

**PLAT RECORDING SHEET**

**PLAT NAME:** Brookewater Section One

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

**ACREAGE:** 19.52

**LEAGUE:** A. Vallett Survey Sec. 6

**ABSTRACT NUMBER:** 535

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 90

**NUMBER OF RESERVES:** 4

**OWNERS:** Finney Vallet Rd Owner LP

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



STATE OF TEXAS §  
COUNTY OF FORT BEND §  
We, Finney Vallet RD Owner LP, a Delaware limited partnership, acting by and through Carson Nunnelly, Managing Director of Finney Vallet RD Owner LP, a Delaware limited partnership, Authorized Agent of Finney Vallet RD Owner LP, a Delaware limited partnership, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 19.52 acre tract described in the above and foregoing map of Brookewater Section One, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restorations or 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 purpose forever unobstructed aeral easements. The aeral 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 aeral easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aeral 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 aeral easements. The aeral 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 aeral easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aeral 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 some 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 poyous, creeks, gulies, 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 obulting 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 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 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 Finney Vallet RD Owner LP, a Delaware limited partnership, has caused these presents to be signed by Carson Nunnelly, Managing Director of Finney Vallet RD Owner LP, a Delaware limited partnership, Authorized Agent of Finney Vallet RD Owner LP, a Delaware limited partnership, thereunto authorized, this \_\_\_\_ day of \_\_\_\_\_, 2023.

FINNEY VALLET RD OWNER LP,  
a Delaware limited partnership

By: Finney Vallet RD GP LLC,  
a Delaware limited liability company,  
its general partner

By: Finney Vallet RD LP,  
a Delaware limited partnership  
its sole member

By: HCS Finney Vallet RD GP LP,  
a Delaware limited partnership  
its general partner

By: Hines Finney Vallet RD Associates LP,  
a Delaware limited partnership  
its general partner

By: Hines Finney Vallet RD GP LLC,  
a Delaware limited liability company  
its general partner

By: Hines Investment Management Holdings Limited Partnership  
a Texas limited partnership

By: \_\_\_\_\_  
Name: Carson Nunnelly,  
Title: Managing Director

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §  
BEFORE ME, the undersigned authority, on this day personally appeared Carson Nunnelly, Managing Director of Finney Vallet RD Owner LP, a Delaware limited partnership, 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 copocity 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 by 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.

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Section 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

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 Brookewater Section 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

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

I, Camaron 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.

Camaron Jackson, P.E.,  
Licensed Professional Engineer  
Texas License No. 129617  
JOB NO. 211--028--01

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §  
METES AND BOUNDS DESCRIPTION  
BEING 19.52 ACRES  
IN THE A. VALLET SURVEY, SECTION 6, ABSTRACT NO. 535  
FORT BEND COUNTY, TEXAS

A 19.52 ACRE TRACT OF LAND IN THE A. VALLET SURVEY, SECTION 6, ABSTRACT NO. 535, FORT BEND COUNTY, TEXAS, BEING OUT OF A CALLED 850.31 ACRE TRACT OF LAND, CONVEYED TO FINNEY VALLET RD OWNER LP, RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 2022107316, THE SAID 19.52 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 MAG nail in asphalt found marking the east corner of a called 10.422 acre tract of land conveyed to TDPHAN, LTD as recorded under F.B.C.C.F. NO. 2010109488, the north corner of said 850.31 acre tract, and the common corner of the surveys A=535, A=331, A=330, and A=210;

THENCE, South 47°53'26" East, along the northeast line of said 850.31 acre tract, and said A. Vallet Survey, common with the southwest line of a called 280.191 acre tract conveyed to S.A. Real Estate Group, LLC, as recorded under F.B.C.C.F. NO. 2007086569, a distance of 204.68 feet, to the north corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 47°53'26" East, continuing along said common line, a distance of 857.57 feet to the east corner of the herein described tract;

THENCE, over and across said 850.13 acre tract, the following thirty-five (35) courses and distances:

- 1) South 42°06'34" West, a distance of 30.00 feet to the beginning of a non-tangent curve to the left;
- 2) In a westerly direction, along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of South 87°06'34" West, for a distance of 35.36 feet to a point of tangency;
- 3) South 42°06'34" West, a distance of 105.00 feet to the beginning of a curve to the left;
- 4) In a southerly direction, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of South 02°53'26" East, for a distance of 35.36 feet to an exterior corner;
- 5) South 42°06'34" West, a distance of 50.00 feet to an exterior corner;
- 6) North 47°53'26" West, a distance of 160.37 feet to the beginning of a curve to the left;
- 7) In a westerly direction, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 88°56'51", an arc length of 38.81 feet, and a chord bearing of South 87°38'08" West, for a distance of 35.03 feet to a point of tangency;
- 8) South 43°09'43" West, a distance of 1.84 feet to an exterior corner;
- 9) North 46°50'17" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the left;
- 10) In a northerly direction, along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 91°03'08", an arc length of 39.73 feet, and a chord bearing of North 02°21'52" West, for a distance of 35.68 feet to a point of tangency;
- 11) North 47°53'26" West, a distance of 121.73 feet to an interior corner;
- 12) South 42°06'34" West, a distance of 130.34 feet to an angle point;
- 13) South 34°36'50" West, a distance of 168.93 feet to an angle point;
- 14) South 46°33'59" West, a distance of 201.90 feet to an angle point;
- 15) South 62°45'22" West, a distance of 106.93 feet to an angle point;
- 16) South 47°41'47" West, a distance of 42.74 feet to an angle point;
- 17) South 04°58'54" West, a distance of 92.27 feet to an exterior corner;
- 18) South 87°17'16" West, a distance of 19.66 feet to an interior corner;
- 19) South 02°42'44" East, a distance of 50.00 feet to an exterior corner;
- 20) South 87°17'16" West, a distance of 101.30 feet to the beginning of a curve to the left;
- 21) In a southwesterly direction, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 97°39'53", an arc length of 42.61 feet, and a chord bearing of South 38°27'29" West, for a distance of 37.64 feet to an exterior corner;
- 22) South 79°37'32" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the right;
- 23) In a northerly direction, along the arc of said non-tangent curve to the right having a radius of 450.00 feet, a central angle of 01°37'12", an arc length of 12.72 feet, and a chord bearing of North 09°33'52" West, for a distance of 12.72 feet to a point of reverse curvature;
- 24) In a northwesterly direction, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 83°57'28", an arc length of 36.63 feet, and a chord bearing of North 50°44'00" West, for a distance of 33.44 feet to a point of tangency;
- 25) South 87°17'16" West, a distance of 227.90 feet to the beginning of a curve to the left;
- 26) In a southwesterly direction, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°42'14", an arc length of 39.58 feet, and a chord bearing of South 41°56'09" West, for a distance of 35.57 feet to an exterior corner;
- 27) South 83°00'39" West, a distance of 50.05 feet to the beginning of a non-tangent curve to the right;
- 28) In a northerly direction, along the arc of said non-tangent curve to the right having a radius of 625.00 feet, a central angle of 00°31'18", an arc length of 5.69 feet, and a chord bearing of North 06°43'42" West, for a distance of 5.69 feet to a point of reverse curvature;
- 29) In a northwesterly direction, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 86°14'41", an arc length of 37.63 feet, and a chord bearing of North 49°35'23" West, for a distance of 34.18 feet to an exterior corner;
- 30) North 02°42'44" West, a distance of 50.00 feet to an interior corner;
- 31) South 87°17'16" West, a distance of 18.37 feet to the beginning of a curve to the left;
- 32) In a westerly direction, along the arc of said curve to the left having a radius of 524.27 feet, a central angle of 11°28'11", an arc length of 104.95 feet, and a chord bearing of South 81°33'25" West, for a distance of 104.77 feet to the end of said curve;
- 33) South 76°14'05" West, a distance of 4.19 feet to the beginning of a non-tangent curve to the left;
- 34) In a southwesterly direction, along the arc of said non-tangent curve to the left having a radius of 574.23 feet, a central angle of 0°35'14", an arc length of 38.72 feet, and a chord bearing of South 74°44'10" West, for a distance of 38.71 feet to the most westerly corner of the herein described tract;
- 35) North 12°56'27" East, a distance of 430.62 feet to the northwest line of said 850.13 acre tract;

THENCE, North 42°14'05" East, along the northwest line of said 850.13 acre tract, a distance of 45.55 feet to an angle point;

THENCE, North 53°17'58" East, over and across said 850.13 acre tract, a distance of 1,066.50 feet to the POINT OF BEGINNING, and containing 19.52 acres of land.

SECTION 1 PARKLAND DEDICATION TABLE			
RESERVE	RECREATION CENTER (LOTS OF GROSS ACREAGE)	PARK LANDSCAPE RESERVES / DETENTION (25% OF GROSS ACREAGE)	ACREAGE APPLIED TO PARKLAND DEDICATION
A	0.0000	0.2422 x 0.25 = 0.0606	0.0606
B	0.0000	0.1505 x 0.25 = 0.0376	0.0376
C	0.0000	0.0578 x 0.25 = 0.0145	0.0145
D	0.0000	0.5232 x 0.25 = 0.1308	0.1308
TOTAL	0.0000 ACRES	0.2435 ACRES	0.2435 ACRES

PRIVATE PARKLAND FEE: 90 LOTS @ \$170 = \$15,300  
REQUIRED PARKLAND (1.875 AC. / 100 DWELLING UNITS)\*(TOTAL LOTS) = 1.6875 ACRES  
PARKLAND PROVIDED: 0.2435 ACRES

TOTAL PARKLAND PROVIDED		
SUBMITTED PLAT	REQUIRED PARKLAND	PARKLAND PROVIDED
SECTION 1	1.6875	0.2435
SECTION 3	1.5375	0.4484
DETENTION POND 6	0.0000	4.1875
DETENTION POND 7 AND RECREATION CENTER	0.0000	8.8263
TOTAL	3.2250	13.7057

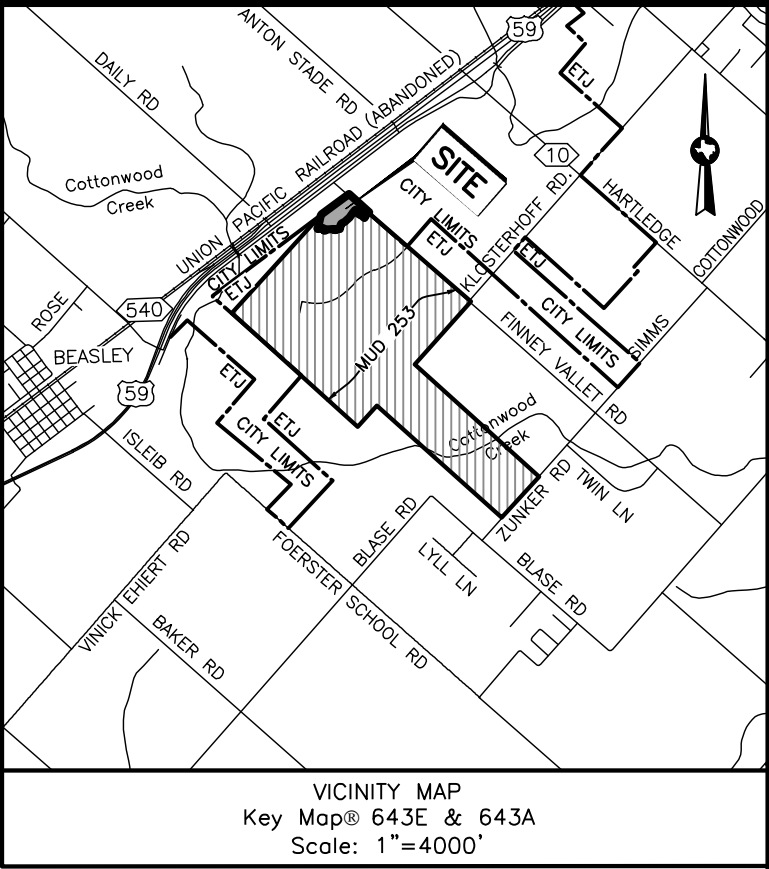
RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	0.2422 ACRE/10,549 SQ. FT.
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	0.1505 ACRE/6,556 SQ. FT.
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	0.0579 ACRE/2,520 SQ. FT.
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	0.5232 ACRE/22,792 SQ. FT.
TOTAL ACREAGE =		0.9738 ACRE

GENERAL NOTES:

1. B.L. indicates Building Line  
ETJ indicates Extraterritorial Jurisdiction  
F.B.C.C.F. NO. indicates Fort Bend County Clerk's File  
P.O.B. indicates Point of Beginning  
P.U.E. indicates Public Utility Easement  
R= indicates Radius  
R.O.W. indicates Right-Of-Way  
Sq. Ft. indicates Square Feet  
U.E. indicates Utility Easement
2. Benchmark: AN NOS MONUMENT HGCSO 68, PID AW5544, BEING A STAINLESS STEEL ROD STAMPED "HGCSO 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, 990 FEET SOUTHWEST OF THE CENTERLINE OF FINNEY VALLET ROAD, AND 8,590 FEET NORTHWEST OF THE NORTHWESTERLY R.O.W. LINE OF ZUNKER ROAD.
3. Project Benchmark  
- 2-1/2" Brass Disc set in concrete, stamped "451" located approximately 2,430 feet southeast of the southeasterly R.O.W. line of US Highway 59, 990 feet southwest of the centerline of Finney Vallet Road, and 8,590 feet northwest of the northwesterly R.O.W. line of Zunker Road.  
- X= 2,959,253.11  
- Y= 13,745,731.07  
- Elev.= 107.23' (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. 1076552100357B, effective date July 19, 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 Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the ETJ of the City of Rosenberg, ESD 8, and Fort Bend County.
8. "Brookewater Section 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 July 19, 2023, from Charter Title Company, there are no pipeline easements within the subdivision.
11. Five-eighths (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 108.6 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 1.000132980813.
16. 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.
17. Sidewalks shall be built or caused to be built through restrictive covenants within all road rights-of-way dedicated to the public.
18. This subdivision shall comply with City of Rosenberg Resolution No. R--3266, the Development Agreement approved on April 19, 2022.
19. 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.
20. 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 cross 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.
21. 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.
22. All property to drain into drainage easement only through an approved drainage structure.
23. All lots shall have a minimum of five (5) foot side building line.
24. All easements are centered on lot lines unless otherwise indicated.
25. 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.
26. 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.
27. This plat is subject to that certain Agreement for Underground Electric Service recorded under Fort Bend County Clerk's File No. 202305802.

LOT SIZE TABLE		CURVE TABLE	
BLOCK #	LOT # AREA (SQ. FT.)	CURVE	LENGTH
1	1 9,065.27	C1	25.00'
	2 7,218.11	C2	25.00'
	3 7,085.29	C3	25.00'
	4 7,150.74	C4	25.00'
	5 7,417.01	C5	25.00'
	6 7,894.54	C6	450.00'
	7 8,690.94	C7	25.00'
	8 8,941.86	C8	25.00'
	9 7,978.67	C9	625.00'
	10 7,183.04	C10	25.00'
	11 6,619.84	C11	524.27'
	12 6,265.95	C12	574.23'
	13 6,032.92	C13	600.00'
	14 5,741.08	C14	50.00'
	15 5,731.72	C15	1200.00'
	16 5,722.36	C16	50.00'
	17 5,713.01	C17	300.00'
	18 5,703.65	C18	425.00'
	19 5,694.29	C19	25.00'
	20 5,684.93	C20	625.00'
2	1 7,246.12	C21	25.00'
	2 6,791.11	C22	50.00'
	3 6,867.43	C23	50.00'
	4 6,807.05	C24	25.00'
	5 6,718.86	C25	25.00'
	6 6,673.09	C26	25.00'
	7 6,670.52	C27	25.00'
	8 6,556.68	C28	75.00'
	9 6,151.92	C29	25.00'
	10-13 5,875.00	C30	25.00'
	14 7,888.26	C31	25.00'
	15 7,840.39	C32	25.00'
	16-19 5,625.00	C33	575.00'
	20 6,060.46	C34	25.00'
	21 6,363.05	C35	1225.00'
	22 6,431.70	C36	25.00'
	23 6,680.30	C37	325.00'
	24 6,742.96	C38	1175.00'
	25 6,863.20		
3	1 9,213.92		
	2 7,528.23		
	3 6,815.07		
	4 5,573.46		
	5 5,920.39		
	6 6,142.53		
	7 5,946.68		
	8 5,717.10		
	9 7,824.54		
	10 9,372.90		
	11 12,778.89		
	12 8,648.63		
	13 6,082.88		
	14 5,970.25		
	15 5,939.29		
	16 7,126.60		
	17 8,044.57		
	18 6,180.60		
	19 6,313.85		
	20 6,312.11		
	21 6,296.38		
	22 6,280.65		
	23 6,525.62		

LINE TABLE	
LINE	BEARING DISTANCE
L1	N 22°14'05" E 45.55'
L2	S 42°06'34" W 30.00'
L3	S 42°06'34" W 50.00'
L4	S 43°09'43" W 1.84'
L5	N 46°50'17" W 50.00'
L6	S 47°41'47" W 42.74'
L7	S 87°17'16" W 19.66'
L8	S 02°42'44" E 50.00'
L9	S 79°37'32" W 50.00'
L10	S 83°00'39" W 50.05'
L11	N 02°42'44" W 50.00'
L12	S 87°17'16" W 18.37'
L13	S 76°14'05" W 4.19'
L14	N 05°59'06" E 8.52'
L15	S 43°09'43" W 50.93'
L16	N 87°17'16" E 1.15'
L17	N 39°44'50" W 12.12'
L18	S 02°53'26" E 14.14'
L19	N 65°45'10" E 11.35'
L20	N 24°45'59" E 89.97'
L21	N 38°46'53" E 90.29'
L22	N 44°08'24" E 45.43'
L23	N 52°27'52" E 46.32'



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plot 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 \_\_\_\_\_, 20\_\_\_\_.

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 recordation in my office on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. Filed in plot number(s) \_\_\_\_\_ of the plot 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 SECTION ONE

BEING A SUBDIVISION OF  
19.52 ACRES OUT OF THE  
A. VALLETT SURVEY, SEC. 6  
ABSTRACT NO. 535  
IN FORT BEND COUNTY, TEXAS.

90 LOTS, 3 BLOCKS, AND 4 RESERVES

OWNER

FINNEY VALLET RD OWNER LP,  
A DELAWARE LIMITED PARTNERSHIP  
845 TEXAS ST, SUITE 3400  
HOUSTON, TX 77002  
713-237-5691

JULY 12, 2023



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRA.TEAM  
Firm No. F-726  
Firm No. 10092300





**10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
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JOB NO. 211-028-01

PATH:R:\2021\211-028-01\DRAWING\PLAT\BROOKEWATER\_1\_FPLAT BY:--- DATE:2023-07-26

**SHEET 2 OF 2**