

STATE OF TEXAS §  
COUNTY OF HARRIS §

We, Michael Malone, Managing Member, being a member of Rosenberg Tract 1432 Tract, LLC, a Texas limited liability company, (owner of the 5.428 acre tract) and Fort Bend County, a body corporate and politic, acting by and through KP George, its County Judge, and attested by its County Clerk, Laura Richard (now owner of Reserves D & E) described in the above and foregoing map of THE ROSE, 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, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, 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 feet (20') 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 and 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.

IN TESTIMONY WHEREOF, Rosenberg Tract 1432 Tract, LLC, a Texas limited liability company, has caused these presents to be signed by Michael Malone, a Member, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Rosenberg Tract 1432 Tract, LLC,  
a Texas limited liability company

By: \_\_\_\_\_  
Michael Malone  
Managing Member

IN TESTIMONY WHEREOF, Fort Bend County, a body corporate and politic, has caused these presents to be signed by KP George, its County Judge, thereunto authorized, attested by its County Clerk, Laura Richard, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Fort Bend County,  
a body corporate and politic

By: \_\_\_\_\_  
KP George, Fort Bend County Judge

Attest: \_\_\_\_\_  
Laura Richard, County Clerk

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Malone, Managing Member of Rosenberg Tract 1432 Tract, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas  
County of \_\_\_\_\_

My commission expires: \_\_\_\_\_

This is to certify that the Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of THE ROSE 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 \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Pete Pavlovsky, Chairman

By: \_\_\_\_\_  
Wayne Poldrack, Secretary

This is to certify that the City of Rosenberg, Texas, has approved this plat and subdivision of THE ROSE 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 \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Kevin Raines, Mayor

By: \_\_\_\_\_  
Danyel Swint, Secretary

#### LOT TABLE

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
WIDTH	38.40	33.68	40.35	39.97	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.10	40.52	36.88	41.73	44.30	40.00	40.00	40.00	40.00	40.00	46.00
SQ. FT.	(5,221)	(5,834)	(4,313)	(4,213)	(4,200)	(4,204)	(4,204)	(4,205)	(4,000)	(4,000)	(4,000)	(4,000)	(4,000)	(4,003)	(4,003)	(8,233)	(11,073)	(4,487)	(4,000)	(4,000)	(4,000)	(4,000)	(4,072)	

#### LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S3°22'50"W	23.69'
L2	N88°11'00"E	56.18'
L3	S89°23'35"W	22.42'
L4	S1°30'13"E	75.44'
L5	S89°42'51"W	23.19'
L6	S1°00'22"W	82.84'
L7	S89°57'45"E	68.54'
L8	N4°47'49"W	19.44'
L9	S4°47'49"E	19.37'
L10	N4°47'49"W	19.05'
L11	N1°00'22"E	12.04'
L12	N88°29'30"E	20.89'
L13	N38°34'31"E	36.99'

#### CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	448.37'	1960.00'	13°06'26"	S86°50'42"W	447.40'
C2	91.19'	58.15'	89°51'06"	S46°53'31"E	82.13'
C3	121.49'	300.00'	23°12'09"	N16°23'53"W	120.66'
C4	127.99'	331.35'	22°07'56"	S15°53'12"E	127.20'
C5	109.34'	270.00'	23°12'09"	N16°23'53"W	108.59'
C6	151.87'	300.00'	29°00'20"	N13°29'48"W	150.26'
C7	80.26'	270.00'	17°01'53"	S19°28'54"E	79.96'
C8	179.10'	321.80'	31°53'19"	N12°14'27"W	176.80'
C9	30.64'	25.00'	70°13'41"	S24°08'53"W	28.76'
C10	208.80'	50.00'	239°15'44"	S60°22'08"E	86.92'

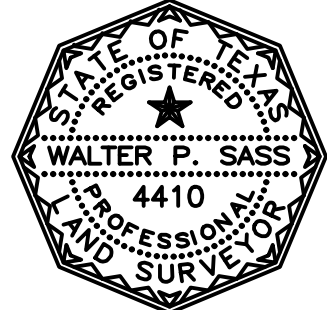
#### RESERVE TABLE

"A"	1.066 ACRES (46,417 SQ. FT.)	ROSENBERG TRACT 1432 TRACT, LLC
"B"	0.3462 ACRES (15,080 SQ. FT.)	ROSENBERG TRACT 1432 TRACT, LLC
"C"	0.1336 ACRES (5,821 SQ. FT.)	ROSENBERG TRACT 1432 TRACT, LLC
"D"	0.0396 ACRES (1,723 SQ. FT.)	FORT BEND COUNTY
"E"	0.0773 ACRES (3,369 SQ. FT.)	FORT BEND COUNTY

#### THE ROSE PARKLAND ANALYSIS

TOTAL PARKLAND REQUIRED = (1.875/100)\*24 LOTS = 0.45 Ac.  
—DRAINAGE/DETENTION/OPEN SPACE/LANDSCAPING=1.6231 Ac. @ 25% = 0.40  
MINIMUM 10% PAYMENT REQUIRED = 21 LOTS X \$170 = \$3,570  
MAXIMUM 100% PAYMENT REQUIRED = 3 LOTS X \$1,700 = \$5,100  
TOTAL DUE = \$8,670

I, Walter P. Sass, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods a length of not less than three (3) feet; except where corners were found.



Walter P. Sass  
Registered Professional Land Surveyor  
Texas Registration No. 4410

CALLED 3.74 ACRES  
BRIARSTONE ROSENBERG, LLC, A  
DELAWARE LIMITED LIABILITY COMPANY  
F.B.C.C.F. No. 2013159124, O.P.R.F.B.C.

25' B.L.  
SLIDE 592-A, F.B.C.P.R.  
10' U.E.  
SLIDE 592-A, F.B.C.P.R.

READING ROAD  
60' R.O.W.  
(SLIDE NUMBER 592-A, F.B.C.P.R.)

P.O.B.  
X: 2992278.06  
Y: 13768923.59

RESTRICTED TO  
LANDSCAPED OPEN SPACE  
0.0773 ACRES  
(3,369 SQ.FT.)

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared KP George and Laura Richard, known to me to be the persons whose names is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas  
County of FORT BEND

My commission expires: \_\_\_\_\_

CALLED 8.2589 ACRES  
FORT BEND COUNTY, TEXAS  
F.B.C.C.F. No. 9862308, O.P.R.F.B.C.

0.0396 ACRES  
(1,723 SQ.FT.)  
AREA TO BE DEDICATED TO  
FORT BEND COUNTY IN FEE

0.0230 ACRES  
(1,000 SQ.FT.)  
AREA TO BE DEDICATED TO  
FORT BEND COUNTY IN FEE

RESTRICTED TO  
LANDSCAPED OPEN SPACE  
0.1336 ACRES  
(5,821 SQ.FT.)

CALLED 8.363 ACRES  
URBAN BRITANNY SQUARE LP  
F.B.C.C.F. No. 2013159124, O.P.R.F.B.C.

X: 2992724.78  
Y: 13768948.21  
TBM  
ELEV. = 97.12

10' U.E.  
SLIDE 592-A, F.B.C.P.R.  
25' B.L.  
SLIDE 592-A, F.B.C.P.R.

X: 2992278.06  
Y: 13768923.59

RESTRICTED TO LANDSCAPING  
& DETENTION  
1.066 ACRES  
(46,417 SQ.FT.)

Notary Public in and for the State of Texas  
County of FORT BEND

My commission expires: \_\_\_\_\_

CALLED 8.2589 ACRES  
FORT BEND COUNTY, TEXAS  
F.B.C.C.F. No. 9862308, O.P.R.F.B.C.

0.0396 ACRES  
(1,723 SQ.FT.)  
AREA TO BE DEDICATED TO  
FORT BEND COUNTY IN FEE

0.0230 ACRES  
(1,000 SQ.FT.)  
AREA TO BE DEDICATED TO  
FORT BEND COUNTY IN FEE

RESTRICTED TO  
LANDSCAPED OPEN SPACE  
0.1336 ACRES  
(5,821 SQ.FT.)

X: 2992721.46  
Y: 13768908.59

80' WIDE R.O.W.  
CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, AS  
SUCCESSOR TO RELIANT ENERGY INCORPORATED  
(FORMERLY H&B)  
VOL. 389, PG. 647, F.B.C.D.R.  
F.B.C.C.F. No. 2002094441, O.P.R.F.B.C.

X: 2992638.83  
Y: 13768093.39

#### LEGEND

A.E. — AERIAL EASEMENT  
B.L. — BUILDING LINE  
C.I.R. — CAPPED IRON ROD  
D.E. — DRAINAGE EASEMENT  
F.C. NO. — FILM CODE NUMBER  
F.B.C.C.F. NO. — FORT BEND COUNTY CLERKS FILE NUMBER  
F.B.C.D.R. — FORT BEND COUNTY DEED RECORD  
F.B.C.P.R. — FORT BEND COUNTY PLAT RECORDS  
I.R. — IRON ROD  
PG. — PAGE  
O.P.R.R.P.F.B.C. — OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS  
R.O.W. — RIGHT-OF-WAY  
STM. S.E. — STORM SEWER EASEMENT  
S.S.E. — SANITARY SEWER EASEMENT  
SQ.FT. — SQUARE FEET  
VOL. — VOLUME  
U.E. — UTILITY EASEMENT  
W.L.E. — WATERLINE EASEMENT

VICINITY MAP  
N.T.S.  
Key Map No. 605-K

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 \_\_\_\_\_, 2023, 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 for  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

#### NOTES:

- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the following combined scale: 0.999870017.
- Basis of bearings being the Texas State Plane coordinate system (South Central Zone No. 4204).
- The reference benchmark for this project is a Fort Bend County (FBC) Marker Number 435. FBC Marker Number 435 being a bronze disk in concrete — set 05-21-2021. Located at the face of a curb at the northeasterly nose of the median located at the center line of Wildwood Park Road. 503.11 southwest from the centerline intersection of Wildwood Park Road and McEziah Valley Trail and 479.56' northeast from the centerline intersection of FM 762 and Wildwood Park Road in the Subdivision of Veranda Sec 36, Plat No. 20200255.
- The project benchmark is a cut box on a B inlet. Elevation = 97.12. Located near the northeast corner of the subject tract along the road.
- 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.
- The Rose, According to the Federal Emergency Management Agency flood insurance rate map no. 48157C0235L, effective date April 2, 2014, the property lies within Zone X (UNSHADED), areas determined to be outside the 0.2% annual chance floodplain.
- This plat lies wholly within Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the Incorporated City Limits 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.
- 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 perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- The top of all floor slabs shall be a minimum of 101.00 feet above mean sea level. however, the minimum slab elevation shall be elevated to or above a height which is the higher of twenty-four inches above the lowest adjacent top of curb, or in the absence of a curb, twenty-four (24) inches above highest natural ground along the perimeter of the building foundation, or twelve (12) inches above the down gradient roadway or any down gradient drainage restraint.
- Front lot setback shown hereon is a minimum. Adjoining lots' front setback shall vary and shall not have the same setback.
- 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.
- All easements are centered on lot lines unless otherwise indicated.
- 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 revest in the dedicatior, his heirs, assigns or successors.
- Sidewalks shall be built or caused to be built through restrictive covenants within all road rights-of-way dedicated to the public.
- The subdivision is subject to the terms, conditions, and stipulations in that certain Memorandum of Agreement and Easement contained within F.B.C.C.F. No. 2004031725.
- In certain areas the subdivision is subject to staggering setbacks.

## THE ROSE

A TOWNHOUSE SUBDIVISION OF 5.428 ACRES  
(236,459 SQ. FT.),  
SITUATED IN THE J.W. MOORE LEAGUE, A-61,  
CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS  
BEING A PARTIAL REPLAT OF RESERVE "D". OF DEEDCO  
PROPERTIES NO. 2 SUBDIVISION, SLIDE 592-A, F.B.C.P.R.  
1 BLOCK 24 LOTS 5 RESERVE  
REASON FOR REPLAT: TO CREATE 24 LOT  
RESIDENTIAL SUBDIVISION

OWNER:  
ROSENBERG TRACT 1432 TRACT, LLC

a Texas limited liability company  
Ph: (713) 494-6844

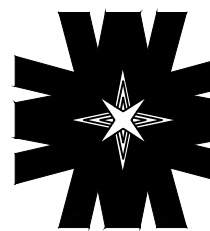
OWNER:  
FORT BEND COUNTY

a body corporate and politic  
401 JACKSON STREET, RICHMOND, TX 77469

DEVELOPER:  
NOTEWARE ROSENBERG, LLC

a Texas limited liability company  
P.O. Box 2669  
Houston, Texas  
Ph: (713) 819-4460

SURVEYOR:



WEISSER  
Engineering & Surveying

19500 Park Row | Houston, Texas 77084  
T.B.P.E. Reg. No. F-68 | T.B.P.L.S. Reg. No. 10194324  
www.weissereng.com | 281.579.7300

DATE: AUGUST 29, 2022

JOB# IN027