

# PLAT RECORDING SHEET

**PLAT NAME:** Brookwater Wastewater Treatment Plant No. One

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 4.040

**LEAGUE:** W.J. Jones Survey, Sec. 6 and A. Vallet Survey, Sec 6

**ABSTRACT NUMBER:** 553 and 535

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Fort Bend County Municipal Utility District No. 253

\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Fort Bend County Municipal District No. 253, a political subdivision of the State of Texas, acting by and through Kayvon Tabrizi, President of Fort Bend County Municipal District No. 253, a political subdivision of the State of Texas, owner of the above and foregoing map of Brookewater Wastewater Treatment Plant No. One, 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 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 ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, We 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. & 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 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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 purpose 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 I am (or we are) the owner(s) of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Brookewater Wastewater Treatment Plant No. 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 of 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 Fort Bend County Municipal Utility District No. 253, a political subdivision of the State of Texas, has caused these presents to be signed by Kayvon Tabrizi, President of Fort Bend County Municipal Utility District No. 253, a political subdivision of the State of Texas, Authorized Agent of Fort Bend County Municipal Utility District No. 253, a political subdivision of the State of Texas, thereunto authorized, this \_\_\_ day of \_\_\_\_\_, 2023.

OWNER
Fort Bend County Municipal Utility District No. 253,
a political subdivision of the State of Texas
By: \_\_\_\_\_

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Kayvon Tabrizi, President of Fort Bend County Municipal Utility District No. 253, a political subdivision of the State of Texas, 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 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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas
My Commission expires: \_\_\_\_\_

I, Kevin M. Reidy, 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown 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 having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Kevin M. Reidy,
Registered Professional Land Surveyor
Texas Registration No. 6450

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Wastewater Treatment Plant No. One 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 \_\_\_\_\_, 20\_\_.

By: Pete Pavlovsky, Chairperson
Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Wastewater Treatment Plant No. One 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 \_\_\_\_\_, 20\_\_.

By: Kevin Raines, Mayor
Danyel Swint, City Secretary

I, Cammaran Jackson, P.E., 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.

Cammaran Jackson, P.E.
Licensed Professional Engineer
Texas License No. 129617
JOB NO. 211-027-22

METES AND BOUNDS DESCRIPTION
BEING 4.040 ACRES
IN THE W.J. JONES SURVEY, SEC. 6, A-553
& THE A. VALLET SURVEY, SEC. 6, A-535
FORT BEND COUNTY, TEXAS

A 4.040 ACRE TRACT OF LAND IN THE W.J. JONES SURVEY, SEC. 6, A-553, AND THE A. VALLET SURVEY, SEC. 6, A-535, BEING OUT OF A CALLED 120 ACRE TRACT OF LAND (THIRD TRACT) DESCRIBED IN DEED TO SHARON VALLET WALLINGFORD TRUST, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBERS (F.B.C.C.F. NOS.) 9484031, 9484032, AND 9484033, AND OUT OF A CALLED 88.0 ACRE TRACT OF LAND (SOUTHWEST 88.0 ACRES OF THE 320 ACRES) DESCRIBED IN DEED TO SHARON VALLET WALLINGFORD TRUST, ET AL., AS RECORDED UNDER F.B.C.C.F. NO. 9202716, THE SAID 4.040 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 2-inch iron pipe (BENT) found marking an angle in the northeasterly line of a called 301.015 acre tract described in deed to John Donald Hull Jr., et. ux. as recorded under F.B.C.C.F. No. 2019096012, marking the most southerly corner of a called 12.8127 acre tract (TRACT 1A) described in deed to John Donald Hull Jr., et. ux. as recorded under F.B.C.C.F. No. 2001119690, marking the west corner of said 120 acres THIRD TRACT and marking the west corner of the W. J. Jones Survey, Section 6, Abstract No. 553, from which a 1-inch iron pipe found marking the south corner of a called 100 acre tract of land (first tract) described in deed to Sharon Vallet Wallingford Trust, as recorded under F.B.C.C.F. Nos. 9484031, 9484032, and 9484033, and the west corner of a called 20.00 acre tract of land, conveyed to Sonja Delores Deiss, as recorded under Volume 2562, Page 321 of the Fort Bend County Deed Records (F.B.C.D.R.), described in F.B.C.C.F. No. 74244465 bears for reference South 47°53'26" East, a distance of 5,284.98;

THENCE, North 42°14'05" East, along the northwest line of said 120 acre tract, passing at a distance of 877.40 feet a 3/4-inch iron pipe found marking the south corner of a called 12.8453 acre tract of land, described in deed to John Donald Hull Jr., et. ux. as recorded under F.B.C.C.F. No. 2010114599, and the east corner of a called 12.8665 acre tract of land, described in deed to John Donald Hull Jr., et. ux. as recorded under F.B.C.C.F. No. 2003160139, and continuing for a total distance of 2,310.99 feet to the west corner and POINT OF BEGINNING of the herein described tract;

THENCE, North 42°14'05" East, continuing along the northwest line of said 120 acre tract and along the northwest line of said 88.0 acre tract, a distance of 440.00 feet to the north corner of the herein described tract, from which a 3/4-inch iron pipe found marking the east corner of a called 13.0 acre tract of land (tract one), and the south corner of a called 3.0 acre tract of land (tract two), both described in deed to Forster Land Company, LLC, as recorded under F.B.C.C.F. No. 2016041365, bears for reference North 42°14'05" East, a distance of 1,300.13 feet;

THENCE, over and across said 120 acre tract and said 88.0 acre tract, the following three (3) courses and distances:

- 1. South 47°45'55" East, a distance of 400.00 feet to the east corner of the herein described tract;
2. South 42°14'05" West, a distance of 440.00 feet to the south corner of the herein described tract;
3. North 47°45'55" West, a distance of 400.00 feet to the POINT OF BEGINNING, and containing 4.040 acres of land.

CALLLED 13.4637 ACRES
TDPHAN LTD
F.B.C.C.F. NO. 2013137864
X:2,956,790.99
Y:13,745,890.99

CALLLED 13.4702 ACRES (TRACT 1)
(M&B IN DOC CALL TRACT 13.00 ACRES)
JOHN DONALD HULL JR, ET. UX
F.B.C.C.F. NO. 2002073501

CALLLED 12.8127 ACRES (TRACT 1A)
JOHN DONALD HULL JR, ET. UX
F.B.C.C.F. NO. 2001119690

CALLLED 100 ACRES (FIRST TRACT)
SHARON VALLET WALLINGFORD TRUST, ET AL.
F.B.C.C.F. NOS. 9484031, 9484032, AND 9484033

CALLLED 20.00 ACRES
SONJA DELORES DEISS
F.B.C.C.F. NO. 74244465

CALLLED 850.31 ACRES
FINNEY VALLET RD OWNER, LP
F.B.C.C.F. NO. 2022107316

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FINNEY VALLET RD OWNER, LP
F.B.C.C.F. NO. 2022107316

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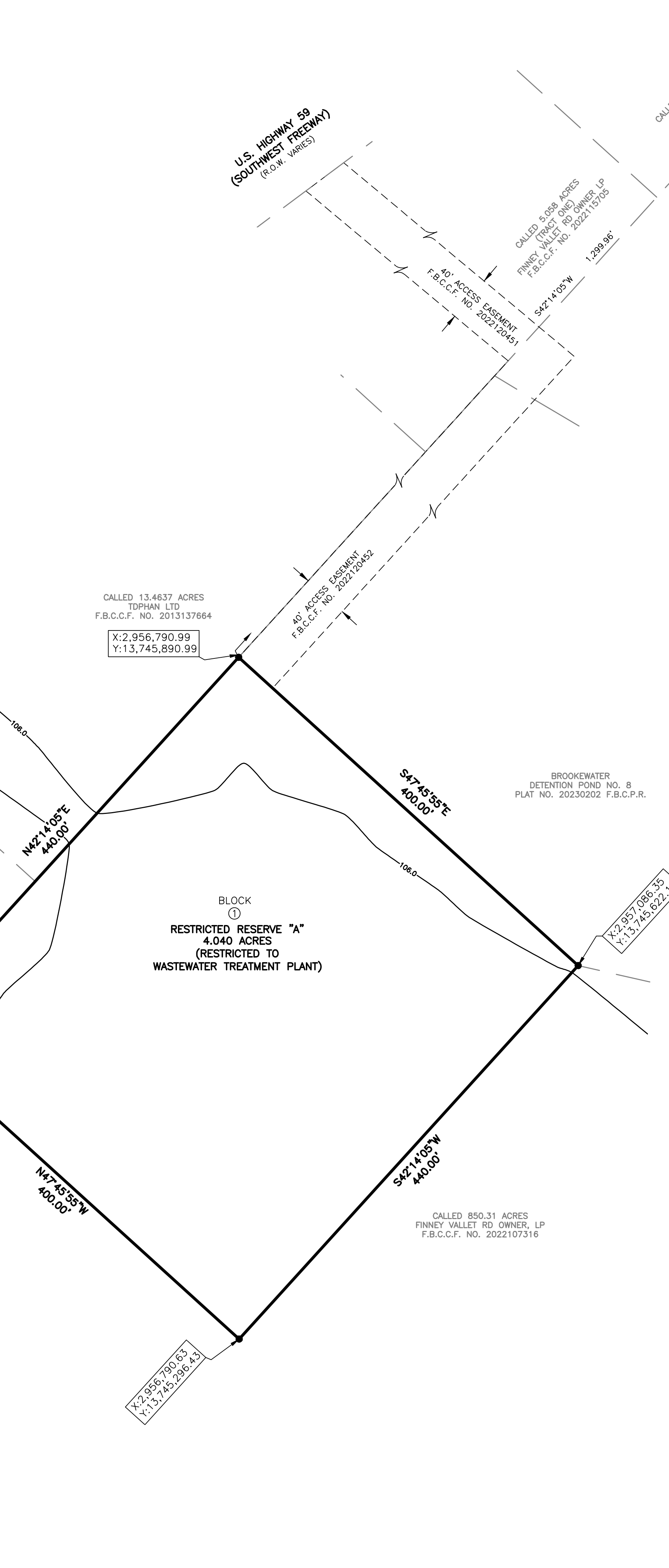
CALLLED 850.31 ACRES
FINNEY VALLET RD OWNER, LP
F.B.C.C.F. NO. 2022107316

CALLLED 850.31 ACRES
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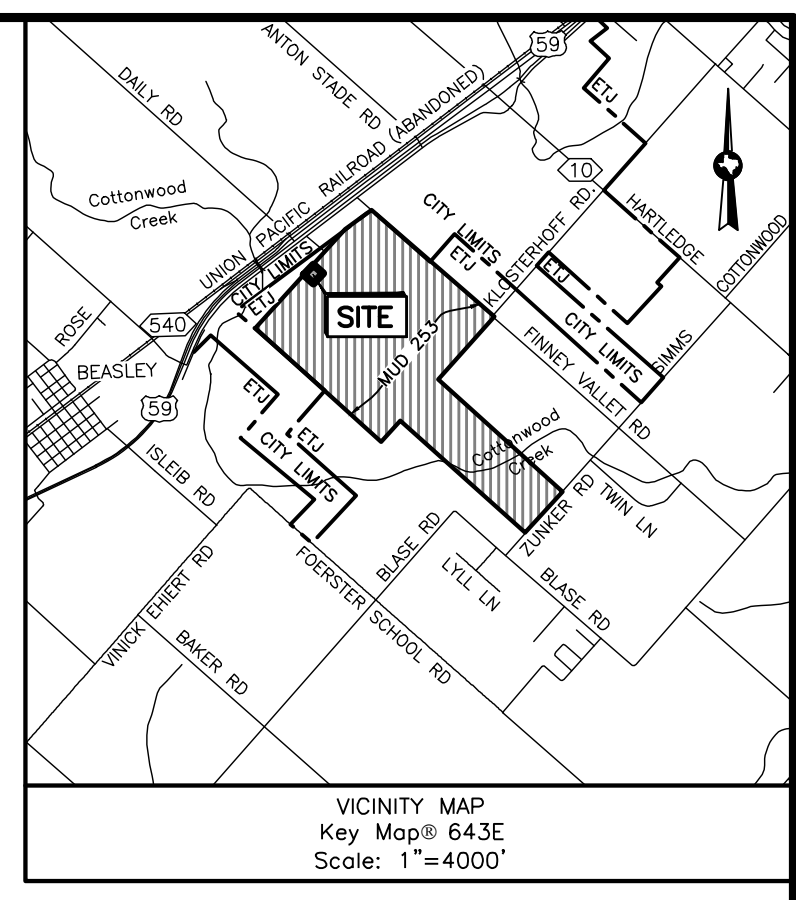
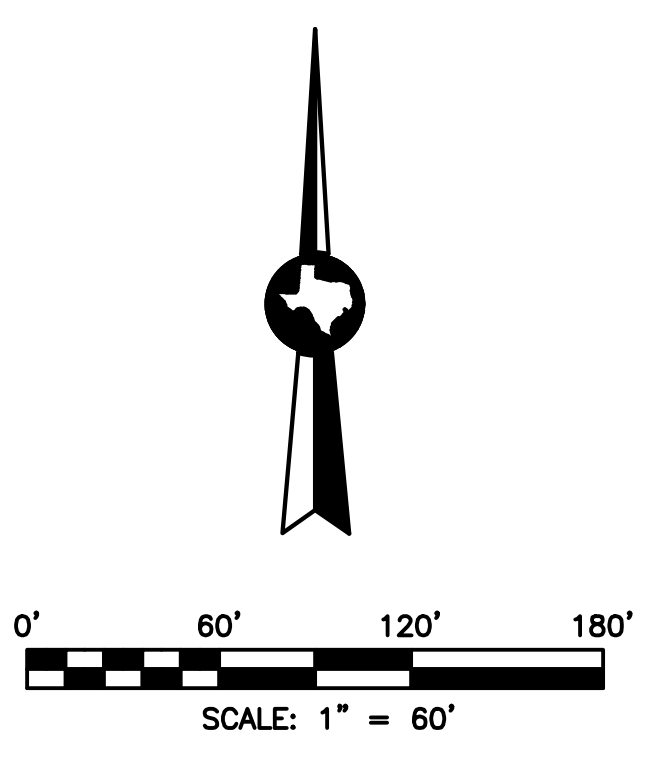
CALLLED 850.31 ACRES
FINNEY VALLET RD OWNER, LP
F.B.C.C.F. NO. 2022107316

CALLLED 850.31 ACRES
FINNEY VALLET RD OWNER, LP
F.B.C.C.F. NO. 2022107316



GENERAL NOTES:

- 1. C.M. indicates Controlling Monument
ESM1, indicates Easement
F.B.C.C.F. NO. indicates Fort Bend County Clerk's File
F.B.C.D.R. indicates Fort Bend County Deed Records
FND indicates Found
IP indicates Iron Pipe
Pg indicates Page
P.O.B. indicates Point of Beginning
Vol. indicates Volume
R.O.W. indicates Right-Of-Way
2. Benchmarks: AN NGS MONUMENT HGCD 68, PID AW544, BEING A STAINLESS STEEL ROD STAMPED "HGCD 68 1986" ENCASED IN A 1-INCH PVC SLEEVE. RECESSED 8 CM BELOW THE GROUND SURFACE, FROM THE INTERSECTION OF FM ROAD 360 AND US HIGHWAY 59, GO 0.8 MILES NORTHEAST ON US HIGHWAY 59 BUSINESS ROUTE TO THE JUNCTION OF FM 1875 ON THE LEFT, AND CONTINUE ALONG US HIGHWAY 59 FOR 1.05 MILES TO THE BEASLEY POST OFFICE ON THE RIGHT. THE STATION IS LOCATED 89.5 FEET SOUTH-SOUTHWEST OF THE WEST CORNER OF THE POST OFFICE, 64.0 FEET WEST OF THE SOUTH CORNER OF THE POST OFFICE, 54.0 FEET NORTHEAST OF THE CENTER OF A NORTHWEST-SOUTHWEST SIDE STREET, AND 3.5 FEET SOUTHWEST OF THE SOUTHWEST CURB OF THE POST OFFICE PARKING LOT. ELEVATION = 105.92' (NAVD 1988)(GEOID 18)
NAVD-88
Elev. = 105.92' feet
3. Project Benchmark
- 2-1/2" Brass Disc set in concrete, stamped "450" located approximately 2,600 feet southeast of the southeasterly R.O.W. line of US Highway 59, 3,240 feet southwest of the centerline of Finney Vallet Road, and 8,860 feet northwest of the northwesterly R.O.W. line of Zunker Road.
- X = 2,957,540.14
- Y = 13,744,245.42
- Elev. = 106.60' (NAVD88)
4. Elevations used for delineating contour lines are based upon NAVD-88.
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, G.F. No. 1076552100357A, effective date September 7, 2023. The surveyor has not abstracted the above property.
7. This plat lies wholly within Fort Bend County Municipal Utility District No. 253, Fort Bend Subdivision District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the EIU of the City of Rosenberg, ESD 8, West Fort Bend Management District and Fort Bend County.
8. 'Brookewater Wastewater Treatment Plant No. One' lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Map Number 48157C0225L, dated 04/02/2014.
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. According to the City Planning Letter, dated September 7, 2023, issued by Charter Title Company, there are no pipeline easements within this subdivision.
11. Five-eighths inch (5/8") iron rods three feet (3') in length shall be on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
12. The top of all floor slabs shall be a minimum of 108.0 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 (24) 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.
13. 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.
14. This plat lies within Fort Bend County Lighting Ordinance Zone No. L22 and L23.
15. The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (Grid NAD 83) and may be brought to surface by applying the following combine scale factor of 1.000132990813
16. This subdivision shall comply with City of Rosenberg Resolution No. R-3266, the Development Agreement approved on April 19, 2022.
17. The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
18. Site plans shall be submitted to the City of Rosenberg for staff review and approval prior to construction. Driveway requirements for the locations, widths and offset from an intersection and any existing driveways or proposed driveways, shall conform to the design standards of the City of Rosenberg.
19. No owner of the land subject to an easement may place, build or construct any permanent building, structure or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway/parking lot under the following conditions. The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access, and there shall be no obligation of the city to replace/repair any paving removed in the exercise of this easement.
20. All drainage easements shall be kept clear of fences, buildings, vegetation, and other obstructions for the purpose of operation and maintenance of the drainage facility by the appropriate entity.
21. All property to drain into drainage easement only through an approved drainage structure.
22. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a development permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
23. 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 the contiguous right-of-way of all perimeter roads surrounding said plat in accordance with A.D.A.



I, J. Stacy Slawinski, 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.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer
Approved by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_ day of \_\_\_\_\_, 2023.

Vincent M. Morales, Jr.
Commissioner, Precinct 1
Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

W.A. "Andy" Meyers
Commissioner, Precinct 3
Dexter L. McCoy
Commissioner, Precinct 4

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 recording in my office on \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. Filed in plot number(s) \_\_\_\_\_ of the plat records if 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

BROOKEWATER WASTEWATER TREATMENT PLANT NO. ONE

BEING A SUBDIVISION OF 4.040 ACRES OUT OF THE W.J. JONES SURVEY, SEC. 6 ABSTRACT NO. 553, AND THE A. VALLET SURVEY, SEC. 6, ABSTRACT NO. 535 IN FORT BEND COUNTY, TEXAS.

1 BLOCK 1 RESERVE
OWNER
FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 253,
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
845 TEXAS STREET, SUITE 3400
HOUSTON, TX 77002
713-237-5691
SEPTEMBER 20, 2023

EHRA logo with tagline 'ENGINEERING THE FUTURE SINCE 1936'. Address: 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042. Phone: 713-784-4500. Website: WWW.EHRA.TEAM. License: TBPE No. F-726. License No. 10092300.