

PLAT RECORDING SHEET

PLAT NAME: Brookwater Section Four

PLAT NO: _____

ACREAGE: 23.55

LEAGUE: A. Vallett Survey, Sec. 6

ABSTRACT NUMBER: 535

NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 97

NUMBER OF RESERVES: 6

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 Nunnely, 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 23.55 acre tract described in the above and foregoing map of Brookewater Section Four, 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 easement 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 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 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 obutting 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 Four 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 Incorporated 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 Nunnely, 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 partner
By: Hines Investment Management Holdings Limited Partnership
a Texas limited Partnership
By:
Name: Carson Nunnely,
Title: Managing Director

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Carson Nunnely, 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 grounds; 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

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

METES AND BOUNDS DESCRIPTION
BEING 23.55 ACRES
IN THE A. VALLET SURVEY, SECTION 6, ABSTRACT NO. 535
FORT BEND COUNTY, TEXAS

A 23.55 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 23.55 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" West, 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°07'59" East, over and across said 850.31 acre tract, a distance of 4,811.92 feet to the most southerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing over and across said 850.31 acre tract, the following fifty-six (56) courses and distances:

- 1) North 21°02'34" West, a distance of 70.27 feet to an angle point;
2) North 20°50'31" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the left;
3) In a northeasterly direction, along the arc of said non-tangent curve to the left 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 North 63°32'53" East, for a distance of 115.12 feet to an interior corner;
4) North 36°34'10" West, a distance of 145.48 feet to an angle point;
5) North 35°34'45" West, a distance of 120.03 feet to an angle point;
6) North 34°04'13" West, a distance of 48.68 feet to an angle point;
7) North 36°13'40" West, a distance of 49.63 feet to an angle point;
8) North 38°37'31" West, a distance of 49.30 feet to an angle point;
9) North 41°17'00" West, a distance of 49.19 feet to an angle point;
10) North 44°01'56" West, a distance of 49.41 feet to an angle point;
11) North 46°41'47" West, a distance of 49.30 feet to an angle point;
12) North 49°23'12" West, a distance of 49.30 feet to an angle point;
13) North 52°04'37" West, a distance of 49.30 feet to an angle point;
14) North 54°46'01" West, a distance of 49.30 feet to an angle point;
15) North 57°27'26" West, a distance of 49.30 feet to an angle point;
16) North 60°08'51" West, a distance of 49.30 feet to an angle point;
17) North 62°50'16" West, a distance of 49.30 feet to an angle point;
18) North 65°31'40" West, a distance of 49.30 feet to an angle point;
19) North 68°13'05" West, a distance of 49.30 feet to an angle point;
20) North 70°31'10" West, a distance of 49.68 feet to an angle point;
21) North 70°48'12" West, a distance of 60.34 feet to an angle point;
22) North 16°19'33" East, a distance of 1.46 feet to an angle point;
23) North 73°38'29" West, a distance of 50.00 feet to an angle point;
24) North 69°27'57" West, a distance of 69.68 feet to an angle point;
25) North 66°14'24" West, a distance of 58.82 feet to an angle point;
26) North 61°44'42" West, a distance of 58.82 feet to an angle point;
27) North 57°15'01" West, a distance of 58.82 feet to an angle point;
28) North 52°45'19" West, a distance of 58.82 feet to an angle point;
29) North 47°02'57" West, a distance of 58.79 feet to an angle point;
30) North 41°06'32" West, a distance of 57.01 feet to an angle point;
31) North 31°06'06" West, a distance of 56.76 feet to an angle point;
32) North 17°43'07" West, a distance of 52.20 feet to an angle point;
33) North 02°42'44" West, a distance of 72.88 feet to an angle point;
34) North 87°17'16" East, a distance of 71.75 feet to the beginning of a curve to the left;
35) In an easterly direction, along the arc of said curve to the left having a radius of 275.00 feet, a central angle of 22°26'17", an arc length of 107.69 feet, and a chord bearing of North 76°04'08" East, for a distance of 107.01 feet to a point for corner;
36) South 25°09'01" East, a distance of 50.00 feet to the beginning of a non-tangent curve to the left;

37) In a southwesterly direction, along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 95°58'19", an arc length of 41.88 feet, and a chord bearing of South 16°51'50" West, for a distance of 37.15 feet to a point of compound curvature;

38) In a southeasterly direction, along the arc of said compound curve to the left having a radius of 300.00 feet, a central angle of 22°26'31", an arc length of 117.51 feet, and a chord bearing of South 42°20'35" East, for a distance of 116.76 feet to a point of compound curvature;

39) In a southeasterly direction, along the arc of said compound curve to the left having a radius of 575.00 feet, a central angle of 17°14'21", an arc length of 173.01 feet, and a chord bearing of South 62°11'01" East, for a distance of 172.35 feet to a point of tangency;

40) South 70°48'12" East, a distance of 176.66 feet to the beginning of a curve to the right;

41) In a southeasterly direction, along the arc of said curve to the right having a radius of 1,225.00 feet, a central angle of 05°27'18", an arc length of 116.63 feet, and a chord bearing of South 68°04'32" East, for a distance of 116.59 feet to a point of reverse curvature;

42) In a northeasterly direction, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 82°20'35", an arc length of 35.93 feet, and a chord bearing of North 73°28'49" East, for a distance of 32.92 feet to a point of reverse curvature;

43) In a northeasterly direction, along the arc of said reverse curve to the right having a radius of 475.00 feet, a central angle of 01°20'36", an arc length of 11.14 feet, and a chord bearing of North 32°58'50" East, for a distance of 11.14 feet to a point for corner;

44) South 56°20'52" East, a distance of 50.00 feet to the beginning of a non-tangent curve to the left;

45) In a southerly direction, along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 94°23'25", an arc length of 41.19 feet, and a chord bearing of South 13°32'35" East, for a distance of 36.68 feet to a point of reverse curvature;

46) In a southeasterly direction, along the arc of said reverse curve to the right having a radius of 1,225.00 feet, a central angle of 04°37'53", an arc length of 98.90 feet, and a chord bearing of South 58°25'30" East, for a distance of 98.88 feet to an angle point;

47) North 32°51'23" East, a distance of 33.74 feet to an angle point;

48) North 41°22'36" East, a distance of 31.69 feet to an angle point;

49) North 45°27'02" East, a distance of 37.34 feet to an angle point;

50) North 50°45'38" East, a distance of 38.41 feet to an angle point;

51) North 51°59'24" East, a distance of 41.02 feet to an angle point;

52) North 52°05'59" East, a distance of 86.73 feet to an angle point;

53) North 51°24'08" East, a distance of 54.83 feet to an angle point;

54) North 47°25'55" East, a distance of 51.95 feet to an angle point;

55) North 43°09'16" East, a distance of 103.08 feet to an angle point;

56) North 42°12'20" East, a distance of 218.66 feet to the northeast line of said 850.31 acre tract, for the most northerly corner of the herein described tract;

THENCE, South 47°53'26" East, with the northeast line of said 850.13 acre tract, a distance of 913.59 feet to the most easterly 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. Tartan 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 47°53'26" East, a distance of 2,722.75 feet;

THENCE, over and across said 850.31 acre tract, the following fourteen (14) courses and distances:

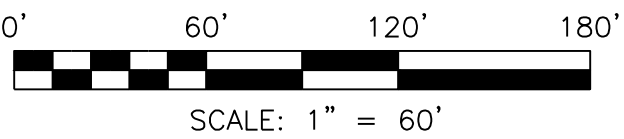
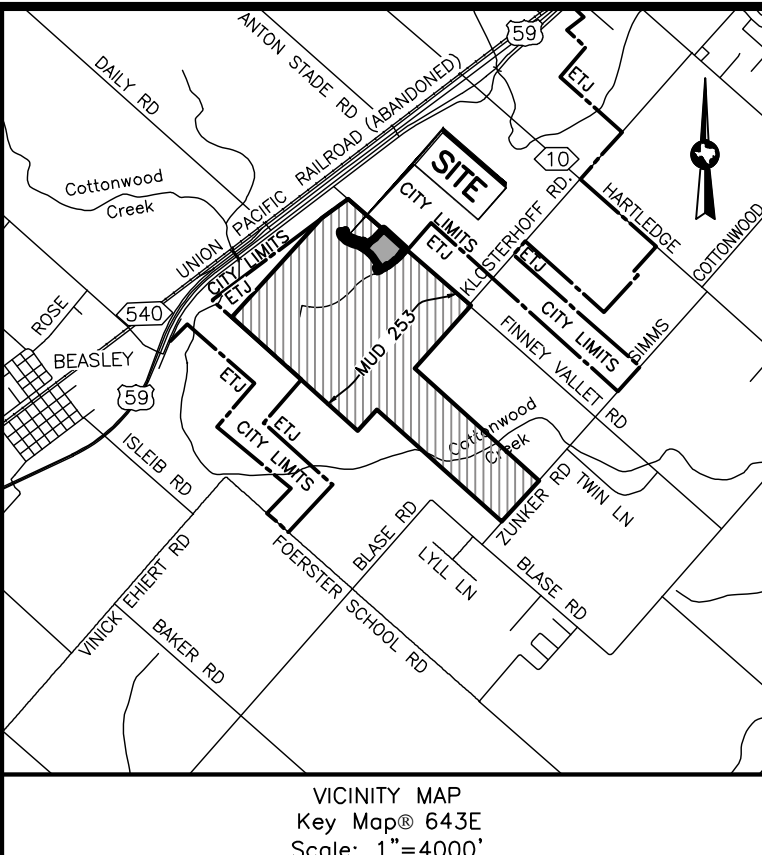
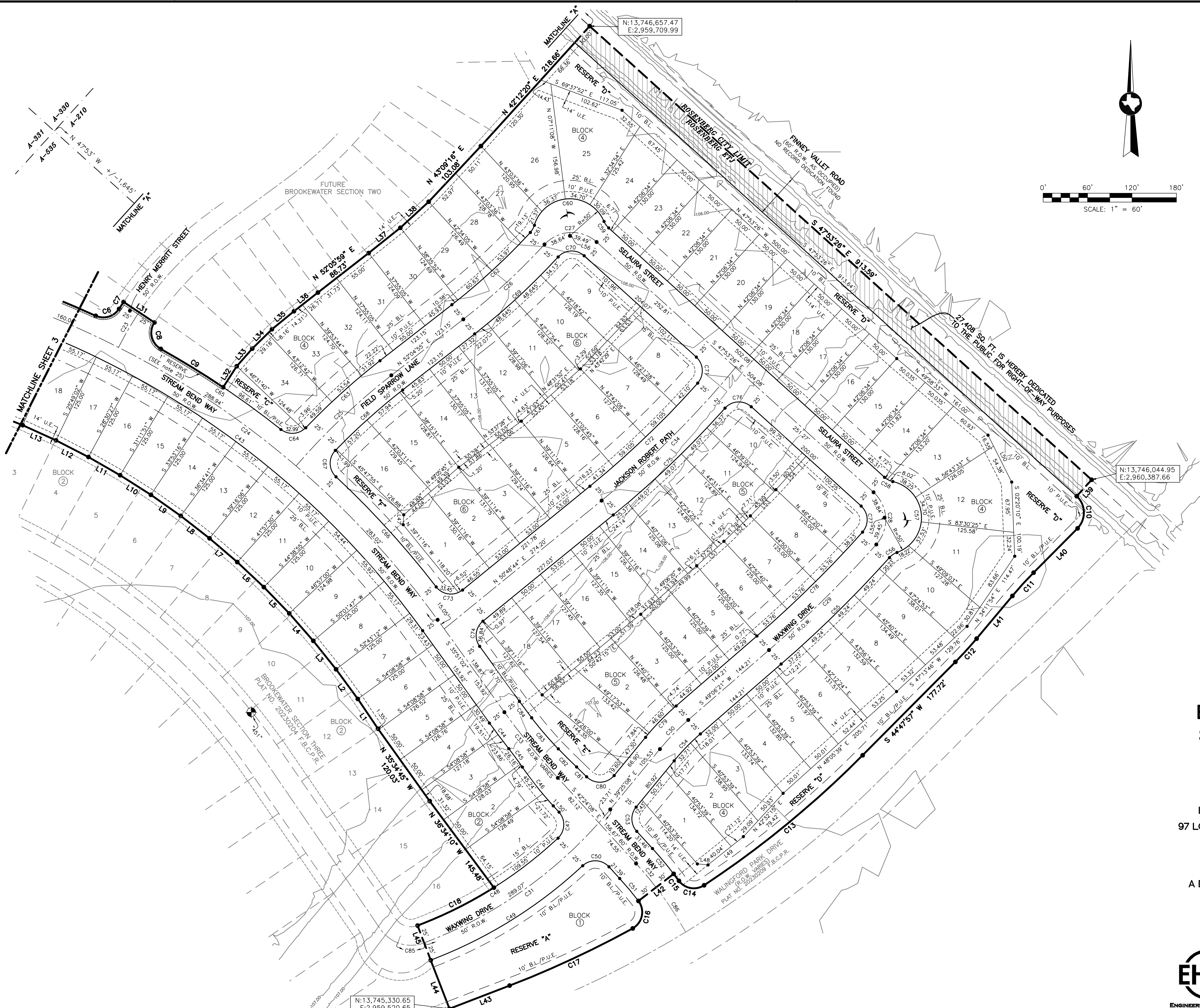
- 1) South 42°06'34" West, a distance of 30.00 feet to an interior corner and the beginning of a non-tangent curve to the right;
2) In a southerly direction, along the arc of said non-tangent curve to the right having a radius of 30.00 feet, a central angle of 92°41'23", an arc length of 48.53 feet, and a chord bearing of South 01°32'45" East, for a distance of 43.41 feet to a point of tangency;
3) South 44°47'57" West, a distance of 84.35 feet to the beginning of a curve to the left;
4) In a southwesterly direction, along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 04°52'12", an arc length of 42.50 feet, and a chord bearing of South 42°21'51" West, for a distance of 42.49 feet to a point of tangency;
5) South 39°55'44" West, a distance of 75.26 feet to the beginning of a curve to the right;
6) In a southwesterly direction, along the arc of said curve to the right having a radius of 500.00 feet, a central angle of 04°52'12", an arc length of 42.50 feet, and a chord bearing of South 42°21'51" West, for a distance of 42.49 feet to a point of tangency;
7) South 44°47'57" West, a distance of 177.72 feet to the beginning of a curve to the right;
8) In a southwesterly direction, along the arc of said curve to the right having a radius of 1,360.00 feet, a central angle of 11°41'04", an arc length of 277.34 feet, and a chord bearing of South 50°38'29" West, for a distance of 276.86 feet to a point of compound curvature;
9) In a westerly direction, along the arc of said compound curve to the right having a radius of 25.00 feet, a central angle of 87°12'47", an arc length of 38.05 feet, and a chord bearing of North 79°54'36" West, for a distance of 34.49 feet to a point of reverse curvature;
10) In a northwesterly direction, along the arc of said reverse curve to the left having a radius of 530.00 feet, a central angle of 01°16'50", an arc length of 11.84 feet, and a chord bearing of North 36°56'38" West, for a distance of 11.84 feet to an interior corner;
11) South 52°24'57" West, a distance of 60.00 feet to an interior corner and the beginning of a non-tangent curve to the right;
12) In a southerly direction, along the arc of said non-tangent curve to the right having a radius of 25.00 feet, a central angle of 98°48'50", an arc length of 43.12 feet, and a chord bearing of South 11°49'22" West, for a distance of 37.97 feet to a point of compound curvature;
13) In a southwesterly direction, along the arc of said compound curve to the right having a radius of 1,360.00 feet, a central angle of 07°43'39", an arc length of 183.42 feet, and a chord bearing of South 65°05'37" West, for a distance of 183.29 feet to a point of tangency;
14) South 68°57'26" West, a distance of 87.06 feet to the POINT OF BEGINNING, and containing 23.55 acres of land.

SECTION 4 PARKLAND DEDICATION TABLE
RESERVE RECREATION CENTER / PARK (ACES OR DECS ACRES) LANDSCAPE RESERVES / DETENTION (SQ. FT. OR DECS ACRES) ACREAGE APPLIED TO PARKLAND DEDICATION
A 0.0000 0.5579 x 0.25 = 0.1395 0.1395
B 0.0000 0.0495 x 0.25 = 0.0124 0.0124
C 0.0000 0.0683 x 0.25 = 0.0171 0.0171
D 0.0000 1.2478 x 0.25 = 0.3120 0.3120
E 0.0000 0.2082 x 0.25 = 0.0521 0.0521
F 0.0000 0.1278 x 0.25 = 0.0320 0.0320
TOTAL 0.0000 ACRES 0.5651 ACRES

PRIVATE PARKLAND FEE: 97 LOTS @ \$200 = \$19,400
REQUIRED PARKLAND (1.875 AC. / 100 DWELLING UNITS)*(TOTAL LOTS) = 1.8188 ACRES
PARKLAND PROVIDED: 0.5651 ACRES

TOTAL PARKLAND PROVIDED
SUBMITTED PLAT PARKLAND PROVIDED
SECTION 1 0.2435
SECTION 2 1.1652
SECTION 3 0.4484
SECTION 4 0.5651
DEFENTION POND 6 4.1875
DEFENTION POND 7 AND RECREATION CENTER 8.8263
TOTAL 15.4360
TOTAL REQUIRED FOR ENTIRE PROJECT 50.0000

CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING DELTA ANGLE
C1 275.00' 107.69' 107.01' N 76°04'08" E 22°26'17"
C2 25.00' 41.88' 37.15' S 16°51'50" W 95°58'19"
C3 300.00' 117.51' 116.76' S 42°20'35" E 22°26'31"
C4 575.00' 173.01' 172.35' S 62°11'01" E 17°14'21"
C5 1,225.00' 116.63' 116.59' S 68°04'32" E 5°27'18"
C6 25.00' 35.93' 32.92' N 73°28'49" E 82°20'35"
C7 475.00' 11.14' 11.14' N 32°58'50" E 1°20'36"
C8 25.00' 41.19' 36.68' S 13°32'35" E 94°23'25"
C9 1,225.00' 98.90' 98.88' S 58°25'30" E 4°37'33"
C10 30.00' 48.53' 43.41' S 01°32'45" E 92°41'23"
C11 500.00' 42.50' 42.49' S 42°21'51" W 4°52'12"
C12 500.00' 42.50' 42.49' S 42°21'51" W 4°52'12"
C13 1,360.00' 277.34' 276.86' S 50°38'29" W 11°41'04"
C14 25.00' 38.05' 34.49' N 79°54'36" W 87°12'47"
C15 530.00' 11.84' 11.84' N 36°56'38" W 1°16'50"
C16 25.00' 43.12' 37.97' S 11°49'22" W 98°48'50"
C17 1,360.00' 183.42' 183.29' S 65°05'37" W 7°43'39"
C18 575.00' 115.31' 115.12' N 63°32'53" E 11°29'25"
C19 300.00' 117.49' 116.74' N 76°04'08" E 22°26'17"
C20 325.00' 186.86' 184.30' N 37°05'33" W 32°56'36"
C21 600.00' 180.53' 179.85' S 62°11'01" E 17°14'21"
C22 1,300.00' 149.86' 149.78' N 19°39'41" E 6°36'18"
C23 450.00' 54.94' 54.91' N 30°09'17" E 6°59'43"
C24 1,200.00' 732.04' 720.75' N 53°19'37" W 34°57'09"
C25 900.00' 177.73' 177.51' S 42°23'25" W 11°19'08"
C26 900.00' 149.35' 149.17' S 47°19'41" W 9°30'11"
C27 50.00' 78.13' 70.42' S 87°20'31" W 89°32'07"
C28 50.00' 78.29' 70.53' N 03°02'07" W 89°42'37"
C29 1,600.00' 203.46' 203.33' N 45°27'46" E 7°17'09"
C30 325.00' 54.95' 54.88' N 44°15'45" E 9°41'12"
C31 600.00' 312.78' 309.25' N 54°21'12" E 29°52'07"
C32 500.00' 42.05' 42.03' S 39°59'35" E 4°49'05"
C33 1,000.00' 114.35' 114.28' S 39°07'35" E 6°33'06"
C34 1,300.00' 255.31' 254.90' S 45°11'09" W 11°15'09"
C35 325.00' 31.90' 31.89' N 84°28'10" E 5°37'26"
C36 25.00' 31.02' 29.07' N 62°47'10" W 7°10'06"
C37 350.00' 160.83' 159.42' N 40°24'00" W 26°19'41"
C38 625.00' 188.05' 187.34' N 62°11'01" W 17°14'21"
C39 25.00' 39.93' 39.82' N 25°03'06" W 91°30'11"
C40 1,325.00' 100.39' 100.36' N 18°31'45" E 4°20'28"
C41 1,275.00' 99.28' 99.25' N 18°35'22" W 4°27'41"
C42 25.00' 38.56' 34.85' S 65°00'30" W 88°22'36"
C43 1,175.00' 716.80' 705.73' N 53°19'37" W 34°57'09"
C44 1,025.00' 43.37' 43.37' S 37°03'46" E 2°25'28"
C45 500.00' 30.95' 30.94' N 36°30'07" W 3°32'46"
C46 500.00' 66.96' 66.91' N 38°33'56" W 7°40'24"
C47 25.00' 38.96' 35.14' N 02°14'33" E 89°17'21"
C48 575.00' 224.86' 223.43' N 58°05'24" E 22°24'23"
C49 625.00' 243.10' 241.57' N 58°08'22" E 22°17'10"
C50 25.00' 39.53' 35.54' S 87°42'11" E 90°36'05"
C51 470.00' 39.52' 39.51' N 39°59'35" W 4°49'05"
C52 530.00' 44.57' 44.56' N 39°59'35" W 4°49'05"
C53 25.00' 35.70' 32.74' N 01°29'50" W 81°49'16"
C54 300.00' 50.72' 50.66' S 44°15'45" W 9°41'12"
C55 1,625.00' 205.17' 205.03' S 45°29'19" W 7°14'03"
C56 25.00' 12.44' 12.31' N 56°07'40" E 28°30'43"
C57 50.00' 128.71' 96.00' S 03°21'33" E 147°29'09"
C58 25.00' 12.75' 12.61' S 62°29'46" E 29°12'41"
C59 25.00' 10.89' 10.80' S 35°24'53" E 24°57'05"
C60 50.00' 122.53' 94.09' N 86°51'16" E 140°24'46"
C61 25.00' 11.34' 11.25' N 29°38'48" E 25°59'50"
C62 875.00' 144.11' 143.95' N 47°21'49" E 9°26'12"
C63 925.00' 135.05' 134.93' S 47°53'57" W 8°21'56"
C64 25.00' 36.95' 33.68' N 86°03'41" E 84°41'25"
C65 1,225.00' 195.51' 195.31' S 56°09'57" W 9°08'41"
C66 1,225.00' 201.24' 201.02' N 42°17'43" W 9°24'45"
C67 25.00' 39.74' 35.68' S 01°27'54" E 91°04'22"
C68 875.00' 122.33' 122.23' N 48°04'36" E 8°00'38"
C69 925.00' 153.49' 153.32' S 47°19'41" W 9°30'27"
C70 25.00' 39.07' 35.21' S 87°20'31" W 89°32'07"
C71 25.00' 39.11' 35.24' N 03°04'12" W 89°38'27"
C72 1,275.00' 201.65' 201.44' N 46°16'52" E 9°03'43"
C73 25.00' 39.97' 35.85' N 83°23'18" W 91°35'56"
C74 25.00' 37.81' 34.31' S 07°28'51" W 86°39'46"
C75 1,325.00' 208.95' 208.73' S 46°17'40" W 9°02'07"
C76 25.00' 39.42' 35.46' N 86°56'36" E 90°19'57"
C77 25.00' 39.14' 35.27' S 03°02'07" E 89°42'37"
C78 1,575.00' 200.28' 200.15' S 45°27'46" W 7°17'09"
C79 325.00' 59.17' 59.10' N 44°15'45" E 9°41'12"
C80 25.00' 41.93' 37.18' S 87°17'57" W 96°05'36"
C81 500.00' 18.93' 18.93' S 45°34'20" E 2°10'08"
C82 700.00' 34.79' 34.78' S 45°13'59" E 2°50'50"
C83 500.00' 55.26' 55.23' S 40°38'36" E 6°19'55"
C84 975.00' 27.68' 27.68' N 36°39'50" W 1°37'36"
C85 50.00' 36.44' 35.64' N 89°53'40" W 41°45'36"
C86 500.00' 72.43' 72.37' S



BROOKEWATER SECTION FOUR

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

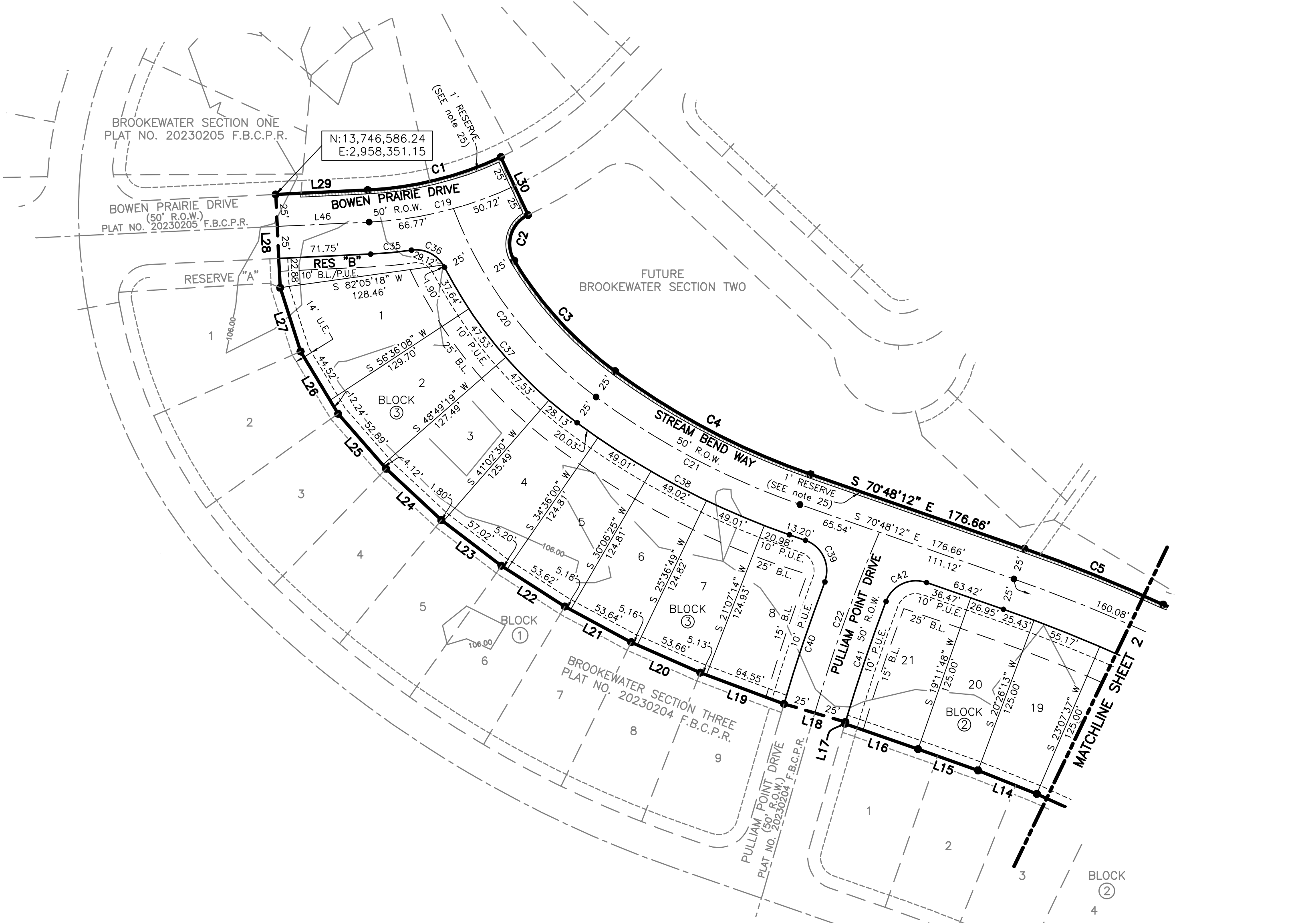
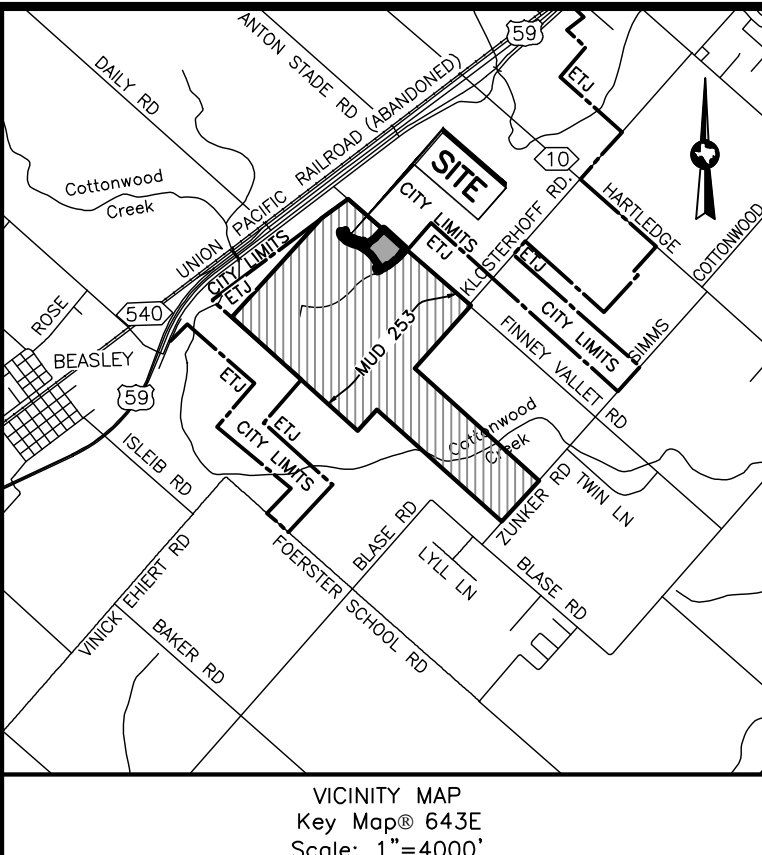
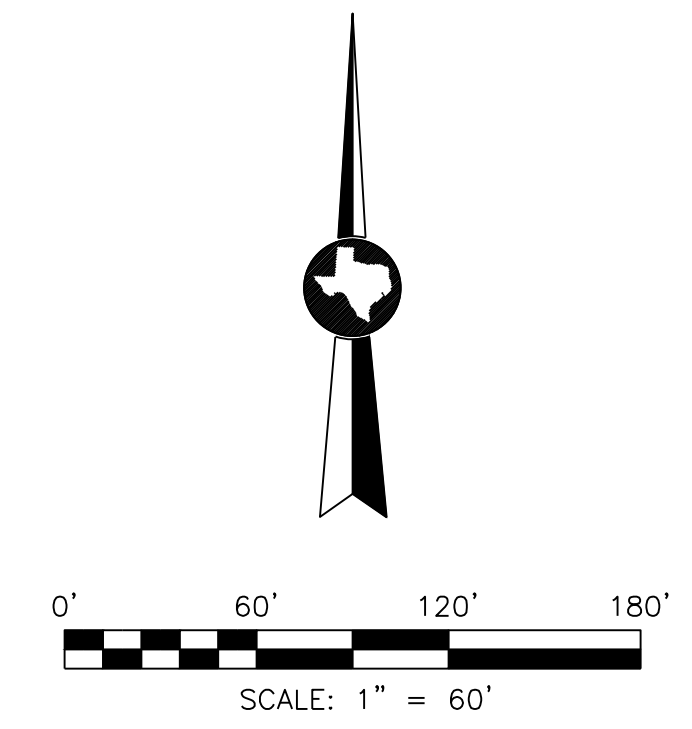
SEPTEMBER 20, 2023



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

GENERAL NOTES:

- B.L. indicates Building Line
ETJ indicates Extraterritorial Jurisdiction
F.B.C.C.F. NO. indicates Fort Bend County Clerk's File
F.B.C.P.R. indicates Fort Bend County Plat Records
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
- Benchmark: AN NGS MONUMENT HCCSD 68, P/D AN5544, BEING A STAINLESS STEEL ROD STAMPED "HCCSD 68 1986" ENCASED IN A 1-INCH PVC SLEEVE, RECESSED 8 CM BELOW THE GROUND SURFACE, FROM THE INTERSECTION OF FM ROAD 360 AND US HIGHWAY 59, GO 0.8 MILES NORTHEAST ON US HIGHWAY 59 BUSINESS ROUTE TO THE JUNCTION OF FM 1875 ON THE LEFT, AND CONTINUE ALONG US HIGHWAY 59 FOR 1.05 MILES TO THE BEASLEY POST OFFICE, ON THE RIGHT, THE STATION IS LOCATED 69.5 FEET SOUTH-SOUTHWEST OF THE WEST CORNER OF THE POST OFFICE, 64.0 FEET WEST OF THE SOUTH CORNER OF THE POST OFFICE, 54.0 FEET NORTHEAST OF THE CENTER OF A NORTHWEST-SOUTHWEST SIDE STREET, AND 3.5 FEET SOUTHWEST OF THE SOUTHWEST CURB OF THE POST OFFICE PARKING LOT. ELEVATION = 105.92' (NAVD 1988)(GEOID 18)
NAVD-88
Elev. = 105.92' feet
- 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 northerly R.O.W. line of Zunker Road. (SHOWN ON SHEET 2)
- 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 plot was prepared to meet City of Rosenberg and Fort Bend County requirements.
- This plot was prepared from information furnished by Charter Title Company, G.F. No. 10765521003571, effective date August 11, 2023. The surveyor has not abstracted the above property.
- This plot lies wholly within Fort Bend County Municipal District No. 253, Fort Bend Subdivision District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., ESD 8, West Fort Bend Management District, and the ETJ of the City of Rosenberg, and Fort Bend County.
- "Brookewater Section Four" lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Map Number 48157C0225L, dated 04/02/2014.
- Approval of this plot will expire one year from City Council approval if not recorded in the Real Property Records of the County of Fort Bend.
- According to the city planning letter dated August 11, 2023 from Charter Title Company, there are no pipeline easements within the subdivision.
- 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 108.80 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 plot lies within Fort Bend County Lighting Ordinance Zone No. LZ2 and LZ3.
- The coordinates shown herein 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
- Sidewalks shall be built or caused to be built through restrictive covenants within all road rights-of-way dedicated to the public.
- 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 plot. 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.
- All lots shall have a minimum of five (5) foot side building line.
- All easements are centered on lot lines unless otherwise indicated.
- 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with A.D.A.
- 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 dedicator, his heirs, assigns or successors.
- 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 by Fort Bend County prior to beginning construction.



LOT SIZE TABLE			
BLOCK #	LOT #	AREA (SQ. FT.)	
2	1	8,172.47	
	2	6,393.17	
	3	6,391.62	
	4	6,344.91	
	5	6,331.86	
	6	6,288.83	
	7	6,403.59	
	8	6,538.86	
	9	6,578.57	
	10	6,499.88	
	11-19	6,538.86	
	20	6,382.90	
	21	7,559.33	
	3	1	8,747.59
		2	7,242.78
		3	7,069.22
		4	6,882.58
		5-6	6,716.71
		7	6,717.00
		8	7,539.19
		4	1
2			6,914.56
3			6,827.57
4			6,664.82
5			6,620.67
6			6,703.92
7			6,758.99
8			6,838.46
9			6,982.94
10	6,983.73		
11	9,643.09		
12	9,738.38		
13	7,757.25		
14	6,635.84		
15	6,545.51		
16-23	6,500.00		
24	7,174.01		
25	11,364.02		
26	10,978.32		
27	6,310.07		
28	6,829.57		
29	7,084.03		
30	6,913.36		
31	6,825.56		
32	6,992.95		
33	7,196.52		
34	7,204.86		
5	1	7,676.86	
	2	7,133.23	
	3	6,350.39	
	4	6,250.00	
	5	6,252.91	
	6-8	6,459.92	
	9	7,618.47	
	10	7,710.52	
	11	6,415.56	
	12	6,415.35	
	13	6,417.35	
	14	6,372.42	
	15	6,350.80	
	16	6,752.06	
	17	6,374.72	
	18	6,489.53	
6	1	6,811.94	
	2	6,940.78	
	3	6,918.63	
	4	6,780.82	
	5	7,079.93	
	6	7,182.81	
	7	7,191.63	
	8	8,212.05	
	9	7,667.63	
	10	6,610.51	
	11	6,680.00	
	12	6,640.01	
	13	6,542.37	
	14	6,557.61	
	15	6,944.08	
	16	6,807.09	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 34°04'13" W	48.68'
L2	N 36°13'40" W	49.63'
L3	N 38°37'31" W	49.30'
L4	N 41°17'00" W	49.19'
L5	N 44°01'56" W	49.41'
L6	N 46°41'47" W	49.30'
L7	N 49°23'12" W	49.30'
L8	N 52°04'57" W	49.30'
L9	N 54°46'01" W	49.30'
L10	N 57°27'26" W	49.30'
L11	N 60°08'51" W	49.30'
L12	N 62°50'16" W	49.30'
L13	N 65°31'40" W	49.30'
L14	N 68°13'05" W	49.30'
L15	N 70°31'10" W	49.68'
L16	N 70°48'12" W	60.34'
L17	N 16°19'33" E	1.46'
L18	N 73°38'29" W	50.00'
L19	N 69°27'57" W	69.68'
L20	N 66°14'24" W	58.82'
L21	N 61°44'42" W	58.82'
L22	N 57°15'01" W	58.82'
L23	N 52°45'19" W	58.82'
L24	N 47°02'57" W	58.79'
L25	N 41°06'32" W	57.01'
L26	N 31°06'06" W	56.76'
L27	N 17°43'07" W	52.20'
L28	N 02°42'44" W	72.88'
L29	N 81°17'16" E	71.16'
L30	S 25°09'01" E	50.00'
L31	S 56°20'52" E	50.00'
L32	N 32°51'23" E	33.74'
L33	N 41°22'36" E	31.69'
L34	N 45°27'02" E	37.34'
L35	N 50°45'38" E	38.41'
L36	N 51°59'24" E	41.02'
L37	N 51°24'08" E	54.83'
L38	N 47°25'55" E	51.85'
L39	S 42°06'34" W	30.00'
L40	S 44°47'57" W	84.35'
L41	S 39°55'44" W	75.26'
L42	S 52°24'57" W	60.00'
L43	S 68°57'26" W	87.06'
L44	N 21°02'34" W	70.27'
L45	N 20°50'31" W	50.00'
L46	N 87°17'16" E	71.75'
L47	N 03°19'38" E	13.28'
L48	S 84°45'36" E	14.42'
L49	N 51°22'26" E	61.16'
L50	N 26°46'20" W	70.93'
L51	N 48°06'00" E	49.49'
L52	N 46°08'40" E	49.49'
L53	N 44°11'20" E	49.49'
L54	N 42°06'34" E	60.71'
L55	S 86°37'14" W	1.57'
L56	N 03°08'57" W	4.54'

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