 2.2 FEET 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
PROJECT TBM: SQUARE CUT ON BACK OF CURB AT NOSE OF ESPLANADE AT THE EXISTING EASTERLY END OF READING ROAD AT THE WEST RIGHT-OF-WAY LINE OF F.M. 2977.
ELEVATION = 95.80 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. 48157C0265 L, DATED APRIL 2, 2014 ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASED ON A SCALED LOCATION OF THE SUBJECT PROPERTY ON THE REFERENCED MAP ON PAGES 1 & 2, HEREIN.



VICINITY MAP
N.T.S. KEYMAP 606W



PRELIMINARY PLAT RIVERS MIST SECTION TWO

BEING A SUBDIVISION OF 15.59 ACRES OUT OF THE WM. LUSK SURVEY, A-276 IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 158)
46 LOTS 2 BLOCKS 3 RESERVES (4.2658 ACRES)

OWNER
VENTANA DEVELOPMENT READING WEST, L.L.C.
1600 HIGHWAY 6, SUITE 130
SUGAR LAND, TX 77478
(713)781-5553

AUGUST 6, 2014

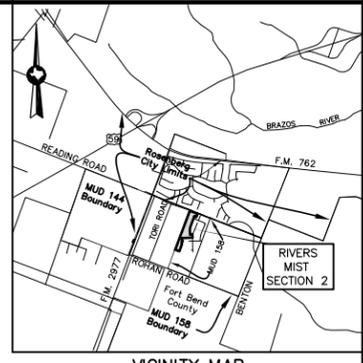
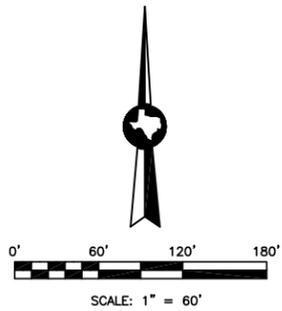


10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBP# No. F-78
TBL# No. 10692300

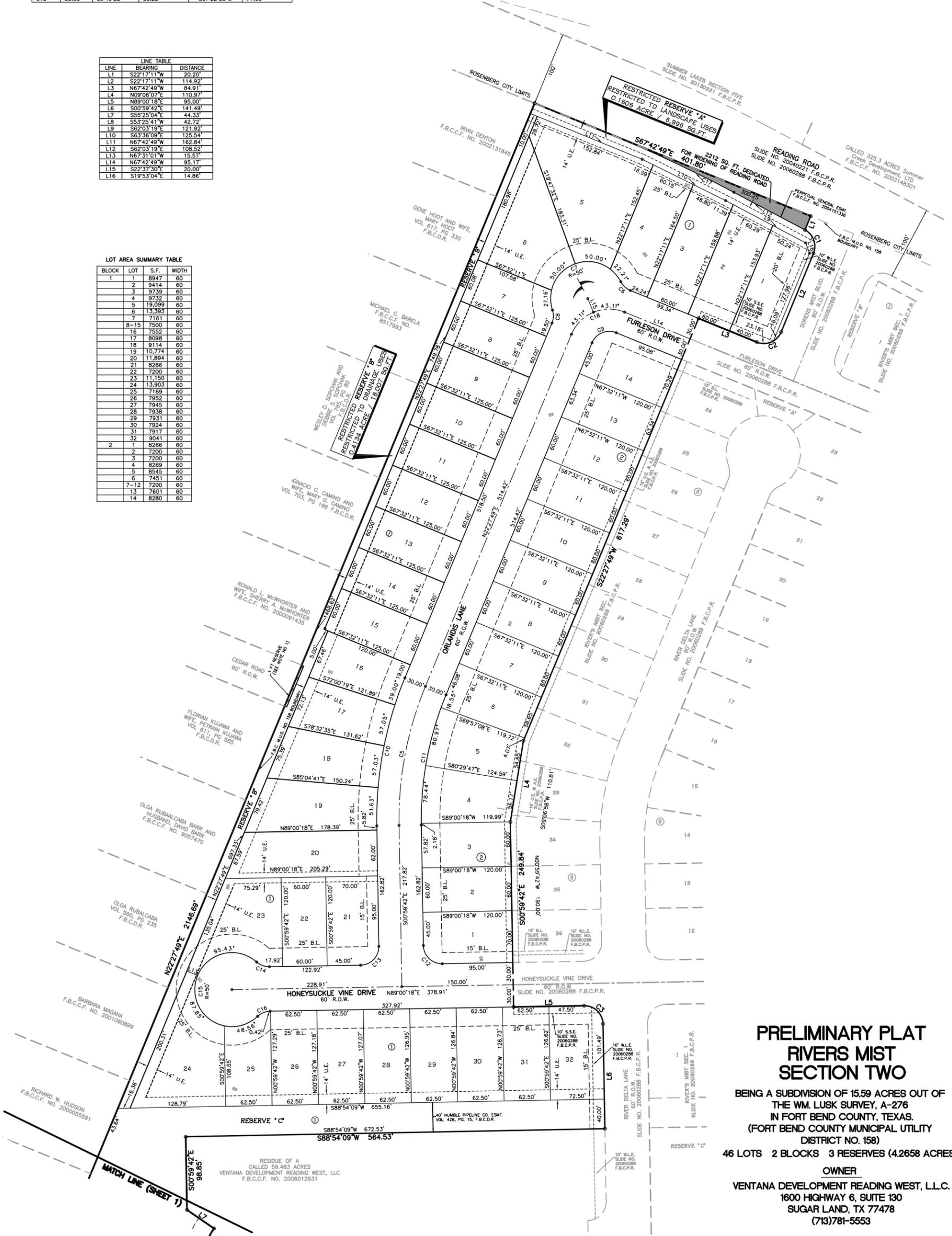
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	84°20'30"	36.80'	S19°53'04"E	33.57'
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	7-12	7200	60
	13	7601	60
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VICINITY MAP
N.T.S. KEYMAP#606W



PRELIMINARY PLAT RIVERS MIST SECTION TWO

BEING A SUBDIVISION OF 15.59 ACRES OUT OF
THE WM. LUSK SURVEY, A-276
IN FORT BEND COUNTY, TEXAS.
(FORT BEND COUNTY MUNICIPAL UTILITY
DISTRICT NO. 158)

46 LOTS 2 BLOCKS 3 RESERVES (4.2658 ACRES)

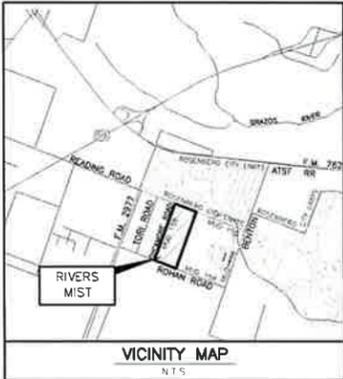
OWNER

VENTANA DEVELOPMENT READING WEST, L.L.C.
1600 HIGHWAY 6, SUITE 130
SUGAR LAND, TX 77478
(713)781-5553

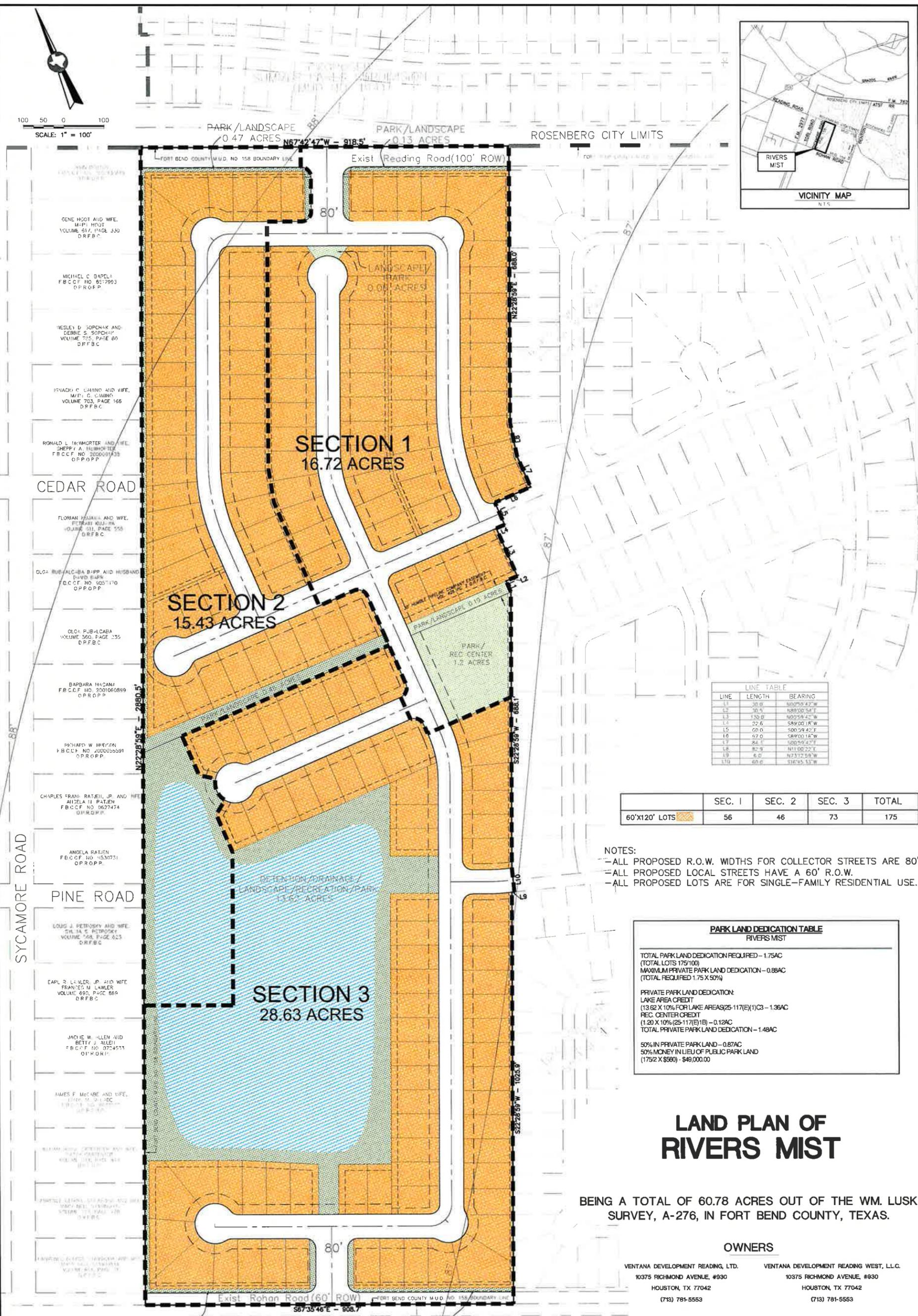
AUGUST 6, 2014



10555 Westoffice Drive
Houston, Texas 77042
713.784.4500
EHRAinc.com
TBP# No. F/75
TBL# No. 10592300



SCALE: 1" = 100'



LINE TABLE

LINE	LENGTH	BEARING
1.1	30.0'	N67°42'47"W
1.2	30.0'	S89°00'18"W
1.3	130.0'	N67°42'47"W
1.4	22.6'	S89°00'18"W
1.5	60.0'	S00°59'42"E
1.6	97.0'	S89°00'18"W
1.7	84.0'	S00°59'42"E
1.8	80.0'	N11°00'22"E
1.9	6.0'	N72°12'58"W
1.10	60.0'	S16°45'13"W

	SEC. 1	SEC. 2	SEC. 3	TOTAL
60'X120' LOTS	56	46	73	175

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

PARK LAND DEDICATION TABLE
RIVERS MIST

TOTAL PARK LAND DEDICATION REQUIRED - 1.75AC
 (TOTAL LOTS 175/100)
 MAXIMUM PRIVATE PARK LAND DEDICATION - 0.88AC
 (TOTAL REQUIRED 1.75 X 50%)

PRIVATE PARK LAND DEDICATION:
 LAKE AREA CREDIT
 (13.62 X 10% FOR LAKE AREAS(25-117)(E)(1)C3) - 1.36AC
 REC. CENTER CREDIT
 (1.20 X 10% (25-117)(E)1B) - 0.12AC
 TOTAL PRIVATE PARK LAND DEDICATION - 1.48AC

50% IN PRIVATE PARK LAND - 0.87AC
 50% MONEY IN LIEU OF PUBLIC PARK LAND
 (175/2 X \$500) - \$49,000.00

LAND PLAN OF RIVERS MIST

BEING A TOTAL OF 60.78 ACRES OUT OF THE WM. LUSK SURVEY, A-276, IN FORT BEND COUNTY, TEXAS.

OWNERS

VENTANA DEVELOPMENT READING, LTD. VENTANA DEVELOPMENT READING WEST, L.L.C.
 10375 RICHMOND AVENUE, #930 10375 RICHMOND AVENUE, #930
 HOUSTON, TX 77042 HOUSTON, TX 77042
 (713) 781-5553 (713) 781-5553

MAY 3, 2006



DISCLAIMER: (5/3/06) THIS PLAT HAS NOT YET BEEN GRANTED FINAL APPROVAL FROM THE CITY OF ROSENBERG PLANNING COMMISSION, AND MAY BE SUBJECT TO CHANGE.



PLANNING COMMISSION COMMUNICATION

August 20, 2014

ITEM #	ITEM TITLE
4	Preliminary Plat of Cottonwood Section Three-B

MOTION

Consideration of and action on a Preliminary Plat of Cottonwood Section Three-B, a subdivision of 8.333 acres of land located in the S.A. Stone Survey No. 10, A-392, City of Rosenberg, Fort Bend County, Texas; Lots: 44; Reserves: 1; Blocks: 4.

RECOMMENDATION

Staff recommends approval of the Preliminary Plat of Cottonwood Section Three-B.

MUD #	City/ETJ	ELECTION DISTRICT
148 (Cottonwood)	City	2

SUPPORTING DOCUMENTS:

1. Preliminary Plat of Cottonwood Section Three-B
2. Land Plan for Cottonwood

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

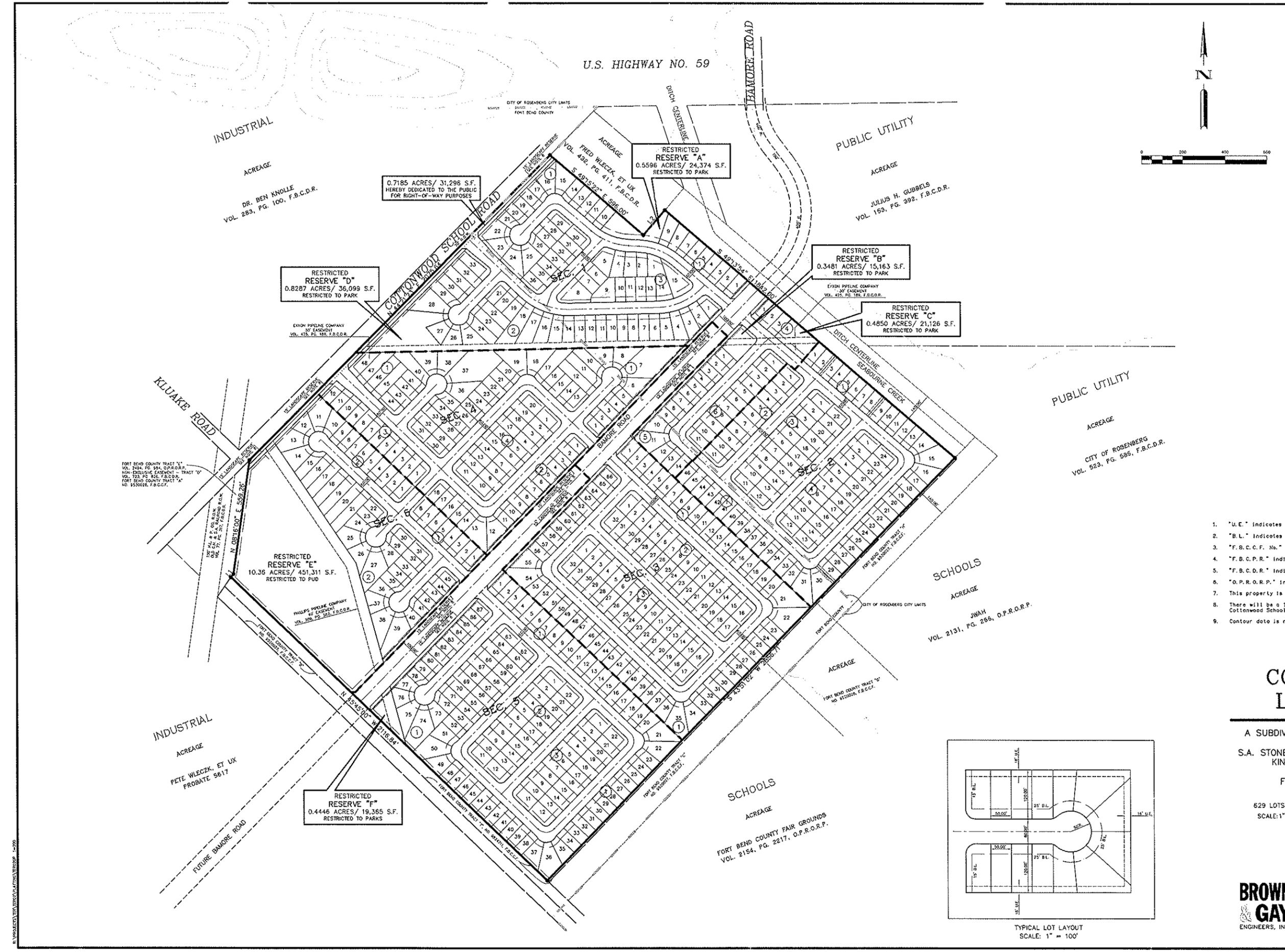
City Engineer *OK*

EXECUTIVE SUMMARY

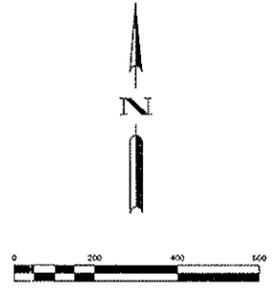
The Preliminary Plat of Cottonwood Section Three-B consists of 8.33 acres and 44 residential lots. It is located off of Barton Creek and Pease River Lanes, immediately southwest of Cottonwood Section Three-A. The Plat is within the City Limits and in Fort Bend County MUD No. 148.

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

There being no conflicts with applicable regulations, staff recommends approval of the Preliminary Plat of Cottonwood Section Three-B.



VICINITY MAP
1"=2000'
KEY MAP #504-X



SECTION DATA		
SECTION	# OF LOTS	PARK ACREAGE
1	112	2.221
2	103	0
3	150	0
4	98	0
5	131	0.4446
6	53	0

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N 37°55'59" E	20.35'
L2	N 40°49'16" E	160.21'

- GENERAL NOTES
- "U.E." indicates "Utility Easement".
 - "B.L." indicates "Building Line".
 - "F.B.C.C.F. No." indicates Fort Bend County Clerk's File Number.
 - "F.B.C.P.R." indicates Plot Records of Fort Bend County.
 - "F.B.C.D.R." indicates Deed Records of Fort Bend County.
 - "O.P.R.O.R.P." indicates Official Public Records of Real Property.
 - This property is to be annexed into City of Rosenberg City Limits.
 - There will be a 15' Landscaping Reserve adjoining Banmore Road and Cottonwood School road in each section as depicted.
 - Contour data is reflected from National Elevation Dataset, 1990.

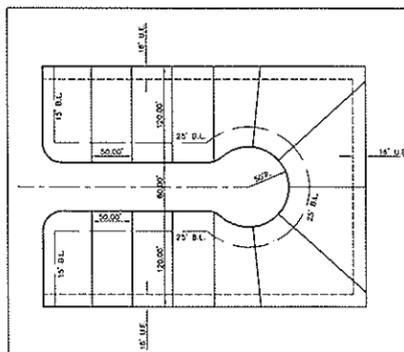
COTTONWOOD LAND PLAN

A SUBDIVISION OF 151.61 ACRES OF LAND
LOCATED IN THE
S.A. STONE SURVEY NO. 10, A-392 AND THE
KINCH HILLYER SURVEY, A-747
CITY OF ROSENBERG
FORT BEND COUNTY, TEXAS

629 LOTS 6 RESERVES 25 BLOCKS
SCALE: 1"=200' APRIL, 2003

OWNER:
TERRAMARK COMMUNITIES
18550 EMILY COURT
SUGAR LAND, TEXAS 77478
281-244-9300

BROWN GAY CIVIL ENGINEERS & SURVEYORS
11480 WESTHEIMER, SUITE 700
HOUSTON, TEXAS 77077
(281) 558-8700



TYPICAL LOT LAYOUT
SCALE: 1" = 100'



PLANNING COMMISSION COMMUNICATION

August 20, 2014

ITEM #	ITEM TITLE
5	Final Plat of Cottonwood Section Three-B

MOTION

Consideration of and action on a Final Plat of Cottonwood Section Three-B, a subdivision of 8.333 acres of land located in the S.A. Stone Survey No. 10, A-392, City of Rosenberg, Fort Bend County, Texas; Lots: 44; Reserves: 1; Blocks: 4.

RECOMMENDATION

Staff recommends approval of the Final Plat of Cottonwood Section Three-B.

MUD #	City/ETJ	ELECTION DISTRICT
148 (Cottonwood)	City	2

SUPPORTING DOCUMENTS:

1. Final Plat of Cottonwood Section Three-B
2. Land Plan for Cottonwood – Please refer to previous Agenda item

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

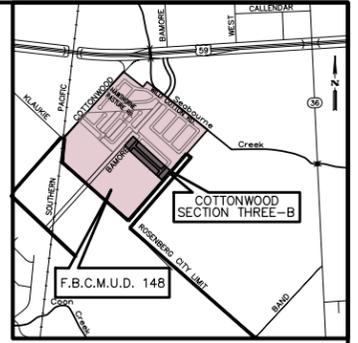
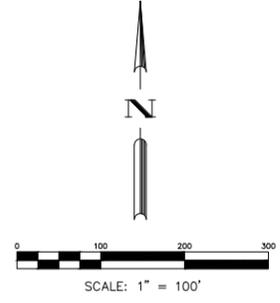
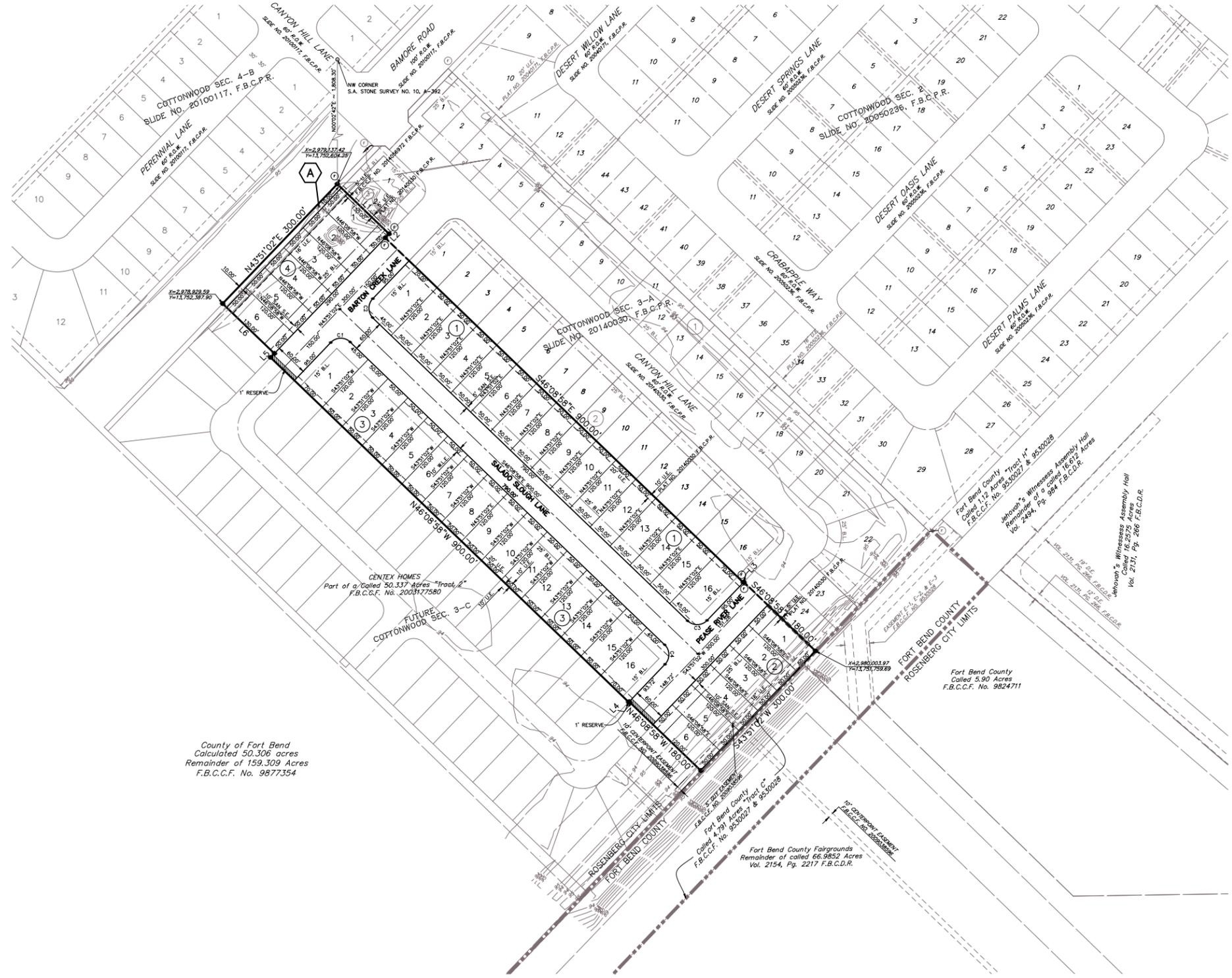
X City Engineer *OK*

EXECUTIVE SUMMARY

Per the previous Agenda item, the Final Plat of Cottonwood Section Three-B consists of 8.33 acres and 44 residential lots. It is located off of Barton Creek and Pease River Lanes, immediately southwest of Cottonwood Section Three-A. The Plat is within the City Limits and in Fort Bend County MUD No. 148.

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

In this case, the applicant submitted the Final Plat at the same time as the Preliminary Plat. City staff did not see an issue with the Preliminary and Final Plats being on the same Agenda because plans for the public infrastructure in the subdivision had already been submitted and approved. There being no conflicts with applicable regulations, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Cottonwood Section Three-B.



VICINITY MAP
1"=2000'
KEY MAP #604-X

County of Fort Bend
Calculated 50,306 acres
Remainder of 159,309 Acres
F.B.C.C.F. No. 9877354

BLOCK-LOT	SQUARE FEET	BLOCK-LOT	SQUARE FEET
Blk1 Lot 1	8265	Blk3 Lot 1	8265
Blk1 Lot 2	6000	Blk3 Lot 2	6000
Blk1 Lot 3	6000	Blk3 Lot 3	6000
Blk1 Lot 4	6000	Blk3 Lot 4	6000
Blk1 Lot 5	6000	Blk3 Lot 5	6000
Blk1 Lot 6	6000	Blk3 Lot 6	6000
Blk1 Lot 7	6000	Blk3 Lot 7	6000
Blk1 Lot 8	6000	Blk3 Lot 8	6000
Blk1 Lot 9	6000	Blk3 Lot 9	6000
Blk1 Lot 10	6000	Blk3 Lot 10	6000
Blk1 Lot 11	6000	Blk3 Lot 11	6000
Blk1 Lot 12	6000	Blk3 Lot 12	6000
Blk1 Lot 13	6000	Blk3 Lot 13	6000
Blk1 Lot 14	6000	Blk3 Lot 14	6000
Blk1 Lot 15	6000	Blk3 Lot 15	6000
Blk1 Lot 16	8265	Blk3 Lot 16	8265
Blk2 Lot 1	6000	Blk4 Lot 1	6000
Blk2 Lot 2	6000	Blk4 Lot 2	6000
Blk2 Lot 3	6000	Blk4 Lot 3	6000
Blk2 Lot 4	6000	Blk4 Lot 4	6000
Blk2 Lot 5	6000	Blk4 Lot 5	6000
Blk2 Lot 6	6000	Blk4 Lot 6	6000

NUMBER	BEARING	DISTANCE
L1	S 46°08'58" E	130.00'
L2	S 43°51'02" W	10.00'
L3	N 43°51'02" E	1.28'
L4	S 43°51'02" W	1.28'
L5	N 43°51'02" E	10.00'
L6	N 46°08'58" W	130.00'

NUMBER	RADIUS (FT.)	DELTA ANGLE	ARC DISTANCE (FT.)	CHORD BEARING	CHORD DISTANCE (FT.)
C1	25.00	90°00'00"	39.27	S 88°51'02" W	35.36
C2	25.00	90°00'00"	39.27	S 01°08'58" E	35.36
C3	25.00	90°00'00"	39.27	S 88°51'02" W	35.36
C4	25.00	90°00'00"	39.27	S 01°08'58" E	35.36

RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
(A)	0.0688 AC. / 3,000 S.F.	LANDSCAPE / OPEN SPACE

COTTONWOOD SECTION THREE-B

A SUBDIVISION OF 8.333 ACRES OF LAND
LOCATED IN THE
S.A. STONE SURVEY NO. 10, A-392
CITY OF ROSENBERG
FORT BEND COUNTY, TEXAS

LOTS: 44 RESERVES: 1 BLOCKS: 4
SCALE: 1"=100' DATE: AUGUST 6, 2014

OWNER:
CENTEX HOMES
16870 PARK ROW, SUITE 100
HOUSTON, TEXAS 77084
281-749-8000



Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF ROSENBERG

We, CENTEX HOMES, a Nevada General Partnership, acting by and through Lindy Oliva, Division President and Christopher Chew, Vice President of Land Development, being officers of CENTEX REAL ESTATE CORPORATION, a Nevada Corporation, its Managing General Partner, owner of the 8.333 acre tract described in the above and foregoing map of COTTONWOOD SECTION THREE-B, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations there in expressed; and do hereby bind our heirs and assigns to warrant and forever defend the title to the land so dedicated.

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

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

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

FURTHER, 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 easement for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

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

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

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

IN TESTIMONY WHEREOF, CENTEX HOMES, a Nevada General Partnership, acting by and through CENTEX REAL ESTATE CORPORATION, a Nevada Corporation, its Managing General Partner, has caused these presents to be signed by James Rorison, its Division President, thereunto authorized, attested by its Vice President of Land Development, Christopher Chew, this _____ day of _____, 2014.

CENTEX HOMES, a Nevada General Partnership
By: CENTEX REAL ESTATE CORPORATION, a Nevada Corporation, its Managing General Partner

By: _____ Attest: _____
Lindy Oliva Christopher Chew
Division President Vice President of Land Development

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Lindy Oliva and Christopher Chew, Division President and Vice President of Land Development, respectively of CENTEX REAL ESTATE CORPORATION, a Nevada Corporation, the Managing General Partner of CENTEX HOMES, a Nevada General Partnership, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

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

Printed Name: _____
Notary Public in and for the State of Texas
Commission Expires: _____

I, Larry E. Grayson, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; 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 and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the nearest survey corner.

Larry E. Grayson, R.P.L.S.
Texas Registration No. 5071

I, Shawn L. Pachhofer, 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.

Shawn L. Pachhofer, P.E.
Texas Registration No. 96539
Brown & Gay Engineers, Inc.
TBPE Registration No. F-1046

This is to certify that the Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of COTTONWOOD 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 plat this _____ day of _____, 2014.

PETE PAVLOVSKY
CHAIRMAN

WAYNE POLDRACK
SECRETARY

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of COTTONWOOD 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 plat this _____ day of _____, 2014.

VINCENT M. MORALES, JR.
MAYOR

LINDA CERNOSEK
CITY SECRETARY

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 _____ of the plat records of said county.

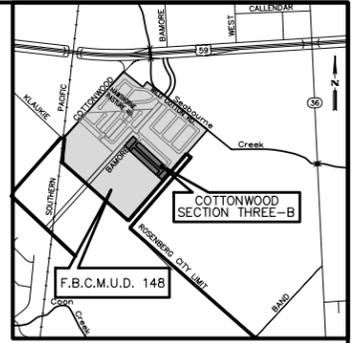
Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

Dianne Wilson
County Clerk
Fort Bend County, Texas

By: _____
Deputy

GENERAL NOTES

- "U.E." indicates "Utility Easement".
- "B.L." indicates "Building Line".
- "W.L.E." indicates "Water Line Easement".
- "W.M.E." indicates "Water Meter Easement".
- "F.H.E." indicates "Fire Hydrant Easement".
- "SAN. S.E." indicates "Sanitary Sewer Easement".
- "STM. S.E." indicates "Storm Sewer Easement".
- "D.E." indicates "Drainage Easement".
- "A.E." indicates "Aerial Easement".
- "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
- "F.B.C.P.R." indicates "Plot Records of Fort Bend County".
- "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
- "T.B.M." indicates "Temporary Benchmark".
- The bearing orientation is based on found monumentation and a call of N 44°21'23" E along the east Right-of-way line of Cottonwood School Road as described in a deed recorded under Fort Bend County Clerk's File No. 2003177580. To obtain State Plane Coordinate System bearings, the record bearings must be rotated 01°34'50" counter-clockwise. The coordinates shown hereon are based on the Texas State Plane Coordinate System (South Central Zone) NAD 83. All distances shown on the plat are surface values and can be converted to grid by dividing by the combined adjustment factor of 1.0001315429.
- The property lies in the unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0240L, revised April 2, 2014.
- The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
- Sidewalks shall be built or caused to be built through restrictive covenants within all road right-of-ways dedicated to the public.
- This plat lies wholly within Fort Bend County Municipal Utility District 148, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated Independent School District, the City of Rosenberg, and Fort Bend County.
- Benchmark Reference-NGS M-1219 Brass disk in top and approximately 0.6 foot south of north end of east concrete headwall of a 5-channel culvert, approximately 25 feet east of centerline of State Route 36, approximately 0.45 mile north of junction of Band Road, (FBICSD ID: M1219) ELEV. 94.48 NAVD 88 (1991 ADJUSTMENT).
TBM 325-38-2: " " On top of "C" inlet located at northeast corner of Enchanted Springs Drive and Athes Way. ELEV. 94.65 (NAVD 88)
- Minimum slab elevation is 95.5 feet, or twelve inches (12") above the 100-year flood plain elevation, or eighteen inches (18") above natural ground, or twelve inches (12") above top of curb, whichever is higher.
- All lots on this plat are intended for construction of single family residential dwellings only.
- Elevations used for delineating contour lines are based upon U.S.C. & G.S. datum, NAVD-88 (1991 Adj.).
- This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.
- This plat was prepared from a City Planning Letter furnished by PGP Title, Inc., File No. TX-000844-ANC, effective date July 11, 2014. 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, Texas.
- There are no pipelines nor pipeline easement within the limits of the subdivision.
- 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 five foot (5') side building line.
- All easements are centered on lot lines unless otherwise noted.
- Project Benchmark: " " cut on "C" inlet at back of curb location on southeast corner of Canyon Hill Lane and Bamore Road. N=12040.957 E= 10308.284 ELEVATION = 94.40.
- Single-family dwelling unit shall mean a building containing one (1) dwelling unit that is designed to be occupied by one (1) family, and there shall be only one (1) such dwelling unit per platted lot.
- All monuments are set 3/4" Iron Pipe with cap stamped "Brown and Gay" unless otherwise indicated.
- This plat lies within Fort Bend County Lighting Ordinance Zone No. LZ3.
- One-foot reserve dedicated to the public in fee as a buffer separation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs, assigns or successors.



VICINITY MAP
1"=2000'
KEY MAP #604-X

COTTONWOOD SECTION THREE-B

A SUBDIVISION OF 8.333 ACRES OF LAND
LOCATED IN THE
S.A. STONE SURVEY NO. 10, A-392
CITY OF ROSENBERG
FORT BEND COUNTY, TEXAS

LOTS: 44 RESERVES: 1 BLOCKS: 4
SCALE: 1"=100' DATE: AUGUST 6, 2014

OWNER:
CENTEX HOMES
16870 PARK ROW, SUITE 100
HOUSTON, TEXAS 77084
281-749-8000



Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.browngay.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

X:\Projects\BROWNGAY\Cottonwood_03_17_14\07_Plotting\01_CADD\03_Plot\03_Cottonwood_SEC_38.dwg, 8/15/2014, 10:50 AM, jgarcia, 1100



PLANNING COMMISSION COMMUNICATION

August 20, 2014

ITEM #	ITEM TITLE
6	Final Plat of Bayou Crossing Section Three

MOTION

Consideration of and action on a Final Plat of Bayou Crossing Section Three, a subdivision of 8.670 acres of land located in the James Lowery 1/3 League, A-275, City of Rosenberg, Fort Bend County, Texas; also being a partial replat of Reserve "A-2", Block 1, Bayou Crossing Section Two Partial Replat No. One recorded at Plat No. 20130258, F.B.C.P.R., and a partial replat of Lots 3 and 4, J. M. Donley Subdivision recorded at Vol. 1, Pg. 20, F.B.C.P.R.

RECOMMENDATION

Staff recommends approval of the Final Plat of Bayou Crossing Section Three.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	3

SUPPORTING DOCUMENTS:

1. Final Plat of Bayou Crossing Section Three
2. Preliminary Plat of Bayou Crossing Section Three – 06-18-14
3. Land Plan for Bayou Crossing
4. Planning Commission Meeting Draft Minute Excerpt – 06-18-14

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

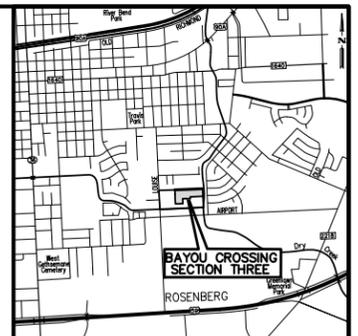
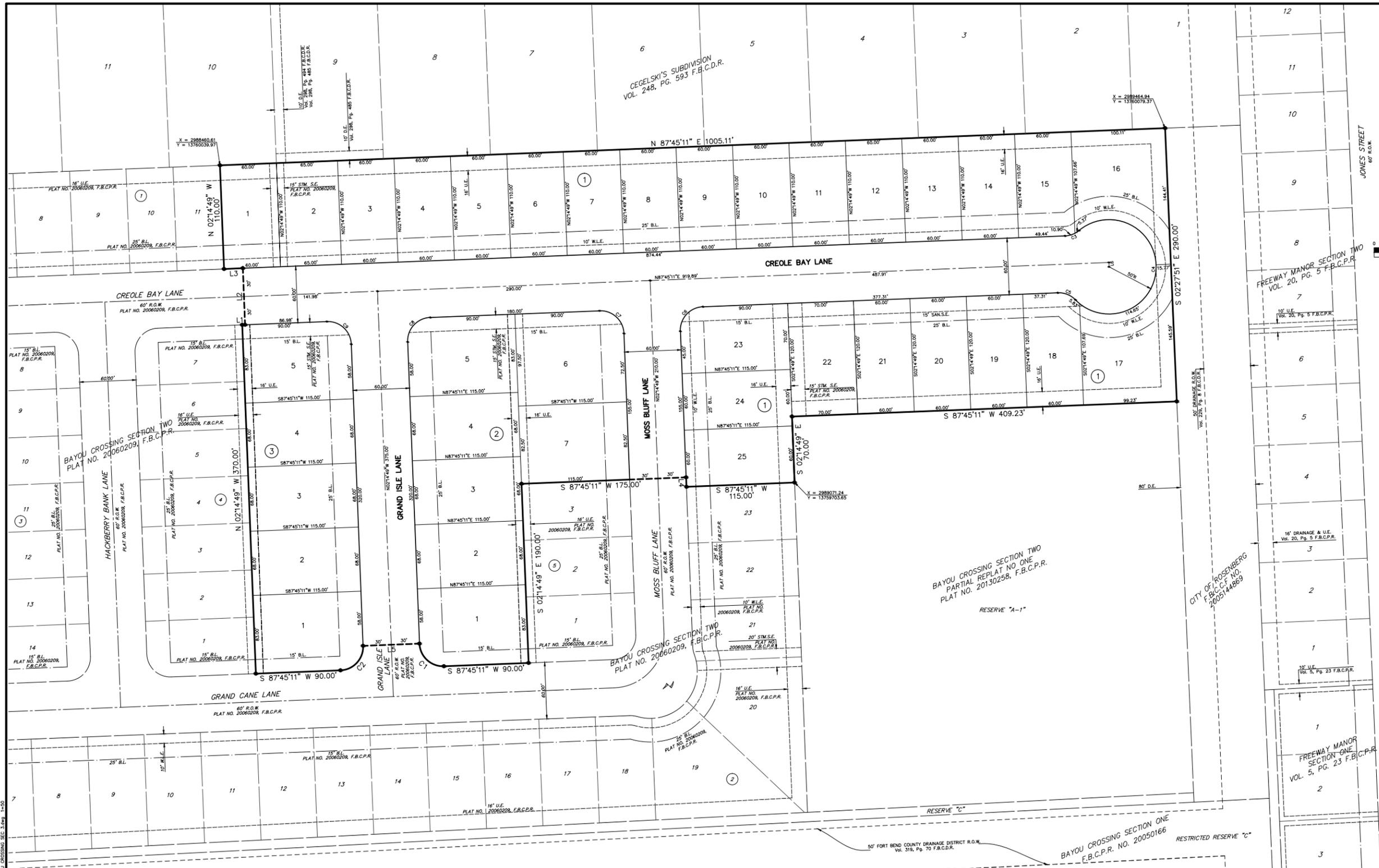
X City Engineer *OK*

EXECUTIVE SUMMARY

The Final Plat of Bayou Crossing Section Three is located off of Grand Cane Lane in the Bayou Crossing Development. It is in the City Limits and immediately northeast of Bayou Crossing Section Two.

The proposed Final Plat contains 8.67 acres and 37 residential lots. All proposed lots are a minimum of sixty feet (60') in width and 6,600 square feet in size. The Plat conforms to the approved Land Plan for Bayou Crossing and to the Preliminary Plat, which was approved by the Planning Commission on June 18, 2014.

There being no further issues or conflicts with City standards, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Bayou Crossing Section Three.



VICINITY MAP
N.T.S.



LOT DATA		
BLOCK	LOT	SQUARE FEET
1	Lot 1	6600
	Lot 2	7150
	Lot 3	6600
	Lot 4	6600
	Lot 5	6600
	Lot 6	6600
	Lot 7	6600
	Lot 8	6600
	Lot 9	6600
	Lot 10	6600
	Lot 11	6600
	Lot 12	6600
	Lot 13	6600
	Lot 14	6600
	Lot 15	6592
2	Lot 16	10962
	Lot 17	7110
	Lot 18	7110
	Lot 19	7200
	Lot 20	7200
	Lot 21	7200
	Lot 22	8400
	Lot 23	7916
	Lot 24	6900
	Lot 25	6900
3	Lot 1	9411
	Lot 2	7820
	Lot 3	7820
	Lot 4	7820
	Lot 5	9411

PRELIMINARY PLAT
BAYOU CROSSING SECTION THREE

A SUBDIVISION OF 8.670 ACRES OF LAND LOCATED IN THE JAMES LOWERY 1/3 LEAGUE, A-275 CITY OF ROSENBERG FORT BEND COUNTY, TEXAS ALSO BEING A PARIAL REPLAT OF RESERVE "A-2", BLOCK 1, BAYOU CROSSING SECTION TWO PARTIAL REPLAT NO ONE AND A PARTIAL REPLAT OF LOTS 3 & 4, J.M. DONLEY SUBDIVISION RECORDED AT VOL. 1, PG. 20, F.B.C.P.R.

REASON FOR REPLAT:
TO CREATE 37 SINGLE-FAMILY RESIDENTIAL LOTS
LOTS: 37 RESERVES: 0 BLOCKS: 3
SCALE: 1" = 50' DATE: MAY 30, 2014

OWNER:
STEPHENS/TINGLEY, L.P.
3331 CARYWAY ROAD, SUITE 100
MISSOURI CITY, TX 77459
(281) 281-1080



Brown & Gay Engineers, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 Fax: 281-558-9701
— Civil engineers and surveyors —
— TBP Registration No. F-1046
— TPLS Licensed Surveying Firm No. 101065-00

CURVE DATA					
NUMBER	RADIUS (FT.)	DELTA ANGLE	ARC DISTANCE (FT.)	CHORD BEARING	CHORD DISTANCE (FT.)
C1	25.00	90°00'00"	39.27	N 47°14'49" W	35.36
C2	25.00	90°00'00"	39.27	S 42°45'11" W	35.36
C3	25.00	37°17'55"	16.27	N 69°06'14" E	15.99
C4	50.00	265°08'26"	231.38	S 03°01'29" W	73.64
C5	25.00	47°50'31"	20.88	N 68°19'33" W	20.27
C6	25.00	90°00'00"	39.27	S 42°45'11" W	35.36
C7	25.00	90°00'00"	39.27	N 47°14'49" W	35.36
C8	25.00	90°00'00"	39.27	S 42°45'11" W	35.36
C9	25.00	90°00'00"	39.27	N 47°14'49" W	35.36

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N 87°45'11" E	3.02
L2	N 02°14'49" W	60.00
L3	S 87°45'11" W	20.00
L4	N 02°14'49" W	10.00
L5	S 87°45'11" W	60.00
L6	S 02°14'49" E	4.66

Benchmark:
NGS Monument L-1219: Benchmark is brass disk set vertically in the north brick wall of the First Baptist Church building located on 1st Street (S.H. 36) midway between Avenues "I" and "J" in Rosenberg, TX. Benchmark is 0.70 feet east of the northwest corner of the church building, 36.7 feet east of the east curb line of 1st Street, about 4-feet higher than the street and 3.5-feet above natural ground.
Elevation: 106.13 Feet NGVD-29, 1987 Adjustment
(Elevation: 106.39 Feet NGVD-29, 1973 Adjustment)

Notes:
1. NOTE: TO CONVERT ELEVATIONS SHOWN ON THIS TOPO TO THE 1973 ADJUSTMENT ADD 0.26 FEET.
2. ALL ELEVATIONS SHOWN ON THIS PRELIMINARY TOPO ARE NGVD-29, 1987 ADJUSTMENT.
3. FIRM MAP REFERENCE: 48157C0220 J, MAP REVISED JANUARY 3, 1997.

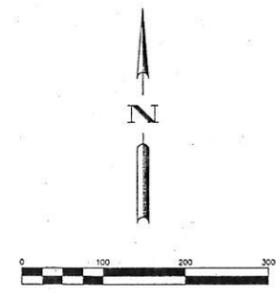
TBM 172-28-1: Box cut on first "C" inlet north of Airport. on east side of Louise St. Elevation: 96.88 feet. 1987 Adjustment
TBM 172-27-1: Box cut on first "C" inlet north of Airport Ave. on side of Louise St. Elevation: 96.80 feet. 1987 Adjustment

- GENERAL NOTES
- "U.E." indicates "Utility Easement".
 - "B.L." indicates "Building Line".
 - "W.L.E." indicates "Water Line Easement".
 - "W.M.E." indicates "Water Meter Easement".
 - "F.H.E." indicates "Fire Hydrant Easement".
 - "SAN. S.E." indicates "Sanitary Sewer Easement".
 - "STM. S.E." indicates "Storm Sewer Easement".
 - "D.E." indicates "Drainage Easement".
 - "A.E." indicates "Aerial Easement".
 - "F.B.C.C.F. No." indicates Fort Bend County Clerk's File Number.
 - "F.B.C.P.R." indicates Plat Records of Fort Bend County.
 - "F.B.C.D.R." indicates Deed Records of Fort Bend County.
 - "O.P.R.O.R.P." indicates Official Public Records of Real Property.
 - The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this survey or the position of corner monuments recovered or placed.
 - The property lies in unshaded Zone "X" (areas determined to be outside the 500-year flood plain), shaded Zone "X" (areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood) and in Zone "AE" with base flood elevation ranges from 96 to 97 feet as delineated on the Flood Insurance Rate Map For Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0220 J, revised January 3, 1997.
 - The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
 - The top of all floor slabs shall be a minimum of 97.50 feet 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," or twelve (12) inches above top of curb, whichever is higher.
 - Sidewalks shall be built or caused to be built through restrictive covenants within all road rights-of-way dedicated to the public.
 - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 1.00013017694.
 - No building or other permit, except permits for construction of public improvements, will be issued by the City of Rosenberg, Texas, for construction within the subdivision until such time as the payment of money in lieu of park land required under the provisions of paragraph C of Ordinance No. 2003-52, passed and approved the 2nd day of September, 2003, has been submitted to and accepted by the city.
 - To avoid disturbance and/or possible destruction to the project benchmark the project benchmark will be set upon completion of street construction and lot grading and prior to the final inspection and acceptance of the public improvements within the subdivision as per 2.10 of the City of Rosenberg Design Standards. U.S.C. & Datum, NVD-88 (1991 ADJ.).
 - Elevations used for delineating contour lines are based upon U.S.C. & Datum, NVD-88 (1991 ADJ.).
 - This plat was prepared to meet city of Rosenberg and Fort Bend County requirements.
 - This plat was prepared from information furnished by _____ G.F. NO. _____ effective date _____ The surveyor has not abstracted the above property.
 - This plat lies wholly within City of Rosenberg, and Fort Bend County.
 - 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.
 - The pipeline easements within the limits of the subdivision are as shown.
 - All lots shall have a minimum of five (5) foot side building line.
 - All easements are centered on lot lines unless otherwise indicated.

A. Statement of Surveyor: I, _____, a duly Licensed Professional Surveyor in the State of Texas, certify that I am the author of this plat and that the same is a true and correct representation of the survey and data shown hereon.

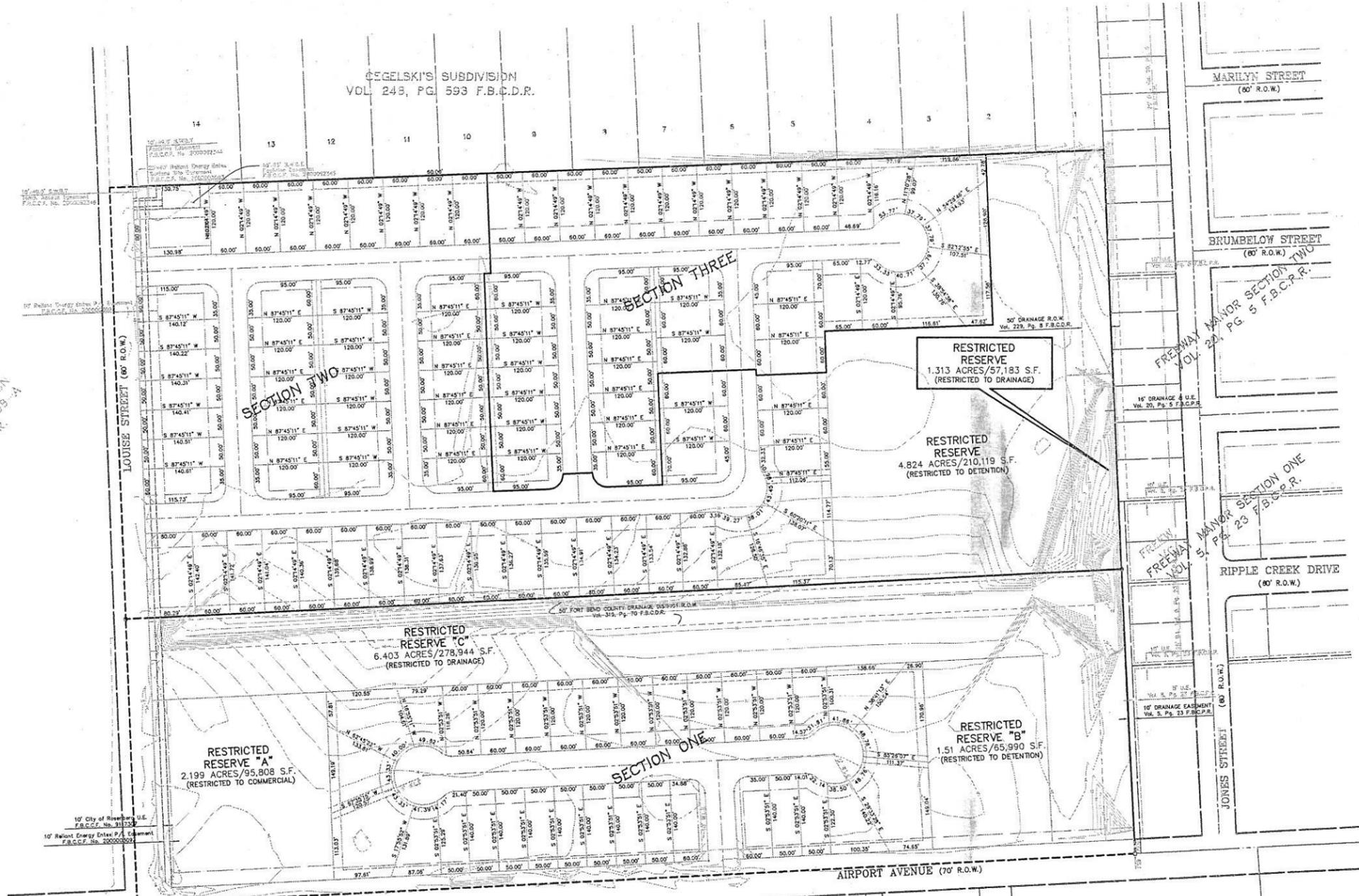


VICINITY MAP
N.T.S.



CEGELSKI'S SUBDIVISION
VOL. 243, PG. 593 F.B.C.D.R.

JIRICK SUBDIVISION
VOL. 177, PG. 199-A
F.B.C.D.R.



- GENERAL NOTES
- "U.E." Indicates "Utility Easement".
 - "B.L." Indicates "Building Line".
 - "W.L.E." Indicates "Water Line Easement".
 - "W.M.E." Indicates "Water Meter Easement".
 - "F.H.E." Indicates "Fire Hydrant Easement".
 - "SAN. S.E." Indicates "Sanitary Sewer Easement".
 - "STM. S.E." Indicates "Storm Sewer Easement".
 - "D.E." Indicates "Drainage Easement".
 - "A.E." Indicates "Aerial Easement".
 - "F.B.C.C.F. No." Indicates Fort Bend County Clerk's File Number.
 - "F.B.C.P.R." Indicates Plat Records of Fort Bend County.
 - "F.B.C.D.R." Indicates Deed Records of Fort Bend County.
 - "O.P.R.O.R.P." Indicates Official Public Records of Real Property.

SECTION ONE	
TOTAL LOTS	32
50' LOTS	14
60' LOTS	18
% OF 50' LOTS	44
% OF 60' LOTS	56

SECTION TWO	
TOTAL LOTS	62
50' LOTS	31
60' LOTS	31
% OF 50' LOTS	50
% OF 60' LOTS	50

SECTION THREE	
TOTAL LOTS	38
50' LOTS	19
60' LOTS	19
% OF 50' LOTS	50
% OF 60' LOTS	50

OVERALL	
TOTAL LOTS	132
50' LOTS	64
60' LOTS	68
% OF 50' LOTS	48
% OF 60' LOTS	52

Called 2.0 Acres
Vol. 1917, Pg. 2102 O.R.F.B.C.

Called 81.2 Acres
Vol. 2319, Pg. 903 O.R.F.B.C.

Called 1.0 Acre
(Exh. "B")
Vol. 1267, Pg. 592
O.R.F.B.C.

Called 1.0 Acre (Exh. "A")
Vol. 1267, Pg. 592 O.R.F.B.C.

Called 1.0 Acre
F.B.C.C.F. No. 20040022787

Called 1.0 Acre
F.B.C.C.F. No. 20040022787

CITY OF ROSENBERG
CIVIC CENTER

BAYOU CROSSING GENERAL PLAN

A SUBDIVISION OF 47.50 ACRES OF LAND
BEING A PARTIAL REPLAT OF
LOTS 3 & 4, J.M. DONLEY SUBDIVISION
VOL 1, PG. 20, F.B.C.P.R.
LOCATED IN THE JAMES LOWERY 1/3 LEAGUE, A-275
CITY OF ROSENBERG
FORT BEND COUNTY, TEXAS

SCALE: 1"=100' DATE: SEPTEMBER, 2004

OWNER:
STEPHENS/TINGLEY, L.P.
3331 CARTWRIGHT ROAD, SUITE 100
MISSOURI CITY, TX 77459
281/261-1080

BROWN & GAY
CIVIL ENGINEERS & SURVEYORS
11490 WESTHEIMER, SUITE 700
HOUSTON, TEXAS 77077
(281) 558-8700

3. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF BAYOU CROSSING SECTION THREE, A SUBDIVISION OF 8.670 ACRES OF LAND LOCATED IN THE JAMES LOWERY 1/3 LEAGUE, A-275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF RESERVE "A-2", BLOCK 1, BAYOU CROSSING SECTION TWO PARTIAL REPLAT NO. ONE, RECORDED AT PLAT NO. 20130258, F.B.C.P.R., AND A PARTIAL REPLAT OF LOTS 3 & 4, J.M. DONLEY SUBDIVISION RECORDED AT VOL. 1, PG, 20, F.B.C.P.R.**

Executive Summary: As discussed in the previous Agenda item, the Preliminary Plat of Bayou Crossing Section Three is located off of Grand Cane Lane in the northeast part of Bayou Crossing, located in the northeast corner of Louise Street and Airport Avenue. The Plat consists of 8.67 acres and thirty-seven (37) residential lots. The proposed Plat is not in conflict with the approved Land Plan dated September 2004. In fact, the Land Plan, which is attached for reference, provides for fifty- and sixty-foot lots in this location. However, the proposed Plat provides for all sixty-foot lots in accordance with current regulations.

Because the Plat constitutes a partial replat of Reserve "A-2" of Block 1 of Bayou Crossing Section Two Partial Replat No. One, a public hearing was held per State law and the "Subdivision" Ordinance. There being no issues, staff recommends approval of the Preliminary Plat of Bayou Crossing Section Three.

Key Discussion:

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

Action Taken: Commissioner Urbish moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Bayou Crossing Section Three, a subdivision of 8.670 acres of land located in the James Lowery 1/3 League, A-275, City of Rosenberg, Fort Bend County, Texas, also being a partial replat of Reserve "A-2", Block 1, Bayou Crossing Section Two Partial Replat No. One, recorded at Plat No. 20130258, F.B.C.P.R., and a partial replat of Lots 3 & 4, J. M. Donley Subdivision recorded at Vol. 1, Pg. 20, F.B.C.P.R. The motion carried unanimously by those present.

4. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF BONBROOK PLANTATION NORTH SECTION THIRTEEN, A SUBDIVISION OF 19.476 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 88 LOTS, 3 RESERVES (1.031 ACRES), 3 BLOCKS.**

Executive Summary: The Preliminary Plat of Bonbrook Plantation North Section Thirteen is located off of Reading Road, adjacent to Bridlewood Estates, in the east central part of Bonbrook Plantation. The proposed Plat contains 19.476 acres, 88 residential lots, and three (3) reserves consisting of 1.031 acres.

The proposed lots are a minimum of fifty feet (50') in width and 6,000 square feet in size. This is in accordance with the approved Land Plan for Bonbrook Plantation, which calls for fifty-foot (50') lots in this location of the development. The Land Plan is attached for reference.

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

Key Discussion:

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

Action Taken: Commissioner Poldrack moved, seconded by Commission Phipps, to approve the Preliminary Plat of Bonbrook Plantation North Section Thirteen, a subdivision of 19.476 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 88 lots, 3 reserves (1.031 acres), 3 blocks. The motion carried unanimously by those present.

5. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF SUMMER LAKES SECTION SEVEN, BEING A SUBDIVISION OF 23.94 ACRES OUT OF THE W.M. LUSK SURVEY, A-276, IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144); 53 LOTS, 5 BLOCKS, 10 RESERVES (7.4627 ACRES).**

Executive Summary: The Preliminary Plat of Summer Lakes Section Seven is located off of Reading Road and Round Lake Drive in the eastern portion of the Summer Lakes development. The Plat consists of 23.94 acres, 53 residential lots, and ten (10) reserves containing 7.4627 acres.



PLANNING COMMISSION COMMUNICATION

August 20, 2014

ITEM #	ITEM TITLE
7	Final Plat of Bonbrook Plantation North Section Eleven

MOTION

Consideration of and action on a Final Plat of Bonbrook Plantation North Section Eleven, a subdivision of 8.924 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 35 lots, 0 reserves, 3 blocks.

RECOMMENDATION

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

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

SUPPORTING DOCUMENTS:

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

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development
 City Engineer *OK*

EXECUTIVE SUMMARY

The proposed Final 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 8.924 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. The Planning Commission approved the Preliminary Plat of this subdivision on January 22, 2014.

The proposed Final Plat is not in conflict with any applicable regulations, with the Preliminary Plat, or with the approved Land Plan for Bonbrook Plantation. That being said, staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Bonbrook Plantation North Section Eleven.

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF ROSENBERG

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH BRUCE CRAIG, DIVISION PRESIDENT AND GREG COLEMAN, AUTHORIZED AGENT, OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNERS OF THE 8,924 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BONBROOK PLANTATION NORTH SECTION ELEVEN, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

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

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

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY BRUCE CRAIG, DIVISION PRESIDENT, HEREUNTO AUTHORIZED, BY ITS AUTHORIZED AGENT, GREG COLEMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2014.

BEAZER HOMES TEXAS, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: BEAZER HOMES TEXAS HOLDINGS, INC.,
GENERAL PARTNER

BY: _____
BRUCE CRAIG, DIVISION PRESIDENT

ATTEST: _____
GREG COLEMAN, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE CRAIG, DIVISION PRESIDENT OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREG COLEMAN, AUTHORIZED AGENT OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

I, MICHEAL WANG, 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.

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

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BONBROOK PLANTATION NORTH SECTION ELEVEN IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2014.

PETE PAVLOVSKY, CHAIRMAN

WAYNE POLDRACK, SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BONBROOK PLANTATION NORTH SECTION ELEVEN IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2014.

VINCENT M. MORALES, JR., MAYOR

LINDA CERNOSEK, CITY SECRETARY

WE, CREDIT SUISSE AG, CAYMAN ISLANDS BRANCH, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS BONBROOK PLANTATION NORTH SECTION ELEVEN, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NUMBERS 2009129813 AND 2012148612 OF THE O.P.R.O.R.P. OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER (OR OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____

STATE OF TEXAS
COUNTY OF FORT BEND COUNTY

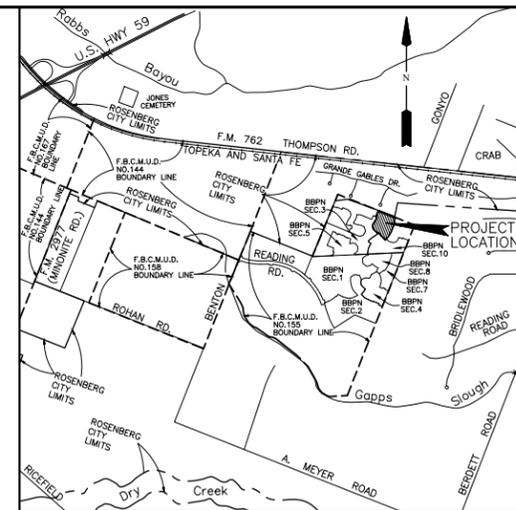
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

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

NOTES:

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; D.E. INDICATES DRAINAGE EASEMENT.
- BENCHMARK: A BRASS DISK STAMPED K-1219, SET IN A CONCRETE HEADWALL LOCATED IN FORT BEND COUNTY, 0.15 MILE SOUTH OF THE INTERSECTION OF STATE HIGHWAY 36 AND MEYER ROAD, SET IN THE TOP OF A CONCRETE HEADWALL AND 1.7 FEET SOUTH OF THE NORTH END OF THE EAST CONCRETE HEADWALL OF A CULVERT, 24 FEET EAST OF THE CENTERLINE OF STATE HIGHWAY 36, AND LEVEL WITH THE HIGHWAYS SURFACE.
ELEV.= 91.69 NAVD88 (1991 ADJ.)
- INDICATES TEMPORARY BENCHMARK:
SET 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG"
A PROJECT BENCHMARK WILL BE INSTALLED AND DOCUMENTED PER CITY OF ROSENBERG REQUIREMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
ELEV.= NAVD88 (1991 ADJ.)
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.)
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1415743561, DATED JUNE 10, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155, FORT BEND SUBSIDENCE DISTRICT, LAMAR CONSOLIDATED I.S.D., FORT BEND COUNTY DRAINAGE DISTRICT AND THE ETJ OF THE CITY OF ROSENBERG, AND FORT BEND COUNTY.
- THIS SUBDIVISION LIES WITHIN UNSHADOWED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0105L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 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.
- THE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTHS INCH (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET (3') IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- THE MINIMUM SLAB ELEVATION SHALL BE 85.58 FEET, TWELVE (12) INCHES ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN (18) INCHES ABOVE NATURAL GROUND, OR TWELVE (12) INCHES ABOVE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES ABOVE NATURAL GROUND.
- ALL LOTS SHALL HAVE A MINIMUM OF (5) FOOT SIDE BUILDING LINE.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- THE COORDINATES SHOWN HEREON ARE TEXAS COORDINATES SYSTEM, SOUTH CENTRAL ZONE (GRID NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 0.99986482.
- ALL LOTS HAVE A SIDEWALK PARALLEL TO THE STREET IN FRONT OF THE HOME AND PARALLEL TO THE SIDE STREET ON CORNER LOTS. SAID SIDEWALKS SHALL INCLUDE HANDICAPPED RAMPS AS REQUIRED. IT IS FURTHER REQUIRED THAT THE SIDEWALKS AND RAMPS MUST CONFORM WITH ALL CITY OF ROSENBERG AND FORT BEND COUNTY CODES AND SPECIFICATIONS. THE INSTALLATION OF SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDERS AND AS SET OUT IN THE GUIDELINES. LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS ON THE LOT IN A SAFE AND NEAT MANNER.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 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 CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.



VICINITY MAP
N.T.S.
KEY MAPS NO. 606Y

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

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

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

RICHARD MORRISON
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HEBERT
COUNTY JUDGE

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

JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

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

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

DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

BONBROOK PLANTATION NORTH SECTION ELEVEN

A SUBDIVISION OF 8,924 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

35 LOTS 0 RESERVES 3 BLOCKS

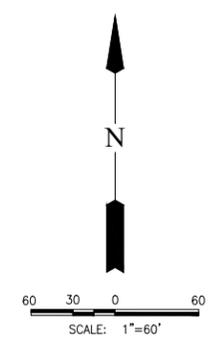
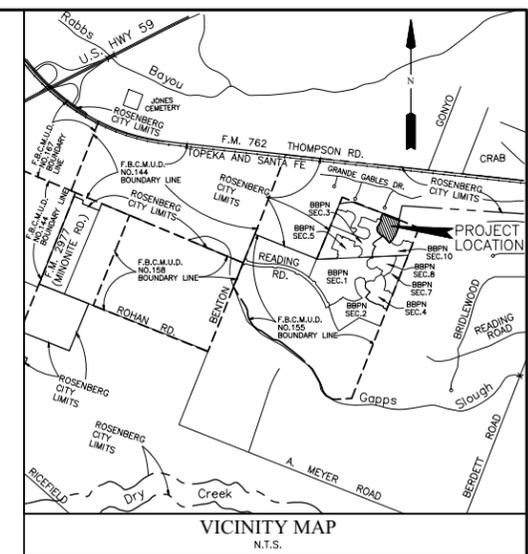
AUGUST 8, 2014 JOB NO. 1406-4111-310

OWNERS:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDINGS, INC.
BRUCE CRAIG, DIVISION PRESIDENT
10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040
PH. (281) 560-6661

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

KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 4797

MICHEAL WANG
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 92053



VICINITY MAP
N.T.S.
KEY MAPS NO. 606Y

LOT AREA SUMMARY

BLOCK 1		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	65'	8,124
2	65'	8,124
3	65'	8,124
4	65'	8,124
5	65'	8,124
6	65'	8,124
7	65'	8,124
8	65'	8,124
9	65'	8,124

BLOCK 2		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	77'	8,667
2	67'	7,670
3	67'	7,669
4	67'	8,038
5	67'	8,059
6	67'	8,112
7	67'	8,136
8	67'	7,843

BLOCK 3		
LOT	LOT WIDTH AT B.L.	SQ. FT.
1	72'	8,247
2	72'	7,920
3	72'	7,920
4	72'	7,906
5	65'	7,475
6	65'	7,475
7	75'	8,482
8	75'	8,432
9	65'	7,888
10	65'	8,039
11	65'	7,872
12	65'	12,983
13	65'	14,571
14	65'	10,896
15	67'	8,688
16	71'	8,762
17	69'	8,411
18	75'	8,849

TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT 288,886 S.F./28 = 8,540 S.F.
AVERAGE LOT SIZE

50' LOTS = 3
65' LOTS = 23
70' LOTS = 5
75'+ LOTS = 4
TOTAL LOTS = 35

RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
7"	6.77 AC.	25%	1.692 AC. * SEE NOTES
REQUIRED PUBLIC PARK DEDICATION: 35 LOTS DIVIDED BY 160/LOT X .50 = 0.109 AC.			
REQUIRED PUBLIC PARK FEE: 35 LOTS X \$350.00/LOT X .50 = \$6,125.00			

- 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 0.337, WHICH LEAVES A 1.355 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 0.861 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 0.245 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION ELEVEN IS 0.109. THE SURPLUS REMAINING AFTER SECTION ELEVEN IS 0.136 ACRES.
 - 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.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 21-47-23 W	124.99
L2	S 68-12-37 E	38.86
L3	S 31-30-22 W	77.75
L4	S 31-11-52 W	77.82
L5	S 43-11-25 W	93.64
L6	S 50-30-34 W	52.90
L7	N 43-03-29 W	123.60
L8	S 51-39-58 W	30.81
L9	N 20-48-26 W	75.48
L10	N 04-05-51 E	76.62
L11	N 21-47-23 E	75.00
L12	N 68-12-37 W	38.86
L13	S 21-47-23 W	126.41
L14	N 68-12-37 W	90.00
L15	S 21-47-23 W	71.41
L16	N 21-47-23 E	71.41
L17	N 68-12-37 W	133.86
L18	N 24-29-40 E	62.50
L19	N 37-19-13 E	62.10
L20	N 51-39-58 E	62.21

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	670.00	0-07-33	1.47	0.74	1.47	N 47-00-17 E
C2	700.00	25-16-41	308.83	156.97	306.33	N 34-25-43 E
C3	800.00	11-27-36	160.01	80.27	159.75	N 27-31-11 E
C4	25.00	90-00-00	39.27	25.00	35.36	S 66-47-23 W
C5	750.00	25-16-41	322.07	163.70	319.46	S 34-25-43 W
C6	670.00	25-16-41	295.59	150.24	293.20	N 34-25-43 E
C7	25.00	90-00-00	39.27	25.00	35.36	N 23-12-37 W
C8	25.00	90-00-00	39.27	25.00	35.36	S 66-47-23 W
C9	830.00	7-55-37	114.83	57.51	114.74	S 25-45-11 W
C10	25.00	41-05-47	17.93	9.37	17.55	S 09-10-07 W
C11	50.00	265-36-14	231.78	53.99	73.37	N 58-34-39 W
C12	25.00	44-45-35	19.53	10.29	19.04	N 51-50-41 E
C13	770.00	7-40-31	103.15	51.65	103.07	N 25-37-38 E
C14	25.00	90-00-00	39.27	25.00	35.36	N 23-12-37 W

BONBROOK PLANTATION NORTH SECTION ELEVEN
 A SUBDIVISION OF 8.924 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.
 35 LOTS 0 RESERVES 3 BLOCKS
 AUGUST 8, 2014 JOB NO. 1406-4111-310

OWNERS:
BEAZER HOMES TEXAS, L.P.
 BY: **BEAZER HOMES TEXAS HOLDINGS, INC.**
 BRUCE CRAIG, DIVISION PRESIDENT
 10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040
 PH. (281) 560-6661

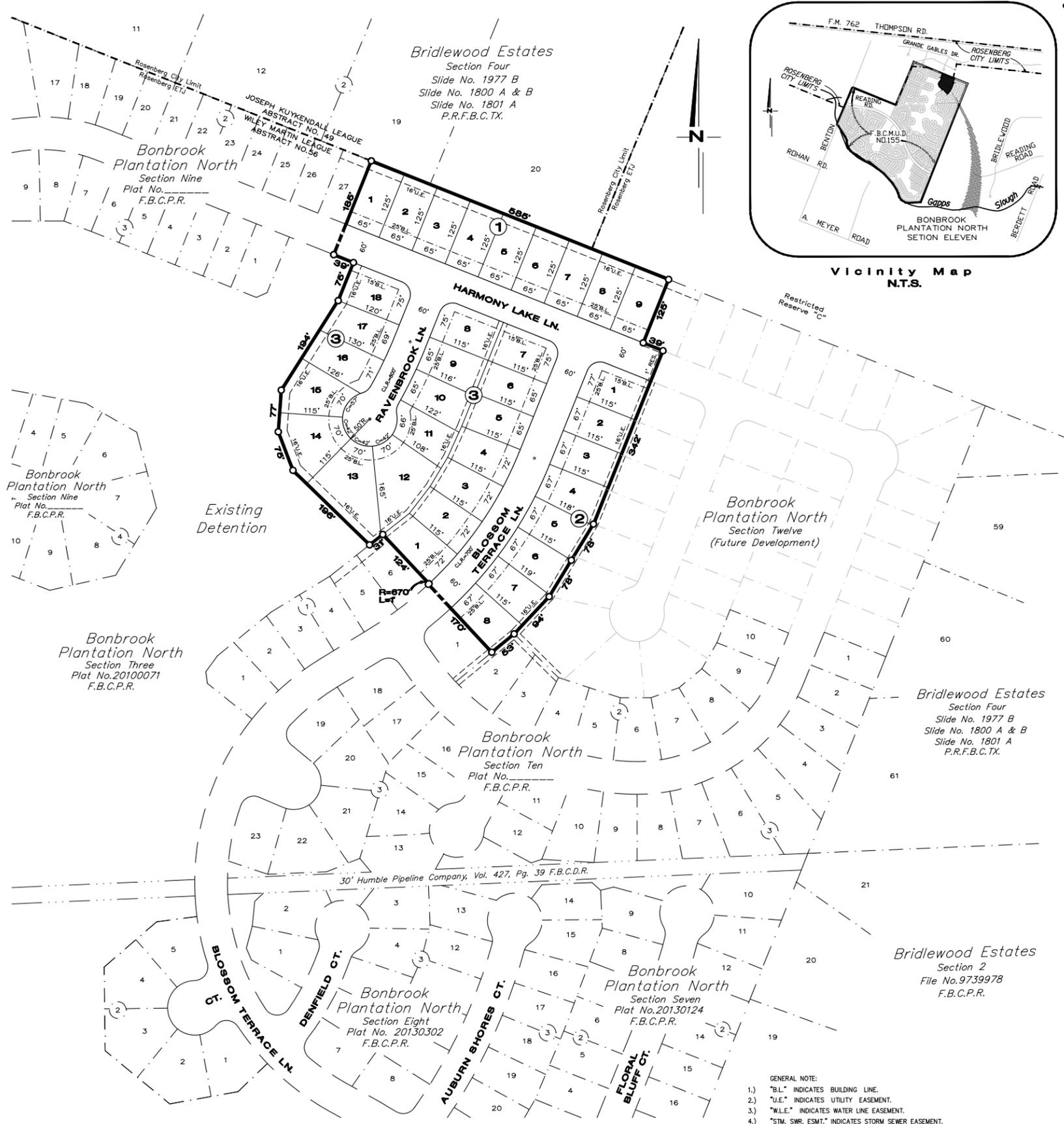
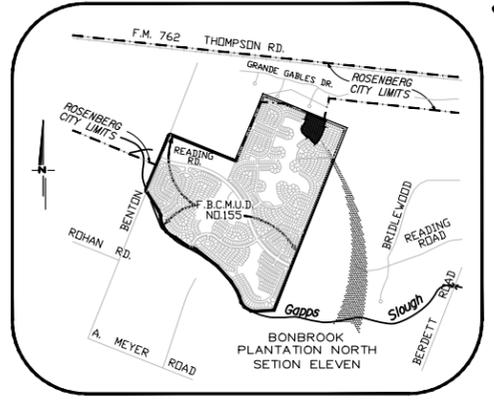
ENGINEER:
LJA Engineering, Inc.
 2829 Briarpark Drive Houston, Texas 77042
 Phone 713.953.5200
 Fax 713.953.5026
 FRN - F-1386
 T.B.P.L.S. Firm No. 10110501

KEITH W. MONROE REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 4797
 MICHAEL WANG LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTRATION NO. 92053

MYLAR CHECK: COORD DIR.

Date/Time : Fri, 08 Aug 2014 9:22am
 Path/Name : \\proj\proj\PLATTING\1406\FIN\PLT\Bonbrook_11_.FP.dwg

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LOT AREA SUMMARY

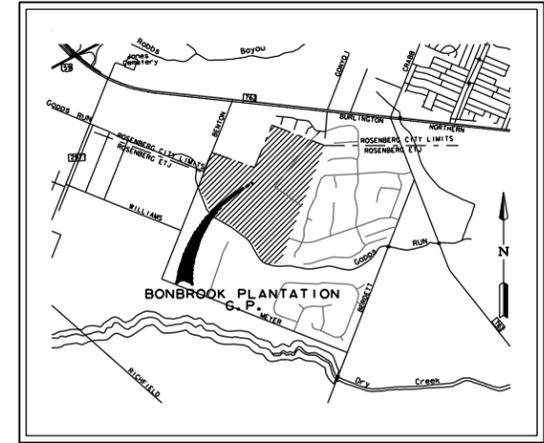
BLOCK 1			BLOCK 2			BLOCK 3		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	65'	8,124	1	77'	8,667	1	72'	8,247
2	65'	8,124	2	67'	7,670	2	72'	7,920
3	65'	8,124	3	67'	7,669	3	72'	7,920
4	65'	8,124	4	67'	8,038	4	72'	7,920
5	65'	8,124	5	67'	8,059	5	65'	7,475
6	65'	8,124	6	67'	8,112	6	65'	7,475
7	65'	8,124	7	67'	8,136	7	75'	8,432
8	65'	8,124	8	67'	7,843	8	65'	7,688
9	65'	8,124				9	65'	8,039
						10	65'	7,872
						11	65'	12,983
						12	65'	14,571
						13	65'	10,856
						14	67'	9,699
						15	71'	8,762
						16	69'	8,411
						17	75'	8,849
						18	75'	10,856
						19	67'	8,038
						20	67'	8,059
						21	67'	8,112
						22	67'	8,136
						23	67'	7,843
						24	67'	7,669
						25	67'	7,670
						26	67'	8,038
						27	67'	8,059
						28	67'	8,112
						29	67'	8,136
						30	67'	7,843
						31	67'	7,669
						32	67'	7,670
						33	67'	8,038
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								8,059

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

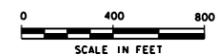
BEING 448.62 ACRES OF LAND OUT OF THE WILEY MARTIN LEAGUE, A-56
FORT BEND COUNTY, TEXAS

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

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.

Key Discussion:

- Mr. Tanner reviewed the Executive Summary.
- Chairperson Pavlovsky inquired how much of the development would be left to plat after tonight.
- Mr. Tanner replied that he believes there is a small section yet to be platted on the north side but that should be the last to be platted.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to approve 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. The motion carried unanimously by those present.

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.

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.

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 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. The motion carried unanimously by those present.

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.

Executive Summary: The proposed Preliminary Plat of Bonbrook Plantation North Section Twelve is located off



PLANNING COMMISSION COMMUNICATION

August 20, 2014

ITEM #	ITEM TITLE
8	Final Plat of Bonbrook Plantation North Section Twelve

MOTION

Consideration of and action on a Final Plat of Bonbrook Plantation North Section Twelve, a subdivision of 8.522 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 34 lots, 0 reserves, 2 blocks.

RECOMMENDATION

Staff recommends approval of the Final Plat of Bonbrook Plantation North Section Twelve.

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

SUPPORTING DOCUMENTS:

1. Final Plat of Bonbrook Plantation North Section Twelve
2. Preliminary Plat of Bonbrook Plantation North Section Twelve – 01-22-14
3. Land Plan for Bonbrook Plantation – 09-25-07 – Please refer to previous Agenda item
4. Planning Commission Meeting Draft Minute Excerpt – 01-22-14

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development
 City Engineer *OK*

EXECUTIVE SUMMARY

The proposed Final 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 8.522 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. The Planning Commission approved the Preliminary Plat of this subdivision on January 22, 2014.

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

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF ROSENBERG

WE, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH BRUCE CRAIG, DIVISION PRESIDENT AND GREG COLEMAN, AUTHORIZED AGENT, OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNERS OF THE 8.522 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BONBROOK PLANTATION NORTH SECTION TWELVE, 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, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

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

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

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAZER HOMES TEXAS HOLDINGS, INC., ITS GENERAL PARTNER, BY BRUCE CRAIG, DIVISION PRESIDENT, HEREUNTO AUTHORIZED, BY ITS AUTHORIZED AGENT, GREG COLEMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS DAY OF _____, 2014.

BEAZER HOMES TEXAS, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: BEAZER HOMES TEXAS HOLDINGS, INC.
GENERAL PARTNER

BY: BRUCE CRAIG, DIVISION PRESIDENT

ATTEST: GREG COLEMAN, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE CRAIG, DIVISION PRESIDENT OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREG COLEMAN, AUTHORIZED AGENT OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

I, MICHAEL WANG, A PROFESSIONAL ENGINEER 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.

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

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BONBROOK PLANTATION NORTH SECTION TWELVE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF _____, 2014.

PETE PAVLOVSKY, CHAIRMAN

WAYNE POLDRACK, SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BONBROOK PLANTATION NORTH SECTION TWELVE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF _____, 2014.

VINCENT M. MORALES, JR., MAYOR

LINDA CERNOSEK, CITY SECRETARY

WE, CREDIT SUISSE AG, CAYMAN ISLANDS BRANCH, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS BONBROOK PLANTATION NORTH SECTION ELEVEN, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NUMBERS 2009129813 AND 2012148612 OF THE O.P.R.O.R.P. OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER (OR OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____

STATE OF TEXAS

COUNTY OF FORT BEND COUNTY

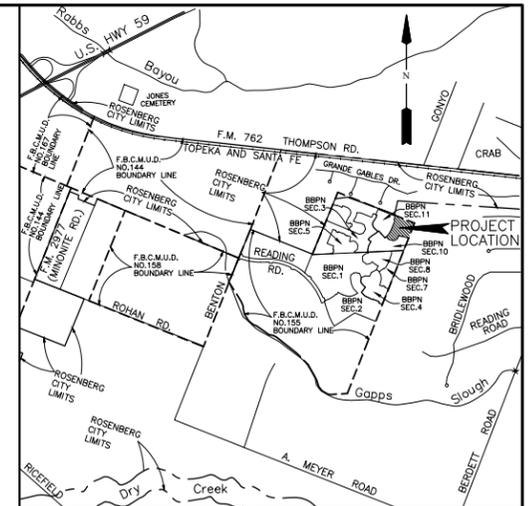
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

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

NOTES:

- 1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; D.E. INDICATES DRAINAGE EASEMENT.
- 2. BENCHMARK: A BRASS DISK STAMPED K-1219, SET IN A CONCRETE HEADWALL LOCATED IN FORT BEND COUNTY, 0.15 MILE SOUTH OF THE INTERSECTION OF STATE HIGHWAY 36 AND MEYER ROAD, SET IN THE TOP OF A CONCRETE HEADWALL AND 1.7 FEET SOUTH OF THE NORTH END OF THE EAST CONCRETE HEADWALL OF A CULVERT, 24 FEET EAST OF THE CENTERLINE OF STATE HIGHWAY 36, AND LEVEL WITH THE HIGHWAYS SURFACE.
ELEV.= 91.69 NAVD88 (1991 ADJ.)
- 3. INDICATES TEMPORARY BENCHMARK: SET 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENG" A PROJECT BENCHMARK WILL BE INSTALLED AND DOCUMENTED PER CITY OF ROSENBERG REQUIREMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
ELEV.= NAVD88 (1991 ADJ.)
- 4. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.)
- 5. THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- 6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1415743562, DATED MAY 22, 2014. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 7. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155, FORT BEND SUBSIDENCE DISTRICT, LAMAR CONSOLIDATED I.S.D., FORT BEND COUNTY DRAINAGE DISTRICT AND THE ETJ OF THE CITY OF ROSENBERG, AND FORT BEND COUNTY.
- 8. THIS SUBDIVISION LIES WITHIN UNSHADOWED ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0105L, REVISED APRIL 2, 2014, DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- 9. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- 10. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 11. FIVE-EIGHTHS (5/8") IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" THREE FEET (3') IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- 12. THE MINIMUM SLAB ELEVATION SHALL BE 85.90 FEET, TWELVE (12) INCHES ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN (18) INCHES ABOVE NATURAL GROUND, OR TWELVE (12) INCHES ABOVE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES ABOVE NATURAL GROUND.
- 13. ALL LOTS SHALL HAVE A MINIMUM OF (5) FOOT SIDE BUILDING LINE.
- 14. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 15. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
- 16. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- 17. THE COORDINATES SHOWN HEREON ARE TEXAS COORDINATES SYSTEM, SOUTH CENTRAL ZONE (GRID NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 0.99986482.
- 18. ALL LOTS HAVE A SIDEWALK PARALLEL TO THE STREET IN FRONT OF THE HOME AND PARALLEL TO THE SIDE STREET ON CORNER LOTS. SAID SIDEWALKS SHALL INCLUDE HANDICAPPED RAMPS AS REQUIRED. IT IS FURTHER REQUIRED THAT THE SIDEWALKS AND RAMPS MUST CONFORM WITH ALL CITY OF ROSENBERG AND FORT BEND COUNTY CODES AND SPECIFICATIONS. THE INSTALLATION OF SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDERS AND AS SET OUT IN THE GUIDELINES. LOT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE SIDEWALKS ON THE LOT IN A SAFE AND NEAT MANNER.
- 19. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 20. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 21. A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 22. 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 CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.



VICINITY MAP
N.T.S.
KEY MAPS NO. 606Y

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

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

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

RICHARD MORRISON
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HEBERT
COUNTY JUDGE

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

JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

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

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

DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

BONBROOK PLANTATION NORTH SECTION TWELVE

A SUBDIVISION OF 8.522 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

34 LOTS 0 RESERVES 2 BLOCKS
JULY 29, 2014 JOB NO. 1406-4112-310

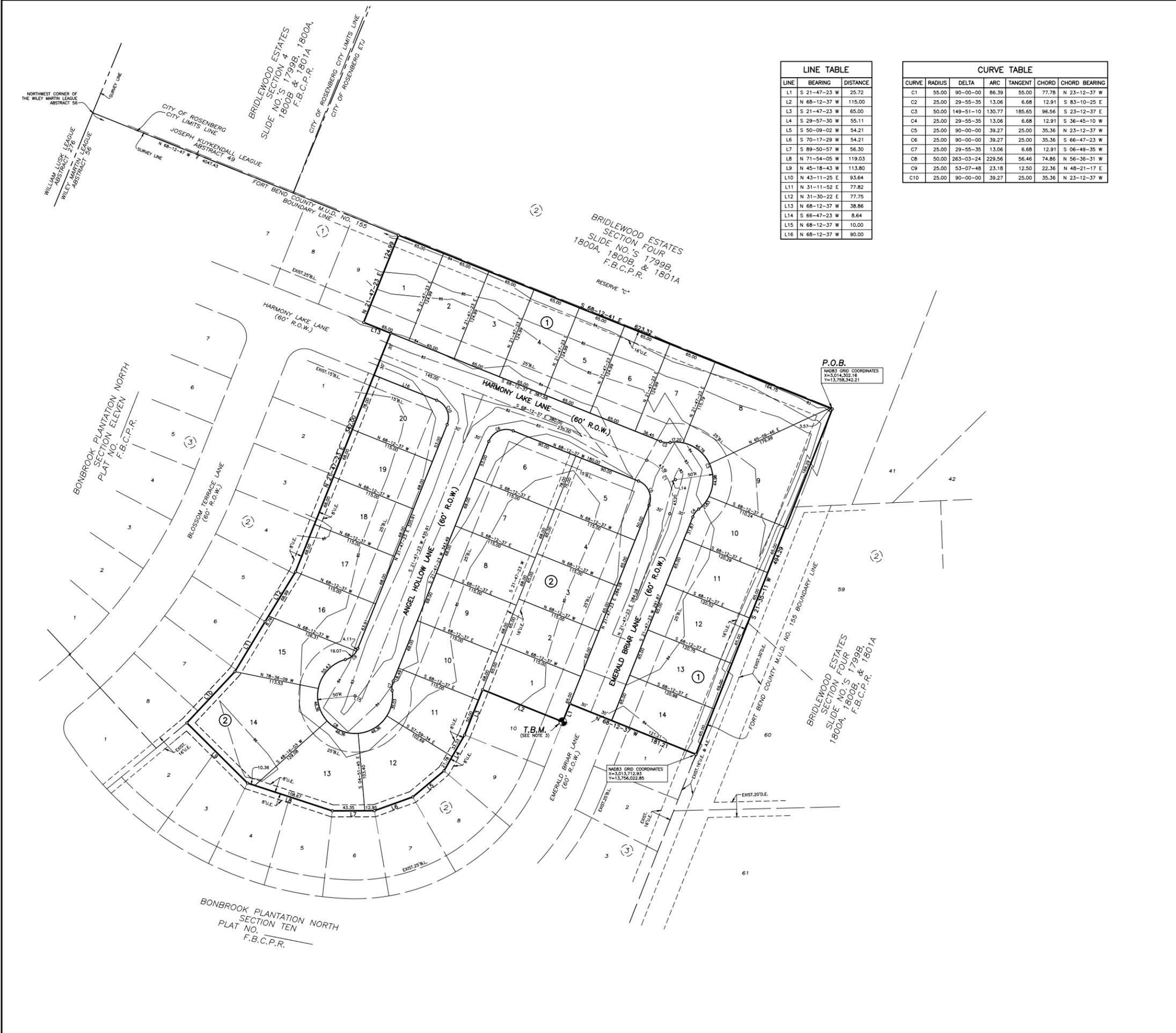
OWNERS:
BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDINGS, INC.
BRUCE CRAIG, DIVISION PRESIDENT
10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040
PH. (281) 560-6661

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

KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 4797
MICHAEL WANG
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 92053

DIR. _____
MULAR CHECK: _____
COORD. _____

Date \Time : Tue, 29 Jul 2014 11:08am
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LINE	BEARING	DISTANCE
L1	S 21-47-23 W	25.72
L2	N 68-12-37 W	115.00
L3	S 21-47-23 W	65.00
L4	S 29-57-30 W	55.11
L5	S 50-09-02 W	54.21
L6	S 70-17-29 W	54.21
L7	S 89-50-57 W	56.30
L8	N 71-54-05 W	119.03
L9	N 45-18-43 W	113.80
L10	N 43-11-25 E	93.64
L11	N 31-11-52 E	77.82
L12	N 31-30-22 E	77.75
L13	N 68-12-37 W	38.86
L14	S 66-47-23 W	8.64
L15	N 68-12-37 W	10.00
L16	N 68-12-37 W	90.00

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	55.00	90-00-00	86.39	55.00	77.78	N 23-12-37 W
C2	25.00	29-55-35	13.06	6.68	12.91	S 83-10-25 E
C3	50.00	149-51-10	130.77	185.65	96.56	S 23-12-37 E
C4	25.00	29-55-35	13.06	6.68	12.91	S 36-45-10 W
C5	25.00	90-00-00	39.27	25.00	35.36	N 23-12-37 W
C6	25.00	90-00-00	39.27	25.00	35.36	S 66-47-23 W
C7	25.00	29-55-35	13.06	6.68	12.91	S 06-49-35 W
C8	50.00	263-03-24	229.56	56.46	74.86	N 56-36-31 W
C9	25.00	53-07-48	23.18	12.50	22.36	N 48-21-17 E
C10	25.00	90-00-00	39.27	25.00	35.36	N 23-12-37 W

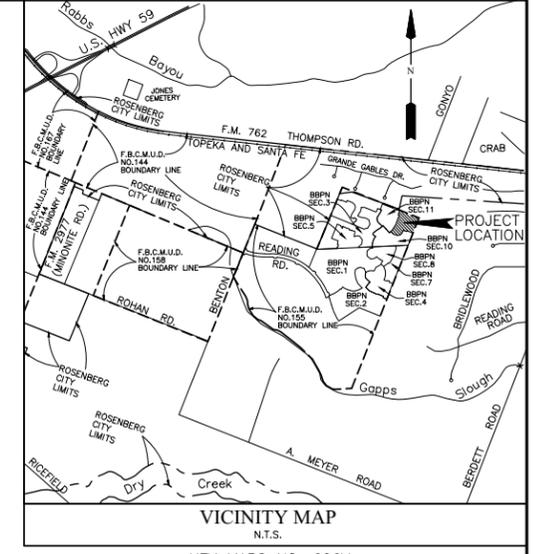
LOT AREA SUMMARY

LOT	LOT WIDTH AT B.L.	SQ. FT.
1	65'	8,124
2	65'	8,124
3	65'	8,124
4	65'	8,124
5	65'	8,125
6	65'	8,125
7	65'	8,002
8	65'	12,936
9	65'	12,952
10	65'	7,645
11	65'	7,826
12	65'	7,841
13	65'	7,856
14	65'	7,871

LOT	LOT WIDTH AT B.L.	SQ. FT.
1	65'	7,475
2	65'	7,475
3	65'	7,475
4	65'	7,475
5	75'	8,491
6	78'	8,836
7	68'	7,820
8	68'	7,820
9	68'	7,820
10	68'	7,820
11	69'	8,083
12	70'	9,765
13	70'	10,566
14	70'	16,583
15	69'	8,397
16	68'	8,215
17	68'	7,820
18	68'	7,820
19	68'	7,820
20	78'	8,836

TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT
 294,086 S.F./24 = 8,850 S.F.
 AVERAGE LOT SIZE

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



RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
T ¹ (SECTION ONE)	6.77 AC.	25%	1.692 AC. * 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			

1. 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 0.337, WHICH LEAVES A 1.355 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 0.245 ACRES.
- THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION ELEVEN IS 0.109. THE SURPLUS REMAINING AFTER SECTION ELEVEN IS 0.136 ACRES.
- THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION TWELVE IS 0.106. THE SURPLUS REMAINING AFTER SECTION TWELVE IS 0.03 ACRES.

14. ALL FEES IN LIEU OF LAND SHALL BE PAID TO THE CITY OF ROSENBERG PRIOR TO THE FILING OF THE FINAL PLAT WITH THE FORT BEND COUNTY CLERK.

BONBROOK PLANTATION NORTH SECTION TWELVE
 A SUBDIVISION OF 8.522 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.
 34 LOTS 0 RESERVES 2 BLOCKS
 JULY 29, 2014 JOB NO. 1406-4112-310

OWNERS:
BEAZER HOMES TEXAS, L.P.
 BY: BEAZER HOMES TEXAS HOLDINGS, INC.
 BRUCE CRAIG, DIVISION PRESIDENT
 10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040
 PH. (281) 560-6661

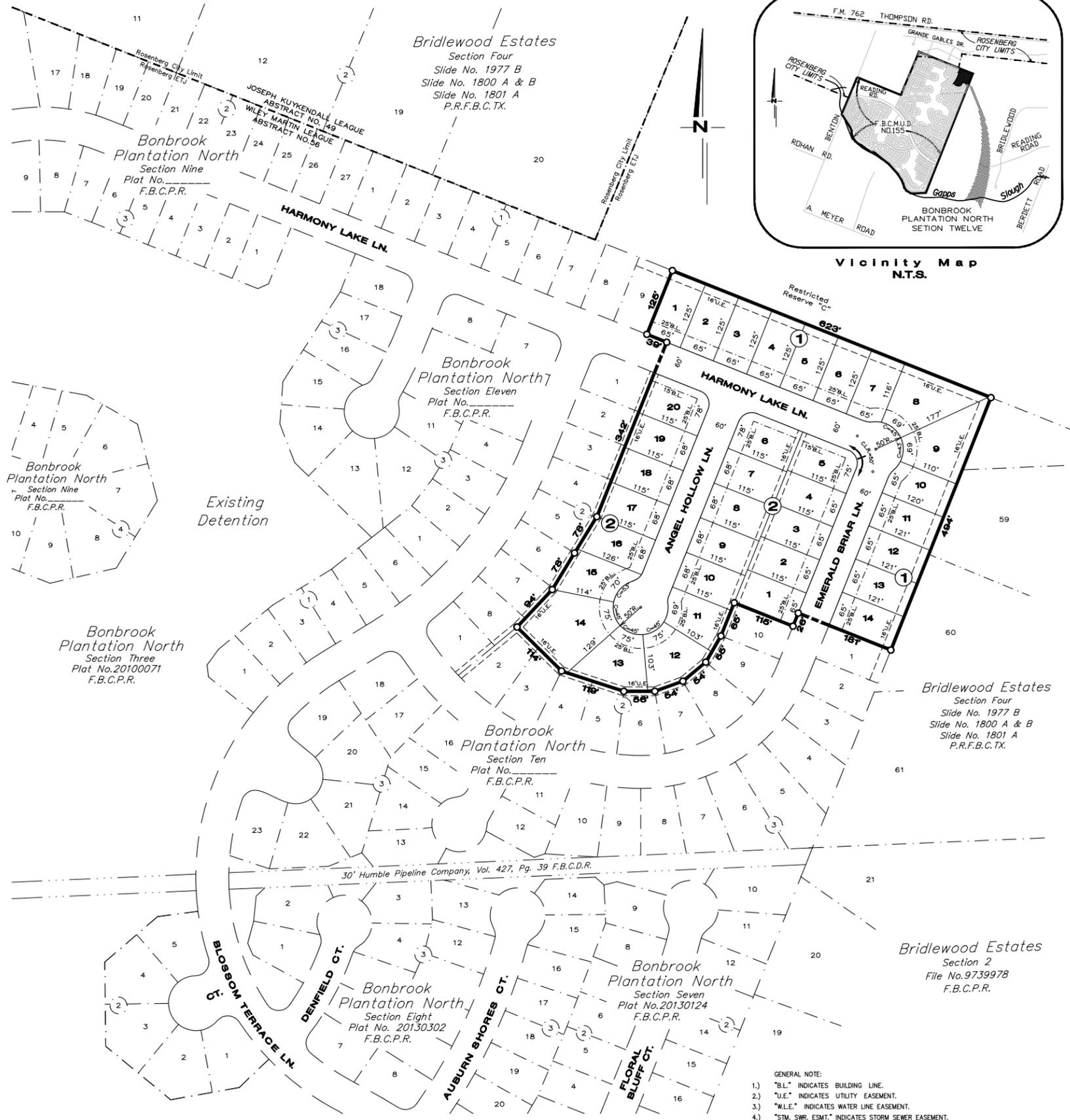
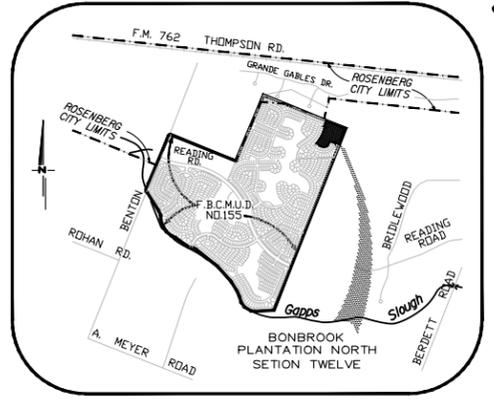
ENGINEER:
LJA Engineering, Inc.
 2929 Briarpark Drive Houston, Texas 77042
 Phone 713.953.5200
 Fax 713.953.5026
 FRN - F-1386
 T.B.P.L.S. Firm No. 10110501

KEITH W. MONROE
 REGISTERED PROFESSIONAL LAND SURVEYOR,
 TEXAS REGISTRATION NO. 4797

MICHAEL WANG
 LICENSED PROFESSIONAL ENGINEER,
 TEXAS REGISTRATION NO. 92053

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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'	16,282
			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 = 8,450 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.
 - "STM. SWR. 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.4815702020J, 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

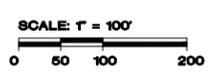
RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
1'	6.77 AC.	25%	1.692 AC.
(SECTION ONE)			+ SEE NOTES
REQUIRED PUBLIC PARK DEDICATION: 34 LOTS DIVIDED BY 160/LOT X .50 = 0.106 AC.			
REQUIRED PUBLIC PARK FEE: 34 LOTS X \$350.00/LOT X .50 = \$5,950.00			

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 0.158 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 AFFIRMED 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

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.

Key Discussion:

- Mr. Tanner reviewed the Executive Summary.
- Chairperson Pavlovsky inquired how much of the development would be left to plat after tonight.
- Mr. Tanner replied that he believes there is a small section yet to be platted on the north side but that should be the last to be platted.

Action Taken: Commissioner Parsons moved, seconded by Commissioner Poldrack, to approve 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. The motion carried unanimously by those present.

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.

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.

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 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. The motion carried unanimously by those present.

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.

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.

Key Discussion:

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

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

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

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

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

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

Key Discussion:

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

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



PLANNING COMMISSION COMMUNICATION

August 20, 2014

ITEM #	ITEM TITLE
9	Final Plat of Bonbrook Plantation North Section Thirteen

MOTION

Consideration of and action on a Final Plat of Bonbrook Plantation North Section Thirteen, a subdivision of 19.476 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 88 lots, 3 reserves (1.031 acres), 3 blocks.

RECOMMENDATION

Staff recommends approval of the Final Plat of Bonbrook Plantation North Section Thirteen.

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

SUPPORTING DOCUMENTS:

1. Final Plat of Bonbrook Plantation North Section Thirteen
2. Preliminary Plat of Bonbrook Plantation North Section Thirteen – 06-18-14
3. Land Plan for Bonbrook Plantation – 09-25-07 – Please refer to Agenda Item No. 7
4. Planning Commission Meeting Draft Minute Excerpt – 06-18-14

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development
X City Engineer *OK*

EXECUTIVE SUMMARY

The Final Plat of Bonbrook Plantation North Section Thirteen is located off of Reading Road, adjacent to Bridlewood Estates, in the east central part of Bonbrook Plantation. The proposed Plat contains 19.476 acres, 88 residential lots, and three (3) reserves consisting of 1.031 acres.

The proposed lots are a minimum of fifty feet (50') in width and 6,000 square feet in size. This is in accordance with the approved Land Plan for Bonbrook Plantation, which calls for fifty-foot (50') lots in this location of the development. The Land Plan is attached for reference. The Preliminary Plat of this subdivision was approved by the Planning Commission on June 18, 2014.

The proposed Final Plat is not in conflict with any applicable regulations or with the approved Preliminary Plat. Staff recommends that the Planning Commission recommend approval to City Council of the Final Plat of Bonbrook Plantation North Section Thirteen.

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF ROSENBERG

WE, BONBROOK PLANTATION, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JOHN N. TAYLOR, EXECUTIVE MANAGER OF TAYLOR & WEIDNER, L.L.C., MANAGING GENERAL PARTNER OF BONBROOK PLANTATION, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE 19.476 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BONBROOK PLANTATION NORTH SECTION THIRTEEN, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

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

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

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

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

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

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

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

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

BY: _____
JOHN N. TAYLOR, EXECUTIVE MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

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

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

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

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

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

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

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

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

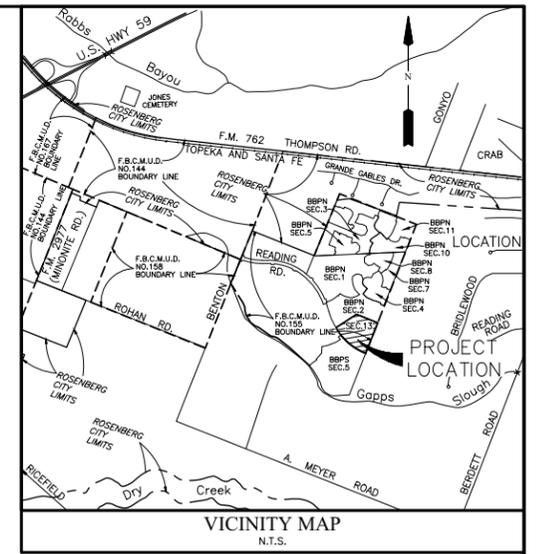
PETE PAVLOVSKY, CHAIRMAN

WAYNE POLDRACK, SECRETARY

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

VINCENT M. MORALES, JR., MAYOR

LINDA CERNOSEK, CITY SECRETARY



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

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

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

RICHARD MORRISON, PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE, PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HEBERT, COUNTY JUDGE

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

JAMES PATTERSON, PRECINCT 4, COUNTY COMMISSIONER

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

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

DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

BONBROOK PLANTATION NORTH SECTION THIRTEEN

A SUBDIVISION OF 19.476 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

88 LOTS 3 RESERVES (1.031 ACRES) 3 BLOCKS

AUGUST 8, 2014 JOB NO. 1799-1106-310

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

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

KEITH W. MONROE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 4797

MICHAEL WANG, LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTRATION NO. 92053

DIR: _____
COORD: _____
MPLAR CHECK: _____
Date: Fri, 08 Aug 2014 9:47am
Path: I:\Projects\PLATING\1799\ENGL\Bonbrook_North_13_LP.dwg

3. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF BAYOU CROSSING SECTION THREE, A SUBDIVISION OF 8.670 ACRES OF LAND LOCATED IN THE JAMES LOWERY 1/3 LEAGUE, A-275, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ALSO BEING A PARTIAL REPLAT OF RESERVE "A-2", BLOCK 1, BAYOU CROSSING SECTION TWO PARTIAL REPLAT NO. ONE, RECORDED AT PLAT NO. 20130258, F.B.C.P.R., AND A PARTIAL REPLAT OF LOTS 3 & 4, J.M. DONLEY SUBDIVISION RECORDED AT VOL. 1, PG. 20, F.B.C.P.R.**

Executive Summary: As discussed in the previous Agenda item, the Preliminary Plat of Bayou Crossing Section Three is located off of Grand Cane Lane in the northeast part of Bayou Crossing, located in the northeast corner of Louise Street and Airport Avenue. The Plat consists of 8.67 acres and thirty-seven (37) residential lots. The proposed Plat is not in conflict with the approved Land Plan dated September 2004. In fact, the Land Plan, which is attached for reference, provides for fifty- and sixty-foot lots in this location. However, the proposed Plat provides for all sixty-foot lots in accordance with current regulations.

Because the Plat constitutes a partial replat of Reserve "A-2" of Block 1 of Bayou Crossing Section Two Partial Replat No. One, a public hearing was held per State law and the "Subdivision" Ordinance. There being no issues, staff recommends approval of the Preliminary Plat of Bayou Crossing Section Three.

Key Discussion:

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

Action Taken: Commissioner Urbish moved, seconded by Commissioner Poldrack, to approve the Preliminary Plat of Bayou Crossing Section Three, a subdivision of 8.670 acres of land located in the James Lowery 1/3 League, A-275, City of Rosenberg, Fort Bend County, Texas, also being a partial replat of Reserve "A-2", Block 1, Bayou Crossing Section Two Partial Replat No. One, recorded at Plat No. 20130258, F.B.C.P.R., and a partial replat of Lots 3 & 4, J. M. Donley Subdivision recorded at Vol. 1, Pg. 20, F.B.C.P.R. The motion carried unanimously by those present.

4. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF BONBROOK PLANTATION NORTH SECTION THIRTEEN, A SUBDIVISION OF 19.476 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS; 88 LOTS, 3 RESERVES (1.031 ACRES), 3 BLOCKS.**

Executive Summary: The Preliminary Plat of Bonbrook Plantation North Section Thirteen is located off of Reading Road, adjacent to Bridlewood Estates, in the east central part of Bonbrook Plantation. The proposed Plat contains 19.476 acres, 88 residential lots, and three (3) reserves consisting of 1.031 acres.

The proposed lots are a minimum of fifty feet (50') in width and 6,000 square feet in size. This is in accordance with the approved Land Plan for Bonbrook Plantation, which calls for fifty-foot (50') lots in this location of the development. The Land Plan is attached for reference.

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

Key Discussion:

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

Action Taken: Commissioner Poldrack moved, seconded by Commission Phipps, to approve the Preliminary Plat of Bonbrook Plantation North Section Thirteen, a subdivision of 19.476 acres of land situated in the Wiley Martin League, Abstract 56, Fort Bend County, Texas; 88 lots, 3 reserves (1.031 acres), 3 blocks. The motion carried unanimously by those present.

5. **CONSIDERATION OF AND ACTION ON A PRELIMINARY PLAT OF SUMMER LAKES SECTION SEVEN, BEING A SUBDIVISION OF 23.94 ACRES OUT OF THE W.M. LUSK SURVEY, A-276, IN THE CITY OF ROSENBERG, IN FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144); 53 LOTS, 5 BLOCKS, 10 RESERVES (7.4627 ACRES).**

Executive Summary: The Preliminary Plat of Summer Lakes Section Seven is located off of Reading Road and Round Lake Drive in the eastern portion of the Summer Lakes development. The Plat consists of 23.94 acres, 53 residential lots, and ten (10) reserves containing 7.4627 acres.



PLANNING COMMISSION COMMUNICATION

August 20, 2014

ITEM #	ITEM TITLE
10	Presentation on Proposed Multi-Family Planned Unit Development

MOTION

Hear and discuss a presentation regarding a potential multi-family Planned Unit Development, and take action as necessary to direct staff.

RECOMMENDATION

Staff has no recommendation for this item.

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

SUPPORTING DOCUMENTS:

1. Juarez Correspondence – 07-18-14
2. Airport Condominiums, A Condominium Development – 07-15-14
3. Code Excerpt – Chapter 25, Article III, Division 5, Section 25-113 – Planned Unit Development

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

Mr. Thomas Juarez of J.B. Granada Construction has requested an opportunity to present a potential multi-family Planned Unit Development (PUD) on Airport Avenue. Specifically, the project would be located near the southwest corner of Airport Avenue and FM 2218 and would contain 203 units. Mr. Juarez approached City staff regarding multi-family residential development of this location and was notified of the City’s parking requirements of four (4) spaces per one-bedroom unit, five (5) spaces per two-bedroom unit, and six (6) spaces per three-bedroom unit. The parking requirements would be prohibitive of this development as proposed. Therefore it was communicated to Mr. Juarez that the project could only be done through a PUD, recommended by the Planning Commission and approved by City Council. Before spending additional time on the project, it was recommended by staff that the concept be presented to the Planning Commission to receive direction. It is important to note that the proposal is for owner-occupied condominiums as opposed to renter-occupied apartments; however, it would be difficult if not impossible for the City to regulate whether they are owner-occupied in the future. If approved by the Planning Commission and City Council, the PUD would be subject to the West Fort Bend Management District standards.

**J. B. GRANADA
CONSTRUCTION
5702 FOURTH ST. KATY, TEXAS 44793
OFFICE 281.391.2202 - FAX 281.391.2260**

July 18, 2014

Planning Commission, City of Rosenberg,
Travis Tanner, AICP
2220 4th Street
Rosenberg, Texas 77471-0032

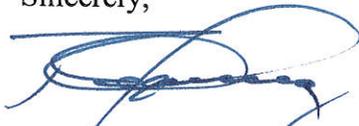
Gentlemen,

I am pleased to present the Airport Condominiums planned development project to you for your consideration and approval. I am eager for you to look at all aspects of this undertaking as I believe it to be another first for the City of Rosenberg; a tribute to the City's growth as well as providing necessary upscale housing for the community at an amazing value.

Looking at the enclosed information, you will find a master layout plan, proposed unit types with square footage, a proposed amenities list and a floor plan of each of the units as provided by Mucasey & Associates Architects. I strongly feel we have utilized the property to its fullest and are able to provide many features not seen in other projects. Please note each of the 203 units has it's own direct attached garage; the grounds provided another 387 parking spaces; all unit entry is at ground level and interior décor amenities far exceed the norm. The clubhouse is composed of numerous areas for relaxation. As well, the pool boasts a 25 meter lap, tanning and spa feature well able to accommodate patrons and guests.

I hope this planned development project merits your approval. I am available to supply any further information you may require in making your determination. Thanking you in advance for your time and positive consideration,

Sincerely,



Thomas Juarez, President
J.B. GRANADA CONSTRUCTION

Cc: word doc.

Enclosures

PROJECT AMENITIES

Airport Condominiums

Mucasey & Associates, Architects

July 16, 2014

Site Amenities:

Limited access fencing and vehicular gates for entire community
Non-secured, open access to Amenity/Sales Center for prospective residents
Landscaped boulevard entry drive
Resort-style pool and courtyard, including 25 meter lap swimming, tanning shelf, and spa feature
Grille house adjacent to pool for resident use
Sunshade structures surrounding pool
Separate entry and exit gates to eliminate traffic backups

Unit Amenities:

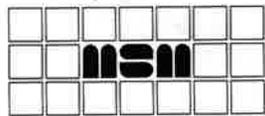
Nine foot ceilings in all units
Crown molding and decorative window/door casings and baseboards
Open island kitchens with bar seating at all island sinks
Granite counters and stained wood cabinets at Kitchens
Large 36" wide pantry cabinets at Kitchens
Tall 42" high upper cabinets at Kitchens
Under-cabinet lighting at Kitchens
Vinyl plank hardwood style flooring at Living, Dining, and Kitchens
Private balconies/patios at all units, access from interior of unit only
Direct-attached garages to all units
All unit entry doors at ground level, including those serving second floor units
All staircases to second floor units are private stairs within the unit
Computer desks and built-in shelving at all units
Powder rooms in addition to bathrooms at all units for guests
Master bathrooms with double lavatories, garden bathtubs, and separate stall showers at all units
Raised panel doors
Insulated double-paned windows
Dimensional composition shingles with 30 year minimum warranty
Masonry exterior to include stone and cement-fiber siding/trim
Standing seam metal accent roofs at all entry porches
Walk-in closets for all Master Bedrooms and most secondary Bedrooms
Faux wood blinds at all windows

Clubhouse Amenities:

Clubroom for after-hours usage, with Coffee Bar and island Kitchen
Gameroom with pool table and game tables
State-of-the-art Fitness Center
Business Center with computer work stations and Conference Room
Gas Fireplaces with large-screen televisions
Private Movie Room with stadium seating
Indoor Mailroom
Grille House by pool with outdoor fireplace and large-screen television

AIRPORT CONDOMINIUMS

A Condominium Development



MUCASEY
&
Associates

Architects

4808 Gibson, Suite 200
Houston, Texas 77007
Tel. (713) 521-1233
Fax (713) 520-1904
Job No. 1438

AIRPORT CONDOMINIUMS

A Condominium Development
 Mucasey & Associates, Architects

July 15, 2014

PROJECT SUMMARY:

Condominium:

Type	Description	Area	Qty.
A1	One Bedroom, 1 1/2 Baths (1st floor)	882 s.f.	8
A2	One Bedroom, 1 1/2 Baths (2nd floor)	1,003 s.f.	8
Total One Bedroom Units			16 Units
B1	Two Bedroom, 2 1/2 Baths (1st floor)	1,212 s.f.	32
B2	Two Bedroom, 2 1/2 Baths (2nd floor)	1,312 s.f.	32
B3	Two Bedroom, 2 1/2 Baths (1st, 2nd floor)	1,272 s.f.	33
B4	Two Bedroom, 2 1/2 Baths (2nd floor)	1,168 s.f.	34
Total Two Bedroom Units			131 Units
C1	Three Bedroom, 2 1/2 Baths (1st floor)	1,473 s.f.	28
C2	Three Bedroom, 2 1/2 Baths (2nd floor)	1,546 s.f.	28
Total One Bedroom Units			56 Units
Condominium Total		262,068 s.f.	203 Units

Parking Provided:

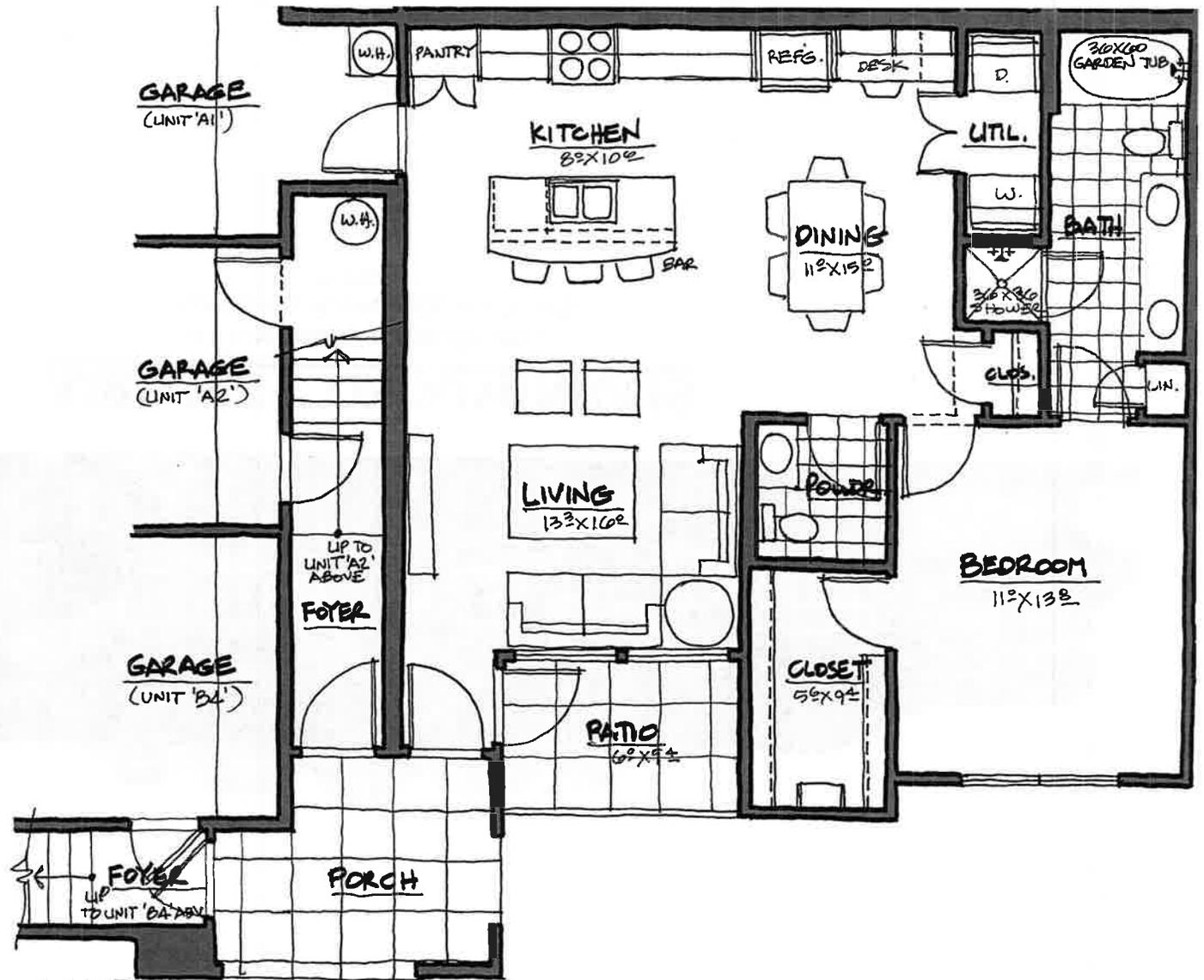
Direct Attached Garages	203 cars
Open Parking Spaces	387 cars
Total Parking (2.91 cars/ unit)	590 cars





AIRPORT CONDOMINIUMS

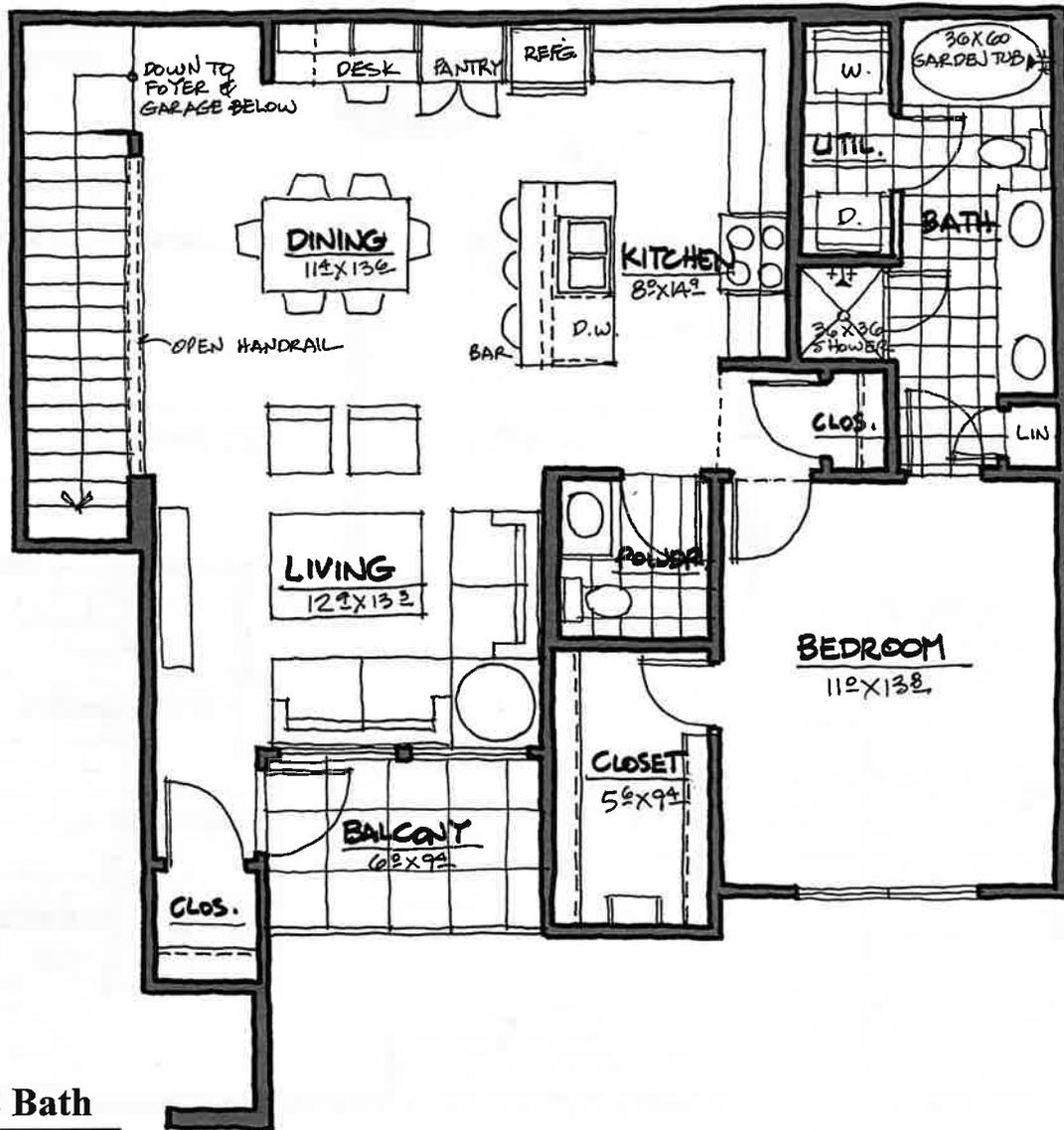
A Condominium Development
Mucasey & Associates, Architects
July 16, 2014



UNIT "A1" - One Bedroom, 1 1/2 Bath

Airport Condominiums
 Mucasey & Associates, Architects

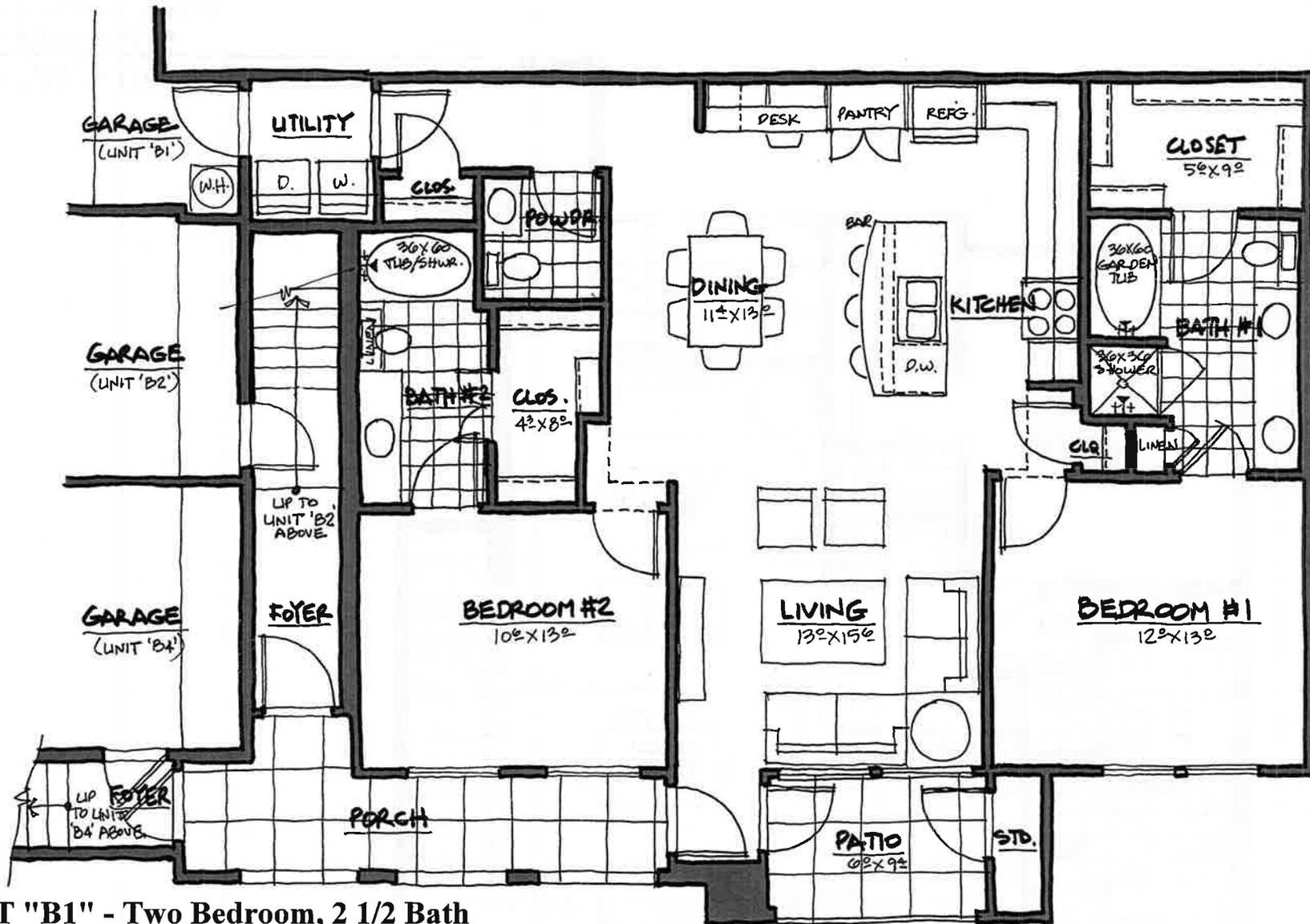
882 s.f.



UNIT "A2" - One Bedroom, 1 1/2 Bath

Airport Condominiums
 Mucasey & Associates, Architects

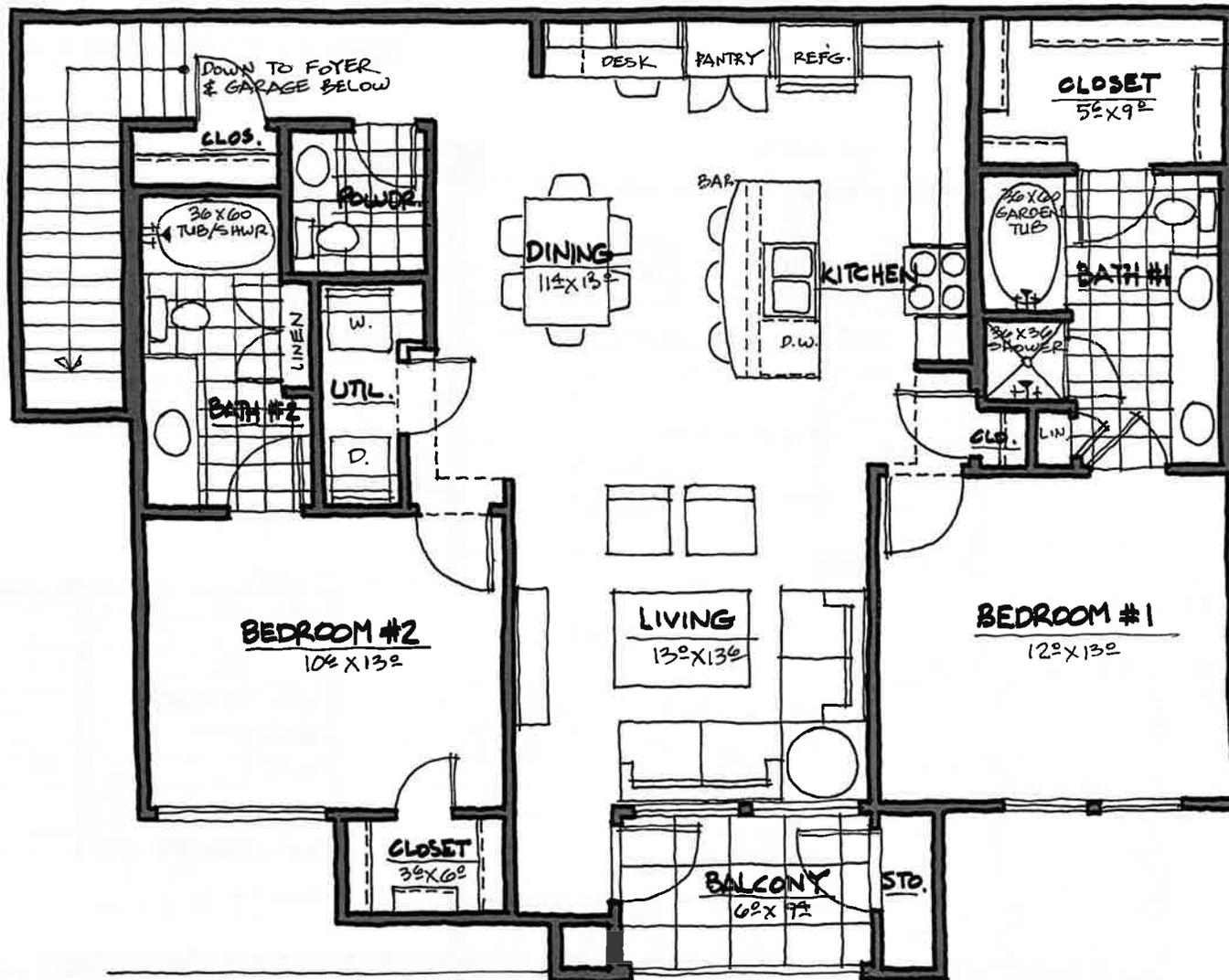
1003 s.f.



UNIT "B1" - Two Bedroom, 2 1/2 Bath

Airport Condominiums
 Mucasey & Associates, Architects

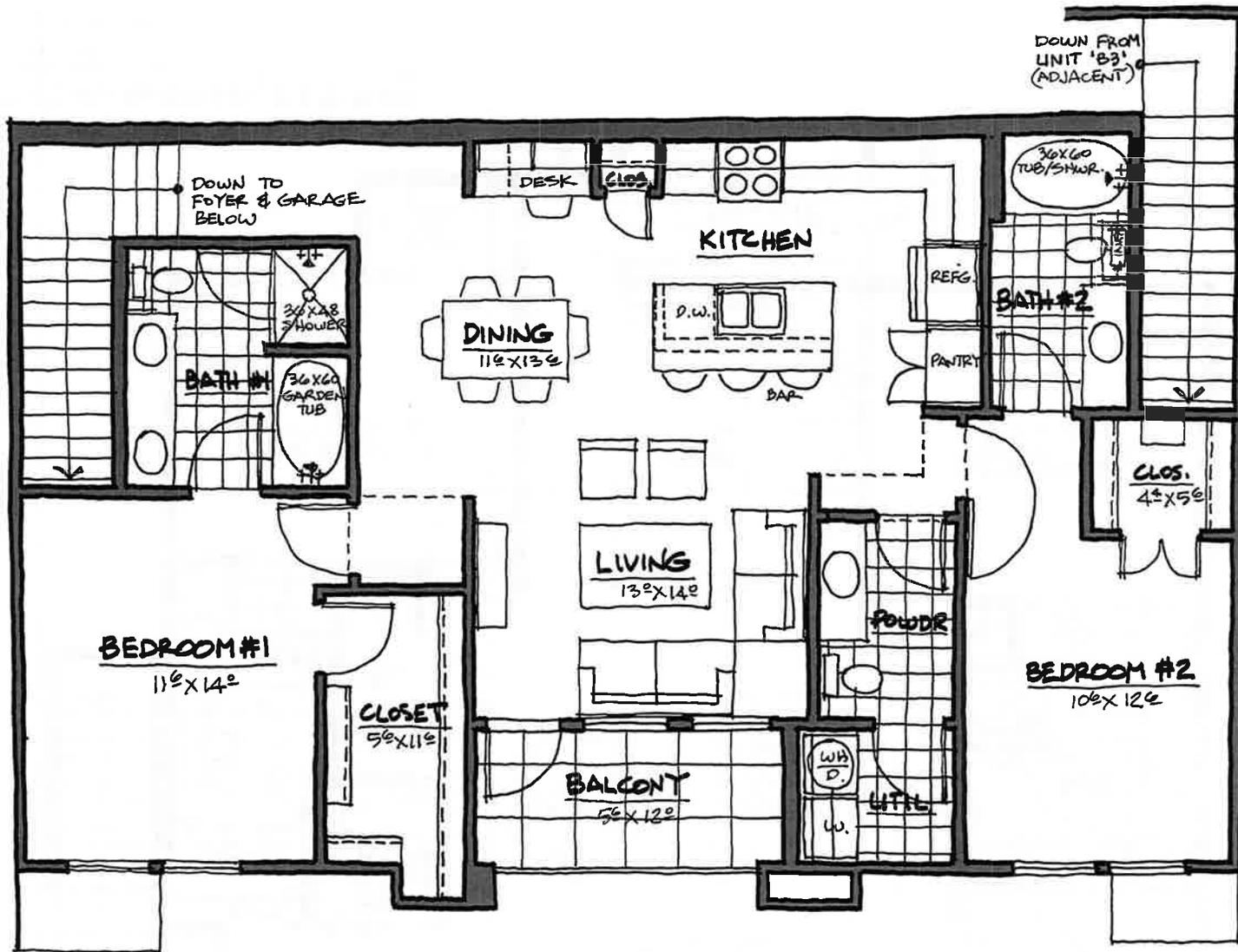
1,212 s.f.



UNIT "B2" - Two Bedroom, 2 1/2 Bath

Airport Condominiums
 Mucasey & Associates, Architects

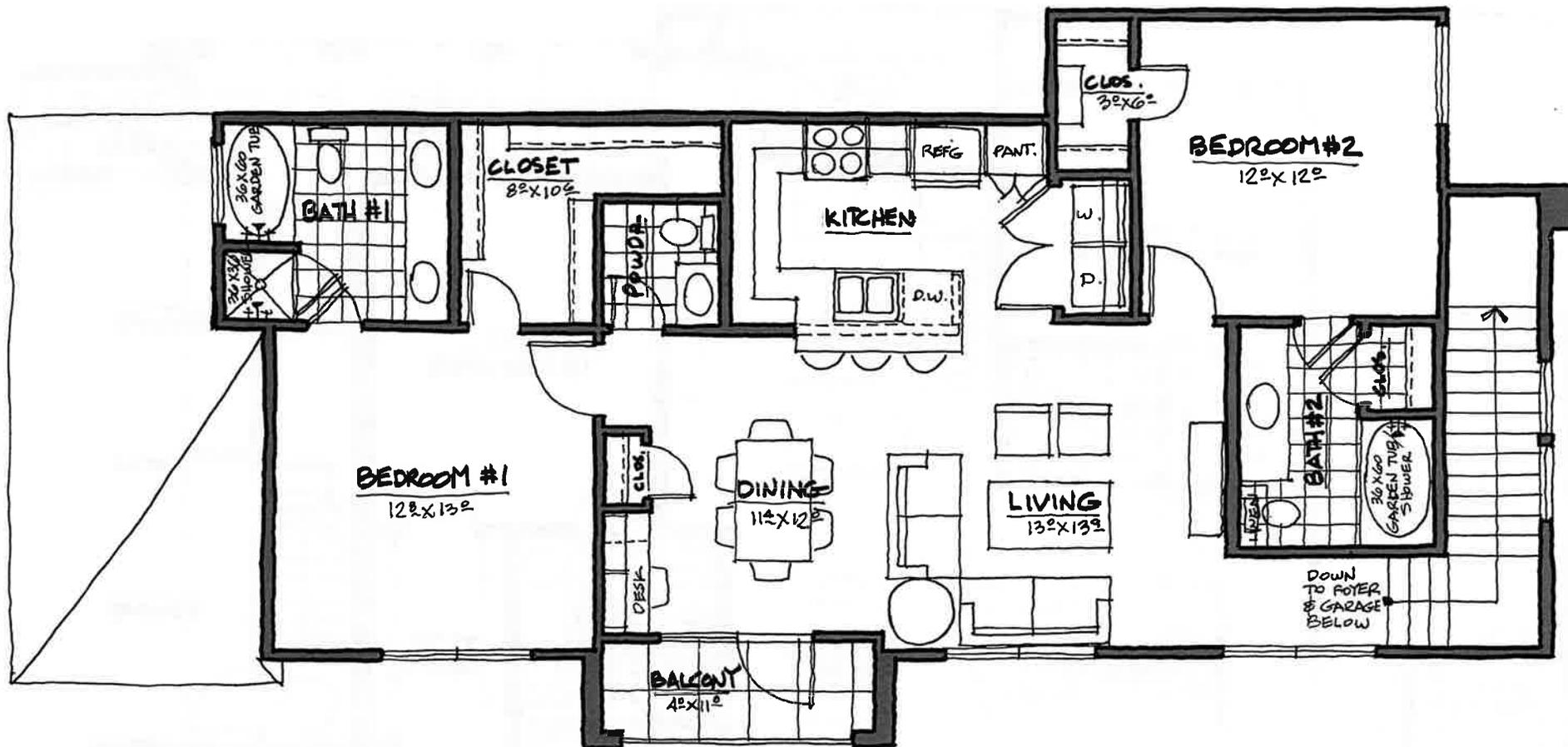
1,312 s.f.



UNIT "B3" - Two Bedroom, 2 1/2 Bath

Airport Condominiums
 Mucasey & Associates, Architects

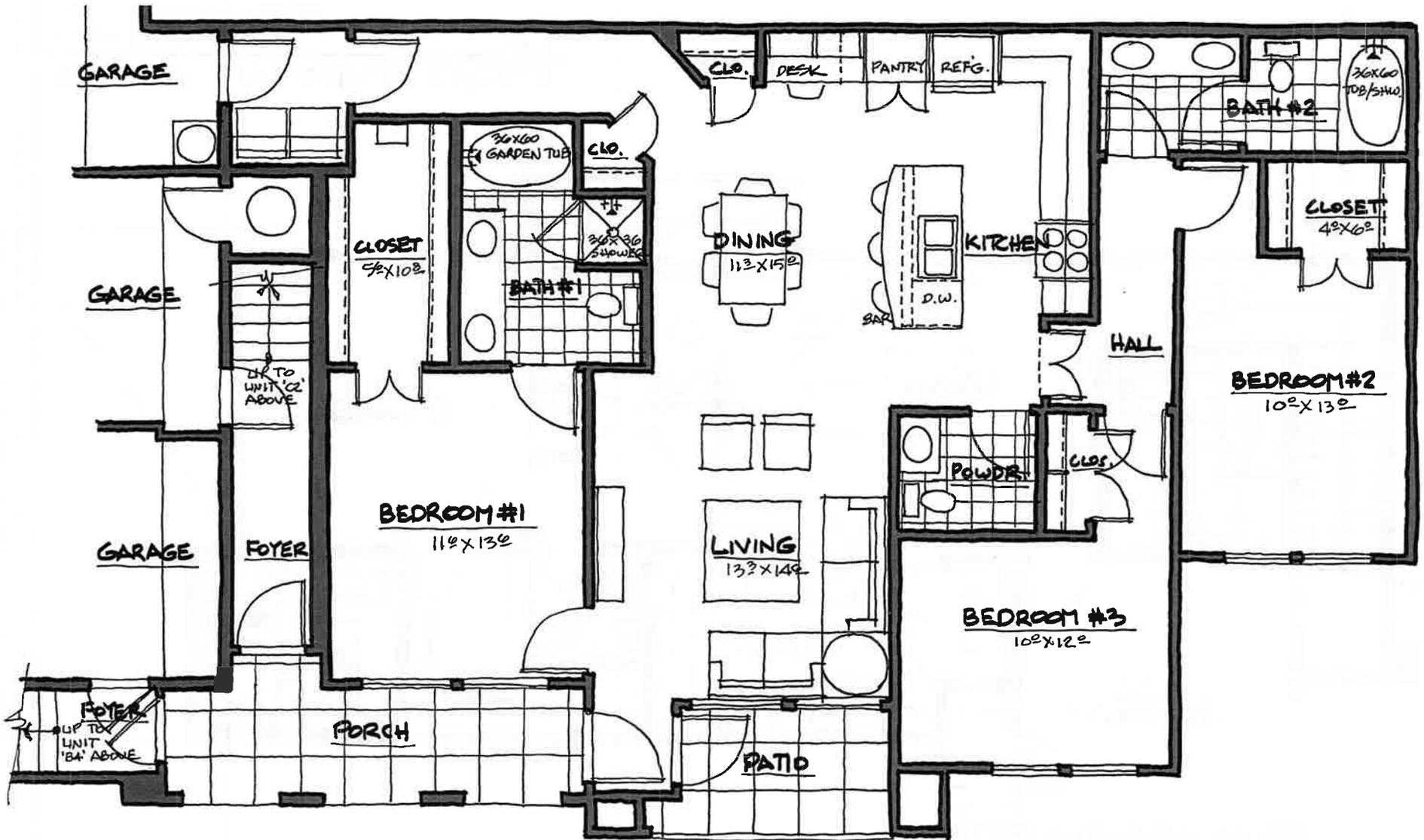
1,272 s.f.



UNIT "B4" - Two Bedroom, 2 1/2 Bath

Airport Condominiums
 Mucasey & Associates, Architects

1,168 s.f.

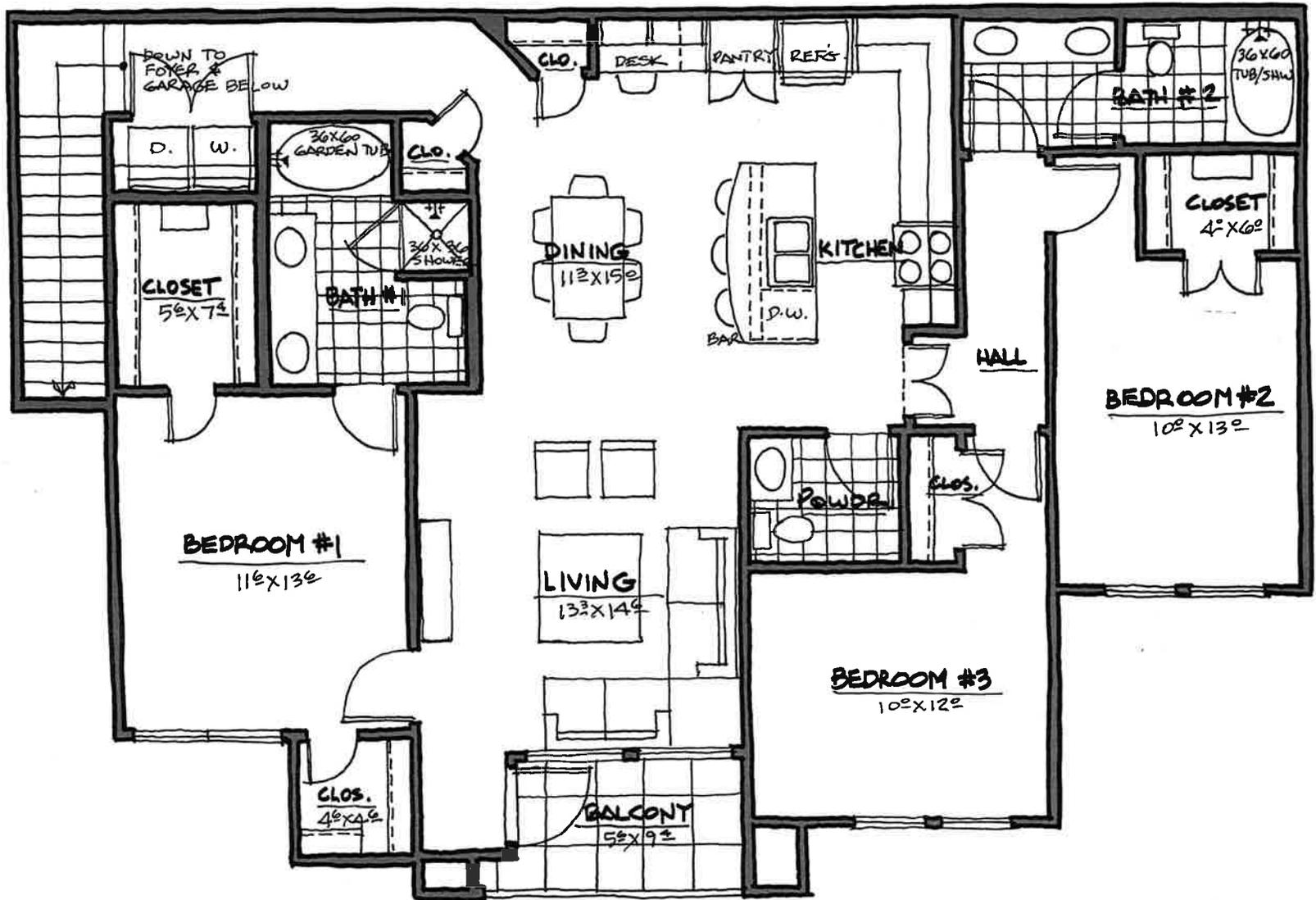


UNIT "C1" - Three Bedroom, 2 1/2 Bath

Airport Condominiums

1,473 s.f.

Mucasey & Associates, Architects



UNIT "C2" - Three Bedroom, 2 1/2 Bath

Airport Condominiums
 Mucasey & Associates, Architects

1,546 s.f.

PART II - CODE OF ORDINANCES
Chapter 25 - SUBDIVISIONS
ARTICLE III. - SUBDIVISION DESIGN REQUIREMENTS (STANDARDS)

DIVISION 5. PLANNED UNIT DEVELOPMENT

DIVISION 5. PLANNED UNIT DEVELOPMENT

[Sec. 25-113. Planned unit development.](#)

Sec. 25-113. Planned unit development.

A planned unit development (PUD) promotes the development of a tract of land in a unified manner and may allow for deviation from the development standards in this Code and in such other ordinances as may exist. Variances to the established criteria for lot widths, lot depths, building lines and location of open space may be considered for recommendation and approval as part of a PUD when the following requirements are met:

- (1) All single-family residential lots shall front on a public street right-of-way.
- (2) Provision shall be made for adequate separation between the fronts of buildings.
- (3) Lot widths and depths shall be adequate for residential construction in accordance with established building codes.
- (4) Building lines shall be established to provide adequate off-street parking for each residential unit.
- (5) Provision shall be made for compensating open space with the PUD.
- (6) Justification shall be made for the design of the subdivision.
- (7) A finding shall be made that there is no negative impact on health, safety or welfare in the area.

(Ord. No. 2005-24, § 1, 10-18-05)



PLANNING COMMISSION COMMUNICATION

August 20, 2014

ITEM #	ITEM TITLE
11	Presentation on Proposed Multi-Family Planned Unit Development

MOTION

Hear and discuss a presentation by GSSW Real Estate Investments regarding a potential multi-family Planned Unit Development, and take action as necessary to direct staff.

RECOMMENDATION

Staff has no recommendation for this item.

MUD #	City/ETJ	ELECTION DISTRICT
N/A	City	2

SUPPORTING DOCUMENTS:

1. Sabin Correspondence – 07-23-14
2. Presentation – Fountains of Rosenberg Phase II

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

___ City Engineer

EXECUTIVE SUMMARY

Thomas W. Sabin, Jr., of GSSW Real Estate Investments has requested an opportunity to present a preliminary plan for a multi-family development, Fountains of Rosenberg Phase II, adjacent to the existing Fountains of Rosenberg multi-family development off of Fountains Drive, south of I-69. The proposed addition would contain 114 units. Mr. Sabin contacted City staff regarding multi-family residential development of this location and was notified of the City's parking requirements of four (4) spaces per one-bedroom unit, five (5) spaces per two-bedroom unit, and six (6) spaces per three-bedroom unit. Like the previous project, the parking requirements would be prohibitive of this development as proposed. Therefore it was communicated to Mr. Sabin that the project could only be done through a PUD recommended by the Planning Commission and approved by City Council. Before spending additional time on the project, it was suggested by staff that the concept be presented to the Planning Commission to receive direction. Also, similar to the previous Agenda item, if approved by the Planning Commission and City Council, the PUD would be subject to the West Fort Bend Management District standards.

July 23, 2014

Mr. Travis Tanner
Development Planning Director
City of Rosenberg
City Hall Annex building
2220 4th Street
Rosenberg, Texas 77471

Dear Mr. Tanner,

GSSW Real Estate Investments is a subsidiary of Americo Financial Services and the largest privately held life insurance company in the U.S.

GSSW purchased the 184 unit Fountains of Rosenberg property in August of 2013 from Maple Avenue Economic Development Corporation. Since August, 2013 we have spent a combined total of \$359,000 in improvements. This includes \$258,000 of exterior work for carpentry repairs and complete exterior paint. We added 16 parking spaces and repaired all concrete in the parking areas. We have spent considerable time and money on all drainage and landscaped areas to significantly improve the quality and appearance of the property. We have spent \$101,000 for interior repairs including appliances, carpet, window blinds and vinyl plank replacements.

Fuller Realty Partners, LLC is the owner of a 5 acre parcel adjacent to the Fountains property. The 5 acre parcel is part of a 65.64 acre parcel however it is separated by Fountains Drive. The separate 5 acre parcel has no frontage on US Hwy 59 and is ideally suited for multi-family development, creating a new state-of-the-art Phase II Fountains of Rosenberg.

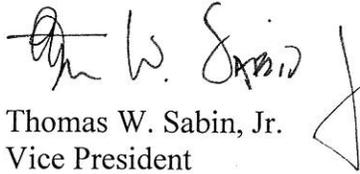
The preliminary budget for the proposed project is \$14,000,000 and will consist of 114 one and two bedroom units and 220 parking spaces including 18 direct access garages. This is a parking ratio of 1.93 to 1.

Please find enclosed for your review:

- I. Site Plan
- II. Elevations
- III. Unit and Parking Tabulation
- IV. Photographs of two properties developed previously by GSSW

We look forward to reviewing this project in detail in the workshop scheduled for August 20th.

Respectfully,

A handwritten signature in black ink, appearing to read "Thomas W. Sabin, Jr.", with a large, stylized flourish extending downwards and to the right.

Thomas W. Sabin, Jr.
Vice President

Enclosures

FOUNTAINS OF ROSENBERG PHASE II

August 2014

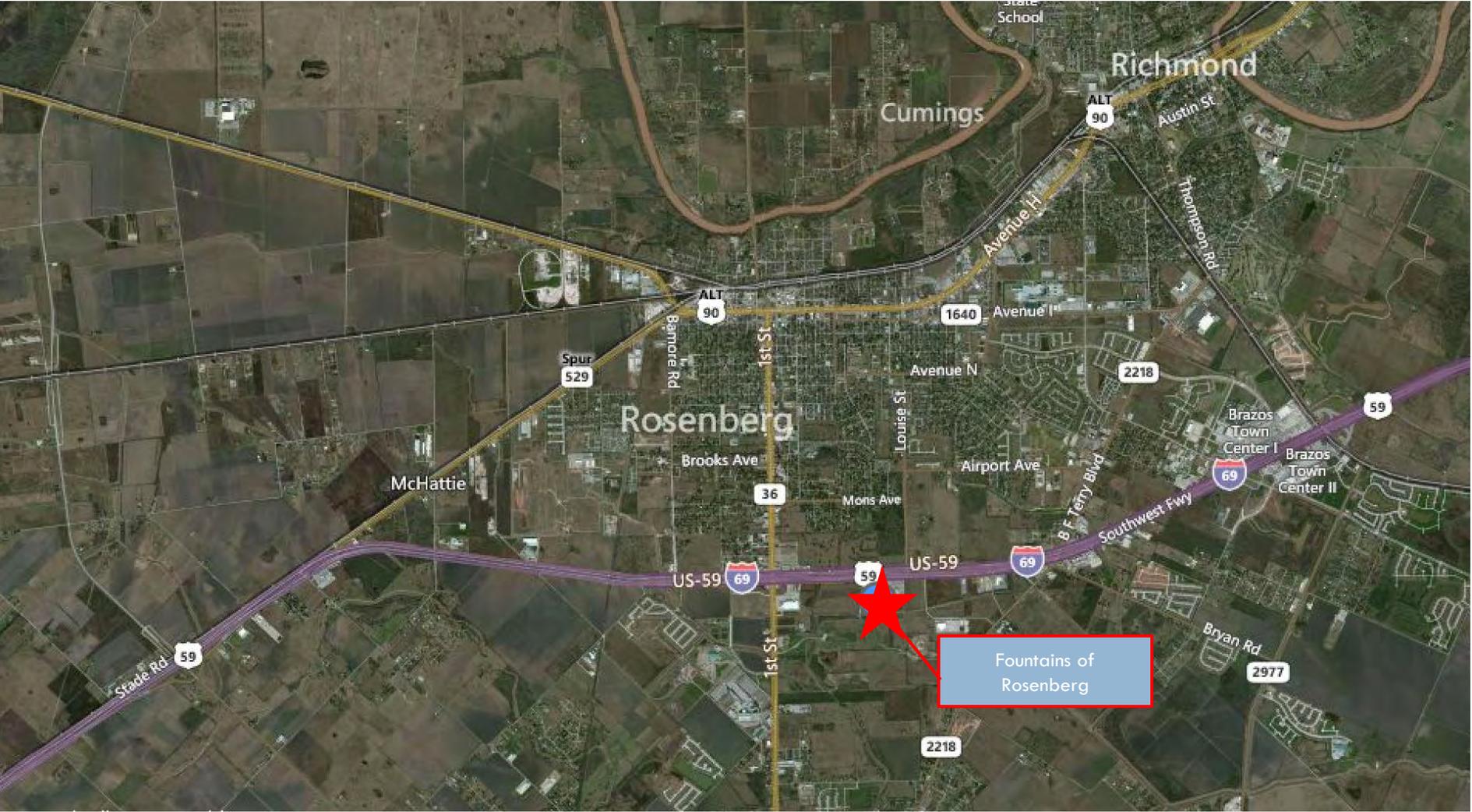
Presented By: GSSW

Rosenberg's Benefits

2

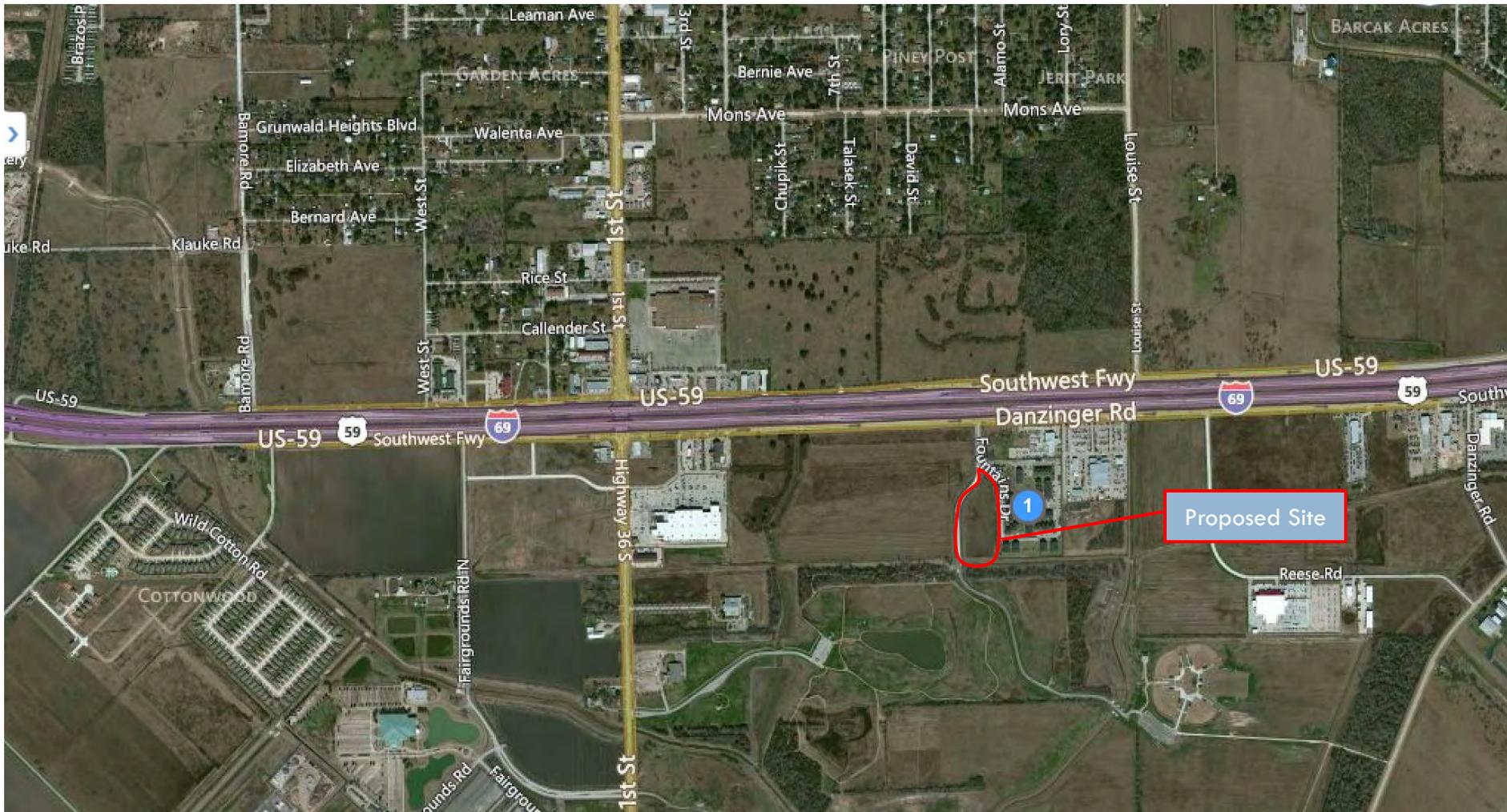
- The proposed site is ideally situated for a Phase II development as it shares common boundaries with the existing Fountains of Rosenberg.
- The development will enhance the entrance into Seabourne Creek Nature Park.
- The development will generate significant tax revenue.

Aerial Map



Aerial Map

4



Unit Tabulation

FOUNTAINS OF ROSENBERG #14161				
UNIT TABULATION CREATED 07.23.2014				
TYPE	AREA	NO.	%	TOTAL AREA
A1	775	48	42.11%	37,200
A2	850	30	26.32%	25,500
B1	1015	18	15.79%	18,270
B2	1115	18	15.79%	20,070
TOTAL		114	100.00%	101,040

68.42%

31.58%

AVERAGE UNIT SIZE: 886.32

BUILDING TABULATION

TYPE	COUNT	UNIT TYPES	BLDG. AREA	TOT. AREA
A	3	10-A2;6-B1;6-B2	21,280	63,840
B	2	24-A1	18,600	37,200
TOTAL	5			101,040

MISCELLANEOUS: 886.32 S.F.
 AVERAGE UNIT SIZE: 5.020 ACRES
 LAND AREA: 22.71 UNITS/ACRE
 DENSITY:
 PARKING:

PROVIDED	215 SPACES	1.89 P/UNIT
DIRECT	12	1.43 P/BED
ASSIGN.	6	
DETACHED	12	
SURFACE	185	

	BUILDING TYPES		TOTAL
	A	B	
NO. BLDGS	3	2	5
A1		24	48
A2	10		30
B1	6		18
B2	6		18
UNITS/BLDG	22		
UNITS/BLDG TYPE			114
GARAGE TABULATION			
DIRECT	4	0	12
ASSIGNABLE	2	0	6
GAR/BLDG TYPE	6	0	18
			TOTAL DIRECT
			TOTAL ASSIGNABLE
			TOTAL GARAGES

Site Plan

7



Site Elevation Plan

8



Previous Developments: 5225 Maple Ave

9



Previous Developments: Walker Ranch

10





PLANNING COMMISSION COMMUNICATION

August 20, 2014

ITEM #	ITEM TITLE
12	Third Revision to Development Plan for Bonbrook Plantation

MOTION

Consideration of and action on Exhibit C – Third Revision, a Development Plan for Bonbrook Plantation, being 448.62 acres of land out of the Wiley Martin League, Abstract 56, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends approval of Exhibit C – Third Revision, a Development Plan for Bonbrook Plantation.

MUD #	City/ETJ	ELECTION DISTRICT
155 (Bonbrook Plantation)	City and ETJ	4

SUPPORTING DOCUMENTS:

1. Exhibit C – Third Revision, a Development Plan for Bonbrook Plantation
2. Land Plan for Bonbrook Plantation – 09-25-07

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

___ Executive Director of Community Development

X City Engineer *AK*

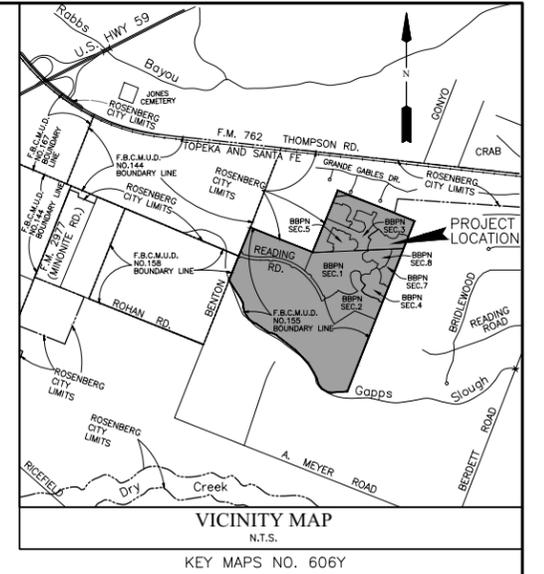
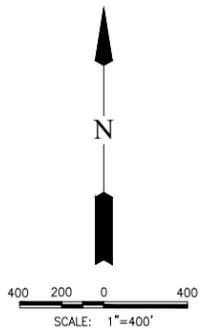
EXECUTIVE SUMMARY

The Third Revision to the Development Plan for Bonbrook Plantation contains 448.62 acres and 1,300 residential lots. Bonbrook Plantation (Fort Bend County MUD No. 155) is located on both the north and south sides of Reading Road between Benton Road and Bridlewood Estates in the Extraterritorial Jurisdiction (ETJ).

It is important to note that, of the 1,300 lots suggested in the proposed, revised Development Plan, plats have already been recorded for 1,044 lots (or approximately 80 percent of the development). Additionally, plats are in the review process for 176 lots. The reason for the revised Development Plan is to change a 23.4-acre tract currently designated as multi-family residential to single-family residential, sixty-foot (60') lots.

The subject area is generally located at the northeast corner of Benton and Reading Roads. The change represents a likely decrease in the density of the development. Further, all proposed lots would comply with current standards. Overall, 54 percent of the lots in the development will be sixty feet (60') or greater in width at build-out, compared to only 42 percent per the previously-approved Land Plan.

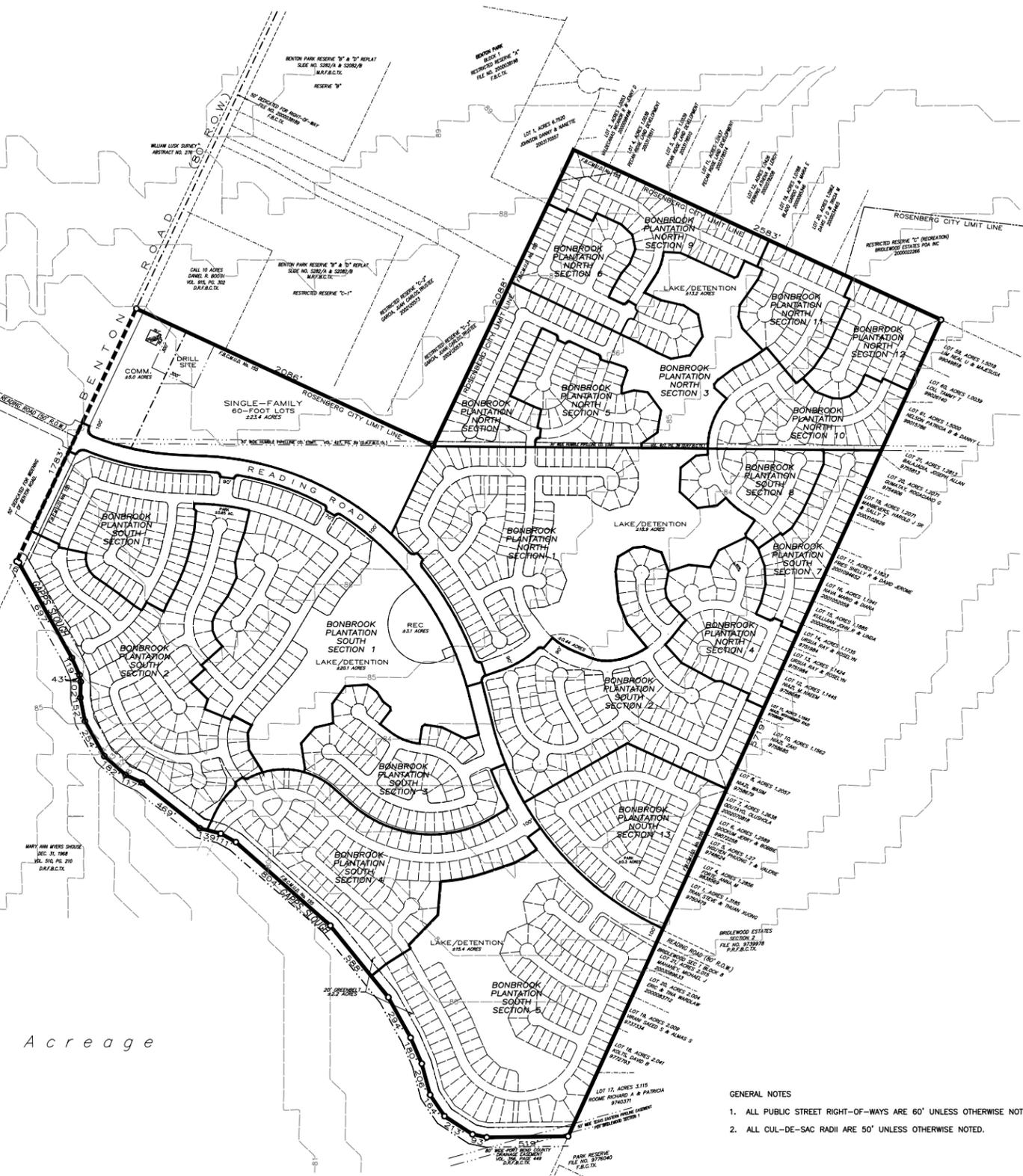
If recommended for approval by the Planning Commission, the next step would be City Council consideration of a Resolution amending this exhibit of the Development Agreement for MUD No. 155. Following a detailed review, City staff finds no issues with the proposed amendment. Single-family residential could be considered a better use for this location. The area must still comply with all platting requirements, and preliminary and final plats must come before the Planning Commission. Staff recommends the Planning Commission make a recommendation of approval to City Council for the Exhibit C – Third Revision, a Development Plan for Bonbrook Plantation.



RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
"F" (SECTION ONE)	6.77 AC.	10%	1.692 AC. * SEE NOTES
REQUIRED PUBLIC PARK DEDICATION: 1240 LOTS DIVIDED BY 160/LOT X .50 = 3,875 AC.			
REQUIRED PUBLIC PARK FEE: 1240 LOTS X \$350.00/LOT X .50 = \$868,000			

- NOTES FOR BONBROOK NORTH:
- 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 0.337, WHICH LEAVES A 1.355 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 0.245 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION ELEVEN IS 0.109. THE SURPLUS REMAINING AFTER SECTION ELEVEN IS 0.136 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION TWELVE IS 0.106. THE SURPLUS REMAINING AFTER SECTION TWELVE IS 0.033 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION THIRTEEN IS 0.104. THE SURPLUS REMAINING AFTER SECTION THIRTEEN IS -0.071 ACRES.

- NOTES FOR BONBROOK SOUTH:
- BONBROOK PLANTATION SOUTH SECTION ONE CONTAINS A SURPLUS OF 2.881 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.
 - BONBROOK PLANTATION SOUTH SECTION TWO CONTAINS A SURPLUS OF 1.966 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.
 - BONBROOK PLANTATION SOUTH SECTION THREE CONTAINS A SURPLUS OF 0.1063 ACRES OF PRIVATE PARKLAND. THIS SURPLUS CAN BE UTILIZED TO SATISFY THE REQUIREMENTS SET FORTH BY ORDINANCE NO. 2003-52 FOR FUTURE SECTIONS OF BONBROOK PLANTATION SOUTH.
 - BONBROOK PLANTATION SOUTH SECTION FOUR CONTAINS A SURPLUS OF 3.275 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.
 - BONBROOK PLANTATION SOUTH SECTION FIVE CONTAINS A SURPLUS OF 1.539 ACRES OF PRIVATE PARK LAND. THIS SURPLUS CAN BE UTILIZED TO SATISFY THE PUBLIC PARK LAND REQUIREMENTS SET FORTH BY ORDINANCE NO. 2003-52 IN FUTURE SECTIONS.
 - ALL FEES IN LIEU OF LAND SHALL BE PAID TO THE CITY OF ROSENBERG PRIOR TO THE FILING OF THE FINAL PLAT WITH THE FORT BEND COUNTY CLERK.



BONBROOK PLANTATION LOT ANALYSIS 2014

BONBROOK PLANTATION NORTH LOT ANALYSIS

(TYP. 50' x 120')	= 20 LOTS (2%)
(TYP. 55' x 120')	= 279 LOTS (40%)
(TYP. 60' x 115')	= 99 LOTS (14%)
(TYP. 65' x 115')	= 307 LOTS (44%)
TOTAL LOTS = 705	

BONBROOK PLANTATION SOUTH LOT ANALYSIS

(TYP. 50' x 120')	= 129 LOTS (24%)
(TYP. 55' x 120')	= 127 LOTS (24%)
(TYP. 60' x 120')	= 75 LOTS (14%)
(TYP. 65' x 120')	= 204 LOTS (38%)
TOTAL LOTS = 535	

BONBROOK OVERALL 2014

(TYP. 50' x 120')	= 149 LOTS (12%)
(TYP. 55' x 120')	= 406 LOTS (33%)
(TYP. 60' x 120')	= 174 LOTS (14%)
(TYP. 65' x 120')	= 511 LOTS (41%)
1240 LOTS TOTAL	

EXHIBIT C - THIRD REVISION

A DEVELOPMENT PLAN FOR BONBROOK PLANTATION

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

AUGUST 6, 2014 JOB NO. 1799-1106-324

OWNERS:
BONBROOK PLANTATION, L.P.
 JOHN TAYLOR, PRESIDENT
 1625 CORNICHE, LEAGUE CITY, 77573
 (281) 334-5499

BEAZER HOMES U.S.A.
 GREG COLEMAN, LD MANAGER - HOUSTON
 10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040
 (713) 897-2100

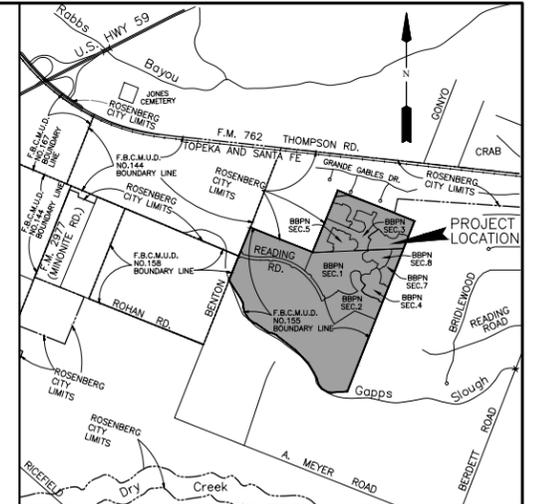
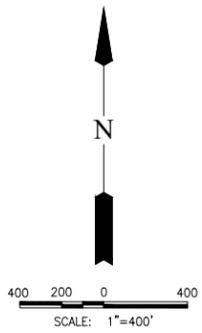
ENGINEER:
LJA Engineering, Inc.
 2929 Briarpark Drive Phone 713.953.5200
 Suite 600 Fax 713.953.5026
 Houston, Texas 77042 FRN-F-1386
 T.B.P.L.S. Firm No. 10110501

GARY D. NUTTER REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5659
 MICHAEL WANG LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTRATION NO. 92053

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 AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ROSENBERG PLANNING COMMISSION. THIS LAND PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. 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.

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VICINITY MAP
N.T.S.
KEY MAPS NO. 606Y

RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
"F" (SECTION ONE)	6.77 AC.	10%	1.692 AC. * SEE NOTES
REQUIRED PUBLIC PARK DEDICATION: 1300 LOTS DIVIDED BY 160/LOT X .50 = 4.063 AC.			
REQUIRED PUBLIC PARK FEE: 1300 LOTS X \$350.00/LOT X .50 = \$227,500			

- NOTES FOR BONBROOK NORTH:
- 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 0.337, WHICH LEAVES A 1.355 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 0.245 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION ELEVEN IS 0.109. THE SURPLUS REMAINING AFTER SECTION ELEVEN IS 0.136 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION TWELVE IS 0.106. THE SURPLUS REMAINING AFTER SECTION TWELVE IS 0.033 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION THIRTEEN IS 0.104. THE SURPLUS REMAINING AFTER SECTION THIRTEEN IS 0.071 ACRES.
 - THE PRIVATE PARK ACREAGE REQUIRED FOR SECTION FOURTEEN IS 0.188. THE SURPLUS REMAINING AFTER SECTION FOURTEEN IS 0.011 ACRES.

- NOTES FOR BONBROOK SOUTH:
- BONBROOK PLANTATION SOUTH SECTION ONE CONTAINS A SURPLUS OF 2.881 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.
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 - BONBROOK PLANTATION SOUTH SECTION FOUR CONTAINS A SURPLUS OF 3.275 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.
 - BONBROOK PLANTATION SOUTH SECTION FIVE CONTAINS A SURPLUS OF 1.539 ACRES OF PRIVATE PARK LAND. THIS SURPLUS CAN BE UTILIZED TO SATISFY THE PUBLIC PARK LAND REQUIREMENTS SET FORTH BY ORDINANCE NO. 2003-52 IN FUTURE SECTIONS.
 - ALL FEES IN LIEU OF LAND SHALL BE PAID TO THE CITY OF ROSENBERG PRIOR TO THE FILING OF THE FINAL PLAT WITH THE FORT BEND COUNTY CLERK.



BONBROOK PLANTATION LOT ANALYSIS 2014

BONBROOK PLANTATION NORTH LOT ANALYSIS

(TYP. 50' x 120')	= 102 LOTS (13%)
(TYP. 55' x 120')	= 250 LOTS (33%)
(TYP. 60' x 115')	= 85 LOTS (11%)
(TYP. 65' x 115')	= 328 LOTS (43%)
TOTAL LOTS = 765	

BONBROOK PLANTATION SOUTH LOT ANALYSIS

(TYP. 50' x 120')	= 129 LOTS (24%)
(TYP. 55' x 120')	= 123 LOTS (23%)
(TYP. 60' x 120')	= 161 LOTS (30%)
(TYP. 65' x 120')	= 122 LOTS (23%)
TOTAL LOTS = 535	

BONBROOK OVERALL 2014

(TYP. 50' x 120')	= 231 LOTS (18%)
(TYP. 55' x 120')	= 373 LOTS (28%)
(TYP. 60' x 120')	= 246 LOTS (19%)
(TYP. 65' x 120')	= 450 LOTS (35%)
1300 LOTS TOTAL	

EXHIBIT C - THIRD REVISION A DEVELOPMENT PLAN FOR BONBROOK PLANTATION

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

AUGUST 13, 2014 JOB NO. 1799-1106-324

OWNERS:
BONBROOK PLANTATION, L.P.
JOHN TAYLOR, PRESIDENT
1625 CORNICHE, LEAGUE CITY, 77573
(281) 334-5499

BEAZER HOMES U.S.A.
GREG COLEMAN, LD MANAGER - HOUSTON
10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040
(713) 897-2100

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

GARY D. NUTTER
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 5659

MICHAEL WANG
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 92053

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 AFORESAID ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF ROSENBERG PLANNING COMMISSION. THIS LAND PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. 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.

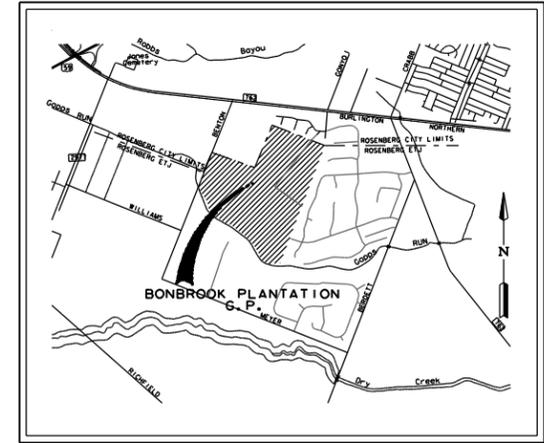
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NOTES:

- 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

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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

August 20, 2014

ITEM #	ITEM TITLE
13	Development Agreement for Fort Bend County MUD No. 184

MOTION

Consideration of and action on a recommendation to City Council regarding a Development Agreement with Dry Creek (Houston) ASLI VII, LLC, a Delaware limited liability company, in association with Fort Bend County Municipal Utility District No. 184.

RECOMMENDATION

Staff recommends approval of the Development Agreement for MUD No. 184.

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

SUPPORTING DOCUMENTS:

1. MUD No. 184 Development Agreement without Exhibits

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *OK*

EXECUTIVE SUMMARY

Over the last several months, City staff has been in discussions with a developer regarding the development of an approximately 502.6-acre tract at the southwest corner of A. Meyers and Berdette Roads, immediately south of Bridlewood Estates. The tract is largely in the Extraterritorial Jurisdiction (ETJ), with the exception of the City Limits abutting Dry Creek, and in proposed Fort Bend County Municipal Utility District No. 184. The Development Agreement is being brought to the Planning Commission to make a recommendation to City Council. Please note that due to the size of the associated Exhibits, they have not been included in this packet in order to conserve supplies. A print copy of the full Development Agreement and all Exhibits is available for review in the City Secretary's office.

Following are main points of the Agreement:

1. The development will follow the City's current "Subdivision" Ordinance and Design Standards for public infrastructure
2. Plats will come before the Planning Commission and must comply with lot size and other applicable requirements.
3. The development will meet the City's current parkland dedication requirements, which require more amenities and parkland to be set aside than in the previous ordinance.
4. The Development Agreement contains a safeguard regarding the improvement of A. Meyers Road. It is currently anticipated that Fort Bend County will construct A. Meyers as a major thoroughfare; however if the County doesn't commence work, the developer must construct the southern half or two (2) future eastbound lanes of the road in phases before the subdivision is platted (see Agreement for details).

Overall, the development represents an improvement in terms of lot sizes and amenities compared to what could be developed in the City or its ETJ under the current ordinances. City staff recommends that the Planning Commission recommend approval to City Council of the Development Agreement for Fort Bend County MUD No. 184.

**DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF ROSENBERG, TEXAS,
AND DRY CREEK (HOUSTON) ASLI VII, LLC**

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**DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ROSENBERG, TEXAS,
AND DRY CREEK (HOUSTON) ASLI VII, LLC**

This Development Agreement (the "Agreement") is made and entered into as of _____, 2014, by THE CITY OF ROSENBERG, TEXAS, a home rule municipality in Fort Bend County, Texas, acting by and through its governing body, the City Council of Rosenberg, Texas (the "City"); and DRY CREEK (HOUSTON) ASLI VII, LLC, a Delaware limited liability company (the "Developer").

RECITALS

The City is a home rule city and municipal corporation that provides a full-range of governmental services to its citizens.

The Developer owns approximately 502.46 acres of land located partially within the City's boundaries and partially in the City's extraterritorial jurisdiction, which acreage is more particularly described in **Exhibit A** (the "Tract"). The City wishes to provide for the orderly, safe, and healthful development of land within the City's extraterritorial jurisdiction as provided in Chapter 42, Texas Local Government Code.

Fort Bend County Municipal Utility District No. 184 (the "District") has been created to encompass the Tract. The Developer intends to develop the Tract for single-family residential and commercial uses. The development will occur in phases, and the Developer anticipates that each phase will be platted separately.

The Developer desires to develop a high quality single-family community on the Tract; however, the Developer represents that the feasibility of the development of the Tract requires an agreement providing for long-term certainty in regulatory requirements and development standards by the City regarding the Tract.

The City and the Developer agree that the development of the Tract can best proceed pursuant to a development agreement and pursuant to the Service Agreement (defined hereinafter) of even date which is to be assigned to the District after it is confirmed by the voters of the District, which agreement is integral to the development of the Tract.

It is the intent of this Agreement to establish certain restrictions and commitments imposed and made in connection with the development of the Tract. The City and the Developer are proceeding in reliance on the enforceability of this Agreement.

AGREEMENT

NOW THEREFORE, for and in consideration of the mutual agreements, covenants, and conditions contained herein, and other good and valuable consideration, the City and the Developer agree as follows:

ARTICLE I DEFINITIONS

Section 1.01 Terms. Unless the context requires otherwise, and in addition to the terms defined above, the following terms and phrases used in this Agreement shall have the meanings set out below:

City means the City of Rosenberg, Texas.

City Council means the City Council of the City or any successor governing body.

Commission means the Texas Commission on Environmental Quality and its successors.

County means Fort Bend County, Texas.

Designated Mortgagee means, whether one or more, any mortgagee or security interest holder that has been designated to have certain rights pursuant to Article V hereof.

Developer means Dry Creek (Houston) ASLI VII, LLC, a Delaware limited liability company or its assignee.

Development Ordinance means the City's development ordinance as defined in Section 3.01 of this Agreement.

Development Plan means the plan for the proposed development of the Tract, a copy of which is attached to this Agreement as **Exhibit C**, as it may be revised from time to time in accordance with the terms of this Agreement and with City approval of any material change, as determined by the City.

District means Fort Bend County Municipal Utility District No. 184, a municipal utility district duly created by special act of the Texas Legislature, effective September 1, 2013, that encompasses the Tract, and whose purposes are limited to supplying a public water supply, sanitary sewer services, drainage services, fire protection, roads, and/or parks and recreational services to the areas within its boundaries.

ETJ means the extraterritorial jurisdiction of the City.

Fire Protection Services Agreement means the agreement for the City to provide fire protection services that the District is to enter into as provided in the Service Agreement.

Groundwater Reduction Plan Participation Agreement means the groundwater reduction plan participation agreement that the District is to enter into as provided in the Service Agreement.

HOA means the homeowners association for the homes within the District.

Impact Fee means the fee that is a one-time charge to Developer by the City for each Equivalent Single-family Connection platted to cover the capital costs incurred by the City related to the provision of water supply and related to sewage treatment facilities, provided that

the City provides Wastewater Services to the District.

Person means any individual, partnership, association, firm, trust, estate, public or private corporation, or any other legal entity whatsoever.

Planning Commission means the Planning Commission of the City.

Service Agreement means the *Water Supply and Wastewater Services Agreement between the City of Rosenberg, Texas, and Dry Creek (Houston) ASLI VII, LLC*, dated _____, 2014.

SPA means a strategic partnership agreement between the City and the District that is authorized by Section 43.0751, Texas Local Government Code.

Tract means all the land described in the attached **Exhibit A** and also means any other property annexed into the District and approved by City Council for such annexation, to be developed by Developer.

Ultimate Consumer means the purchaser of a tract or lot within the Tract who does not intend to resell, subdivide, or develop the tract or lot in the ordinary course of business.

Wastewater Service Date means the date that the City begins providing Wastewater Services to the Tract.

Water Plant Site means a tract of land in a location mutually agreed upon by Developer and the City within the Tract that is no greater than two (2) acres to be used by the City for a water plant.

Section 1.02 Exhibits. The following exhibits are attached to this Agreement as though fully incorporated herein:

- | | |
|-----------|--|
| Exhibit A | The Tract |
| Exhibit B | Development Ordinance |
| Exhibit C | Development Plan |
| Exhibit D | Memorandum of Agreement |
| Exhibit E | Form of Agreement for Fire Protection Services |
| Exhibit F | Form of Strategic Partnership Agreement |

ARTICLE II DEVELOPMENT PLAN, PLATTING, AND MUNICIPAL UTILITY DISTRICT

Section 2.01 Introduction. The Tract is to be developed as a single-family community. The land uses within the Tract shall be typical of a single-family development with single-family residential, commercial, institutional, and recreational facilities.

Section 2.02 Platting. The Developer is required to plat any subdivision of the Tract in accordance with the requirements of the Development Ordinance. *The Developer hereby acknowledges and agrees that the City's final approval of any plat of land within the Tract*

does not constitute in any way the City's reservation, commitment, or statement of availability of water, sanitary sewer, or stormwater drainage capacity or services for such land. The provision of such utilities to the Tract is the subject of the Service Agreement.

Section 2.03 Municipal Utility District. Upon receipt of a petition requesting consent to the creation of the District from the landowners within the District, the City will adopt a resolution or ordinance consenting to the creation of the District and the issuance of water, sewer, drainage, park and road bonds by the District, subject to the consent conditions set out in the City's ordinances.

Section 2.04 Automatic Termination. The City shall have the right to terminate this Agreement upon which action it shall be of no further force and effect if the Developer has not initiated construction of any infrastructure within the Tract three (3) years from the date of this Agreement.

ARTICLE III DESIGN AND CONSTRUCTION STANDARDS AND APPLICABLE ORDINANCES

Section 3.01 Regulatory Standards and Development Quality. The City and the Developer agree that one of the primary purposes of this Agreement is to provide for quality development of the Tract and certainty as to the regulatory requirements applicable to the development of the Tract throughout the development process. Feasibility of the development of the Tract is dependent upon a predictable regulatory environment and stability in the projected land uses. In exchange for Developer's performance of the obligations under this Agreement to develop the Tract in accordance with certain standards and to provide the overall quality of development described in this Agreement, the City agrees to the extent allowed by law that it will not impose or attempt to impose any moratoriums on building or growth within the Tract.

By the terms of this Agreement, the City and the Developer intend to establish development rules and regulations which will ensure a quality, unified development, yet afford the Developer predictability of regulatory requirements throughout the term of this Agreement. The City and the Developer hereby agree that "Development Ordinance," as used in this Agreement, means Chapter 25 of the City's Code of Ordinances, in the form attached to this Agreement as **Exhibit B** and not including any future amendments or changes; provided, however, ten (10) years from and after the date of this Agreement, Development Ordinance shall mean the City's then current ordinance regulating subdivisions, including any future amendments and changes. For purposes of determining which development regulations apply to a particular plat, the Development Ordinance shall be the one in effect, pursuant to the provisions of this Agreement, on the date of the Developer's submittal of a preliminary plat to the City. The development regulations and guidelines established in the Development Ordinance include density and land use regulations, a general land use plan, a circulation plan, a parks and recreation plan, and subdivision regulations. The City and the Developer agree that any City ordinance, whether heretofore or hereafter adopted, that addresses matters that are covered by this Agreement shall not be enforced by the City within the Tract, except for the Development Ordinance to the extent expressed in this Agreement, and that the provisions of this Agreement govern development of the Tract.

Notwithstanding the foregoing provisions of this section, the parties agree that the City's plat filing fees, review fees, and inspection fees, as the City may amend them from time to time, shall be applied to the Developer and the Tract; provided, however, any such amendments adopted by the City Council shall apply uniformly throughout the City and its extraterritorial jurisdiction.

Notwithstanding the foregoing, the City's plumbing code as it is amended from time to time shall apply to the Tract and be adopted by the District.

Section 3.02 Water/Wastewater/Drainage Services. (a) The plan for an integrated regional water supply, storage, and distribution system; wastewater collection and treatment system; and stormwater control and drainage system to serve the Tract shall be developed in accordance with the Development Ordinance, City design standards, and the Service Agreement.

(b) The number of lots will not exceed a number that can be served by the number of Equivalent Single-family Connections of Water Supply Services to be provided to the District under the Service Agreement.

(c) The Developer will purchase water to serve the District from the City pursuant to the Services Agreement. The Developer can immediately apply for a wastewater discharge permit for an interim wastewater treatment plant to be located within the boundaries of the District, and the City will not object to this permit. The Developer acknowledges that the City prefers that the Developer not construct a wastewater treatment plant to serve the District, and the Developer agrees to negotiate in good faith with the owners of the multi-district wastewater treatment plant located within the boundaries of Fort Bend County Municipal Utility District No. 152 to obtain both interim wastewater service and wastewater service capacity to serve the ultimate wastewater needs of the District. If the Developer determines that Developer cannot reach an agreement for interim service or permanent capacity on reasonable economic terms and in a reasonable time frame, the Developer will notify the City in writing and will meet with the City to discuss the terms offered and the failure to reach agreement timely. If the City agrees that terms are not reasonable and/or that an agreement cannot be reached and service cannot be provided within a time frame that will allow the Developer to proceed with development in a timely manner, the City will agree that the District may construct an interim wastewater treatment plant within the boundaries of the District, subject to approval of the wastewater discharge permit by the TCEQ. In the event that the District constructs an interim wastewater treatment plant, the District agrees that it will discontinue using the interim wastewater treatment plant, will contract with the City for wastewater treatment service for the District, will construct the facilities needed to connect the District's wastewater system to the City's wastewater system, and will send all wastewater discharges from the District to the City's wastewater treatment, provided it is economically feasible to do so. The City agrees to give the District two (2) years written notice of the anticipated Wastewater Service Date and agrees that the District will not be required to take Wastewater Services from the City prior to the expiration of such two year period. The District will remove such interim plant within six (6) months after the Wastewater Service Date. The parties acknowledge that it is not possible at this time to designate the point of connection to the City's system as that point will be determined based upon development to occur in the future. Therefore, the parties agree that it

will be considered economically feasible provided that the point of connection to the City's system is no further than $\frac{3}{4}$ of a mile from any point on the District's boundary. The parties further agree that this sewer line connecting to the point of connection to the City's system will be constructed by the District/Developer in the City or County road right-of-way or, if it is not to be constructed in the City or County road right-of-way, the City will provide easements to the District that are necessary for construction of this sewer line. In addition, if the District intends to construct a permanent wastewater treatment plant, the District will notify the City of such intent prior to beginning the design of the permanent wastewater treatment plant. Within one hundred eighty (180) days of receipt of such notice, the City will notify the District in writing whether the City elects to provide Wastewater Services to the Tract and notify the District of a Wastewater Service Date that is no sooner than two (2) years after the date of such notice.

(d) Developer agrees that, after receipt of a written request from the City delivered to Developer no more than three (3) years from the date of this Agreement, Developer will convey (i) a Water Plant Site to the City, and (ii) if applicable, an easement to the City providing access from Meyers Road to the Water Plant Site. The conveyance instruments will be in a form reasonably acceptable to the City and will provide that the City will not be subject to paying any annual HOA special assessments or other types of fees charged by the HOA within the development. The conveyance will be made within ninety (90) days of Developer's receipt of the written request.

(e) The Developer will work with the District to install pipes, valves, spray heads and related appurtenances that have been approved by the Commission for effluent reclaimed water for all irrigation systems on at least 75% of District property within the current boundaries of the District that can be served with effluent reclaimed water (such as irrigation in boulevards, parks, etc.). The District, the Developer and the City will mutually agree upon multiple points of connection. The City must approve the plans for such systems. The parties agree to work together to design and operate the District's irrigation systems so as to maximize the use of the effluent reclaimed water as such use affords credits against the groundwater reduction requirements of the Fort Bend Subsidence District, which credits shall be the property of the City to use for the benefit of the participants in the City's Groundwater Reduction Plan. The District will purchase effluent reclaimed water from the City if the City delivers effluent reclaimed water to a point of connection and in a sufficient amount to serve the District's irrigation needs for areas served by that point of connection. The effluent reclaimed water will be pressurized or the parties will agree on an alternate effluent delivery system that is not pressurized. The District is allowed to install and use potable water systems for irrigation in an area until such time as the City delivers effluent to the point of connection serving such area in a sufficient amount to serve the District's irrigation needs for such area. With respect to either an interim wastewater treatment plant or a permanent wastewater treatment plant constructed by the District, if the District will generate sufficient effluent to make it economically feasible for the District to provide Type 1 reclaimed water for its irrigation purposes, the District agrees to obtain authorization from the Commission for Type 1 Reuse pursuant to Chapter 210 of the Commission rules and will provide Type 1 reclaimed water for its irrigation purposes. Credits against the Groundwater Reduction Plan shall be the property of the City to use for the benefit of the participants in the City's Groundwater Reduction Plan.

(f) The Developer may enter into a reimbursement agreement with the District to seek reimbursement for the costs of the water, wastewater, and drainage facilities referenced in this Section 3.02, as well as, to the extent allowed by law, the park and recreational facilities referenced in Section 3.06 below, the fire protection facilities referenced in Section 3.07 below, and the street and road facilities referenced in Section 3.08 below.

Section 3.03 Design Standards for Public Improvements. The Developer shall provide streets, drainage, utilities, parks and recreational facilities according to the Development Plan at Developer's sole cost; provided, however, the Developer may receive reimbursement of certain eligible costs from the District, as referenced in Section 3.02. The Developer shall provide written certification to the City from a professional engineer registered in the state of Texas that the City's then current design criteria for streets, paving, drainage, water, wastewater and park improvements have been met. Subject to such certification from a registered professional engineer and approval of the plans by the City Engineer, no approval by the Planning Commission or the City Council shall be required.

To the extent allowed by law, the City agrees to modify its regulations for the construction of public improvements only as provided in this paragraph. During the term of this agreement, the City may modify, supplement, or amend the City Design Standards to make them consistent with generally acceptable standards within Fort Bend County, Texas. All such modifications, supplement, and amendments to the Design Standards shall be uniformly applied to all development governed by the Development Ordinance. The criteria and construction standards for drainage facilities and improvements shall be consistent with criteria and standards imposed by the Fort Bend County Drainage District as they may be amended by Fort Bend County Drainage District from time to time. The Developer will comply with changes as set forth in this section.

Section 3.04 Construction. The water, wastewater, and drainage improvements to serve the Tract (the "Facilities") shall be constructed by or on behalf of the Developer at the Developer's expense and shall be designed using the City's standard criteria. The Developer and the City acknowledge that they are entering into the Service Agreement which provides, among other things, for the construction of a 16-inch regional water line along Benton from Reading to A. Meyers Road (the "Benton Waterline") and a water line along A. Meyers Road from the connection point with the Benton Water line to the District boundary (the "District Waterline"), both lines to include related appurtenances. The Benton Waterline and the District Waterline are referred to collectively as the "Improvements." The Developer shall be responsible for the engineering and construction of the Improvements. The Developer agrees that it will provide the necessary engineering and construction for the Improvements, including all necessary appurtenances, and the City agrees to offset the engineering and construction costs of the Benton Waterline against Impact Fees for water assessed against the Developer in accordance with Section 29-282 of the City's Code of Ordinances. No credit will be given for the District Waterline. Before commencing construction of the Improvements, the Developer must receive written approval from the City of the plans and specifications for the Improvements. Upon written approval of the plans and specifications, the Developer may proceed to construct the Improvements, provided however, that the contract for the Benton Waterline shall be competitively bid and awarded in accordance with the rules applicable to the District. The Developer shall execute the construction contract and shall pay the contractor upon receipt of

written pay estimates. Also before beginning construction on the Improvements, the Developer shall provide the City with copies of payment and performance bonds that comply with all applicable requirements of law, specifically including the bond requirements of Texas Government Code Chapter 2253 or, if applicable, Chapter 53, Texas Property Code, with a copy of a Certificate of Insurance reflecting that the contractor has general liability and/or excess coverage of at least \$1,000,000 per occurrence and \$2,000,000 aggregate coverage. The City shall have the right to inspect the construction of the Improvements. Upon completion of the Improvements, (i) the City shall inspect the same and shall note any deficiencies in the construction of the Improvements; (ii) the Developer shall convey the completed Improvements and any right-of-way for the Improvements to the City, subject to the Developer's right to capacity in such Improvements and subject to the City's acceptance of the conveyance of such Improvements; and (iii) the City shall be responsible for the operation and maintenance of the Improvements. The Developer shall warrant the Improvements or cause any construction contract warranty to run to the City for a period of one year after final completion of the Improvements and acceptance by the City.

Section 3.05 Service Capacity. Subject to the Developer's construction of water, wastewater, and drainage improvements to serve the Tract in accordance with the provisions of Section 3.04, the City shall acknowledge and reserve to the Developer service capacity in such improvements to the extent of the Developer's share of funding for such improvements; provided that, the City's reservation of capacity in the Benton Water Line to the Developer shall be limited by the maximum number of Equivalent Single-family Connections of Water Supply Services provided for in section 2.4 of the Services Agreement.

Section 3.06 Parks and Recreational Facilities. (a) The Developer will satisfy the parkland dedication requirements under Chapter 25, Article IV of the City Code of Ordinances.

(b) The City acknowledges and agrees that the Developer may make provisions for public park and recreational facilities to serve the Tract to be financed, developed, and maintained by the District, to the extent authorized by state law. The Developer agrees that any such amenities may be dedicated to a property owners association and/or to the District for ownership and operation and shall not be the responsibility of the City unless and until the City annexes the Tract, in which case the amenities owned by the District would become the property of the City. However, sites for stormwater detention systems shall be conveyed to and operated and maintained by the District. Notwithstanding the foregoing, prior to the first connection to the Water System within the Tract being made, the Developer shall enter into a contract with the homeowners association within the District, or other entity acceptable to the City, but referred to as "HOA" in this subsection (b). Said contract shall provide that the land within the District shall have reserved stormwater detention capacity within the system and shall further provide that if the District will be dissolved pursuant to any applicable law, the HOA, prior to the effective date of dissolution, will accept conveyance of the sites for stormwater detention systems in fee from the District, it being understood and agreed that under no conditions will the City own, operate, or maintain any stormwater detention facilities.

Section 3.07 Fire Protection Services. The Developer will cause fire protection services to be provided for the Tract by using its best efforts to cause the District to enter into a separate written agreement with the City in accordance with the Service Agreement, subject to the

District obtaining all necessary approvals. The Developer will pay all costs of the District to enter into such agreement.

Section 3.08 Road Facilities. (a) The Development Plan reflects proposed streets.

(b) In the event that the County has not constructed the southern half (the two future eastbound lanes) of A. Meyers Road (50-foot right-of-way width) adjacent to the boundary of the District (the “A. Meyers Road Portion”) in accordance with the following schedule, the Developer will construct segments of the A. Meyers Road Portion as set forth below:

- (i) Upon platting of 50% of the single-family lots, the District and/or the Developer will construct 50% of the length of the A. Meyers Road Portion prior to the recordation of the subsequent platted section of the development within the District.
- (ii) Upon platting of 75% of the single-family lots, the District and/or the Developer will construct an additional 25% of the length of the A. Meyers Road Portion prior to the recordation of the subsequent platted section of the development within the District.
- (iii) Upon platting of 90% of the single-family lots, the District and/or the Developer will construct the final 25% of the A. Meyers Road Portion prior to the recordation of the last platted section of the development within the District.

(c) The Developer will dedicate right-of-way to provide half of the ultimate proposed 100-foot right-of-way for A. Meyers Road. The Developer will dedicate half of the additional right-of-way to provide the ultimate 100-foot right-of-way with the remainder to be dedicated by the developer/owner of the tract north of A. Meyers Road. The dedication will be made as land containing such right-of-way is platted, provided that if the County elects to build the A. Meyers Road Portion and all right-of-way has not been dedicated by plat, the Developer agrees to convey such right-of-way within ninety (90) days of receipt of written request from either the City or the County.

(d) The Developer will also construct the portion of A. Meyers Road (50-foot right-of-way width) from the west property line of the undeveloped tract located southwest of the intersection of A. Meyers Road and Berdett Road to Berdett Road (the “A. Meyers Road/Berdett Road Portion”) provided that the City or the County obtains the right-of-way for the A. Meyers Road/Berdett Road Portion. After the Developer’s receipt of written notice that the right-of-way has been acquired, the Developer will include the A. Meyers Road/Berdett Road Portion in the construction contract for the next segment of road to be constructed hereunder. If the Developer has not received written notice that the right-of-way has been acquired at least ninety (90) days before the District and/or the Developer awards a contract for the final segment of the A. Meyers Road Portion to the City or County, the Developer will not be required to construct the A. Meyers Road/Berdett Road Portion.

(e) Neither the Developer nor the District will be required by the City to construct any roadway improvements outside of the boundaries of the District other than in accordance with this Agreement.

Section 3.09 Liability of Ultimate Consumer. Ultimate Consumers shall have no liability for the failure of the Developer to comply with the terms of this Agreement and shall only be liable for their own failure to comply with the recorded declaration of restrictive covenants and land use restrictions applicable to the use of their tract or lot.

ARTICLE IV ANNEXATION OF THE TRACT

Section 4.01 Annexation by the City. The City agrees to annex the Tract only in accordance with the SPA, when in effect.

Section 4.02 Strategic Partnership Agreement. Section 43.0751, Tex. Local Gov't Code (the "Act"), provides for the negotiation and implementation of "strategic partnership agreements" between cities and municipal utility districts, whereby the continued existence of the district and various areas of governmental cooperation may be provided for by agreement. The Developer agrees to work with the District to enter into a strategic partnership agreement between the City and the District in a form substantially similar to the form of agreement attached to the Service Agreement.

Section 4.03 Annexation of Land into the District. The parties agree that if any land is annexed into the District following consent of the City, the development of such land shall be subject to this Agreement. In addition, no development within the annexed land may take place until the Developer has submitted and obtained City approval of a new Development Plan for the District which includes the annexed land. Such approved Development Plan will be signed by both parties and dated and will become the new **Exhibit C** to this Agreement.

ARTICLE V PROVISIONS FOR DESIGNATED MORTGAGEE

Section 5.01 Notice to Designated Mortgagee. Pursuant to Section 5.03, any Designated Mortgagee shall be entitled to simultaneous notice any time that a provision of this Agreement requires notice to Developer.

Section 5.02 Right of Designated Mortgagee to Cure Default. Any Designated Mortgagee shall have the right, but not the obligation, to cure any default in accordance with the provisions of Section 5.03 and Article VII.

Section 5.03 Designated Mortgagee. At any time after execution and recordation in the Real Property Records of Fort Bend County, Texas, of any mortgage, deed of trust, or security agreement encumbering the Tract or any portion thereof, the Developer (a) shall notify the City in writing that the mortgage, deed of trust, or security agreement has been given and executed by the Developer, and (b) may change the Developer's address for notice pursuant to Section 9.01 to include the address of the Designated Mortgagee to which it desires copies of notice to be provided.

At such time as a release of any such lien is filed in the Real Property Records of Fort Bend County, Texas, and the Developer gives notice of the release to the City as provided

herein, all rights and obligations of the City with respect to the Designated Mortgagee under this Agreement shall terminate.

The City agrees that it may not exercise any remedies of default hereunder unless and until the Designated Mortgagee has been given thirty (30) days written notice and opportunity to cure (or commences to cure and thereafter continues in good faith and with due diligence to complete the cure) the default complained of. Whenever consent is required to amend a particular provision of this Agreement or to terminate this Agreement, the City and the Developer agree that this Agreement may not be so amended or terminated without the consent of such Designated Mortgagee; provided, however, consent of a Designated Mortgagee shall only be required to the extent the lands mortgaged to such Designated Mortgagee would be affected by such amendment or termination.

Upon foreclosure (or deed in lieu of foreclosure) by a Designated Mortgagee of its security instrument executed by the Developer encumbering the Tract, such Designated Mortgagee (and its affiliates) and their successors and assigns shall not be liable under this Agreement for any defaults that are in existence at the time of such foreclosure (or deed in lieu of foreclosure). Furthermore, so long as such Designated Mortgagee (or its affiliates) is only maintaining the Tract and marketing it for sale and is not actively involved in the development of the Tract, such Designated Mortgagee (and its affiliates) shall not be liable under this Agreement. Upon foreclosure (or deed in lieu of foreclosure) by a Designated Mortgagee, any development of the property shall be in accordance with this Agreement.

If the Designated Mortgagee and/or any of its affiliates and their respective successors and assigns, undertakes development activity, the Designated Mortgagee shall be bound by the terms of this Agreement. However, under no circumstances shall such Designated Mortgagee ever have liability for matters arising either prior to, or subsequent to, its actual period of ownership of the Tract, or a portion thereof, acquired through foreclosure (or deed in lieu of foreclosure).

ARTICLE VI PROVISIONS FOR DEVELOPER

Section 6.01 Waiver of Actions Under Private Real Property Rights Preservation Act. The Developer hereby waives its right, if any, to assert any causes of action against the City accruing under the Private Real Property Rights Preservation Act, Chapter 2007, Texas Government Code (the "Act"), that the City's execution or performance of this Agreement or any authorized amendment or supplements thereto may constitute, either now or in the future, a "Taking" of Developer's, Developer's grantee's, or a grantee's successor's "Private Real Property," as such terms are defined in the Act. Provided, however, that this waiver does not apply to, and the Developer and Developer's grantees and successors do not waive their rights under the Act to assert a claim under the Act for any action taken by the City beyond the scope of this Agreement which otherwise may give rise to a cause of action under the Act.

Section 6.02 Developer's Right to Continue Development. The City and the Developer hereby acknowledge and agree that, subject to Section 8.04 of this Agreement, the Developer may sell all or a portion of the Tract to one or more Persons who shall be bound by this

Agreement and perform the obligations of Developer hereunder, provided that the Developer shall retain ultimate responsibility for complying with the terms of this Agreement unless the City agrees in writing that the purchaser shall be responsible for and perform the Developer's obligations.

ARTICLE VII MATERIAL BREACH, NOTICE AND REMEDIES

Section 7.01 Material Breach of Agreement. It is the intention of the parties to this Agreement that the Tract be developed in accordance with the terms of this Agreement and that Developer follow the development plans as set out in the Development Plan.

(a) The parties acknowledge and agree that any major deviation from the Development Plan and the concepts of development contained therein and any substantial deviation by Developer from the material terms of this Agreement would frustrate the intent of this Agreement, and therefore, would be a material breach of this Agreement. A material breach of this Agreement by Developer shall be deemed to have occurred in any of the following instances:

1. Developer's failure to develop the Tract in compliance with the approved Development Plan, as from time to time amended; or Developer's failure to secure the City's approval of any material or significant modification or amendment to the Development Plan;
2. Failure of the Developer or the District to approve or consent to any annexation of territory by the City in accordance with this Agreement; or
3. Failure of the Developer to substantially comply with a provision of this Agreement or a City ordinance applicable to the Tract.

(b) The parties agree that nothing in this Agreement can compel the Developer to proceed or continue to develop the Tract within any time period.

(c) The parties acknowledge and agree that any substantial deviation by the City from the material terms of this Agreement would frustrate the intent of this Agreement and, therefore, would be a material breach of this Agreement. A material breach of this Agreement by the City shall be deemed to have occurred in any of the following instances:

1. The imposition or attempted imposition of any moratorium on building or growth on the Tract prohibited by State law or this Agreement;
2. The imposition of a requirement to provide regionalization or oversizing of public utilities through some method substantially or materially different than the plan set forth in this Agreement;
3. An attempt by the City to annex, in whole or in part, the property within the District prior to the occurrence of the conditions set forth in Section 4.01 of this Agreement;
4. An attempt by the City to enforce any City ordinance within the Tract that is inconsistent with the terms and conditions of this Agreement;

5. An attempt by the City to require modification or amendment of the Development Plan where it complies with the requirements of this Agreement; or

6. An attempt by the City to unreasonably withhold approval of a plat of land within the Tract that complies with the requirements of this Agreement.

In the event that a party to this Agreement believes that another party has, by act or omission, committed a material breach of this Agreement, the provisions of this Article VII shall provide the remedies for such default.

Section 7.02 Notice of Developer's Default.

(a) The City shall notify the Developer and each Designated Mortgagee in writing of an alleged failure by the Developer to comply with a provision of this Agreement, which notice shall specify the alleged failure with reasonable particularity. The alleged defaulting Developer shall, within thirty (30) days after receipt of such notice or such longer period of time as the City may specify in such notice, either cure such alleged failure or, in a written response to the City, either present facts and arguments in refutation or excuse of such alleged failure or state that such alleged failure will be cured and set forth the method and time schedule for accomplishing such cure.

(b) The City shall determine (i) whether a failure to comply with a provision has occurred; (ii) whether such failure is excusable; and (iii) whether such failure has been cured or will be cured by the alleged defaulting Developer or a Designated Mortgagee. The alleged defaulting Developer shall make available to the City, if requested, any records, documents or other information necessary to make the determination.

(c) In the event that the City determines that such failure has not occurred, or that such failure either has been or will be cured in a manner and in accordance with a schedule reasonably satisfactory to the City, or that such failure is excusable, such determination shall conclude the investigation.

(d) If the City determines that a failure to comply with a provision has occurred and that such failure is not excusable and has not been or will not be cured by the alleged defaulting Developer or a Designated Mortgagee in a manner and in accordance with a schedule reasonably satisfactory to the City, then the City Council may proceed to mediation under Section 7.04 and subsequently exercise the applicable remedy under Section 7.05.

Section 7.03 Notice of City's Default.

(a) The Developer shall notify the City in writing of an alleged failure by the City to comply with a provision of this Agreement, which notice shall specify the alleged failure with reasonable particularity. The City shall, within thirty (30) days after receipt of such notice or such longer period of time as the Developer may specify in such notice, either cure such alleged failure or, in a written response to the Developer, either present facts and arguments in refutation or excuse of such alleged failure or state that such alleged failure will be cured and set forth the method and time schedule for accomplishing such cure.

(b) The Developer shall determine (i) whether a failure to comply with a provision has occurred; (ii) whether such failure is excusable; and (iii) whether such failure has been cured or will be cured by the City. The City shall make available to the Developer, if requested, any records, documents or other information necessary to make the determination.

(c) In the event that the Developer determines that such failure has not occurred or that such failure either has been or will be cured in a manner and in accordance with a schedule reasonably satisfactory to the Developer, or that such failure is excusable, such determination shall conclude the investigation.

(d) If the Developer determines that a failure to comply with a provision has occurred and that such failure is not excusable and has not been or will not be cured by the City in a manner and in accordance with a schedule reasonably satisfactory to the Developer, then the Developer may proceed to mediation under Section 7.04 and subsequently exercise the applicable remedy under Section 7.05.

Section 7.04 Mediation. In the event the parties to this Agreement cannot, within a reasonable time, resolve their dispute pursuant to the procedures described in Sections 7.02 or 7.03, the parties agree to submit the disputed issue to non-binding mediation. The parties shall participate in good faith, but in no event shall they be obligated to pursue mediation that does not resolve the issue within seven (7) days after the mediation is initiated or fourteen (14) days after mediation is requested. The parties participating in the mediation shall share the costs of the mediation equally.

Section 7.05 Remedies.

(a) In the event of a determination by the City that the Developer has committed a material breach of this Agreement that is not resolved in mediation pursuant to Section 7.04, the City may, subject to the provisions of Section 6.02, file suit in a court of competent jurisdiction in Fort Bend County, Texas, and seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act and or termination of this Agreement as to the breaching Developer.

(b) In the event of a determination by a Developer that the City has committed a material breach of this Agreement that is not resolved in mediation pursuant to Section 7.04, the Developer may file suit in a court of competent jurisdiction in Fort Bend County, Texas, and seek any relief available, at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act to enforce compliance with or termination of this Agreement.

ARTICLE VIII BINDING AGREEMENT, TERM, AMENDMENT, AND ASSIGNMENT

Section 8.01 Beneficiaries. This Agreement shall bind and inure to the benefit of the City and the Developer, their successors and assigns. In addition to the City and the Developer, Designated Mortgagees, and their respective successors or assigns, shall also be deemed beneficiaries to this Agreement. The terms of this Agreement shall constitute covenants running with the land comprising the Tract and shall be binding on all future Developers and owners of

any portion of the Tract, other than Ultimate Consumers. Notwithstanding the foregoing statement, an Ultimate Consumer shall be bound by the Developer's submittal of the annexation petition required by Section 4.02, to the extent allowed by law, and shall be bound by the Developer's waiver of rights described in Section 6.02. A memorandum of this Agreement, in substantially the form attached hereto as **Exhibit D**, shall be recorded in the County Clerk Official Records of Fort Bend County, Texas.

Section 8.02 Term. This Agreement shall bind the parties and continue for twenty-five (25) years from the date of this Agreement, unless terminated on an earlier date pursuant to other provisions or by express written agreement executed by the City and Developer. Upon the expiration of twenty-five (25) years from the date of this Agreement, this Agreement may be extended, at the Developer's request and with City Council approval, for successive one-year periods.

Section 8.03 Termination. In the event this Agreement is terminated as provided in this Agreement or is terminated pursuant to other provisions, or is terminated by mutual agreement of the parties, the parties shall promptly execute and file of record, in the County Clerk Official Records of Fort Bend County, a document confirming the termination of this Agreement, and such other documents as may be appropriate to reflect the basis upon which such termination occurred.

Section 8.04 Assignment or Sale. If the Developer proposes to sell substantially all of the Tract, or all of the Tract owned at such time by the Developer, the Developer shall provide prior written notice of such sale to the City. Any person who acquires the Tract or any portion of the Tract, except for an Ultimate Consumer whose liability is defined in Section 3.07 above, shall take the Tract subject to the terms of this Agreement. The terms of this Agreement are binding upon Developer, its successors and assigns, as provided in Section 8.01 above. Provided, however, the Developer's assignee shall not acquire the rights and obligations of the Developer unless the Developer and assignee enter into a written assignment agreement in a form satisfactory to the City, and the City agrees in writing to such assignment, which approval will not be unreasonably delayed, conditioned or withheld. Any contract, agreement to sell land, or instrument of conveyance of land which is a part of the Tract, other than to an Ultimate Consumer, shall recite and incorporate this Agreement as binding on any purchaser or assignee.

Section 8.05 Transfer of Control of Developer. The Developer shall promptly notify the City in writing prior to any substantial change in ownership or control of that Developer. As used herein, the words "substantial change in ownership or control" shall mean a change of more than 49% of the stock or equitable ownership of a Developer. Any contract or agreement for the sale, transfer, or assignment of control or ownership of a Developer shall recite and incorporate this Agreement as binding on any purchaser, transferee, or assignee.

ARTICLE IX MISCELLANEOUS PROVISIONS

Section 9.01 Notice. The parties contemplate that they will engage in informal communications with respect to the subject matter of this Agreement. However, any formal notices or other communications ("Notice") required to be given by one party to another by this

Agreement shall be given in writing addressed to the party to be notified at the address set forth below for such party, (a) by delivering the same in person, (b) by depositing the same in the United States Mail, certified or registered, return receipt requested, postage prepaid, addressed to the Party to be notified; (c) by depositing the same with Federal Express or another nationally recognized courier service guaranteeing "next day delivery," addressed to the party to be notified, or (d) by sending the same by telefax with confirming copy sent by mail. Any notice required to be given by a party to a Designated Mortgagee shall be given as provided above at the address designated upon the identification of the Designated Mortgagee. Notice deposited in the United States mail in the manner herein above described shall be deemed effective from and after three (3) days after the date of such deposit. Notice given in any other manner shall be effective only if and when received by the party to be notified. For the purposes of notice, the addresses of the parties, until changed as provided below, shall be as follows:

City:	City of Rosenberg P.O. Box 32 Rosenberg, Texas 77471 Attn: City Manager (fax) (832) 595-3311
Developer:	Dry Creek (Houston) ASLI VII, LLC c/o Ersa Grae Corporation 9801 Westheimer, Suite 250 Houston, Texas 77042 Attn: Vahid Tabrizi
District:	Fort Bend County Municipal Utility District No. 184 c/o Allen Boone Humphries Robinson LLP 3200 Southwest Freeway, Suite 2600 Houston, Texas 77027 Attn: Jim Boone (fax) 713-860-6401

The parties shall have the right from time to time to change their respective addresses, and each shall have the right to specify as its address any other address within the United States of America by giving at least five (5) days written notice to the other parties. A Designated Mortgagee may change its address in the same manner by written notice to all of the parties. If any date or any period provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period for calculating the notice shall be extended to the first business day following such Saturday, Sunday or legal holiday.

Section 9.02 Time. Time is of the essence in all things pertaining to the performance of this Agreement.

Section 9.03 Severability. If any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected.

Section 9.04 Waiver. Any failure by a party hereto to insist upon strict performance by the other party of any material provision of this Agreement shall not be deemed a waiver thereof or of any other provision hereof, and such party shall have the right at any time thereafter to insist upon strict performance of any and all of the provisions of this Agreement.

Section 9.05 Applicable Law and Venue. The construction and validity of this Agreement shall be governed by the laws of the State of Texas without regard to conflicts of law principles. Venue shall be in Fort Bend County, Texas.

Section 9.06 Reservation of Rights. To the extent not inconsistent with this Agreement, each party reserves all rights, privileges, and immunities under applicable laws.

Section 9.07 Further Documents. The parties agree that at any time after execution of this Agreement, they will, upon request of another party, execute and deliver such further documents and do such further acts and things as the other party may reasonably request in order to effectuate the terms of this Agreement.

Section 9.08 Payment Guarantee. The District will enter into contracts for the construction of the Benton Water Line and the A. Meyers Water Line and Developer will execute such contracts for the purpose of guaranteeing payments to the contractors thereunder.

Section 9.09 Incorporation of Exhibits and Other Documents by Reference. All Exhibits and other documents attached to or referred to in this Agreement are incorporated herein by reference for the purposes set forth in this Agreement.

Section 9.10 Effect of State and Federal Laws. Notwithstanding any other provision of this Agreement, Developer, its successors or assigns, shall comply with all applicable statutes or regulations of the United States and the State of Texas, as well as any City ordinances not in conflict with this Agreement, and any rules implementing such statutes or regulations.

Section 9.11 Authority for Execution. The City hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in conformity with the City Charter and City ordinances. The Developer hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in conformity with the articles of incorporation and bylaws or partnership agreements of such entities.

[EXECUTION PAGES FOLLOW]

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement as of the _____ day of _____, 2014.

CITY OF ROSENBERG, TEXAS

ATTEST:

APPROVED:

CITY SECRETARY

CITY ATTORNEY

DRY CREEK (HOUSTON) ASLI VII, LLC, a
Delaware limited liability company

By: Avanti Strategic Land Investors VII,
L.L.L.P., a Delaware limited liability limited
partnership, its sole Member

By: Avanti Properties Group II, L.L.L.P., a
Delaware limited liability limited partnership, its
Managing General Partner

By: Avanti Management Corporation, a Florida
corporation, its sole General Partner

By: _____
Andrew Dubill, Vice President



PLANNING COMMISSION COMMUNICATION

August 20, 2014

ITEM #	ITEM TITLE
14	General Plan for Stonecreek Estates

MOTION

Consideration of and action on a General Plan of Stonecreek Estates, being 502.6 acres of land out of the Wiley Martin Survey, A-56, E.P. Everett Survey, A-387, Fort Bend County, Texas.

RECOMMENDATION

Staff recommends approval of the General Plan of Stonecreek Estates.

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

SUPPORTING DOCUMENTS:

1. General Plan of Stonecreek Estates

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

Reviewed by:

Executive Director of Community Development

City Engineer *AK*

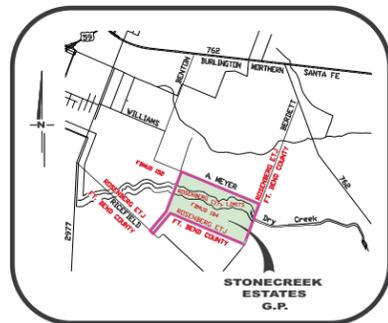
EXECUTIVE SUMMARY

The proposed General/Land Plan for Stonecreek Estates consists of 502.6 acres and up to 1,400 single-family residential lots. As discussed in the previous agenda item, the development is located at the southwest corner of A. Meyers and Berdette Roads, immediately south of Bridlewood Estates. It is largely in the Extraterritorial Jurisdiction (ETJ), with the exception of the City limits abutting Dry Creek, and in proposed Fort Bend County Municipal Utility District No. 184.

It is noted in the plan that all lots will be a minimum of sixty feet (60') in width, with a minimum average size of 7,000 square feet and minimum overall size of 6,500 square feet per the current "Subdivision" Ordinance. There will be approximately 349.6 acres of residential development (all single-family) according to the Plan. The Plan also calls for a minimum of 26.3 acres in improved parkland to be set aside (based on 1,400 lots) per City ordinance. Overall there will be 105.5 acres of open space including parks, detention, landscape reserves, etc. Finally, the development has two (2) non-residential sites consisting of 17 acres.

From the standpoint of traffic impacts, the developer has submitted a traffic impact analysis (TIA) for the City's review; however, the development will mostly impact County roads. As discussed in the previous agenda item, the development will result in the improvement of A. Meyers Road to a major thoroughfare. as the developer will construct one-half of a boulevard section, with the County completing the other one-half as funding becomes available. Additionally, the development proposes internal eighty-foot (80') collectors street right-of-way. Individual plats will be required to comply with the minimum number of access points to a collector.

The proposed Land Plan appears to comply with all applicable standards of the City of Rosenberg related to development in the ETJ. City staff recommends approval of the General/Land Plan for Stonecreek Estates.



Acreage

LAND USE SUMMARY

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

MAXIMUM NO. OF LOTS : 1,400

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

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

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

a general plan of
STONECREEK ESTATES

BEING ± 502.6 ACRES OF LAND

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

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

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

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

SCALE
0 150 300 600

JULY 25, 2014
KGA #8612

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PLANNING COMMISSION COMMUNICATION

August 20, 2014

ITEM #	ITEM TITLE
15	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:

1. Second Quarter Residential Development Report

APPROVAL

Submitted by:

Travis Tanner

Travis Tanner, AICP
Executive Director of Community
Development

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.

As far as updates, on August 5, 2014, City Council approved the Professional Services Agreement for the City's Comprehensive Plan to be updated by Kendig Keast Collaborative. The Plan was last updated in 1995. The Planning Commission will obviously be involved in this process. Staff will be providing more information in the near future.

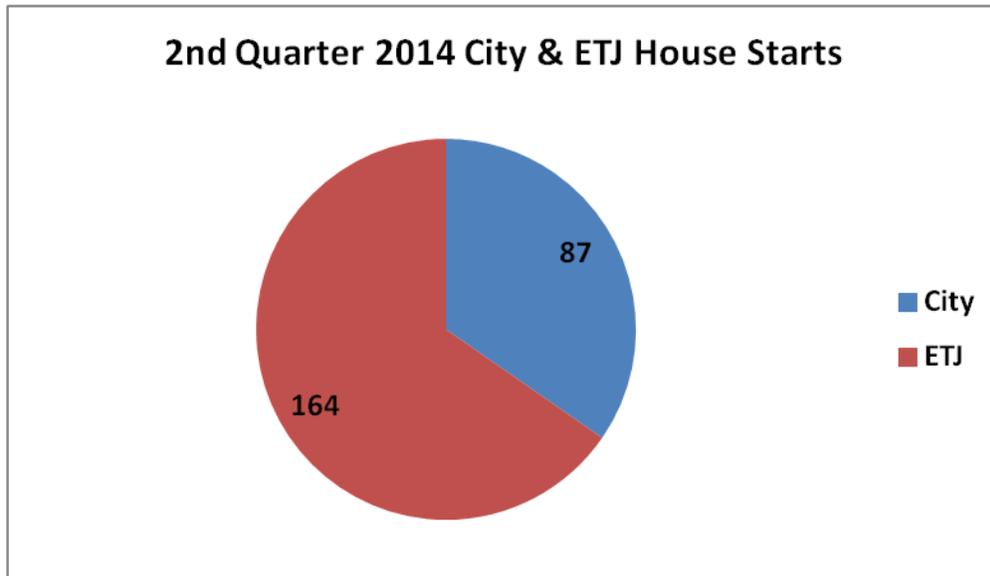
Additionally, staff expects to follow up on the previous discussion of masonry standards in the near future. We expect that, as well as the "Parking" Ordinance amendments that were recently discussed, to be on a City Council Workshop Agenda in the fall.

Finally, attached for the Planning Commission's reference is a report on residential development during the Second Quarter (April-June) of 2014; 251 house starts occurred in the City and ETJ during this time period. This represents a 39 percent increase compared to this time last year, which was also a period of rapid growth for Rosenberg. Plats were also submitted for 358 new lots. See the attached report for further details.

Second Quarter 2014 Single-Family Residential Development

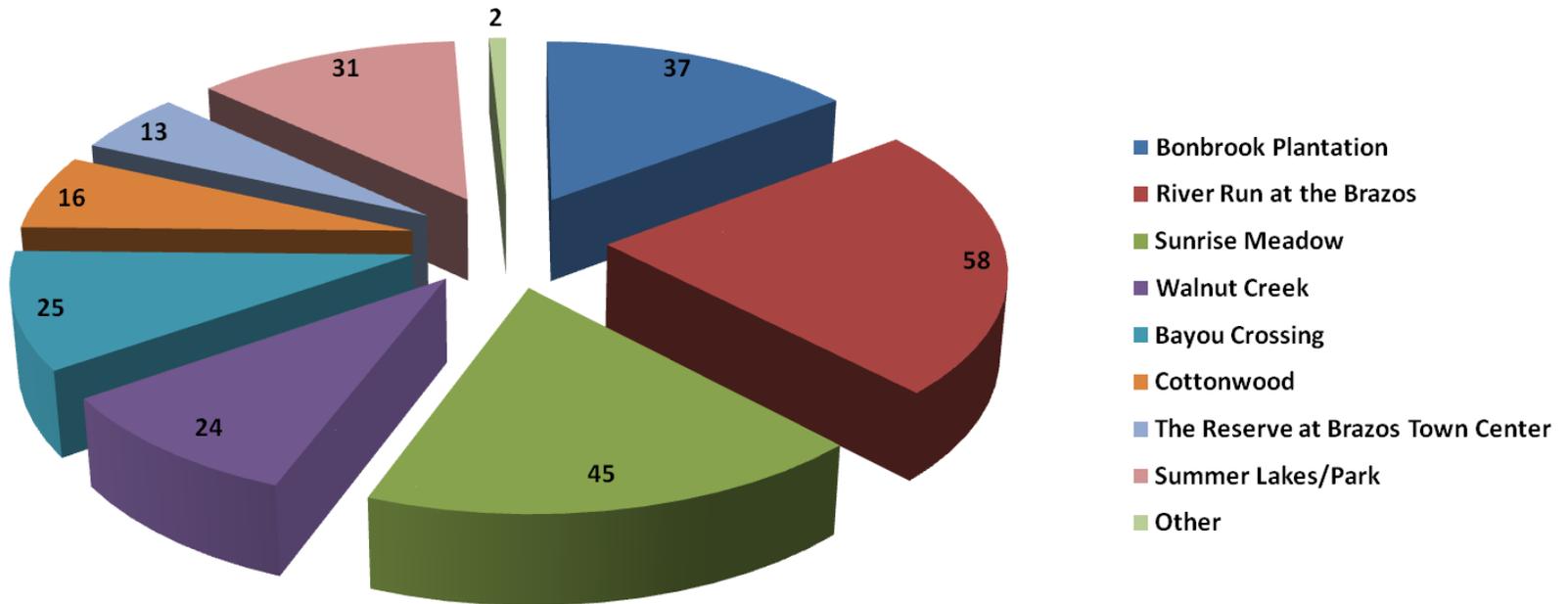
House Starts:

City Versus ETJ House Starts		
Jurisdiction	House Starts	Percent
City	87	34.7%
ETJ	164	65.3%
Total	251	100.0%

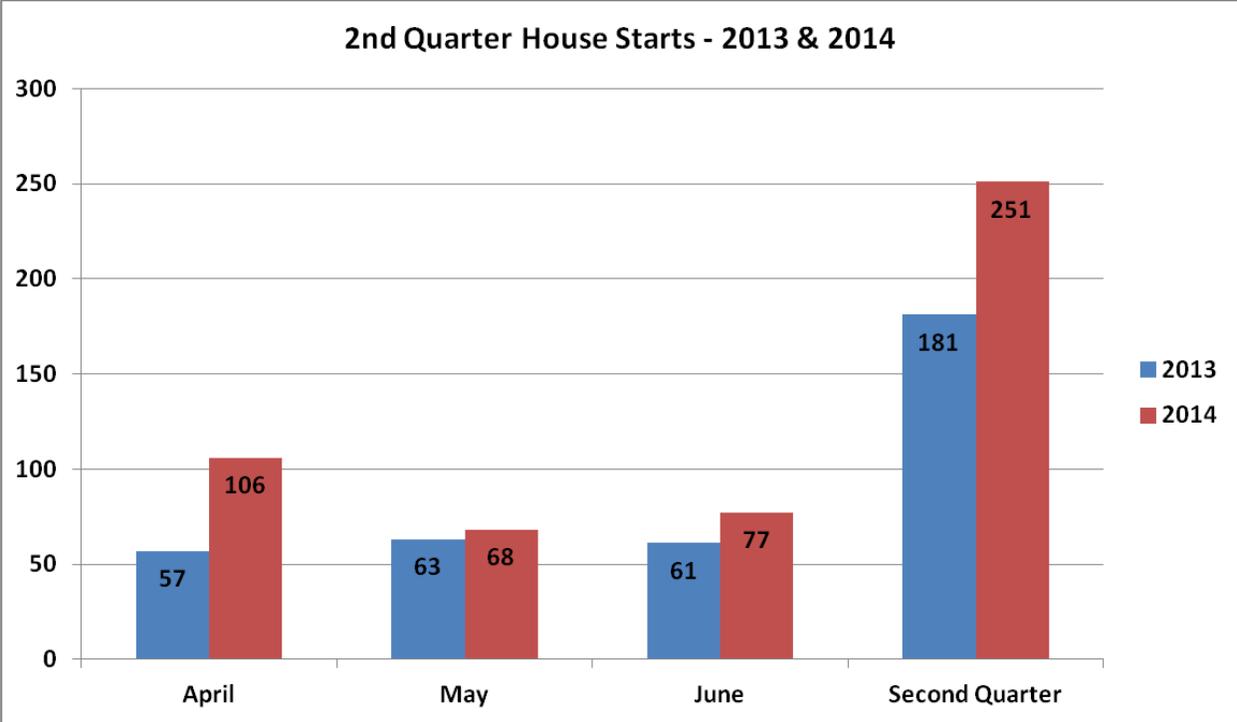


House Starts by MUD/Development				
Jurisdiction	MUD	Development	House Starts	Percent
ETJ	155	Bonbrook Plantation	37	14.7%
	158	River Run at the Brazos	58	23.1%
	162	Sunrise Meadow	45	17.9%
	152	Walnut Creek	24	9.6%
City	N/A	Bayou Crossing	25	10.0%
	148	Cottonwood	16	6.4%
	167	The Reserve at Brazos Town Center	13	5.2%
	144	Summer Lakes/Park	31	12.4%
	N/A	Other	2	0.8%
All	All	All	251	100.0%

2nd Quarter 2014 House Starts by Development

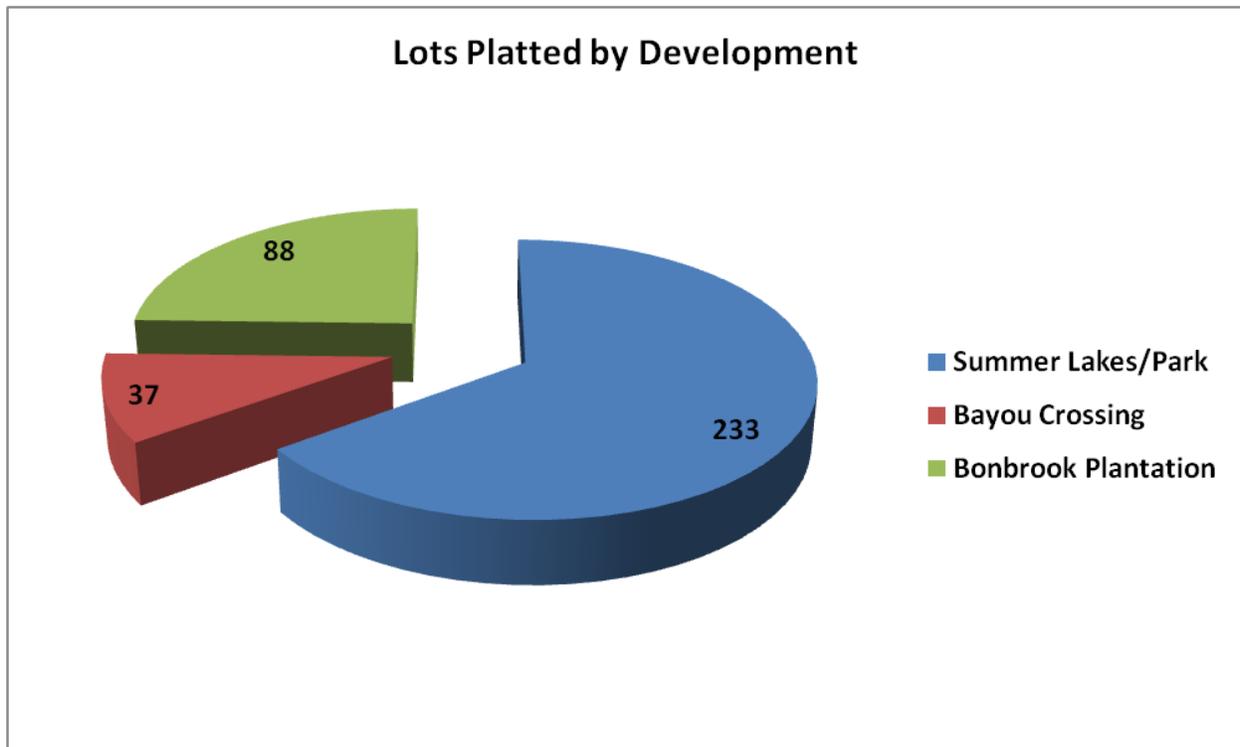


Total House Starts		
Timeframe	2013	2014
April	57	106
May	63	68
June	61	77
Second Quarter	181	251

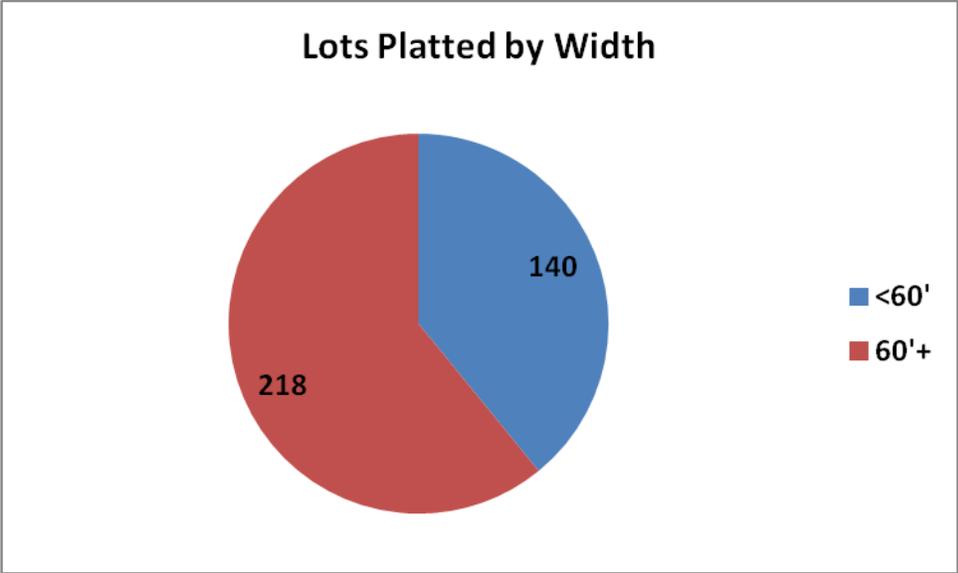


Lots Platted:

Platting by MUD/Development				
Jurisdiction	MUD	Development	Lots	Percent
City	144	Summer Lakes/Park	233	65.1%
City	n/a	Bayou Crossing	37	10.3%
ETJ	155	Bonbrook Plantation	88	24.6%
All	All	All	358	100.0%



Platting by Lot Width		
Lot Width	Lots	Percent
<60'	140	39.1%
60'+	218	60.9%
All	358	100.0%



ITEM 16

Announcements.

ITEM 17

Adjournment.