

PLAT RECORDING SHEET

PLAT NAME: Brookewater Detention Pond No. Seven and Recreation Center

PLAT NO: _____

ACREAGE: 22.92

LEAGUE: The A. Vallet Survey, Sec. 6

ABSTRACT NUMBER: 535

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

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 22.92 acre tract described in the above and foregoing map of Brookewater Detention Pond No. Seven and Recreation Center, 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 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 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 sixteen 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 Detention Pond No. Seven and Recreation Center 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 said 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

GENERAL NOTES:

- B.L. indicates Building Line
ESMT. indicates Easement
F.B.C.D.R. indicates Fort Bend County Deed Records
F.B.C.C.F. NO. indicates Fort Bend County Clerk's File
PG. indicates Page
P.O.B. indicates Point of Beginning
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way
VOL. indicates Volume
- Benchmark: AN NGS 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, 0.8 MALES NORTH-EAST 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 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 NORTH-EAST 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)(GEOD 18)

NAVD--88
Elev. = 105.92' feet

- 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, 890 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)

- Elevations used for delineating contour lines are based upon NAVD--88.

- This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.

- This plat was prepared from information furnished by Charter Title Company, G.F. No. 1076552100357E, effective date July 11, 2023. The surveyor has not abstracted the above property.

- This plat lies wholly within Fort Bend County Municipal Utility District No. 253--A, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the ETJ of the City of Rosenberg, and Fort Bend County.

- "Brookewater Detention Pond No. Seven and Recreation Center" lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Map Number 48157C0225L, dated 04/02/2014.

- 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.

- The pipeline easements listed in City Planning Letter, dated July 11, 2023, issued by Charter Title Company are shown hereon.

- 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.

- 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.

- 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.

- This plat lies within Fort Bend County Lighting Ordinance Zone No. LZ2 and LZ3.

- 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

- This subdivision shall comply with City of Rosenberg Resolution No. R--3266, the Development Agreement approved on April 19, 2022.

- 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.

- 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.

- 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.

- All property to drain into drainage easement only through an approved drainage structure.

- The Fort Bend County Municipal Utility District No. 253--A will have the maintenance responsibility of drainage easements and drainage reserves.

- The property owner will have ownership and the maintenance responsibility of recreational reserves.

- 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.

- 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.

METES AND BOUNDS DESCRIPTION
BEING 22.92 ACRES
IN THE A. VALLET SURVEY, SECTION 6, ABSTRACT NO. 535
FORT BEND COUNTY, TEXAS

A 22.92 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 22.92 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 46°03'50" East, over and across said 850.31 acre tract, a distance of 3,508.46 feet to the POINT OF BEGINNING of the herein described tract, and the beginning of a non-tangent curve to the right;

THENCE, continuing over and across said 850.31 acre tract, the following twenty-four (24) courses and distances:

In a northerly direction, along the arc of said non-tangent curve to the right having a radius of 30.00 feet, a central angle of 91°20'29", an arc length of 47.83 feet, and a chord bearing of North 06°45'09" West, for a distance of 42.92 feet to a point of compound curvature;

In a northeasterly direction, along the arc of said compound curve to the right having a radius of 470.00 feet, a central angle of 20°55'01", an arc length of 171.58 feet, and a chord bearing of North 49°22'36" East, for a distance of 170.63 feet to a point of compound curvature;

In a northeasterly direction, along the arc of said compound curve to the right having a radius of 488.52 feet, a central angle of 13°17'45", an arc length of 113.36 feet, and a chord bearing of North 64°33'01" East, for a distance of 113.11 feet to a point of compound curvature;

In a northeasterly direction, along the arc of said compound curve to the right having a radius of 300.00 feet, a central angle of 06°28'47", an arc length of 33.93 feet, and a chord bearing of North 74°26'17" East, for a distance of 33.91 feet to a point of compound curvature;

In an easterly direction, along the arc of said compound curve to the right having a radius of 475.00 feet, a central angle of 09°36'36", an arc length of 79.67 feet, and a chord bearing of North 82°28'58" East, for a distance of 79.58 feet to a point of tangency;

North 87°17'16" East, a distance of 18.37 feet to the beginning of a curve to the right;

In a southeasterly direction, along the arc of said curve to the right 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 South 49°35'23" East, for a distance of 34.18 feet to a point of reverse curvature;

In a southeasterly direction, along the arc of said reverse curve to the left having a radius of 625.00 feet, a central angle of 29°23'13", an arc length of 320.56 feet, and a chord bearing of South 21°09'39" East, for a distance of 317.06 feet to a point of compound curvature;

In a southeasterly direction, along the arc of said compound curve to the left having a radius of 1,225.00 feet, a central angle of 18°16'30", an arc length of 390.72 feet, and a chord bearing of South 44°59'31" East, for a distance of 389.07 feet to a point of tangency;

South 54°07'46" East, a distance of 334.89 feet to the beginning of a curve to the right;

In a southeasterly direction, along the arc of said curve to the right having a radius of 1,775.00 feet, a central angle of 03°20'19", an arc length of 103.43 feet, and a chord bearing of South 52°27'36" East, for a distance of 103.41 feet to a point of compound curvature;

In a southeasterly direction, along the arc of said compound curve to the right 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 South 48°14'44" East, for a distance of 44.41 feet to a point of compound curvature;

In a southeasterly direction, along the arc of said compound curve to the right 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 South 43°09'57" East, for a distance of 68.21 feet to a point of reverse curvature;

In a southeasterly direction, along the arc of said reverse curve to the left 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 South 43°10'35" East, for a distance of 44.39 feet to a point of reverse curvature;

In a southeasterly direction, along the arc of said reverse curve to the right having a radius of 1,765.00 feet, a central angle of 17°20'45", an arc length of 534.34 feet, and a chord bearing of South 37°02'53" East, for a distance of 532.30 feet to a point of compound curvature, 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. Tarlton Survey, Section 2, A--698, said A--209, and said A--535, some being an east corner of said 850.31 acre tract bears for reference South 75°00'36" East, a distance of 3,505.17 feet;

In a southerly direction, along the arc of said compound curve to the right having a radius of 30.00 feet, a central angle of 84°06'57", an arc length of 44.04 feet, and a chord bearing of South 13°40'58" West, for a distance of 40.19 feet to a point of reverse curvature;

In a southeasterly direction, along the arc of said reverse curve to the left having a radius of 1,840.00 feet, a central angle of 10°36'44", an arc length of 340.80 feet, and a chord bearing of South 50°26'05" West, for a distance of 340.31 feet to a point of tangency;

South 45°07'43" West, a distance of 339.51 feet to the beginning of a curve to the right;

In a westerly direction, along the arc of said curve to the right having a radius of 50.00 feet, a central angle of 101°33'43", an arc length of 88.63 feet, and a chord bearing of North 84°05'26" West, for a distance of 77.47 feet to a point of compound curvature;

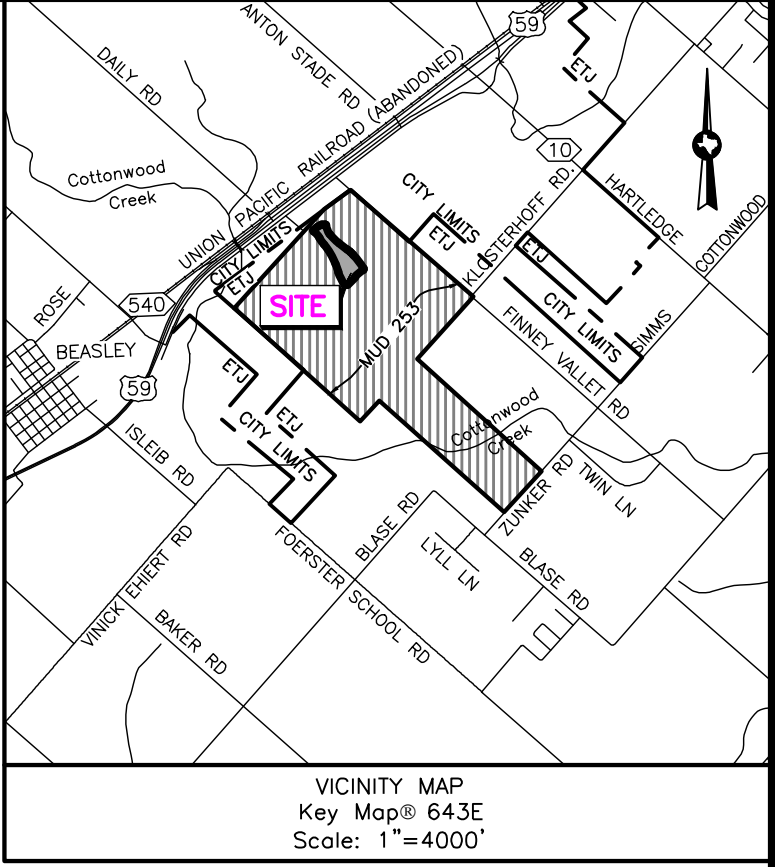
In a northwesterly direction, along the arc of said compound curve to the right having a radius of 1,950.00 feet, a central angle of 12°48'30", an arc length of 435.92 feet, and a chord bearing of North 26°54'19" West, for a distance of 435.02 feet to a point of tangency;

North 20°30'04" West, a distance of 276.44 feet to the beginning of a curve to the left;

In a northwesterly direction, along the arc of said curve to the left having a radius of 2,050.00 feet, a central angle of 19°35'19", an arc length of 700.86 feet, and a chord bearing of North 30°17'43" West, for a distance of 697.45 feet to a point of reverse curvature;

In a northwesterly direction, along the arc of said reverse curve to the right having a radius of 1,500.00 feet, a central angle of 09°35'46", an arc length of 251.23 feet, and a chord bearing of North 35°17'29" West, for a distance of 250.93 feet to a point of reverse curvature;

In a northwesterly direction, along the arc of said reverse curve to the left having a radius of 700.00 feet, a central angle of 21°55'47", an arc length of 267.92 feet, and a chord bearing of North 41°27'30" West, for a distance of 266.29 feet to the POINT OF BEGINNING, and containing 22.92 acres of land.



I, J. Stacy Slawinski, P.E., 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 _____, 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 record 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 DETENTION POND NO. SEVEN AND RECREATION CENTER

BEING A SUBDIVISION OF 22.92 ACRES OUT OF
THE A. VALLET SURVEY, SEC. 6
ABSTRACT NO. 535
IN FORT BEND COUNTY, TEXAS.

1 BLOCK 2 RESERVES

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

JUNE 6, 2023



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

By: _____
Pete Pavlovsky, Chairperson

By: _____
Wayne Poldrack, Secretary

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

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.

By: _____
Kevin Raines, Mayor

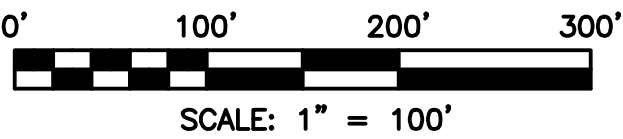
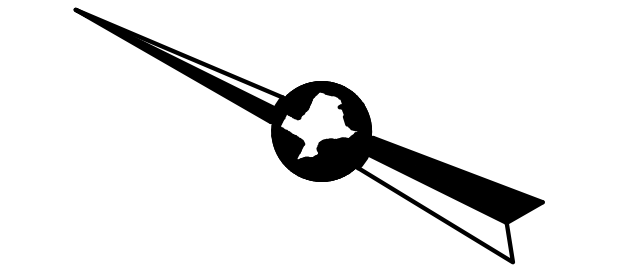
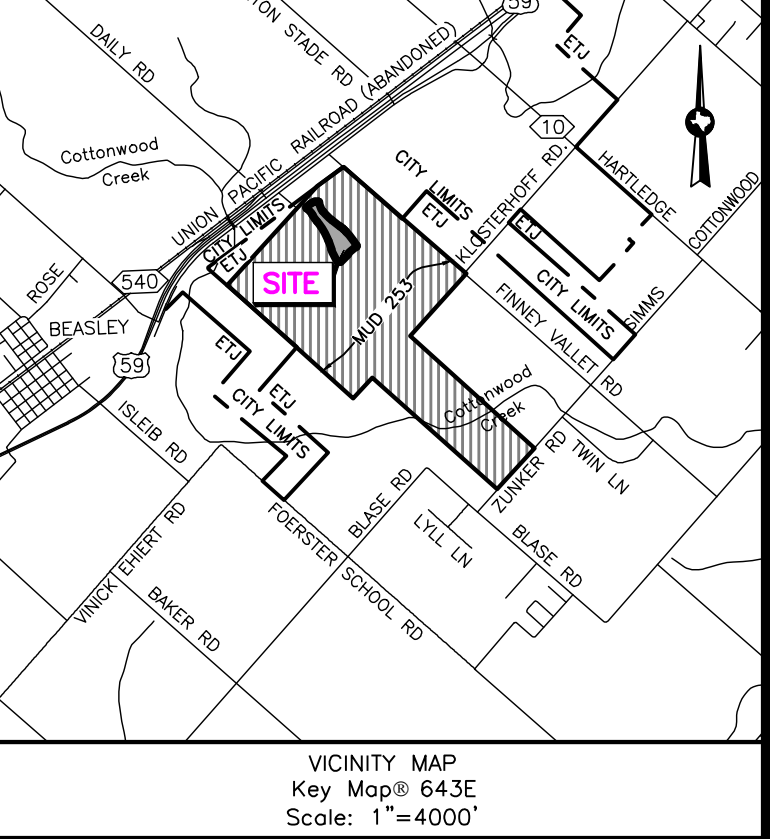
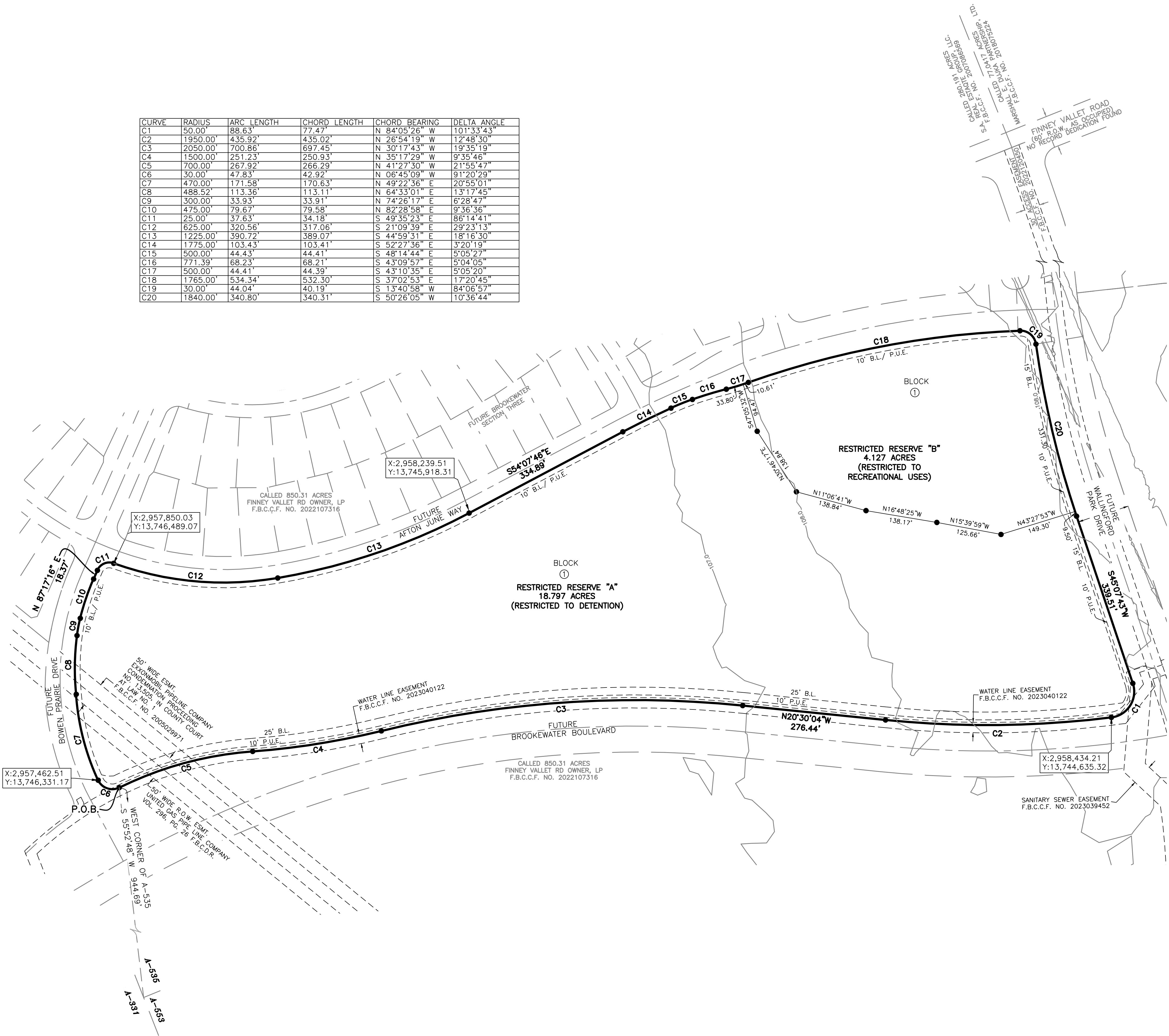
By: _____
Donyel Swint, City Secretary

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Detention Pond No. Seven and Recreation Center 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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	88.63'	77.47'	N 84°05'26" W	101°33'43"
C2	1950.00'	435.92'	435.02'	N 26°54'19" W	12°48'50"
C3	2050.00'	700.86'	697.45'	N 30°17'43" W	19°35'19"
C4	1500.00'	251.23'	250.93'	N 35°17'29" W	9°35'46"
C5	700.00'	267.92'	266.29'	N 41°27'30" W	21°55'47"
C6	30.00'	47.83'	42.92'	N 06°45'09" W	91°20'29"
C7	470.00'	171.58'	170.63'	N 49°22'36" E	20°55'01"
C8	488.52'	113.36'	113.11'	N 64°33'01" E	13°17'45"
C9	300.00'	33.93'	33.91'	N 74°26'17" E	6°28'47"
C10	475.00'	79.67'	79.58'	N 82°28'58" E	9°36'36"
C11	25.00'	37.63'	34.18'	S 49°35'23" E	86°14'41"
C12	625.00'	320.56'	317.06'	S 21°09'39" E	29°23'13"
C13	1225.00'	390.72'	389.07'	S 44°59'31" E	18°16'30"
C14	1775.00'	103.43'	103.41'	S 52°27'36" E	3°20'19"
C15	500.00'	44.43'	44.41'	S 48°14'44" E	5°05'27"
C16	771.39'	68.23'	68.21'	S 43°09'57" E	5°04'05"
C17	500.00'	44.41'	44.39'	S 43°10'35" E	5°05'20"
C18	1765.00'	534.34'	532.30'	S 37°02'53" E	17°20'45"
C19	30.00'	44.04'	40.19'	S 13°40'58" W	84°06'57"
C20	1840.00'	340.80'	340.31'	S 50°26'05" W	10°36'44"



BROOKEWATER DETENTION POND NO. SEVEN AND RECREATION CENTER

BEING A SUBDIVISION OF 22.92 ACRES OUT OF THE A. VALLET SURVEY, SEC. 6 ABSTRACT NO. 535 IN FORT BEND COUNTY, TEXAS.

1 BLOCK 2 RESERVES

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

JUNE 6, 2023



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