

PLAT RECORDING SHEET

PLAT NAME: Brookewater Section Three

PLAT NO: _____

ACREAGE: 23.31

LEAGUE: The A. Vallet Survey, Sec. 6

ABSTRACT NUMBER: 535

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 82

NUMBER OF RESERVES: 6

OWNERS: Finney Vallet Rd Owner LP

(DEPUTY CLERK)

E4358

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 23.31 acre tract described in the above and foregoing map of Brookewater Section Three, do hereby make and establish said subdivision and development plot of said property according to all lines, dedications, restrictions, and notations on said maps or plot 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 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 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 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 any drainage 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 Section Three 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.

OWNER

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 prtnr

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 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 plot 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 Section Three 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 Three 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, Comaaron 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.

Comaaron Jackson, P.E.
Licensed Professional Engineer
Texas License No. 129617

METES AND BOUNDS DESCRIPTION
BEING 23.31 ACRES
IN THE A. VALLET SURVEY, SECTION 6, ABSTRACT NO. 535
FORT BEND COUNTY, TEXAS

A 23.31 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 23.31 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 1-inch iron pipe found marking the south corner of the D. Braswell Survey, Section 6, A-612, the west corner of the H. & T.C. RR. Co. Survey, Section 5, A-209, and a south corner of said 850.31 acre tract;

THENCE, North 47°53'26" East, along the southwest line of said 850.31 acre tract, a distance of 5,284.98 feet to a 2-inch iron pipe (bent) found marking the west corner of the W.J. Jones Survey, A-553, the south corner of the S.A. & M.G. RR. Co. Survey, Section 17, A-331, and the west corner of said 850.31 acre tract;

THENCE, North 72°41'37" East, over and across said 850.31 acre tract, a distance of 4,274.52 feet to the southwest corner and POINT OF BEGINNING of the herein described tract, and the beginning of a non-tangent curve to the left;

THENCE, continuing over and across said 850.31 acre tract, the following fifty-three (53) courses and distances:

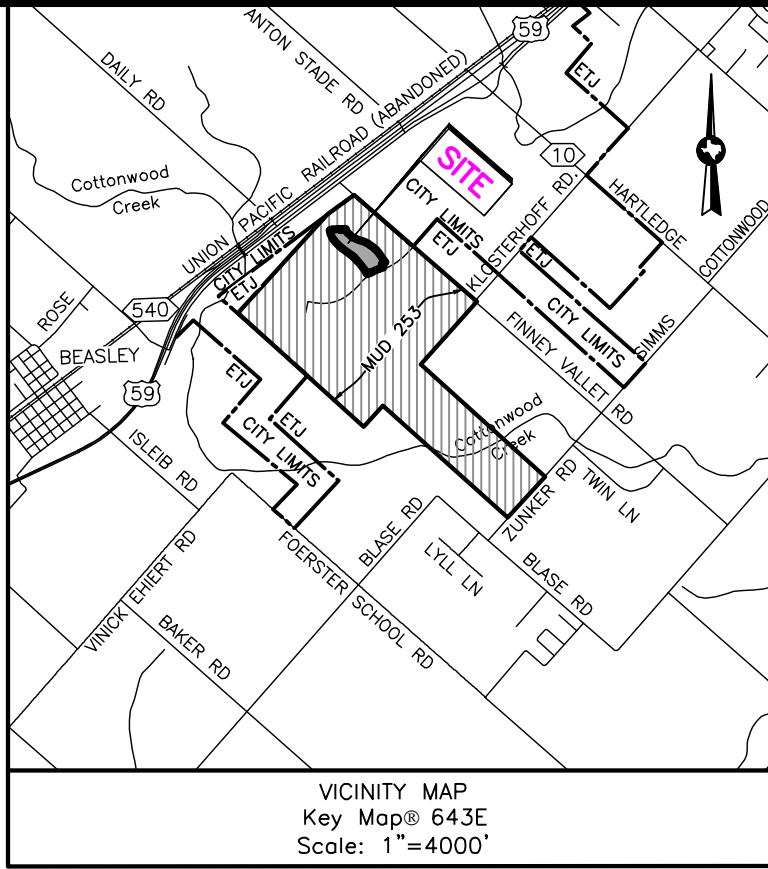
- 1) In a northwesterly direction, along the arc of said non-tangent curve to the left having a radius of 1765.01 feet, a central angle of 17°13'24", an arc length of 530.57 feet, and a chord bearing of North 37°06'33" West, for a distance of 528.57 feet to a point of reverse curvature;
- 2) In a northwesterly direction, along the arc of said reverse curve to the right having a radius of 500.00 feet, a central angle of 05°05'20", an arc length of 44.41 feet, and a chord bearing of North 43°10'35" West, for a distance of 44.39 feet to a point of reverse curvature;
- 3) In a northwesterly direction, along the arc of said reverse curve to the left having a radius of 771.39 feet, a central angle of 05°04'05", an arc length of 68.23 feet, and a chord bearing of North 43°09'57" West, for a distance of 68.21 feet to a point of compound curvature;
- 4) In a northwesterly direction, along the arc of said compound curve to the left having a radius of 500.00 feet, a central angle of 05°05'27", an arc length of 44.43 feet, and a chord bearing of North 48°14'44" West, for a distance of 44.41 feet to a point of compound curvature;
- 5) In a northwesterly direction, along the arc of said compound curve to the left having a radius of 1775.00 feet, a central angle of 03°20'19", an arc length of 103.43 feet, and a chord bearing of North 52°27'36" West, for a distance of 103.41 feet to a point of tangency;
- 6) North 54°07'46" West, a distance of 334.89 feet to the beginning of a curve to the right;
- 7) In a northwesterly direction, along the arc of said curve to the right having a radius of 1225.00 feet, a central angle of 18°16'30", an arc length of 390.72 feet, and a chord bearing of North 44°59'31" West, for a distance of 389.07 feet to a point of compound curvature;
- 8) In a northwesterly direction, along the arc of said compound curve to the right having a radius of 625.00 feet, a central angle of 28°51'55", an arc length of 314.87 feet, and a chord bearing of North 21°25'19" West, for a distance of 311.55 feet to the northwest corner of the herein described tract;
- 9) North 83°00'39" East, a distance of 50.05 feet to an interior corner and the beginning of a non-tangent curve to the right;
- 10) In a northeasterly direction, along the arc of said non-tangent curve to the right 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 North 41°56'09" East, for a distance of 35.57 feet to a point of tangency;
- 11) North 87°17'16" East, a distance of 227.90 feet to the beginning of a curve to the right;
- 12) In a southeasterly direction, along the arc of said curve to the right 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 South 50°44'00" East, for a distance of 33.44 feet to a point of reverse curvature;
- 13) In a southerly direction, along the arc of said reverse curve to the left 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 South 09°33'52" East, for a distance of 12.72 feet to an interior corner;
- 14) North 79°37'32" East, a distance of 50.00 feet to an interior corner and the beginning of a non-tangent curve to the right;
- 15) In a northeasterly direction, along the arc of said non-tangent curve to the right 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 North 38°27'29" East, for a distance of 37.64 feet to a point of tangency;
- 16) North 87°17'16" East, a distance of 101.30 feet to the northeast corner of the herein described tract;
- 17) South 02°42'44" East, a distance of 22.88 feet to an angle point;
- 18) South 17°43'07" East, a distance of 52.20 feet to an angle point;
- 19) South 31°06'06" East, a distance of 56.76 feet to an angle point;
- 20) South 41°06'32" East, a distance of 57.01 feet to an angle point;
- 21) South 47°02'57" East, a distance of 58.79 feet to an angle point;
- 22) South 52°45'19" East, a distance of 58.82 feet to an angle point;
- 23) South 57°15'01" East, a distance of 58.82 feet to an angle point;
- 24) South 61°44'42" East, a distance of 58.82 feet to an angle point;
- 25) South 66°14'24" East, a distance of 58.82 feet to an angle point;
- 26) South 69°27'57" East, a distance of 69.68 feet to an angle point;
- 27) South 73°38'29" East, a distance of 50.00 feet to an angle point;
- 28) South 16°19'33" West, a distance of 1.46 feet to an angle point;
- 29) South 70°48'12" East, a distance of 60.34 feet to an angle point;
- 30) South 70°31'10" East, a distance of 49.68 feet to an angle point;
- 31) South 68°13'05" East, a distance of 49.30 feet to an angle point;
- 32) South 65°31'40" East, a distance of 49.30 feet to an angle point;
- 33) South 62°50'16" East, a distance of 49.30 feet to an angle point;
- 34) South 60°08'51" East, a distance of 49.30 feet to an angle point;
- 35) South 57°27'26" East, a distance of 49.30 feet to an angle point;
- 36) South 54°46'01" East, a distance of 49.30 feet to an angle point;
- 37) South 52°04'37" East, a distance of 49.30 feet to an angle point;
- 38) South 49°23'12" East, a distance of 49.30 feet to an angle point;
- 39) South 46°41'47" East, a distance of 49.30 feet to an angle point;
- 40) South 44°01'56" East, a distance of 49.41 feet to an angle point;
- 41) South 41°17'00" East, a distance of 49.19 feet to an angle point;
- 42) South 38°37'31" East, a distance of 49.30 feet to an angle point;
- 43) South 36°13'40" East, a distance of 49.63 feet to an angle point;
- 44) South 34°04'13" East, a distance of 48.68 feet to an angle point;
- 45) South 35°34'45" East, a distance of 120.03 feet to an angle point;
- 46) South 36°34'10" East, a distance of 145.48 feet to the most easterly southeast corner of the herein described tract and the beginning of a non-tangent curve to the right;
- 47) In a southwesterly direction, along the arc of said non-tangent curve to the right having a radius of 575.00 feet, a central angle of 11°29'25", an arc length of 115.31 feet, and a chord bearing of South 63°32'53" West, for a distance of 115.12 feet to an interior corner;
- 48) South 20°50'31" East, a distance of 50.00 feet to an angle point;
- 49) South 21°02'34" East, a distance of 70.27 feet to the most southerly southeast corner of the herein described tract, from which a 1/2-inch iron pipe found marking the common corner of the H. & T.C. RR. Co. Survey, Section 7, A-210, the G.D. Tortlon Survey, Section 2, A-698, said A-209, and said A-535, same being an east corner of said 850.31 acre tract bears for reference South 68°56'46" East, a distance of 3,093.56 feet;
- 50) South 68°57'26" West, a distance of 140.82 feet to the beginning of a curve to the left;
- 51) In a southwesterly direction, along the arc of said curve to the left having a radius of 1840.00 feet, a central angle of 09°04'30", an arc length of 291.44 feet, and a chord bearing of South 64°25'11" West, for a distance of 291.13 feet to a point of reverse curvature;
- 52) In a northwesterly direction, along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 91°37'13", an arc length of 39.98 feet, and a chord bearing of North 74°18'27" West, for a distance of 35.85 feet to an interior corner;
- 53) South 61°30'10" West, a distance of 80.00 feet to the POINT OF BEGINNING, and containing 23.31 acres of land.

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

indicates Street Name Change

2. Benchmark: AN NGS MONUMENT HGCSO 68, PID AW544, 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, GO 0.8 MILES NORTHEAST ON US HIGHWAY 59 BUSINESS ROUTE TO THE JUNCTION OF FM 1825 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 69.5 FEET SOUTH-SOUTHEAST 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-SOUTHEAST 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 --
(SHOWN HEREON, SHEET 3, LOT 11, BLOCK 2)
-- 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 8,500 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, C.F. No. 10765521003575, effective date July 11, 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., ESD 8, and the ETJ of the City of Rosenberg, and Fort Bend County.
8. "Brookewater Section Three" 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 11, 2023 from Charter Title Company, there are no pipeline easements within the 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 108.60 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. LZ2 and LZ3.
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. Sidewalks shall be built or caused to be built through restrictive covenants within all road rights-of-way dedicated to the public.
17. This subdivision shall comply with City of Rosenberg Resolution No. R-3266, the Development Agreement approved on April 19, 2022.
18. 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.
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. 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 rest in the dedicatior, his heirs, assigns or successors.
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.



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 THREE

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

82 LOTS, 4 BLOCKS, AND 6 RESERVES

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

JULY 17, 2023



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

SECTION 3 PARKLAND DEDICATION TABLE			
RESERVE	RECREATION CENTER / PARK (100% OF GROSS ACREAGE)	LANDSCAPE RESERVES / DETENTION (22% OF GROSS ACREAGE)	ACREAGE APPLIED TO PARKLAND DEDICATION
A	0.0000	0.0545 x 0.25 = 0.0136	0.0136
B	0.0000	0.5718 x 0.25 = 0.1430	0.1430
C	0.0000	0.7551 x 0.25 = 0.1888	0.1888
D	0.0000	0.1170 x 0.25 = 0.0293	0.0293
E	0.0000	0.1650 x 0.25 = 0.0413	0.0413
F	0.0000	0.1297 x 0.25 = 0.0324	0.0324
TOTAL	0.0000 ACRES	0.4484 ACRES	0.4484 ACRES
PRIVATE PARKLAND FEE: 82 LOTS @ \$170 = \$13,940			
REQUIRED PARKLAND (1.875 AC. / 100 DWELLING UNITS)*(TOTAL LOTS) = 1.5375 ACRES			
PARKLAND PROVIDED: 0.4484 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	

PRIVATE PARKLAND FEE: 82 LOTS @ \$170 = \$13,940

REQUIRED PARKLAND (1.875 AC. / 100 DWELLING UNITS)*(TOTAL LOTS) = 1.5375 ACRES

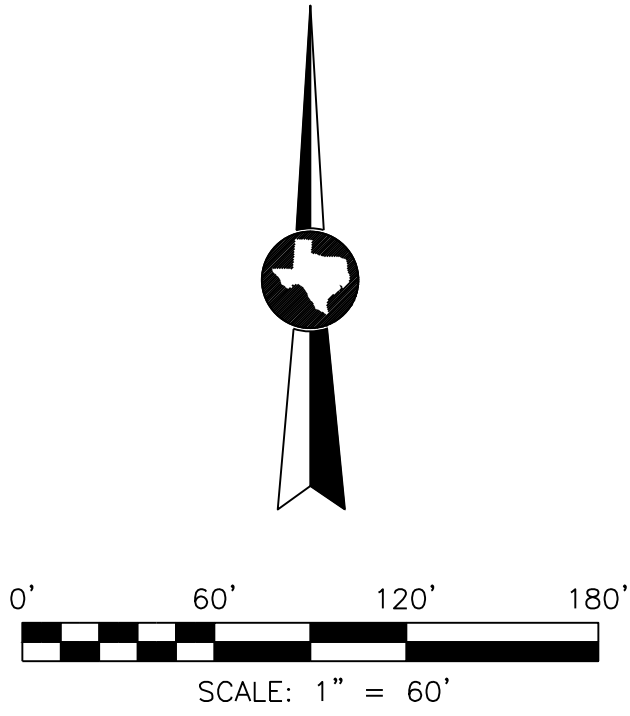
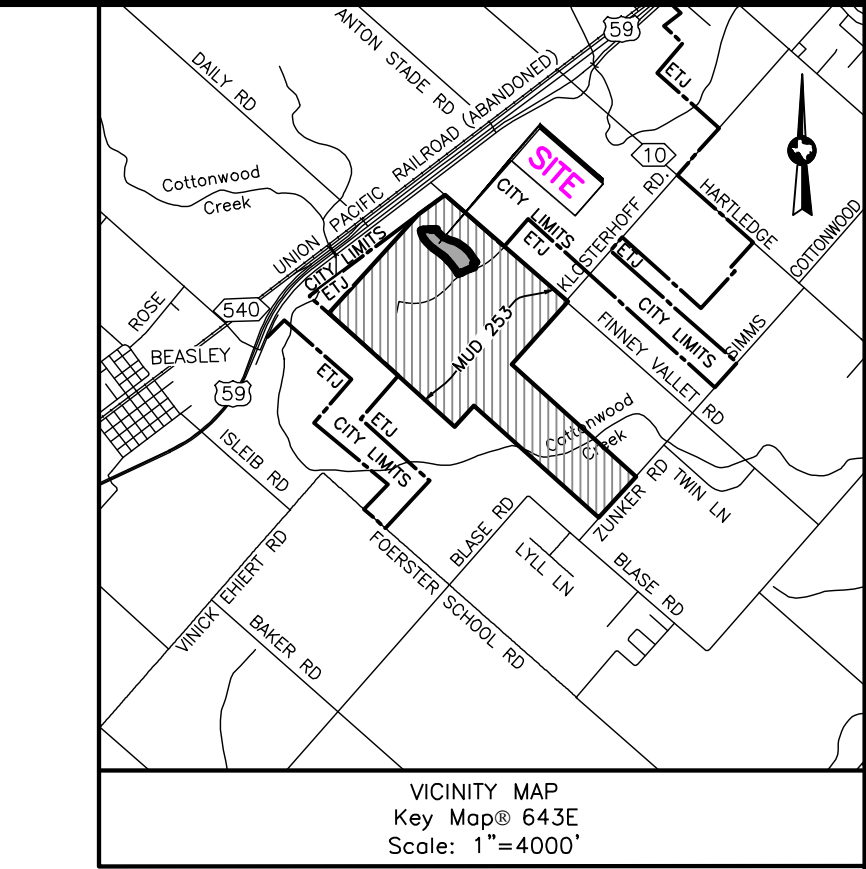
PARKLAND PROVIDED: 0.4484 ACRES

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	0.0545 ACRES/2,372 SQ. FT.
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	0.5718 ACRES/24,908 SQ. FT.
C	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	0.7551 ACRE/32,893 SQ. FT.
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	0.1170 ACRES/5,097 SQ. FT.
E	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	0.1650 ACRE/7,187 SQ. FT.
F	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	0.1297 ACRE/5,649 SQ. FT.
		TOTAL ACREAGE = 1.7931 ACRES

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1765.00'	530.57'	528.57'	S 37°06'33" E
C2	500.00'	44.41'	44.39'	N 43°10'35" W
C3	771.39'	68.23'	68.21'	N 43°09'57" W
C4	500.00'	44.43'	44.41'	N 48°14'44" W
C5	1775.00'	103.43'	103.41'	N 52°22'56" W
C6	1225.00'	390.72'	389.07'	N 44°59'31" W
C7	625.00'	314.87'	311.55'	N 21°25'19" W
C8	25.00'	39.58'	35.57'	N 41°56'09" E
C9	25.00'	36.63'	33.44'	S 50°44'00" E
C10	450.00'	12.72'	12.72'	S 09°33'52" E
C11	25.00'	42.79'	37.76'	N 38°39'49" E
C12	575.00'	115.31'	115.12'	S 63°32'53" W
C13	1840.00'	291.44'	291.13'	S 64°25'11" W
C14	25.00'	39.98'	35.85'	N 74°18'27" W
C15	425.00'	257.98'	254.03'	N 27°45'50" W
C16	900.00'	402.83'	399.48'	N 57°58'51" W
C17	900.00'	572.29'	562.70'	N 52°35'12" W
C18	50.00'	66.68'	61.84'	N 72°34'20" W
C19	1000.00'	369.56'	367.46'	N 26°37'20" E
C20	600.00'	302.28'	299.09'	N 21°25'19" W
C21	1200.00'	382.75'	381.13'	N 44°59'31" W
C22	1800.00'	201.15'	201.05'	S 50°55'40" E
C23	500.00'	37.64'	37.63'	S 49°52'58" E
C24	500.00'	66.46'	66.41'	N 48°13'52" W
C25	1800.00'	501.71'	500.09'	S 36°27'57" E
C26	50.00'	79.85'	71.63'	N 87°09'32" W
C27	1960.00'	334.42'	334.02'	S 36°31'15" E
C28	50.00'	79.85'	71.63'	N 14°07'02" E
C29	1300.00'	7.34'	7.34'	N 16°11'49" E
C30	400.00'	242.80'	239.09'	N 27°45'50" W
C31	874.99'	391.64'	388.36'	N 57°58'51" W
C32	25.00'	40.65'	36.32'	N 62°36'57" E
C33	1325.00'	7.48'	7.48'	S 16°11'49" W
C34	1275.00'	7.20'	7.20'	S 16°11'49" W
C35	25.00'	37.89'	34.37'	S 23°33'03" E
C36	925.00'	588.19'	578.33'	N 52°35'12" W
C37	25.00'	33.31'	30.90'	N 72°32'19" W
C38	25.00'	9.13'	9.08'	S 58°49'07" W
C39	50.00'	108.19'	88.29'	S 69°39'19" E
C40	25.00'	11.65'	11.55'	S 21°01'04" E
C41	875.00'	556.39'	547.06'	S 52°35'12" E
C42	25.00'	39.31'	35.38'	S 64°09'05" W
C43	1025.00'	275.88'	275.05'	N 26°49'01" E
C44	25.00'	37.32'	33.95'	S 08°14'24" E
C45	1825.00'	20.48'	20.48'	N 50°41'10" W
C46	500.00'	75.85'	75.44'	S 54°42'38" E
C47	500.00'	115.74'	115.49'	N 52°25'29" W
C48	25.00'	38.01'	34.45'	N 89°21'03" W
C49	25.00'	11.65'	11.55'	N 33°44'19" E
C50	50.00'	127.56'	95.68'	S 86°31'32" E
C51	25.00'	12.19'	12.07'	S 27°24'17" E
C52	1985.00'	345.28'	344.84'	N 36°23'21" W
C53	25.00'	11.46'	11.36'	S 44°32'00" E
C54	50.00'	134.74'	97.51'	N 19°32'17" E
C55	25.00'	16.09'	15.81'	N 78°18'08" E
C56	25.00'	38.60'	34.88'	N 15°38'00" E
C57	1845.00'	3.33'	3.33'	S 28°32'56" E
C58	25.00'	39.92'	35.82'	S 14°07'02" W
C59	25.00'	38.60'	34.88'	S 75°53'56" E
C60	1845.00'	312.73'	312.36'	S 36°31'15" E
C61	25.00'	38.60'	34.88'	S 02°51'26" W
C62	25.00'	39.92'	35.82'	S 87°09'32" E
C63	1935.00'	330.16'	329.76'	S 36°31'15" E
C64	575.00'	288.05'	285.05'	N 21°30'11" W
C65	25.00'	1.63'	1.63'	N 05°17'02" W
C66	1175.00'	374.78'	373.19'	S 44°59'51" E
C67	25.00'	39.92'	35.86'	N 80°02'44" E
C68	975.00'	257.36'	256.62'	S 26°39'31" W
C69	25.00'	39.23'	35.32'	N 25°51'12" W
C70	925.00'	414.02'	410.57'	S 57°58'50" E
C71	450.00'	273.15'	268.98'	S 27°45'50" E
C72	1805.00'	73.24'	73.23'	S 27°20'06" E

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 83°00'39" E	50.05'	
L2	N 79°37'32" E	50.00'	
L3	S 02°42'44" E	22.88'	
L4	S 17°43'07" E	52.20'	
L5	S 31°06'06" E	56.76'	
L6	S 41°06'32" E	57.01'	
L7	S 47°02'57" E	58.79'	
L8	S 52°45'19" E	58.82'	
L9	S 57°15'01" E	58.82'	
L10	S 61°44'42" E	58.82'	
L11	S 66°14'24" E	58.82'	
L12	S 69°27'57" E	69.68'	
L13	S 73°38'29" W	50.00'	
L14	S 16°19'33" W	1.46'	
L15	S 70°48'12" E	60.34'	
L16	S 70°31'10" E	49.68'	
L17	S 68°13'05" E	49.30'	
L18	S 65°31'40" E	49.30'	
L19	S 62°50'16" E	49.30'	
L20	S 60°08'51" E	49.30'	
L21	S 57°27'26" E	49.30'	
L22	S 54°46'01" E	49.30'	
L23	S 52°04'37" E	49.30'	
L24	S 49°23'12" E	49.30'	
L25	S 46°41'47" E	49.30'	
L26	S 44°01'56" E	49.41'	
L27	S 41°17'00" E	49.19'	
L28	S 38°37'31" E	49.30'	
L29	S 36°13'40" E	49.63'	
L30	S 34°04'12" E	48.68'	
L31	S 20°50'31" E	50.00'	
L32	N 21°02'34" W	70.27'	
L33	N 61°30'10" E	80.00'	
L34	N 20°59'08" E	9.89'	
L35	S 70°12'16" E	2.27'	
L36	S 03°28'38" W	2.16'	
L37	N 29°39'46" E	20.00'	
L38	N 81°31'17" W	20.00'	
L39	S 45°18'57" E	58.82'	
L40	S 49°49'45" E	58.82'	
L41	N 86°07'52" E	8.18'	
L42	N 53°43'36" W	59.58'	
L43	N 50°53'48" W	59.15'	
L44	S 47°40'06" E	59.15'	
L45	S 44°26'24" E	59.15'	
L46	S 69°42'24" E	11.55'	
L47	S 67°35'10" E	9.16'	



BROOKEWATER SECTION THREE

BEING A SUBDIVISION OF
23.31 ACRES OUT OF THE
A. VALLETT SURVEY, SEC. 6
ABSTRACT NO. 535
IN FORT BEND COUNTY, TEXAS.
82 LOTS, 5 BLOCKS, AND 6 RESERVES

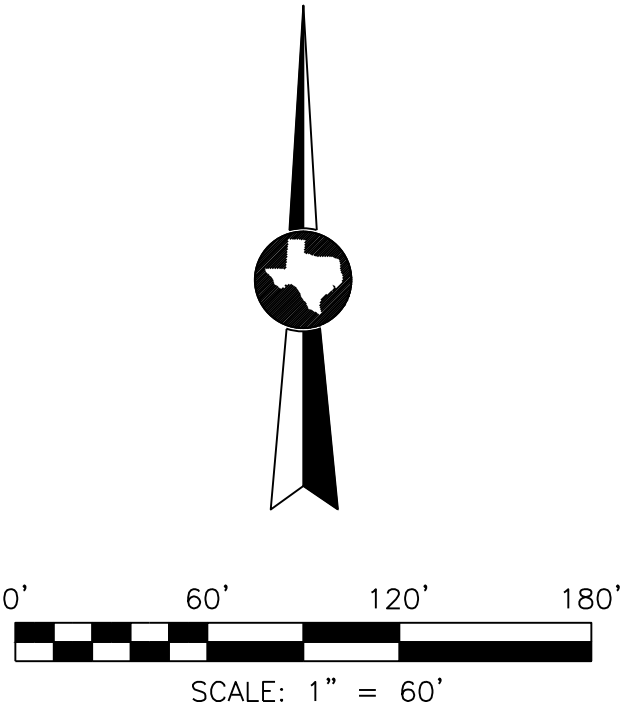
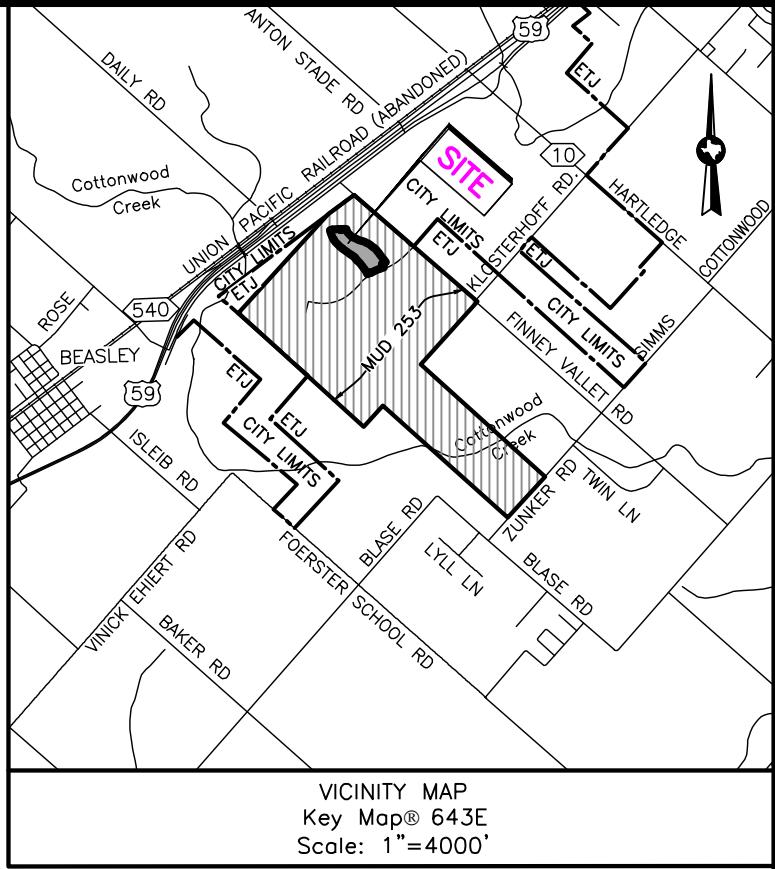
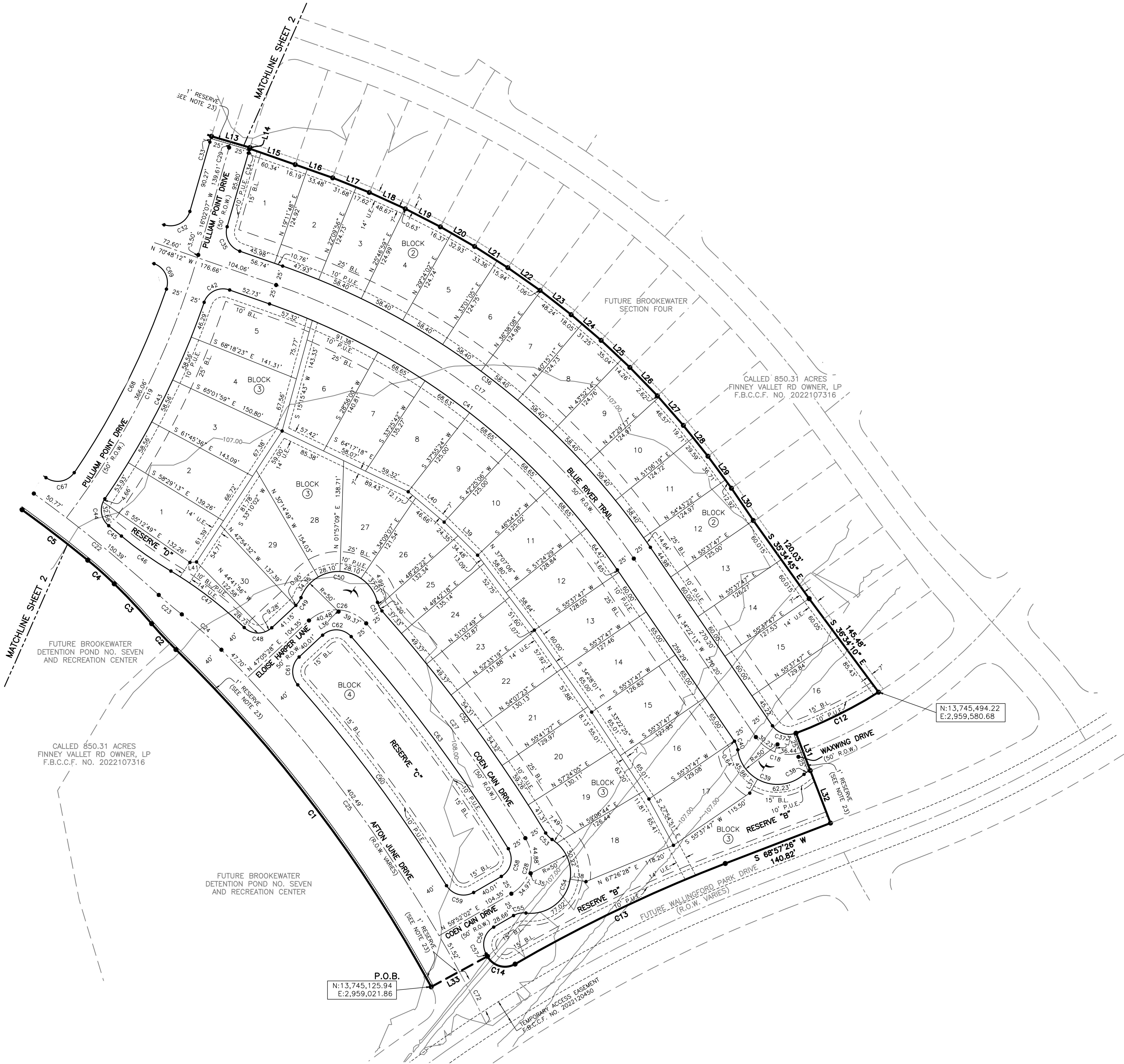
OWNER
FINNEY VALLETT RD OWNER LP,
A DELAWARE LIMITED PARTNERSHIP
845 TEXAS ST
HOUSTON, TX 77002
713-237-5691

JUNE 21, 2023



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

LOT SIZE TABLE		
BLOCK #	LOT #	AREA (SQ. FT.)
1	1	9,853.21
	2	8,842.57
	3	8,729.72
	4	8,026.90
	5-8	7,990.36
2	9	9,724.01
	1	9,018.31
	2	7,730.12
	3	7,781.18
	4	7,781.50
	5	7,779.23
	6	7,781.60
	7	7,781.08
	8	7,729.26
	9	7,782.56
	10	7,781.30
	11	7,782.78
	12	7,583.42
	13	7,537.99
	14	7,613.97
	15	7,721.08
3	16	10,119.82
	1	8,669.19
	2	8,814.60
	3	9,199.33
	4	9,139.57
	5	10,071.37
	6	10,541.41
	7	8,750.51
	8	8,292.23
	9	7,990.36
	10	7,990.91
	11	8,103.70
	12	8,164.10
	13	7,665.30
	14	8,264.04
	15	8,279.98
	16	8,353.48
	17	8,235.15
	18	8,586.18
	19	7,972.54
	20	7,954.75
	21	7,288.16
	22	7,342.76
	23	6,749.19
	24	6,833.50
	25	6,192.31
	26	6,893.34
	27	8,058.22
	28	12,053.53
	29	8,687.01
	30	6,699.43
5	1	9,772.14
	2	9,530.32
	3	9,219.01
	4	8,723.88
	5	8,466.50
	6	8,165.52
	7	8,165.10
	8	8,191.79
	9	8,336.16
	10	8,695.59
	11	9,101.97
	12	9,472.27
	13	9,021.62
	14	8,284.34
	15	7,898.67
	16	7,654.37
	17	7,551.46
	18	7,676.36
	19-21	7,851.98
	22-23	7,901.24
	24	8,431.93
	25	8,670.30
	26	8,903.27
	27	9,466.10



BROOKEWATER
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