

PLAT RECORDING SHEET

PLAT NAME: Bryan Crossing, Section One

PLAT NO: _____

ACREAGE: 41.73

LEAGUE: Robert E. Handy Survey

ABSTRACT NUMBER: 187

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 60

NUMBER OF RESERVES: 5

OWNERS: KB Home Lone Star, Inc.

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §
CITY OF ROSENBERG §

WE, KB HOME LONE STAR, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH, MARK EUBANKS, VICE PRESIDENT OF FINANCE AND THOMAS C. SIKORA, DIRECTOR OF LAND DEVELOPMENT, BEING AN OFFICER OF KB HOME LONE STAR, INC., A TEXAS CORPORATION, HEREINAFTER REFERRED TO AS OWNERS OF THE 41.73 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BRYAN CROSSING SECTION ONE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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

FURTHER, WE HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE 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 (OR THE PLACEMENT OF MOBILE HOMES) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY 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 BRYAN CROSSING SECTION ONE WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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

IN TESTIMONY WHEREOF, THE KB HOME LONE STAR, INC., A TEXAS CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK EUBANK, ITS VICE PRESIDENT OF FINANCE, HEREUNTO AUTHORIZED, ATTESTED BY ITS DIRECTOR OF LAND DEVELOPMENT, THOMAS C. SIKORA, AND ITS COMMON SEAL HEREUNTO AFFIXED

THIS _____ DAY OF _____, 2019.

KB HOME LONE STAR, INC.
A TEXAS CORPORATION

BY: _____
MARK EUBANKS
VICE PRESIDENT OF FINANCE

ATTEST: _____
THOMAS C. SIKORA
DIRECTOR OF LAND DEVELOPMENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK EUBANK, VICE PRESIDENT OF FINANCE FOR KB HOME LONE STAR, INC., A TEXAS CORPORATION, KNOW TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXCITED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME _____
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS C. SIKORA, DIRECTOR OF LAND DEVELOPMENT FOR KB HOME LONE STAR, INC., A TEXAS CORPORATION, KNOW TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXCITED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME _____
MY COMMISSION EXPIRES: _____

I, JOSEPH B. MAY 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 AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

JOSEPH B. MAY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5484

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

RON J. DECHERT
LICENSE PROFESSIONAL ENGINEER
TEXAS LICENSED NO. 96544

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BRYAN CROSSING SECTION ONE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2019.

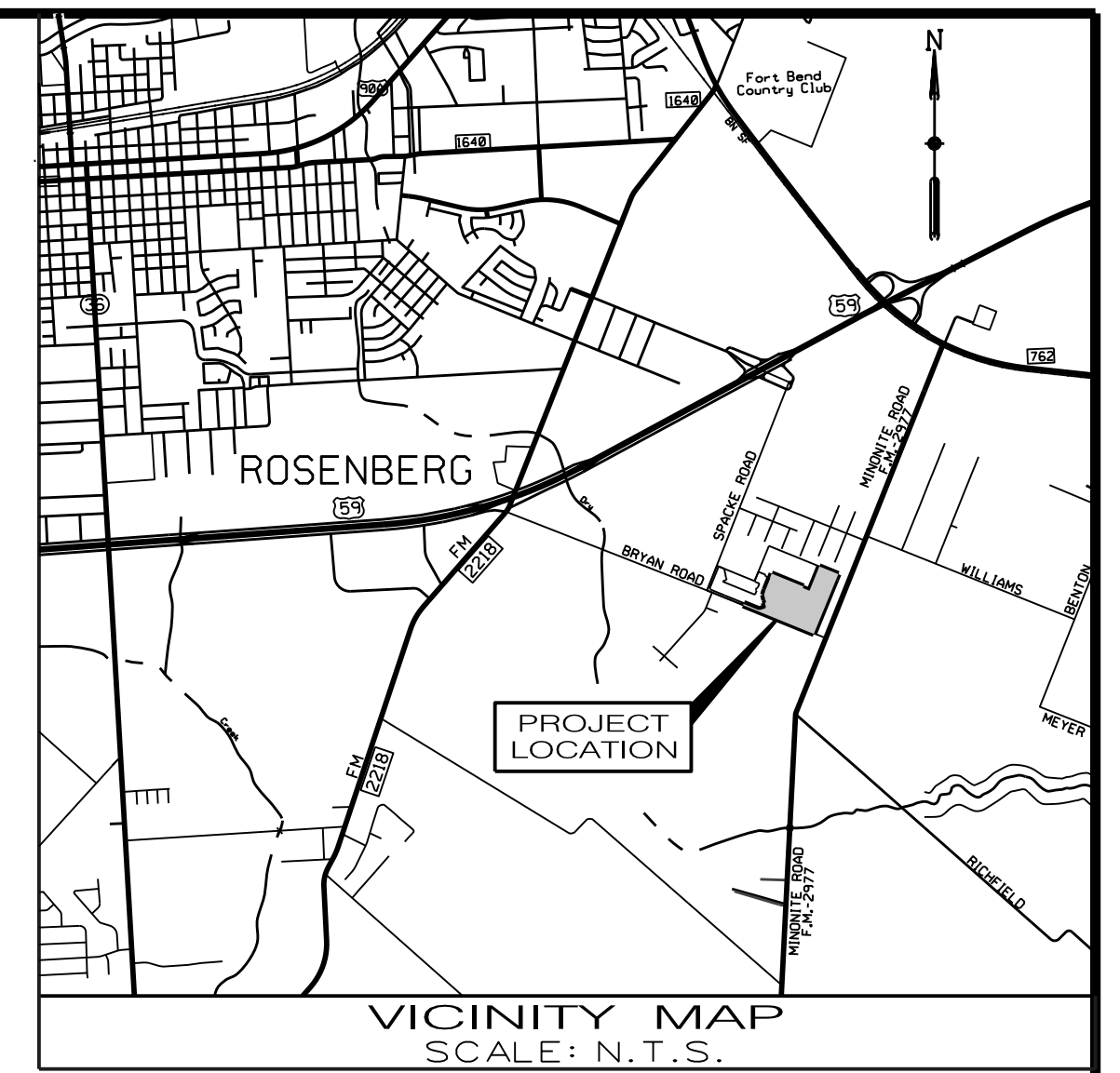
JAMES URBISH,
CHAIRMAN

WAYNE POLDRACK
SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BRYAN CROSSING SECTION ONE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG ANS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2019.

WILLIAM BENTON
MAYOR

DANYEL SWINT
CITY SECRETARY



I, RICHARD W. STOLLEIS, THE 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 COMMISSIONER'S 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 COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS
THIS _____ DAY OF _____, 2019.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

KEN R. DEMERCHANT
COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2019, AT _____ O'CLOCK (A.M. OR P.M.), IN PLAT 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.

LAURA RICHARD
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

**BRYAN CROSSING
SECTION ONE**
A SUBDIVISION OF 41.73 ACRES
LOCATED IN THE
ROBERT E. HANDY SURVEY
ABSTRACT NO. 187
CITY OF ROSENBERG
FORT BEND COUNTY, TEXAS
1.51 ACRES BEING IN FORT BEND COUNTY
40.22 ACRES BEING IN THE CITY OF ROSENBERG
60 LOTS 5 BLOCKS 5 RESERVES

DATE: FEBRUARY, 2019

OWNER:
KB HOME LONE STAR INC.,
A TEXAS CORPORATION
MARK EUBANKS,
VICE PRESIDENT OF FINANCE
&
THOMAS C. SIKORA
DIRECTOR OF LAND DEVELOPMENT
11314 Richmond Avenue
Houston, TX 77062
Tel: (281) 496-4266

PLANNER:

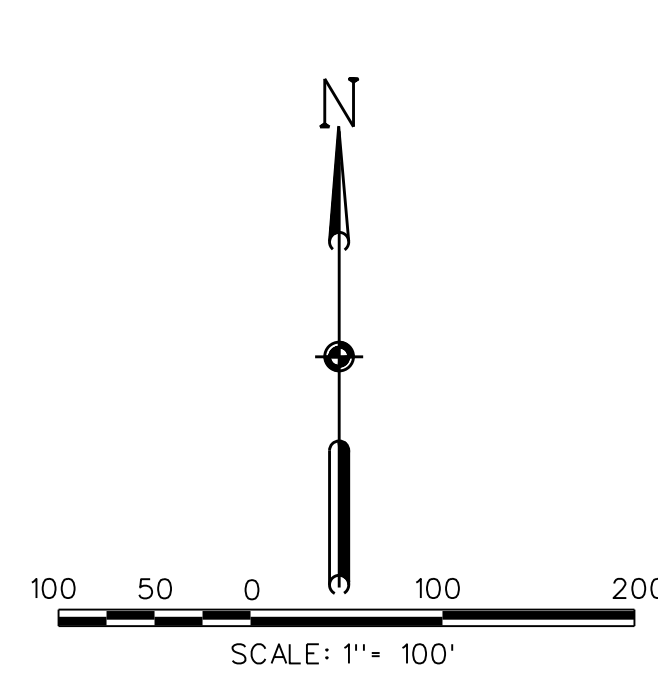


7GEN PLANNING
Planning and Landscape Architecture
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax



ENGINEER/SURVEYOR:

ENGINEERING AND SURVEYING
2107 CITY WEST BLVD.
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 (713) 783-3580, Fax
TEXAS PE BOARD FIRM REG. NO. 280
TBPLS FIRM REG. NO. 100486



- LEGEND**
- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
 - FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
 - 1 - INDICATES LOT NUMBER
 - ① - INDICATES BLOCK NUMBER
 - A - INDICATES RESERVE

GENERAL NOTES:

- BL INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; S.M. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER COMPANY GENERATING PLANT, 26.6 FEET SOUTHWEST OF THE CENTER OF THE GATE.
- NAV D - 88 ELEVATION - 69.6 FEET
- PROJECT BENCHMARK: BM 2726-03-01 IS A BOX CUT ON NOSE OF MEDIAN ON THE SOUTH SIDE OF BRYAN ROAD AT THE INTERSECTION WITH ROSE RANCH BOULEVARD. X = 2,999,924.4318 Y = 13,752,844.3276 ELEVATION = 99.99 (NAVD 88)
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S. & 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, ORDER NUMBER OR C.F. NO. 1856577PL, EFFECTIVE DATE OF OCTOBER 15, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

- THIS PLAT LIES HOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 225, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D. AND THE CITY OF ROSENBERG (OR) THE CITY LIMITS OF ROSENBERG, AND FORT BEND COUNTY.
- BRYAN CROSSING SECTION ONE LIES WITHIN UNSHARED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, NUMBER 48157C0245L, DATED APRIL 2, 2014.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THIS COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- THE MINIMUM SLAB ELEVATION SHALL BE 90.00, TWELVE INCHES (12") ABOVE THE 100-YEAR FLOOR PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER.
- ALL LOTS SHALL HAVE A MINIMUM OF FIVE (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. LZ2.

TOTAL PROJECT PRIVATE PARK LAND DEDICATION TABLE

RESERVE USE	QUALIFYING ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
SECTION 1 DRAINAGE	18.761	10%	1.876 ACRE
SECTION 1 LANDSCAPE	2.421	25%	0.605 ACRE
SECTION 1 PARK	2.443	100%	2.443 ACRE
FUTURE LANDSCAPE	2.213	25%	0.553 ACRE
TOTAL DRAINAGE	18.761	10%	1.876 ACRE
TOTAL LANDSCAPE	4.634	25%	1.158 ACRE

TOTAL PRIVATE PARK ACREAGE REQUIREMENT: 227 TOTAL LOTS / 53.33 = 4.296 ACRES
 TOTAL PRIVATE PARK ACRES PROVIDED: 5.477 ACRES
 TOTAL PERCENTAGE PROVIDED: 126%

NOTE: ALL FEES IN LIEU OF PARK LAND SHALL BE PAID TO THE CITY OF ROSENBERG ON A SECTION BY SECTION BASIS AT THE TIME OF, OR PRIOR TO, FILING A SECTION PLAT FOR RECORDING

REMAINDER OF CALLED 82.08 ACRES KB HOME LONE STAR INC. C.F. NO. 2018016555 O.P.R.F.B.C.

BRYAN ROAD (R.O.W. VARIES) PLAT NO. 20050010 F.B.C.P.R.

EUGENE WHEAT SURVEY ABSTRACT NO. A396

ROSE RANCH SECTION ONE PLAT NO. 20050010 F.B.C.P.R.

ROBERT E. HANDY SURVEY ABSTRACT NO. 187

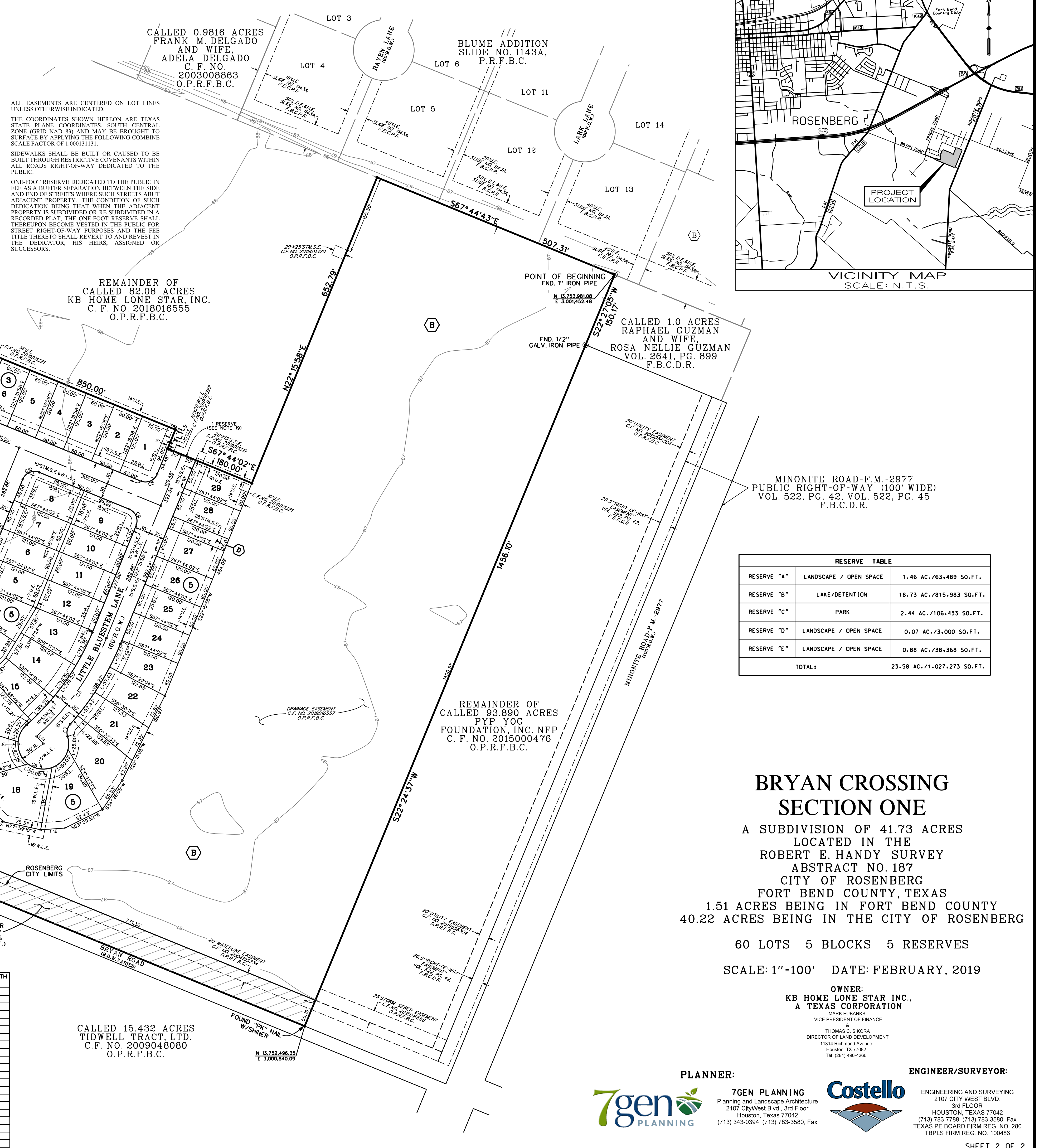
Block	Lot/Reserve	Square Feet	Acres
1	1	10432.45	0.24
1	2	8498.90	0.20
1	3	8417.57	0.19
1	4	8417.57	0.19
1	A	53489.17	1.46
2	1	9858.77	0.23
2	2	8674.80	0.20
2	3	7957.24	0.18
2	4	7140.00	0.16
2	5	7140.00	0.16
2	6	7140.00	0.16
2	7	8195.87	0.19
2	8	8272.64	0.19
3	1	8265.87	0.19
3	2	7200.00	0.17
3	3	7200.00	0.17
3	4	7200.00	0.17
3	5	7200.00	0.17
3	6	7200.00	0.17
3	7	7200.00	0.17
3	8	7200.00	0.17
3	9	7200.00	0.17
3	10	7200.00	0.17
3	11	7200.00	0.17
3	12	7200.00	0.17
3	13	7200.00	0.17
3	14	7200.00	0.17
4	1	8405.87	0.19
4	2	7200.00	0.17
4	3	7200.00	0.17
4	4	7200.00	0.17
4	5	8405.87	0.19
4	C	106432.91	2.44

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S22°15'58"W	40.52
L2	N22°12'19"E	53.60
L3	N66°56'00"E	7.12
L4	N23°04'00"W	60.00
L5	S67°44'02"W	31.00
L6	N22°15'58"E	120.00
L7	N33°30'40"E	49.50
L8	S67°44'02"E	50.00
L9	N67°44'02"W	49.50
L10	S59°12'59"W	48.99
L11	S43°54'06"E	21.83
L12	S08°27'34"W	125.00
L13	S66°56'00"W	147.87
L14	S41°33'29"E	20.00
L15	S10°20'37"W	124.97
L16	S86°01'34"W	48.24
L17	N22°13'00"E	106.46
L18	N22°15'17"E	55.07

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE (DEG)	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	34.98	330.00	06° 04' 24"	N69° 58' 12"E	34.96
C2	691.15	220.00	180° 00' 00"	S67° 44' 02"E	440.00
C3	240.00	522.00	26° 20' 33"	N35° 26' 15"E	237.89
C4	142.10	300.00	27° 08' 19"	S08° 41' 08"W	140.77
C5	596.90	190.00	280° 00' 00"	S67° 44' 02"E	380.00
C6	214.36	50.00	245° 38' 06"	S74° 12' 32"E	84.04
C7	25.67	25.00	58° 50' 06"	S12° 23' 27"W	24.56
C8	39.27	25.00	90° 00' 00"	N67° 15' 58"E	35.36
C9	39.27	25.00	90° 00' 00"	S22° 44' 02"E	35.36
C10	39.27	25.00	90° 00' 00"	N67° 15' 58"E	35.36
C11	39.27	25.00	90° 00' 00"	S22° 44' 02"E	35.36
C12	39.27	25.00	90° 00' 00"	S67° 15' 58"W	35.36
C13	39.27	25.00	90° 00' 00"	S22° 44' 02"E	35.36
C14	34.24	78° 27' 47"	S27° 42' 06"W	31.62	
C15	34.24	25.00	78° 27' 47"	N73° 50' 07"W	31.62
C16	33.77	25.00	77° 23' 52"	S43° 34' 57"E	31.26
C17	33.77	25.00	77° 23' 52"	S33° 48' 55"W	31.26
C18	142.10	300.00	27° 08' 19"	S08° 41' 08"W	140.77
C19	142.10	300.00	27° 08' 19"	S08° 41' 08"W	140.77
C20	47.10	30.00	89° 57' 43"	S67° 14' 09"W	42.41
C21	47.14	30.00	90° 02' 17"	S22° 45' 51"E	42.44



MINONITE ROAD-F.M.-2977 PUBLIC RIGHT-OF-WAY (100' WIDE) VOL. 522, PG. 42, VOL. 522, PG. 45 F.B.C.D.R.

RESERVE TABLE

RESERVE	LANDSCAPE / OPEN SPACE	ACRES	SQ. FT.
RESERVE "A"	LANDSCAPE / OPEN SPACE	1.46	63,489
RESERVE "B"	LAKE/DETENTION	18.73	815,983
RESERVE "C"	PARK	2.44	106,433
RESERVE "D"	LANDSCAPE / OPEN SPACE	0.07	3,000
RESERVE "E"	LANDSCAPE / OPEN SPACE	0.88	38,368
TOTAL:		23.58	1,027,273

BRYAN CROSSING SECTION ONE

A SUBDIVISION OF 41.73 ACRES LOCATED IN THE ROBERT E. HANDY SURVEY ABSTRACT NO. 187 CITY OF ROSENBERG FORT BEND COUNTY, TEXAS 1.51 ACRES BEING IN FORT BEND COUNTY 40.22 ACRES BEING IN THE CITY OF ROSENBERG

60 LOTS 5 BLOCKS 5 RESERVES

SCALE: 1"=100' DATE: FEBRUARY, 2019

OWNER:
 KB HOME LONE STAR INC., A TEXAS CORPORATION
 MARK SHAWNS VICE PRESIDENT OF FINANCE & THOMAS C. SIKORA DIRECTOR OF LAND DEVELOPMENT 11314 Richmond Avenue Houston, TX 77062 Tel: (281) 496-4266

PLANNER:
 7gen PLANNING Planning and Landscape Architecture 2107 CityWest Blvd., 3rd Floor Houston, Texas 77042 (713) 343-0394 (713) 783-3580, Fax

ENGINEER/SURVEYOR:
 Costello ENGINEERING AND SURVEYING 2107 CITY WEST BLVD., 3RD FLOOR HOUSTON, TEXAS 77042 (713) 783-7788 (713) 783-3580, Fax TEXAS PE BOARD FIRM REG. NO. 280 TBLPS FIRM REG. NO. 100486