

PLAT RECORDING SHEET

PLAT NAME: Bonbrook Plantation South, Section Ten

PLAT NO: _____

ACREAGE: 36.506

LEAGUE: Wiley Martin League

ABSTRACT NUMBER: 56

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 90

NUMBER OF RESERVES: 8

OWNERS: B-Brook Land Partners, L.P., Beazer Homes of Texas, L.P.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, B-BROOK LAND PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH STEPHEN C. SPRENGNETH, VICE PRESIDENT, BEING AN OFFICER OF JRC DEVELOPMENT, INC., GENERAL PARTNER OF B-BROOK LAND PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, AND BEAZER HOMES TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH BRUCE CRAIG, DIVISION PRESIDENT AND GREG COLEMAN, LD-MANAGER HOUSTON, BEING OFFICERS OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 36.506 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BONBROOK PLANTATION SOUTH SECTION TEN, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

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

FURTHER, WE DO HEREBY 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 OPERATION 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 SOUTH SECTION TEN 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, B-BROOK LAND PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JRC DEVELOPMENT, INC., ITS GENERAL PARTNER, BY STEPHEN C. SPRENGNETH, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2018.

B-BROOK LAND PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP

BY: JRC DEVELOPMENT, INC.,
ITS GENERAL PARTNER

BY: STEPHEN C. SPRENGNETH, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN C. SPRENGNETH, VICE PRESIDENT OF JRC DEVELOPMENT, INC., GENERAL PARTNER OF B-BROOK LAND PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., A TEXAS 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 LD-MANAGER HOUSTON, GREG COLEMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2018.

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

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

BY: BRUCE CRAIG, DIVISION PRESIDENT

ATTEST: GREG COLEMAN, LD-MANAGER HOUSTON

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 TEXAS 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 _____, 2018.

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, LD-MANAGER HOUSTON OF BEAZER HOMES TEXAS HOLDINGS, INC., GENERAL PARTNER OF BEAZER HOMES TEXAS, L.P., A TEXAS 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

GARY D. NUTTER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5659

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 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 SOUTH SECTION TEN 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 _____, 2018.

BY: JAMES URBISH, CHAIRMAN

BY: WAYNE POLDRACK, SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BONBROOK PLANTATION SOUTH SECTION TEN 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 _____, 2018.

CYNTHIA A. MCCONATHY, MAYOR

LINDA CERNOSEK, CITY SECRETARY

NOTES:

1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE; VOL. INDICATES VOLUME; PG. INDICATES PAGE; F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; R.O.W. INDICATES RIGHT-OF-WAY; EXIST. INDICATES EXISTING; RES. INDICATES RESERVE; P.N. INDICATES PLAT NUMBER; ESMT. INDICATES EASEMENT; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS, (F) 5/8" IRON ROD MARKED "LJA ENG".

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 HIGHWAY'S SURFACE). NAVD-88 (1991 ADJ.) ELEV.=91.69 FEET (DATUM)

3. SITE BENCHMARK: BRASS DISK STAMPED FORT BEND COUNTY ENGINEERING BM #409 LOCATED ON AN INLET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BEDFORD DRIVE NEAR ITS INTERSECTION WITH DOWNING STREET. NAVD-88 (1991 ADJ.) ELEV. = 83.14' (PROJECT DATUM)

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. 1790270CP, DATED JANUARY 4, 2018; THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

7. THIS PLAT LIES WHOLLY WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 155, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., AND THE ETJ OF THE CITY OF ROSENBERG OF FORT BEND COUNTY, TEXAS.

8. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48157C0265L, REVISED APRIL 2, 2014, THIS PLAT LIES OUTSIDE OF THE 0.2% ANNUAL CHANGE FLOODPLAIN AND LIES WHOLLY WITHIN UNSHADED ZONE "X".

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. THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.

11. FIVE-EIGHTHS (5/8") INCH IRON RODS WITH CAP MARKED "LJA ENG" 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 OTHER WISE NOTED.

12. THE MINIMUM SLAB ELEVATION SHALL BE 84.81 FEET, (NAVD 88, 1991 ADJ) EIGHTEEN INCHES (18") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND TWELVE INCHES (12") ABOVE THE MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN INCHES (18") ABOVE NATURAL GROUND.

13. ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5') FOOT SIDE BUILDING LINE.

14. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING IN INTENSE RAINFALL EVENTS.

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 BEARINGS AND COORDINATES SHOWN HEREON ARE GRID AND REFERENCED TO THE TEXAS SOUTH CENTRAL ZONE NO. 4204 (NAD 83). COORDINATES MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.99996482.

18. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF 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 REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

19. SIDEWALKS SHALL BE BUILT, OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.

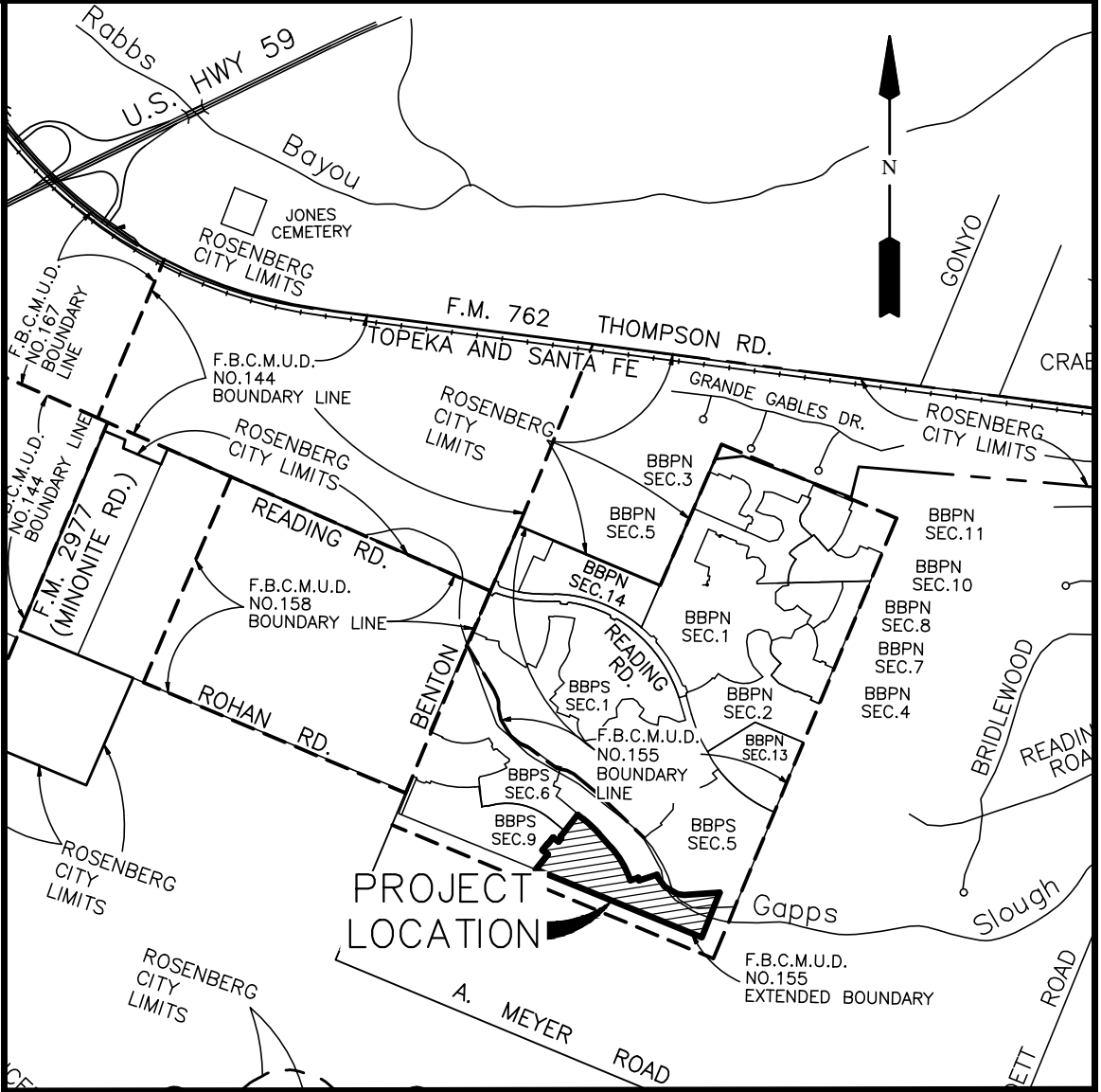
20. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY. ALL PROPERTY SHALL DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH APPROVED DRAINAGE STRUCTURES.

21. A MINIMUM DISTANCE OF 10- FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

22. THE ENTITY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155 SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENTS AS PER FORT BEND COUNTY REGULATIONS OF SUBDIVISION SEC. 5.11.B.4.

23. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

24. THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS AS SET OUT UNDER CLERK'S FILE NO. 2005118188 OF OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.



VICINITY MAP
1" = 1/2 MILE

KEY MAP 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 _____, 2018.

VINCENT M. MORALES, JR.
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, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ 2018 AT _____ O'CLOCK _____M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: DEPUTY

BONBROOK PLANTATION SOUTH SECTION TEN

A SUBDIVISION OF 36.506 ACRES OF LAND SITUATED IN THE WILEY MARTIN
LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.

90 LOTS 8 RESERVES (12.053 ACRES) 5 BLOCKS

APRIL 19, 2018

JOB NO. 2304-1110-310

OWNERS:
B-BROOK LAND PARTNERS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: JRC DEVELOPMENT, INC., ITS GENERAL PARTNER
STEPHEN C. SPRENGNETH, VICE PRESIDENT
19 ARMAND SHORE DRIVE, HOUSTON, TEXAS 77058

BEAZER HOMES TEXAS, L.P.
BY: BEAZER HOMES TEXAS HOLDING, LLC.

BRUCE CRAIG, DIVISION PRESIDENT
10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040
PH. (281) 560-6661

ENGINEER/SURVEYOR:

LJA Engineering, Inc.

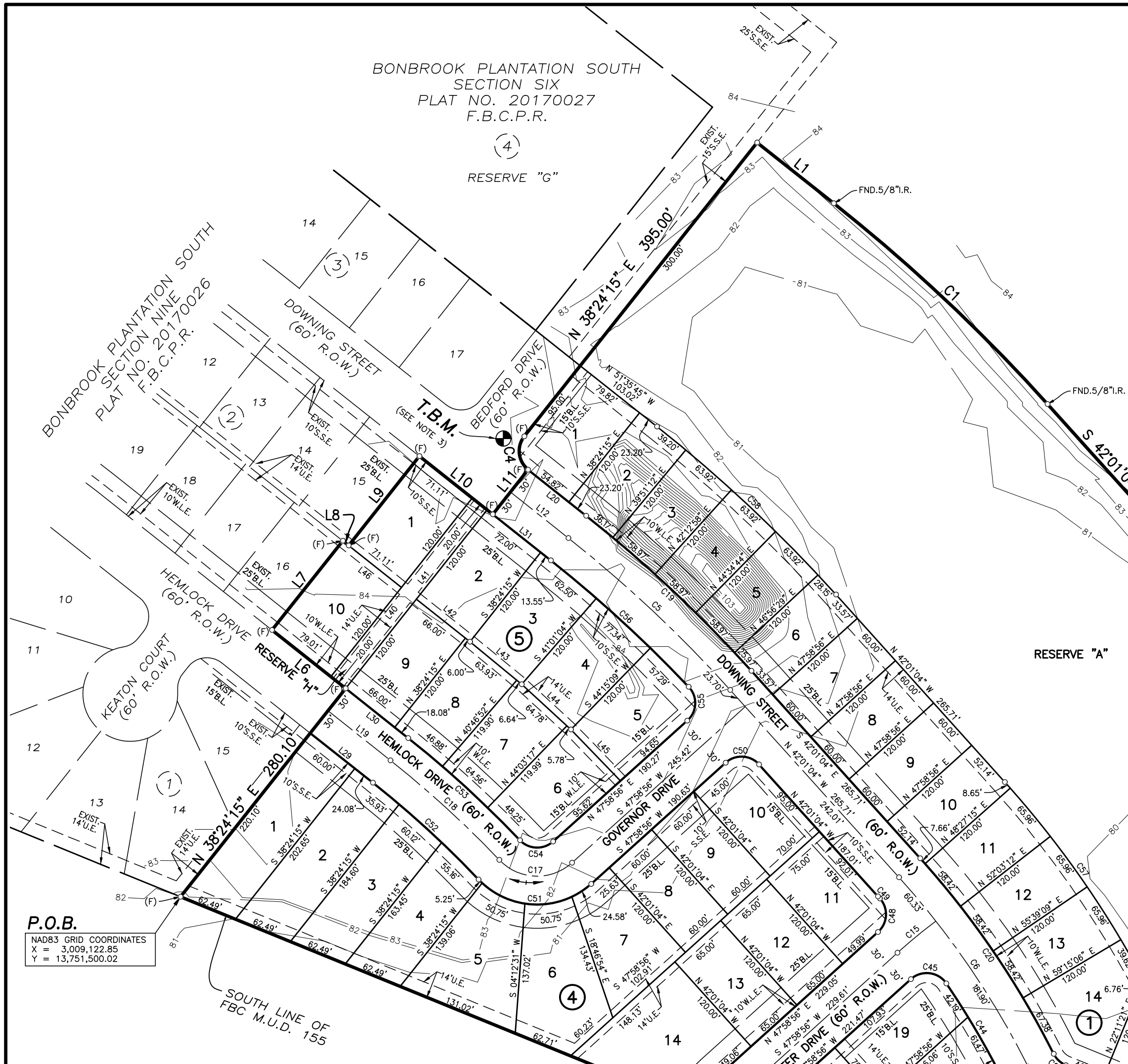
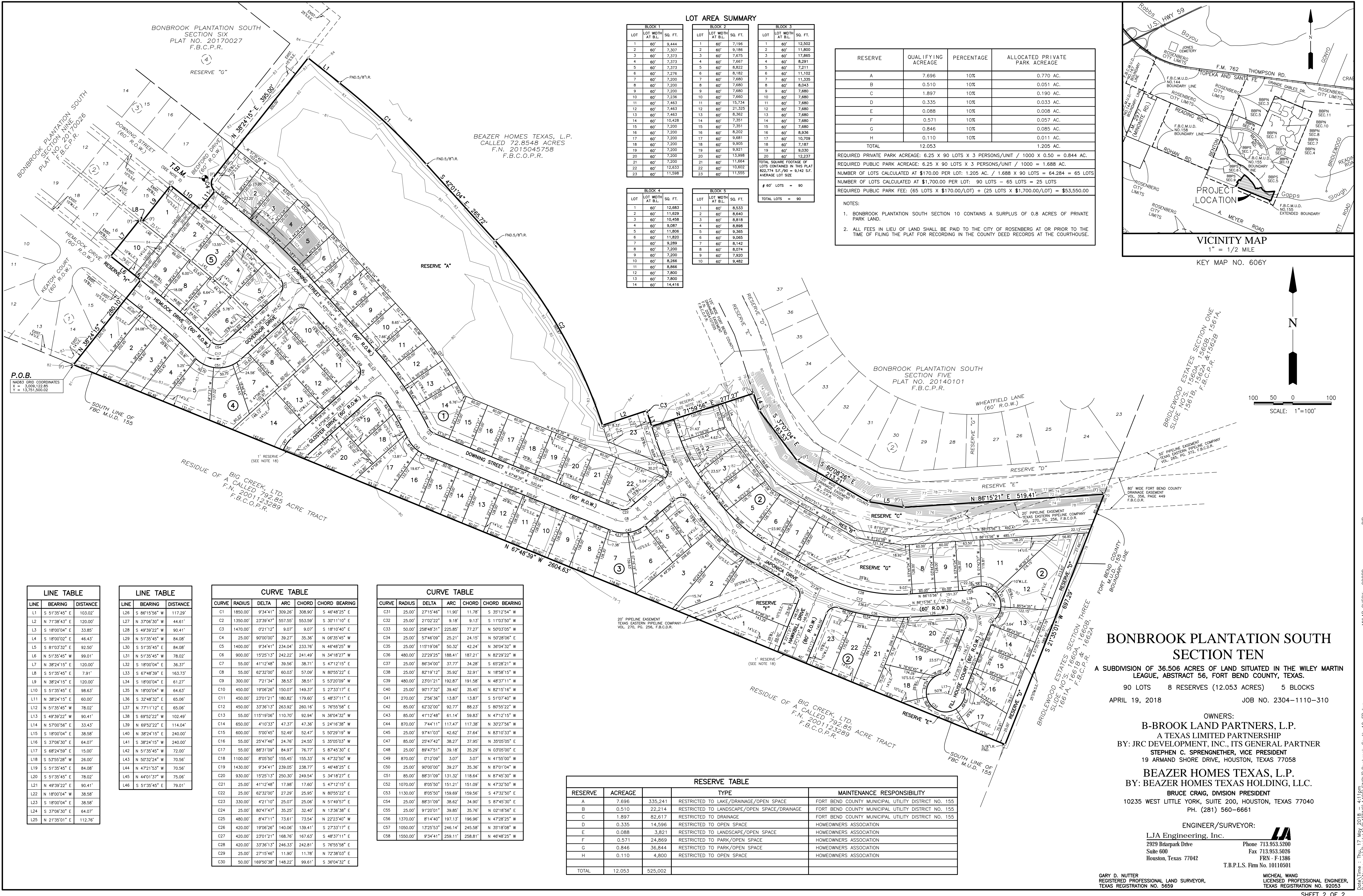
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

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



LOT AREA SUMMARY			
BLOCK 1			
LOT	LOT WIDTH AT B.L.	SQ. FT.	
1	60'	9,444	
2	60'	7,307	
3	60'	7,373	
4	60'	7,373	
5	60'	7,373	
6	60'	7,276	
7	60'	7,200	
8	60'	7,200	
9	60'	7,200	
10	60'	7,236	
11	60'	7,463	
12	60'	7,463	
13	60'	7,463	
14	60'	10,428	
15	60'	7,200	
16	60'	7,200	
17	60'	7,200	
18	60'	7,200	
19	60'	7,200	
20	60'	7,200	
21	60'	7,200	
22	60'	7,200	
23	60'	11,598	
BLOCK 2			
LOT	LOT WIDTH AT B.L.	SQ. FT.	
1	60'	7,196	
2	60'	9,186	
3	60'	7,675	
4	60'	7,667	
5	60'	8,822	
6	60'	8,182	
7	60'	7,680	
8	60'	7,680	
9	60'	7,680	
10	60'	7,660	
11	60'	15,734	
12	60'	21,325	
13	60'	8,362	
14	60'	7,351	
15	60'	7,351	
16	60'	8,202	
17	60'	9,681	
18	60'	9,905	
19	60'	9,921	
20	60'	13,998	
21	60'	11,684	
22	60'	12,833	
23	60'	11,555	
BLOCK 3			
LOT	LOT WIDTH AT B.L.	SQ. FT.	
1	60'	12,502	
2	60'	11,800	
3	60'	17,865	
4	60'	8,291	
5	60'	7,211	
6	60'	11,102	
7	60'	11,335	
8	60'	8,043	
9	60'	7,680	
10	60'	7,680	
11	60'	7,680	
12	60'	7,680	
13	60'	7,680	
14	60'	7,680	
15	60'	7,680	
16	60'	8,936	
17	60'	10,709	
18	60'	7,187	
19	60'	9,030	
20	60'	12,237	
TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT 822,774 S.F./90 = 9,142 S.F. AVERAGE LOT SIZE			
# 60' LOTS = 90			
TOTAL LOTS = 90			
BLOCK 4			
LOT	LOT WIDTH AT B.L.	SQ. FT.	
1	60'	12,683	
2	60'	11,629	
3	60'	10,458	
4	60'	9,087	
5	60'	11,806	
6	60'	11,820	
7	60'	9,289	
8	60'	7,200	
9	60'	7,200	
10	60'	8,266	
11	60'	8,866	
12	60'	7,800	
13	60'	7,800	
14	60'	14,416	
BLOCK 5			
LOT	LOT WIDTH AT B.L.	SQ. FT.	
1	60'	8,533	
2	60'	8,640	
3	60'	8,818	
4	60'	8,898	
5	60'	9,345	
6	60'	9,065	
7	60'	8,142	
8	60'	8,074	
9	60'	7,820	
10	60'	9,482	

RESERVE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
A	7.696	10%	0.770 AC.
B	0.510	10%	0.051 AC.
C	1.897	10%	0.190 AC.
D	0.335	10%	0.033 AC.
E	0.088	10%	0.008 AC.
F	0.571	10%	0.057 AC.
G	0.846	10%	0.085 AC.
H	0.110	10%	0.011 AC.
TOTAL	12.053		1.205 AC.
REQUIRED PRIVATE PARK ACREAGE: 6.25 X 90 LOTS X 3 PERSONS/UNIT / 1000 X 0.50 = 0.844 AC.			
REQUIRED PUBLIC PARK ACREAGE: 6.25 X 90 LOTS X 3 PERSONS/UNIT / 1000 = 1.688 AC.			
NUMBER OF LOTS CALCULATED AT \$170.00 PER LOT: 1.205 AC. / 1.688 X 90 LOTS = 64.284 = 65 LOTS			
NUMBER OF LOTS CALCULATED AT \$1,700.00 PER LOT: 90 LOTS - 65 LOTS = 25 LOTS			
REQUIRED PUBLIC PARK FEE: (65 LOTS X \$170.00/LOT) + (25 LOTS X \$1,700.00/LOT) = \$53,550.00			
NOTES:			
1. BONBROOK PLANTATION SOUTH SECTION 10 CONTAINS A SURPLUS OF 0.8 ACRES OF PRIVATE PARK LAND.			
2. ALL FEES IN LIEU OF LAND SHALL BE PAID TO THE CITY OF ROSENBERG AT OR PRIOR TO THE TIME OF FILING THE PLAT FOR RECORDING IN THE COUNTY DEED RECORDS AT THE COURTHOUSE.			

RESERVE	ACREAGE	TYPE	MAINTENANCE RESPONSIBILITY
A	7.696	RESTRICTED TO LAKE/DRAINAGE/OPEN SPACE	FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155
B	0.510	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE	FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155
C	1.897	RESTRICTED TO DRAINAGE	FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 155
D	0.335	RESTRICTED TO OPEN SPACE	HOMEOWNERS ASSOCIATION
E	0.088	RESTRICTED TO LANDSCAPE/OPEN SPACE	HOMEOWNERS ASSOCIATION
F	0.571	RESTRICTED TO PARK/OPEN SPACE	HOMEOWNERS ASSOCIATION
G	0.846	RESTRICTED TO PARK/OPEN SPACE	HOMEOWNERS ASSOCIATION
H	0.110	RESTRICTED TO OPEN SPACE	HOMEOWNERS ASSOCIATION
TOTAL	12.053	525,002	

BONBROOK PLANTATION SOUTH SECTION TEN			
A SUBDIVISION OF 36.506 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS.			
90 LOTS 8 RESERVES (12.053 ACRES) 5 BLOCKS			
APRIL 19, 2018 JOB NO. 2304-1110-310			
OWNERS:			
B-BROOK LAND PARTNERS, L.P.			
A TEXAS LIMITED PARTNERSHIP			
BY: JRC DEVELOPMENT, INC., ITS GENERAL PARTNER			
STEPHEN C. SPRENGNETH, VICE PRESIDENT			
19 ARMAND SHORE DRIVE, HOUSTON, TEXAS 77058			
BEAZER HOMES TEXAS, L.P.			
BY: BEAZER HOMES TEXAS HOLDING, LLC.			
BRUCE CRAIG, DIVISION PRESIDENT			
10235 WEST LITTLE YORK, SUITE 200, HOUSTON, TEXAS 77040			
PH. (281) 560-6661			
ENGINEER/SURVEYOR:			
LJA Engineering, Inc.			
2929 Briarpark Drive Suite 600 Houston, Texas 77042			
Phone 713.953.5020 Fax 713.953.5026 FRN - F-1386 T.B.P.L.S. Firm No. 01110501			
GARY D. NUTTER REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NO. 5659			
MICHAEL WANG LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTRATION NO. 92053			

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