

PLAT RECORDING SHEET

PLAT NAME: Bonbrook Plantation South Section Ten Partial Replat No. 1

PLAT NO: _____

ACREAGE: 1.022

LEAGUE: Wiley Martin League

ABSTRACT NUMBER: 56

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

NUMBER OF RESERVES: 1

OWNERS: B-Brook Land Partners, 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 JOHN N. TAYLOR, VICE PRESIDENT, BEING AN OFFICER OF JRC DEVELOPMENT, INC., GENERAL PARTNER OF B-BROOK LAND PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 1.022 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BONBROOK PLANTATION SOUTH SECTION TEN PARTIAL REPLAT NO. 1, 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 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 SOUTH SECTION TEN PARTIAL REPLAT NO. 1 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 JOHN N. TAYLOR, 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: JOHN N. TAYLOR, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN N. TAYLOR, 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

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 S. RUSK, 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 S. RUSK, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 89457

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 PARTIAL REPLAT NO. 1 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

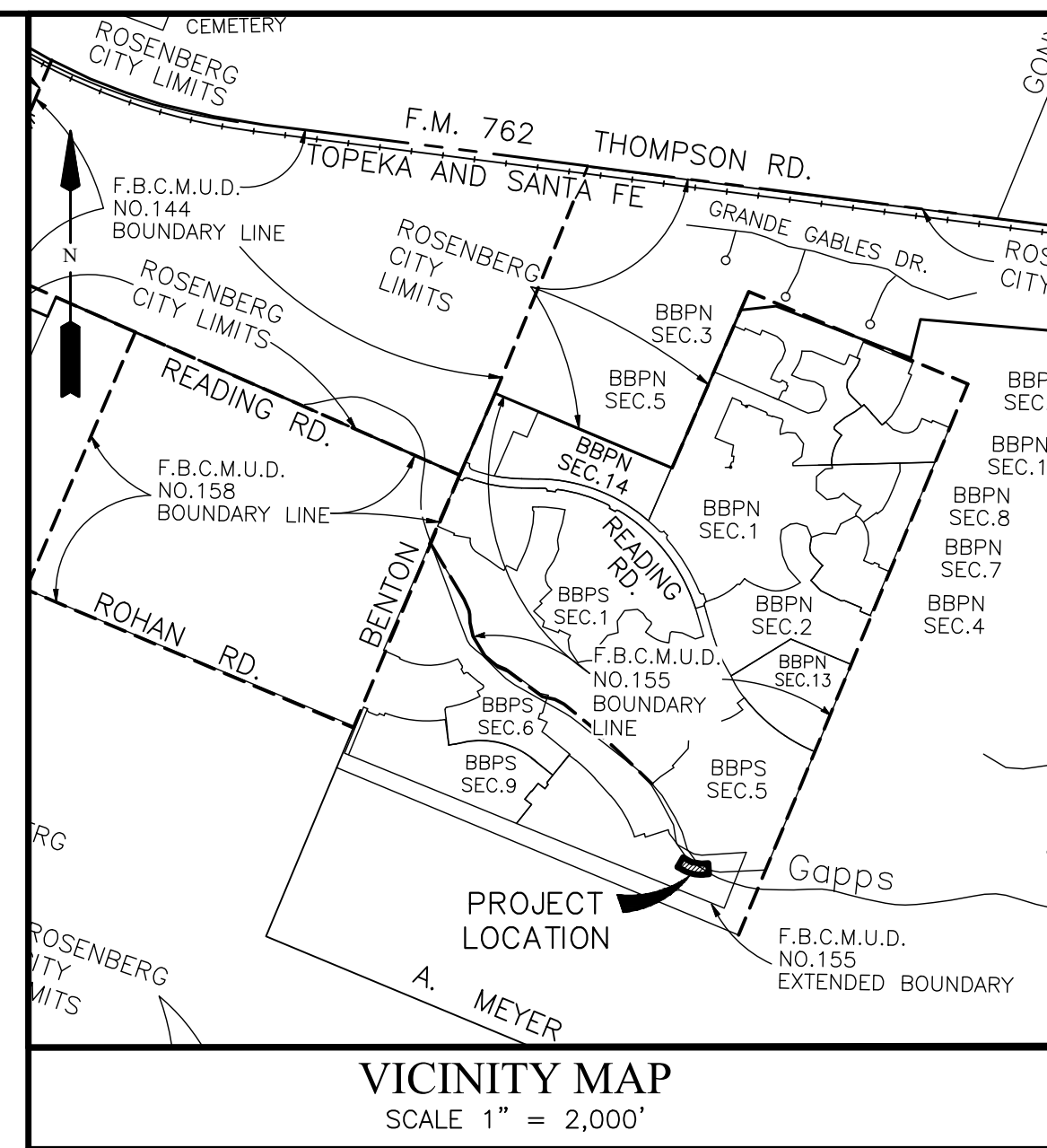
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BONBROOK PLANTATION SOUTH SECTION TEN PARTIAL REPLAT NO. 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2018.

WILLIAM T. BENTON, MAYOR

DANYEL SWINT, 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 CHARTER TITLE COMPANY, ORDER NO. 2018-0308, DATED AUGUST 17, 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 CHANCE FLOODPLAIN AND LIES WHOLLY WITHIN UNSHADED ZONE "X". LJA DOES NOT SUBSCRIBE OR WARRANT TO THE ACCURACY 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. 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. 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 0.99986482.
17. 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.
18. A MINIMUM DISTANCE OF 10- FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
19. 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.
20. 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.
21. 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.



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

KP GEORGE
COUNTY JUDGE

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

KEN R. DEMERCHANT
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 PARTIAL REPLAT NO. 1

A SUBDIVISION OF 1.022 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS, BEING A REPLAT OF LOT 8, BLOCK 2 AND RESERVE "G", BONBROOK PLANTATION SOUTH SECTION TEN, A SUBDIVISION RECORDED IN PLAT NO. 20180150, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

1 LOT 1 RESERVE (0.846 ACRES) 1 BLOCK

REASON FOR REPLAT: TO REMOVE LOT 8 FROM PIPELINE EASEMENT AND EXPAND RESERVE "G"

SEPTEMBER 20, 2018

JOB NO. 1019-8004C-310

OWNERS:

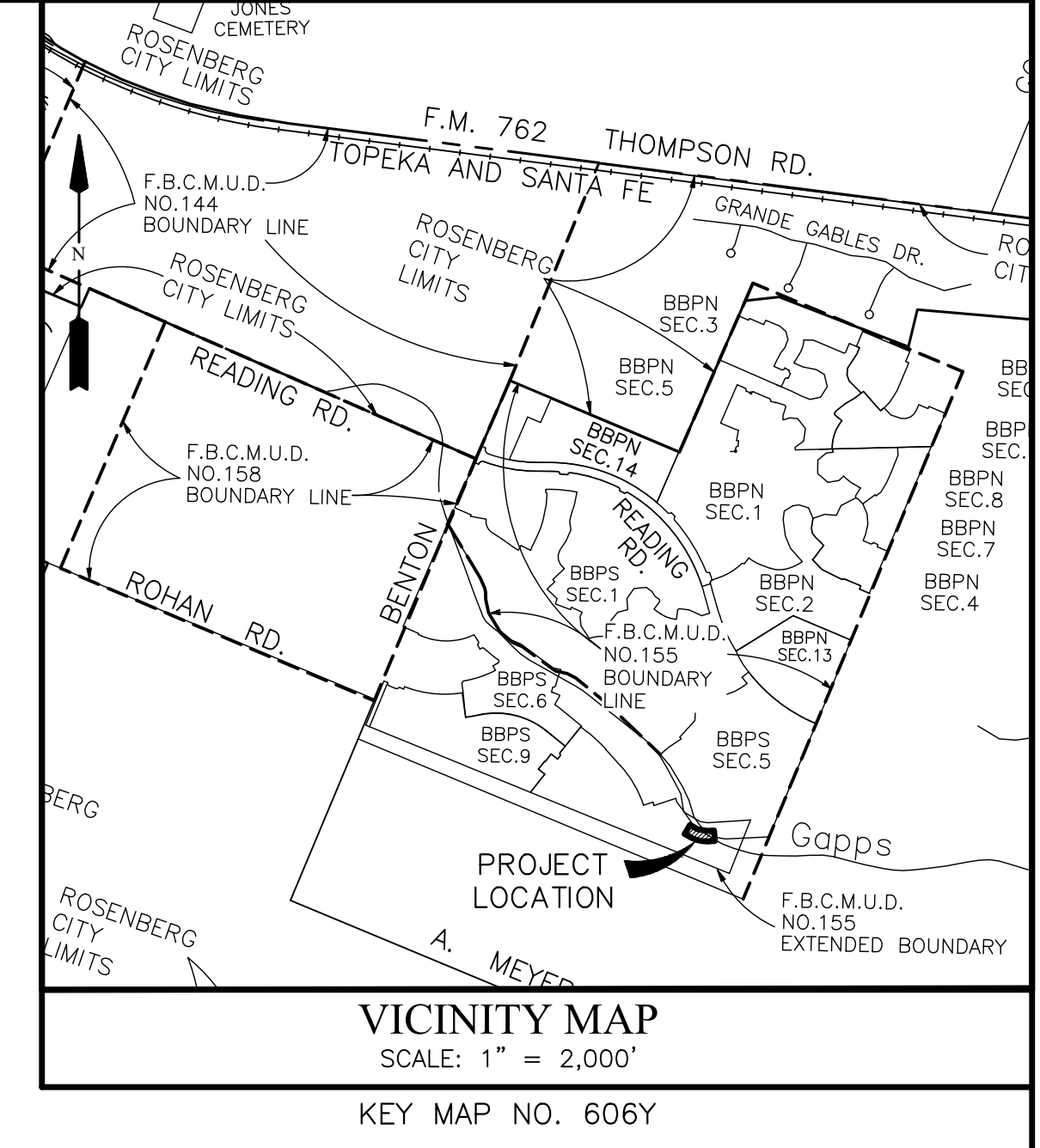
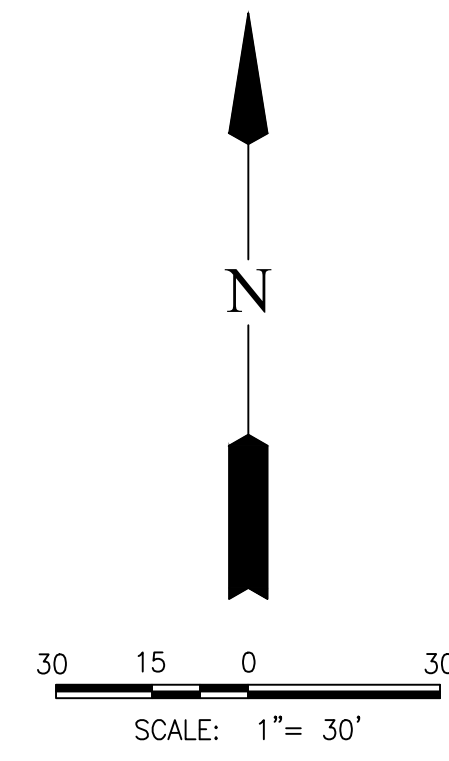
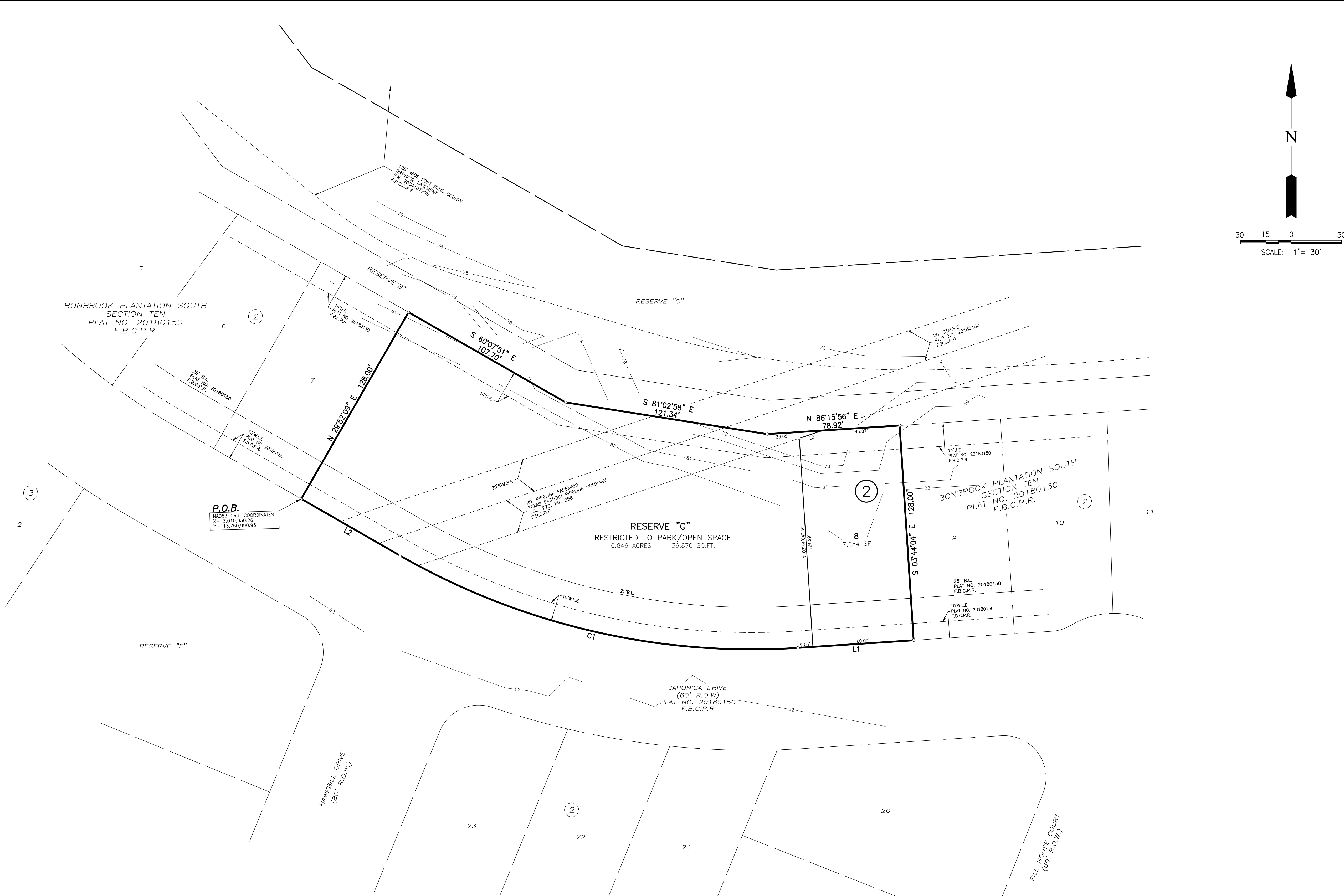
B-BROOK LAND PARTNERS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: JRC DEVELOPMENT, INC., ITS GENERAL PARTNER
JOHN N. TAYLOR, VICE PRESIDENT
19 ARMAND SHORE DRIVE, HOUSTON, TEXAS 77058

SURVEYOR:

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

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

SHEET 1 OF 2



P.O.B.
 NAD83 GRID COORDINATES
 X = 3,010,930.26
 Y = 13,250,280.95

RESERVE "G"
 RESTRICTED TO PARK/OPEN SPACE
 0.846 ACRES 36,870 SQ.FT.

BONBROOK PLANTATION SOUTH SECTION TEN
 PLAT NO. 20180150
 F.B.C.P.R.

BONBROOK PLANTATION SOUTH SECTION TEN
 PLAT NO. 20180150
 F.B.C.P.R.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°15'56" W	69.03'
L2	N 60°07'51" W	67.67'
L3	S 71°32'58" W	14.61'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	420.00'	33°36'13"	246.33'	242.81'	N 76°55'58" W

BONBROOK PLANTATION SOUTH SECTION TEN PARTIAL REPLAT NO. 1

A SUBDIVISION OF 1.022 ACRES OF LAND SITUATED IN THE WILEY MARTIN LEAGUE, ABSTRACT 56, FORT BEND COUNTY, TEXAS, BEING A REPLAT OF LOT 8, BLOCK 2 AND RESERVE "G", BONBROOK PLANTATION SOUTH SECTION TEN, A SUBDIVISION RECORDED IN PLAT NO. 20180150, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

1 LOT 1 RESERVE (0.846 ACRES) 1 BLOCK
 REASON FOR REPLAT: TO REMOVE LOT 8 FROM PIPELINE EASEMENT AND EXPAND RESERVE "G"
 SEPTEMBER 20, 2018 JOB NO. 1019-8004C-310

OWNERS:
B-BROOK LAND PARTNERS, L.P.
 A TEXAS LIMITED PARTNERSHIP
 BY: JRC DEVELOPMENT, INC., ITS GENERAL PARTNER
 JOHN N. TAYLOR, VICE PRESIDENT
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