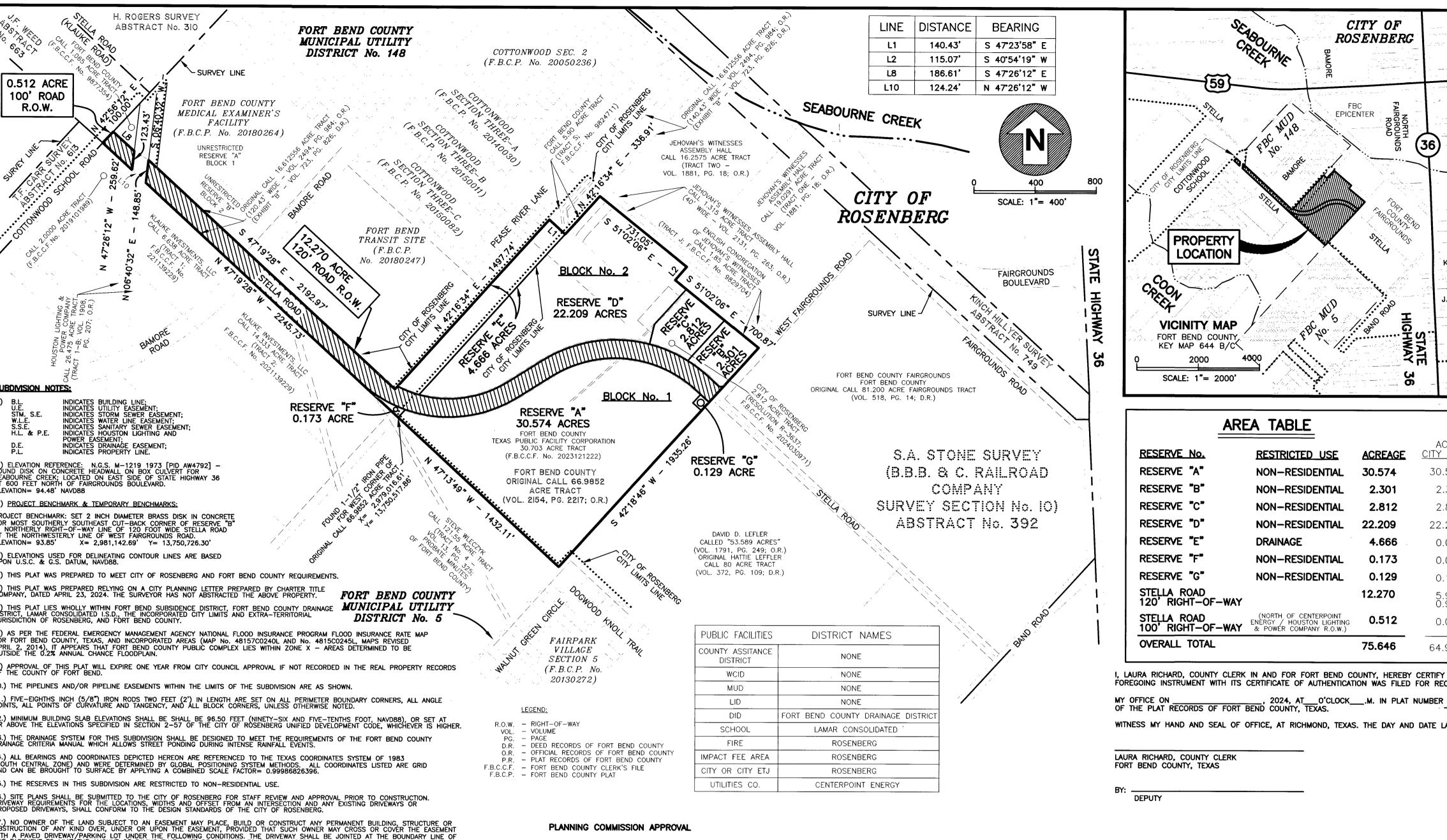
H. ROGERS SURVEY ABSTRACT No. 310 SURVEY LINE	FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 148	COTTONW (F.B.C.P. N
0.512 ACRE 100' ROAD R.O.W. FORT BEND COUNTY MEDICAL EXAMINER'S FACILITY		CA ON THREE
UNRESTRICTED RESERVE "A" RESERVE "A"	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ONNO ROOM
888 × 1000 ct 1000 × 888 × 1000 ct 1000 × 1	BEND FORT BEND	15004
The state of the s	FORT BEND TRANSIT SITE (F.B.C.P. No. 20180247)	2 ^Q 7.A
N N N N N N N N N N N N N N N N N N N	Podo Sor. S.O.W.	
HOUSTON LU HOUSTON LU BWOND SON LU SON LU		AL 66 CA CALL BEEN LONG TO THE COLUMN TO THE
SUBDIVISION 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;	RESERVE "F" 0.173 ACRE	RE
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.	Street No.	JO. FOR TEXAS PUBL 30 (F.B.C.C.
2.) ELEVATION REFERENCE: N.G.S. M-1219 1973 [PID AW4792] - FOUND DISK ON CONCRETE HEADWALL ON BOX CULVERT FOR SEABOURNE CREEK; LOCATED ON EAST SIDE OF STATE HIGHWAY 36 AT 600 FEET NORTH OF FAIRGROUNDS BOULEVARD. ELEVATION= 94.48' NAVD88 3.) PROJECT BENCHMARK & TEMPORARY BENCHMARKS:	PORTERIOR TO STATE OF THE PROPERTY OF THE PROP	FOR ORIGIN
PROJECT BENCHMARK: SET 2 INCH DIAMETER BRASS DISK IN CONCRETE FOR MOST SOUTHERLY SOUTHEAST CUT—BACK CORNER OF RESERVE "B" IN NORTHERLY RIGHT—OF—WAY LINE OF 120 FOOT WIDE STELLA ROAD AT THE NORTHWESTERLY LINE OF WEST FAIRGROUNDS ROAD. ELEVATION= 93.85' X= 2,981,142.69' Y= 13,750,726.30' 4.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD88.	Heling Color of State	No Policy of Street Str
5.) THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUN 6.) THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PREPARED BY COMPANY, DATED APRIL 23, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE 7.) THIS PLAT LIES WHOLLY WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND CONSOLIDATED I.S.D., THE INCORPORATED CITY LIMITS AND EXTRA—TO	CHARTER TITLE FORT BEND COUNT	
JURISDICTION OF ROSENBERG, AND FORT BEND COUNTY. 8.) AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURFOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP No. 48157C0240LAPRIL 2, 2014), IT APPEARS THAT FORT BEND COUNTY PUBLIC COMPLEX LIES WITHIN OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.	ANCE PROGRAM FLOOD INSURANCE RATE MAP AND No. 4815C0245L MAPS REVISED	Carl
9.) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL OF THE COUNTY OF FORT BEND. 10.) THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIV. 11.) FIVE—EIGHTHS INCH (5/8") IRON RODS TWO FEET (2") IN LENGTH ARE SET ON POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLI	VISION ARE AS SHOWN.	
12.) MINIMUM BUILDING SLAB ELEVATIONS SHALL BE SHALL BE 96.50 FEET (NINETY-OR ABOVE THE ELEVATIONS SPECIFIED IN SECTION 2-57 OF THE CITY OF ROSENBER 13.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET TH DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFA	SIX AND FIVE—TENTHS FOOT, NAVD88), OR SET AT G UNIFIED DEVELOPMENT CODE, WHICHEVER IS HIGH E REQUIREMENTS OF THE FORT BEND COUNTY ILL EVENTS.	<u></u>
14.) ALL BEARINGS AND COORDINATES DEPICTED HEREON ARE REFERENCED TO THE (SOUTH CENTRAL ZONE) AND WERE DETERMINED BY GLOBAL POSITIONING SYSTEM ME AND CAN BE BROUGHT TO SURFACE BY APPLYING A COMBINED SCALE FACTOR= 0.99 15.) THE RESERVES IN THIS SUBDIVISION ARE RESTRICTED TO NON-RESIDENTIAL USE 16.) SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIDENCE PROJUREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION.	THODS. ALL COORDINATES LISTED ARE GRID 9986826396.	P.R. – I F.B.C.C.F. – I F.B.C.P. – I
17.) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CO OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVE THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDED.	ROSENBERG. NSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR SUCH OWNER MAY CROSS OR COVER THE EASEMEN /EWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF DE ACCESS. AND THERE SHALL BE NO OBLIGATION	IT OF
THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASE 18.) THIS PLAT IS LOCATED IN CLOSE PROXIMITY TO A CENTERPOINT ENERGY TRANSA DRAINAGE PLANS DETAILING WATER FLOW AND SHED, ALONG WITH WET UTILITY PLANS FUTURE DEVELOPMENT, THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, OF THIS PL ADVERSE IMPACT TO CENTERPOINT ENERGY'S TRANSMISSION RIGHT OF WAY AS A RES 19.) A ONE—FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARA	MISSION RIGHT OF WAY. AT THIS TIME, NO HAVE BEEN SUBMITTED FOR REVIEW. UPON AT ASSUMES ALL RESPONSIBILITY FOR ANY ULT OF SAID DEVELOPMENT.	
SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE COUNTY THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE—FOOT RESPUBLIC FOR STREET RIGHT—OF—WAY PURPOSES AND THE FEE TITLE THERETO SHALL ASSIGNS, OR SUCCESSORS. 20.) THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE No. LZ3 OF OUTDOOR LIGHTING".	INDITIONS OF SUCH DEDICATION BEING THAT WHEN ERVE SHALL THEREUPON BECOME VESTED IN THE REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS,	
21.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE CO TO THE PUBLIC. 22.) ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITIES. 23.) ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN	, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS APPROVED DRAINAGE STRUCTURE.	
24.) ALL DRAINAGE EASEMENTS SHOWN ON THE FOREGOING PLAT WILL BE MAINTAINED RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES, IF NECESSARY. 25.) MEMORANDUM OF GROUND LEASE AGREEMENT: (FORT BEND COUNTY CLERK'S FILE.) MEMORANDUM OF FACILITIES LEASE AGREEMENT: (FORT BEND COUNTY CLERK'S I	LE No. 2023121224).	
We, ZIONS BANCORPORATION, NATIONAL ASSOCIATION, Owners and the property described in the plat known as FORT BEND COUNTY instruments of record in Fort Bend County Clerk's File No. 2023 our interest in said property to the purposes and effects of said herein to said plat and we hereby confirm that we are the presassigned the same nor any part thereof.	' PUBLIC COMPLEX, being evidenced by 121223 do hereby in all things subording d plat and dedications and restrictions sh	te own
Zions Bancorporation, National Asso By: Name:	ociation	
Title:STATE OF TEXAS		
COUNTY OF FORT BEND BEFORE ME, the undersigned authority, on this day personally ap of ZIONS BANCORPORATION, NATIONAL ASSOCIATION, known to me to the foregoing instrument and acknowledged to me that _he considerations therein expressed and in the capacity therein and	to be the person whose name is subscriexecuted the same for the purposes and	
of said corporation. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS day o		

Notary Public in and for the State of Texas



This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of FORT BEND COUNTY PUBLIC COMPLEX 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

Wayne Poldrack, Secretary

CITY COUNCIL APPROVAL

Pete Pavlovsky, Chairman

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of FORT BEND COUNTY PUBLIC COMPLEX 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 ____ Kevin Raines, Mayor Danyel Swint, City Secretary

I, Brad L. Schodek, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby state 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) rods having an outside diameter of not less than five/eighths (5/8) inch except as noted hereon.

Registered Professional Land Surveyor Texas Registration No. 6430





CITY OF

ROSENBERG

EPICENTER

PROPERTY

LOCATION

VICINITY MAP

FORT BEND COUNTY

KEY MAP 644 B/C

SCALE: 1"= 2000'

RESERVE No.

RESERVE "A"

RESERVE "B"

RESERVE "C"

RESERVE "D"

RESERVE "E"

RESERVE "F"

RESERVE "G"

STELLA ROAD

STELLA ROAD

OVERALL TOTAL

120' RIGHT-OF-WAY

AREA TABLE

RESTRICTED USE

NON-RESIDENTIAL

NON-RESIDENTIAL

NON-RESIDENTIAL

NON-RESIDENTIAL

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

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

DRAINAGE

100' RIGHT-OF-WAY

ENERGY / HOUSTON LIGHTING
& POWER COMPANY R.O.W.)

NON-RESIDENTIAL 30.574

NON-RESIDENTIAL 22.209

ACREAGE

2.301

2.812

75.646

SOUTHWEST

FREEWAY

CITY OF

ROSENBERG

SEABOURNE CREE

KAY-CEE

. MEYER ROAD

ACREAGE IN

30.574/(0.000)

2.301/(0.000)

2.812/(0.000)

22.209/(0.000)

0.000/(4.666)

0.000/(0.173)

0.129/(0.000)

5.950/(5.347) 0.973

0.000/(0.512)

64.948/(10.698)

CITY LIMITS/(E.T.J.)

NATURE PARK

A SUBDIVISION OF 75.646 ACRES OF LAND OVERALL BEING A PORTION OF THE FORT BEND COUNTY ORIGINAL CALL 66.9852 ACRE TRACT (VOLUME 2154. PAGE 2217: OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS) TOGETHER WITH A PORTION OF AN ORIGINAL CALL 16.612556 ACRE TRACT (VOLUME 2494, PAGE 984; OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS) AND WITH A PORTION OF A CALL 1.065 ACRE TRACT (F.B.C.C.F. No. 9877354). ALL BEING IN THE S.A. STONE SURVEY (B.B.B. & C. RAILROAD COMPANY SURVEY SECTION No. 10). ABSTRACT No. 392. CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

O LOTS **OWNERS** FORT BEND COUNTY

FORT BEND COUNTY. TEXAS PUBLIC FACILITY CORPORATION 401 JACKSON STREET RICHMOND, TEXAS 77469 (281) 342-3411 KP GEORGE, COUNTY JUDGE

<u>OWNERS</u> THE CITY OF ROSENBERG

2110 4TH STREET P.O. BOX 32 ROSENBERG, TX 77471 (832) 595-3300 KEVIN RAINES, MAYOR SURVEYOR AND ENGINEER KALUZA, INC.

CONSULTING ENGINEERS AND SURVEYORS ENGINEERING FIRM No. F-1339 TEXAS LICENSED SURVEYING FIRM No. 10010000 3014 AVENUE I ROSENBERG, TEXAS 77471 (281) 341-0808

SHEET 1 OF 3

APRIL 25. 2024

Notary Public in and for the State of Texas

7 RESERVES 2 BLOCKS

bschodek@kaluzainc.com

