

PLAT RECORDING SHEET

PLAT NAME: Brookewater Section Twelve

PLAT NO: _____

ACREAGE: 28.78

LEAGUE: A. Vallett Survey, Sec.6

ABSTRACT NUMBER: 535

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 111

NUMBER OF RESERVES: 4

OWNERS: Finney Vallet Rd Owner LP,

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §
We, Finney Vallet RD Owner LP, a Delaware limited partnership, acting by and through Carson Nunnelly, Managing Director of Finney Vallet RD Owner LP, a Delaware limited partnership, Authorized Agent of Finney Vallet RD Owner LP, a Delaware limited partnership, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 28.78 acre tract described in the above and foregoing map of Brookewater Section Twelve, do hereby make and establish said subdivision and development plat 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 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 all 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 Section Twelve 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 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 partner
By: Hines Investment Management Holdings Limited Partnership a Texas limited partnership
By: _____
Name: Carson Nunnelly,
Title: Managing Director

STATE OF TEXAS §
COUNTY OF _____ §
BEFORE ME, the undersigned authority, on this day personally appeared Carson Nunnelly, Managing Director of Finney Vallet RD Owner LP, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that, they executed the same for the purposes and considerations therein expressed and in the 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 plat 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

- 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 HGCD 68, PID AW5544, BEING A STAINLESS STEEL ROD STAMPED HGCD50 68 1986 ENCASED IN A 1-INCH PVC SLEEVE, RECESSED 8" ON 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 1.5 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
 - Project Benchmark
2-1/2" Brass Disc set in concrete, stamped "451" located approximately 2,430 feet southeast of the southeasterly R.O.W. line of US Highway 59, 990 feet southwest of the centerline of Finney Vallet Road, and 8,590 feet northwest of the northwesterly R.O.W. line of Zunker Road.
- X = 2,959,253.11
- Y = 13,745,731.07
- Elev.= 107.23' (NAVD88)
 - 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, C.F. No. 1076552100357H, effective date October 31, 2023.. The surveyor has not abstracted the above property.
 - This plat lies wholly within Fort Bend County Municipal Utility District No. 253, Fort Bend Subdivision District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the ETJ of the City of Rosenberg, Fort Bend County, Fort Bend ESDB, and West Fort Bend Management District.
 - "Brookewater Section Twelve" lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Map Number 481570225L, 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.
 - According to the city planning letter, dated October 31, 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 106.7 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
 - 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.
 - 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 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 under, over 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.
 - All lots shall have a minimum 5' interior side building line.
 - 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.

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Section Twelve 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
By: Kevin Raines, Mayor
By: Danyel Swint, City Secretary
This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Section Twelve 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____.

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 28.78 ACRES
IN THE A. VALLET SURVEY, SECTION 6, ABSTRACT NO. 535
FORT BEND COUNTY, TEXAS

A 28.78 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.F. NO.) 2022107316, THE SAID 28.78 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. Brownell 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 82°56'54" East, over and across said 850.31 acre tract, a distance of 5,260.84 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 twenty--six (26) courses and distances:

- North 47°53'26" West, a distance of 330.00 feet to an angle point;
 - North 56°42'28" West, a distance of 341.49 feet to an angle point;
 - South 54°28'08" West, a distance of 71.81 feet to an angle point;
 - South 63°46'01" West, a distance of 116.36 feet to an angle point;
 - South 53°53'12" West, a distance of 100.01 feet to an angle point;
 - South 74°45'51" West, a distance of 78.56 feet to an angle point;
 - North 62°14'40" West, a distance of 14.63 feet to an angle point;
 - North 19°15'11" West, a distance of 116.08 feet to an angle point;
 - North 28°00'00" West, a distance of 71.18 feet to an angle point;
 - North 32°33'03" West, a distance of 167.48 feet to the most westerly corner of the herein described tract, and the beginning of a non-tangent curve to the right;
 - In a northeasterly direction, along the arc of said non-tangent curve to the right having a radius of 1760.00 feet, a central angle of 11°57'43", an arc length of 367.45 feet, and a chord bearing of North 62°58'35" East, for a distance of 366.78 feet to a point of tangency;
 - North 68°57'26" East, a distance of 41.89 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 30.00 feet, a central angle of 80°20'48", an arc length of 42.07 feet, and a chord bearing of South 70°52'09" East, for a distance of 38.71 feet to a point of tangency;
 - South 30°41'45" East, a distance of 15.26 feet to an interior corner;
 - North 55°47'13" East, a distance of 60.00 feet to an interior corner and the beginning of a non-tangent curve to the right;
 - 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 100°10'14", an arc length of 43.71 feet, and a chord bearing of North 18°52'20" East, for a distance of 38.35 feet to a point of tangency;
 - North 68°57'26" East, a distance of 20.68 feet to the beginning of a curve to the left;
 - In a northeasterly direction, along the arc of said curve to the left having a radius of 1440.00 feet, a central angle of 24°09'30", an arc length of 607.16 feet, and a chord bearing of North 56°52'42" East, for a distance of 602.68 feet to a point of tangency;
 - North 44°47'57" East, a distance of 177.72 feet to the beginning of a curve to the right;
 - In a northeasterly 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 North 47°14'03" East, for a distance of 42.49 feet to a point of tangency;
 - North 49°40'09" East, a distance of 75.26 feet to the beginning of a curve to the left;
 - In a northeasterly 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 North 47°14'03" East, for a distance of 42.49 feet to a point of tangency;
 - North 44°47'57" East, a distance of 91.86 feet to the beginning of a curve to the right;
 - In an easterly direction, along the arc of said curve to the right having a radius of 30.00 feet, a central angle of 87°18'37", an arc length of 45.72 feet, and a chord bearing of North 88°27'15" East, for a distance of 41.42 feet to the point of tangency;
 - North 42°06'34" East, a distance of 30.00 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 850.31 acre tract, a distance of 769.79 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. 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 47°53'26" East, a distance of 1,792.78 feet;

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

- South 42°06'34" West, a distance of 103.88 feet to an angle point;
- South 41°51'07" West, a distance of 218.70 feet to an angle point;
- North 47°53'26" West, a distance of 1.31 feet to an angle point;
- South 42°06'34" West, a distance of 50.00 feet to an angle point;
- South 41°28'21" West, a distance of 145.11 feet to an angle point;
- South 46°35'04" West, a distance of 93.08 feet to an angle point;
- South 46°27'24" West, a distance of 57.72 feet to an angle point;
- South 50°07'56" West, a distance of 115.41 feet to an angle point;
- South 52°04'53" West, a distance of 167.44 feet to an angle point;
- South 51°51'54" West, a distance of 55.00 feet to an angle point;
- South 47°57'04" West, a distance of 116.77 feet to an angle point;
- South 47°53'26" East, a distance of 14.99 feet to an angle point;
- South 42°06'34" West, a distance of 180.00 feet to the POINT OF BEGINNING, and containing 28.78 acres of land.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	2.2825 ACRES/99,425 SQ. FT.
B	LANDSCAPE, DRAINAGE, OPEN SPACE, AND UTILITY PURPOSES	0.1577 ACRE/6,869 SQ. FT.
C	LANDSCAPE, DRAINAGE, OPEN SPACE, AND UTILITY PURPOSES	0.0386 ACRE/1,682 SQ. FT.
D	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	0.4310 ACRE/18,774 SQ. FT.
TOTAL ACREAGE =		2.9098 ACRES

SECTION 12 PARKLAND DEDICATION TABLE			
RESERVE	RECREATION CENTER / PARK (100% OF GROSS ACREAGE)	LANDSCAPE RESERVES / DETENTION (25% OF GROSS ACREAGE)	ACREAGE APPLIED TO PARKLAND DEDICATION
A	0.0000	2.2825 x 0.25 = 0.5706	0.5706
B	0.0000	0.1577 x 0.25 = 0.0394	0.0394
C	0.0000	0.0386 x 0.25 = 0.0097	0.0097
D	0.0000	0.4310 x 0.25 = 0.1078	0.1078
TOTAL		0.0000 ACRES	0.7275 ACRES
PRIVATE PARKLAND FEE: 111 LOTS @ \$170 = \$18,870			
REQUIRED PARKLAND (1.875 AC. / 100 DWELLING UNITS)*(TOTAL LOTS) = 2.0812 ACRES			
PARKLAND PROVIDED: 0.7275 ACRES			
SUBMITTED PLAT		PARKLAND PROVIDED	
SECTION 1		0.2435	
SECTION 2		1.1652	
SECTION 3		0.4484	
SECTION 4		0.5651	
SECTION 12		0.7275	
DETENTION POND 6		4.1875	
DETENTION POND 7 AND RECREATION CENTER		8.8263	
TOTAL		16.1635	
TOTAL REQUIRED FOR ENTIRE PROJECT		50.0000	

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	43.71'	38.35'	N 18°52'20" E	100°10'14"
C2	1440.00'	607.16'	602.68'	N 56°52'42" E	24°09'30"
C3	500.00'	42.50'	42.49'	N 47°14'03" E	4°52'12"
C4	500.00'	42.50'	42.49'	N 47°14'03" E	4°52'12"
C5	30.00'	45.72'	41.42'	N 88°27'15" E	87°18'37"
C6	1760.00'	367.45'	366.78'	N 62°58'35" E	11°57'43"
C7	30.00'	42.07'	38.71'	S 70°52'09" E	80°20'48"
C8	800.00'	373.55'	370.17'	N 44°35'24" W	26°45'14"
C9	500.00'	87.94'	87.82'	N 52°55'44" W	10°04'36"
C10	900.00'	161.20'	160.98'	S 47°28'10" W	10°15'44"
C11	2000.00'	439.15'	438.27'	S 46°18'36" W	12°34'51"
C12	50.00'	76.72'	69.41'	S 03°56'07" E	87°54'37"
C13	300.00'	411.31'	379.84'	S 87°10'03" E	78°33'14"
C14	450.00'	84.53'	84.41'	N 48°10'26" E	10°45'48"
C15	600.00'	173.28'	172.68'	N 51°03'57" E	16°32'49"
C16	1800.00'	250.97'	250.77'	N 63°20'01" E	7°59'19"
C17	900.00'	270.02'	269.01'	S 44°57'38" W	17°11'24"
C18	50.00'	68.55'	63.31'	N 87°10'03" W	78°33'14"
C19	25.00'	43.88'	38.46'	N 86°55'24" W	100°34'07"
C20	475.00'	89.23'	89.10'	N 48°10'26" E	10°45'48"
C21	325.00'	445.58'	411.50'	S 87°10'03" W	78°33'14"
C22	25.00'	11.65'	11.55'	N 61°14'35" W	26°42'17"
C23	50.00'	123.33'	94.36'	N 03°56'07" W	141°19'12"
C24	25.00'	11.65'	11.55'	N 53°22'20" E	26°42'17"
C25	25.00'	38.36'	34.70'	S 03°56'07" E	87°54'37"
C26	25.00'	39.81'	35.74'	N 86°29'14" E	91°14'40"
C27	2025.00'	414.78'	414.04'	N 46°43'58" E	11°44'08"
C28	875.00'	105.01'	104.94'	N 49°09'45" E	6°52'33"
C29	25.00'	40.85'	36.45'	S 01°04'59" E	93°36'54"
C30	475.00'	83.54'	83.43'	S 52°55'44" E	10°04'36"
C31	500.00'	24.38'	24.38'	S 59°21'50" E	2°47'37"
C32	863.93'	92.64'	92.60'	N 57°41'19" W	6°08'39"
C33	500.00'	48.70'	48.68'	S 51°49'34" E	5°34'51"
C34	830.00'	67.64'	67.62'	S 46°42'05" E	4°40'08"
C35	25.00'	37.19'	33.85'	S 86°58'50" E	85°13'38"
C36	625.00'	97.45'	97.25'	N 54°52'22" E	8°56'01"
C37	1825.00'	204.46'	204.35'	N 62°32'56" E	6°25'08"
C38	25.00'	17.86'	17.48'	N 45°17'23" E	40°56'15"
C39	50.00'	240.50'	67.18'	S 17°22'54" E	275°35'43"
C40	25.00'	24.02'	23.11'	S 87°06'35" E	55°03'06"
C41	1775.00'	186.65'	186.56'	N 62°21'07" E	6°01'30"
C42	575.00'	87.06'	86.98'	N 55°00'06" E	8°40'32"
C43	25.00'	38.54'	34.83'	N 06°30'08" E	88°19'24"
C44	830.00'	93.38'	93.33'	S 34°26'11" E	6°26'46"
C45	770.00'	72.92'	72.89'	S 33°55'34" E	5°25'33"
C46	25.00'	38.04'	34.47'	N 00°47'53" W	87°10'51"
C47	425.00'	79.84'	79.72'	N 48°10'26" E	10°45'48"
C48	275.00'	377.03'	348.19'	N 87°10'03" W	78°33'14"
C49	25.00'	38.36'	34.70'	S 03°56'07" E	87°54'37"
C50	1975.00'	90.16'	90.15'	N 41°19'39" E	2°36'56"
C51	25.00'	39.04'	35.19'	S 87°22'21" W	89°28'27"
C52	25.00'	10.89'	10.80'	N 35°24'53" W	24°57'05"
C53	50.00'	112.10'	90.05'	S 87°10'03" E	128°27'23"
C54	25.00'	10.89'	10.80'	N 10°44'48" E	24°57'05"
C55	925.00'	232.28'	231.67'	N 46°21'42" E	14°23'16"
C56	25.00'	36.16'	33.09'	N 80°36'01" E	82°51'55"
C57	500.00'	9.24'	9.24'	N 57°26'17" W	1°03'30"
C58	733.39'	107.28'	107.18'	S 52°43'05" E	8°22'52"
C59	500.00'	14.57'	14.57'	S 49°21'44" E	1°40'09"
C60	770.00'	78.06'	78.03'	S 47°17'33" E	5°48'30"
C61	25.00'	42.47'	37.55'	N 08°39'46" W	97°20'44"
C62	875.00'	206.86'	206.38'	S 46°46'58" W	13°32'44"
C63	25.00'	34.78'	31.65'	S 87°10'03" E	78°33'14"
C64	25.00'	36.41'	36.41'	N 93°27'21" W	97°27'58"
C65	1975.00'	242.15'	244.99'	S 49°05'17" W	7°01'29"
C66	925.00'	117.16'	117.08'	N 48°58'19" E	7°15'25"
C67	25.00'	37.86'	34.34'	N 88°43'36" E	86°45'57"
C68	525.00'	86.54'	86.45'	S 52°36'47" E	9°26'42"
C69	800.00'	75.38'	75.35'	N 28°30'50" W	5°23'55"

LOT SIZE TABLE			
BLOCK #	LOT #	SQ. FT.	WIDTH
1	1	8,585.78	54.89'
	2	8,866.47	54.89'
	3	8,726.18	54.89'
	4	8,636.65	54.89'
	5	8,403.37	54.89'
	6	7,623.30	55.09'
	7	7,207.85	55.00'
	8	7,227.25	55.00'
	9	7,246.65	55.00'
	10	7,255.60	55.00'
	11	9,648.83	57.25'
	12	13,412.71	56.86'
	13	8,790.21	58.48'
	14	8,523.40	64.34'
2	1	9,044.99	75.59'
	2	7,459.63	60.18'
	3	6,981.21	55.00'
	4	6,948.09	55.00'
	5	6,920.69	55.00'
	6	7,017.88	55.00'
	7	7,024.03	55.00'
	8	7,050.67	55.00'
	9	7,059.84	55.00'
	10	7,055.25	55.00'
	11	7,121.41	55.00'
	12	7,057.66	55.00'
	13	8,029.86	65.18'
	14	7,887.59	55.09'
3	1	8,517.86	60.16'
	2	8,442.99	57.81'
	3	8,596.71	57.81'
	4	8,540.23	55.01'
	5	7,253.09	56.81'
	6	9,568.47	65.01'
	7	8,793.24	62.52'
	8	7,589.40	58.01'
	9	7,690.49	55.17'
	10	7,354.80	54.99'
	11	7,423.12	54.99'
	12	7,351.00	55.01'
	13	7,335.78	54.95'
	14	7,235.74	54.95'
	15	7,399.68	54.97'
	16	7,939.91	60.77'
	17	7,342.45	55.00'
	18	7,651.53	58.61'
	19	8,099.77	66.39'
	20	7,150.00	55.00'

LOT SIZE TABLE			
BLOCK #	LOT #	SQ. FT.	WIDTH
4	1	8,713.13	66.98'
	2	7,496.98	59.88'
	3	7,884.95	66.14'
	4	6,967.29	55.00'
	5-12	6,875.00	55.00'
	13	8,317.67	74.73'
	14-16	8,965.71	83.72'
	17	7,717.86	66.57'
	18-20	6,875.00	55.00'
	21	8,299.16	66.01'
	22	8,210.33	67.07'
	23-24	6,875.00	55.00'
	25	6,868.94	55.00'
	26	6,880.73	57.06'
5	27	10,134.08	56.86'
	28	7,669.39	57.29'
	29-33	7,250.00	58.00'
	34	7,359.22	58.00'
	35	7,629.33	57.97'
	36	7,786.46	57.97'
	37	8,011.00	57.97'
	38	9,635.05	68.13'
	1	9,074.25	75.92'
	2	7,558.14	61.12'
	3	7,578.09	61.12'
	4	7,598.33	59.12'
	5	7,207.90	55.00'
	6	7,189.26	55.00'
	7	7,178.78	55.00'
	8	7,168.29	55.00'
	9	7,110.86	55.00'
	10	9,022.59	66.30'
	11	8,644.16	73.23'
	12	7,176.26	57.51'
	13	7,293.90	57.51'
	14	7,448.16	57.51'
	15	7,403.42	55.80'
	16	7,386.73	55.00'
	17	7,411.78	55.00'
	18	7,650.59	55.49'
	19	7,779.32	55.42'
	20	8,946.23	66.00'



BROOKEWATER SECTION TWELVE

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

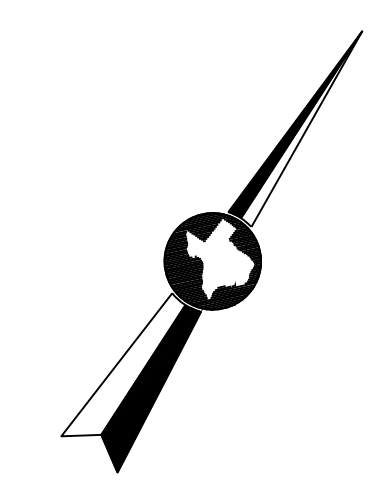
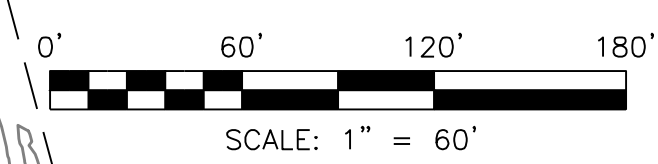
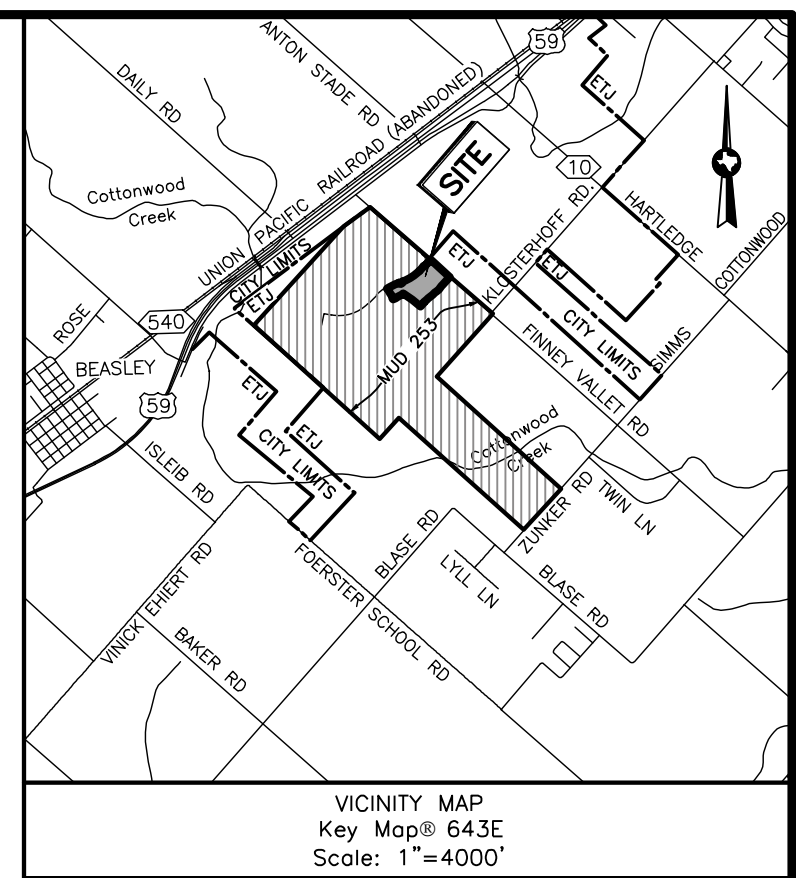
111 LOTS, 5 BLOCKS, AND 4 RESERVES

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

NOVEMBER 7, 2023

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N:13,745,421.44
E:2,961,077.48

N:13,744,500.28
E:2,960,161.76

N:13,745,937.55
E:2,960,506.47

N:13,745,056.59
E:2,959,137.46

CALL 850.31 ACRES
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