

PLAT RECORDING SHEET

PLAT NAME: Wallingford Park Drive Phase Three

PLAT NO: _____

ACREAGE: 4.182

LEAGUE: A. Vallet Survey, Sec. 6, W.J. Jones Survey, Sec. 6 and D. Braswell Survey, Sec. 6

ABSTRACT NUMBER: A-535, A-553 and A-612

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

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 Corson 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 4.182 acre tract described in the above and foregoing map of Wallingford Park Drive Phase Three, do hereby make and establish said subdivision and development plat of said property according to oil 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 aeral easements. The aeral easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aeral easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aeral esement totals twenty one feet, six inches (21' 6") in width.

FURTHER, We have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aeral easements. The aeral easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aeral easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aeral easement totals thirty feet (30' 0") in width.

FURTHER, We do hereby 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 we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Wallingford Park Drive Phase 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 Corson 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 _____, 2024.

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: Corson Nunnelly,
Title: Managing Director

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Corson 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 _____, 2024.

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 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

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of Wallingford Park Drive Phase 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: _____ By: _____
Pete Pavlovsky, Chairperson Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of Wallingford Park Drive Phase 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: _____ By: _____
Kevin Raines, Mayor Danyel Swint, City Secretary

I, Camaron Jackson, a Professional Engineer Registered in the state of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

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

JOB NO. 211-028-43

METES AND BOUNDS DESCRIPTION
BEING 4.182 ACRES
IN THE A. VALLET SURVEY, SECTION 6, ABSTRACT NO. 535,
THE W.J. JONES SURVEY, SECTION 6, ABSTRACT NO. 553,
AND THE D. BRASWELL SURVEY, SECTION 6, ABSTRACT NO. 612
FORT BEND COUNTY, TEXAS

A 4.182 ACRE TRACT OF LAND IN THE A. VALLET SURVEY, SECTION 6, ABSTRACT NO. 535, THE W.J. JONES SURVEY, SECTION 6, ABSTRACT NO. 553, AND THE D. BRASWELL SURVEY, SECTION 6, ABSTRACT NO. 612, 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 4.182 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found in the southeasterly line of Restricted Reserve "A", Block 1 of Brookewater Detention Pond No. Seven and Recreation Center, map or plat thereof recorded under Plat no. 20230198 of the Fort Bend County Plat Records (F.B.C.P.R.), marking the most westerly corner of Wallingford Park Drive Phase Two, map or plat thereof recorded under Plat no. 20230198, F.B.C.P.R.;

THENCE, South 44°52'17" East, along the southwest line of said Wallingford Park Drive Phase Two, a distance of 100.00 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking the most southerly corner of said Wallingford Park Drive Phase Two;

THENCE, over and across said 850.31-acre tract, the following fifty-seven (57) courses and distances:

- 1) South 45°07'43" West, a distance of 34.20 feet to the beginning of a curve to the left;
- 2) In a southwesterly direction, along the arc of said curve to the left having a radius of 50.00 feet, a central angle of 46°17'33", an arc length of 40.40 feet, and a chord bearing of South 21°58'56" West, for a distance of 39.31 feet to a point of reverse curvature;
- 3) In a southerly direction, along the arc of said reverse curve to the right having a radius of 100.00 feet, a central angle of 12°44'26", an arc length of 22.24 feet, and a chord bearing of South 05°12'23" West, for a distance of 22.19 feet to a;
- 4) In a southerly direction, along the arc of said reverse curve to the left having a radius of 50.00 feet, a central angle of 48°11'23", an arc length of 42.05 feet, and a chord bearing of South 12°31'06" East, for a distance of 40.82 feet to the point of tangency;
- 5) South 36°36'47" East, a distance of 105.22 feet to the most easterly corner of the herein described tract;
- 6) South 53°23'13" West, a distance of 100.00 feet to a southerly corner of the herein described tract;
- 7) North 36°36'47" West, a distance of 105.22 feet to the beginning of a curve to the left;
- 8) In a northwesterly direction, along the arc of said curve to the left having a radius of 50.00 feet, a central angle of 48°11'23", an arc length of 42.05 feet, and a chord bearing of North 60°42'28" West, for a distance of 40.82 feet to a point of reverse curvature;
- 9) In a westerly direction, along the arc of said reverse curve to the right having a radius of 100.00 feet, a central angle of 10°08'32", an arc length of 17.70 feet, and a chord bearing of North 79°43'54" West, for a distance of 17.68 feet to a point of reverse curvature;
- 10) In a westerly direction, along the arc of said reverse curve to the left having a radius of 50.00 feet, a central angle of 50°31'09", an arc length of 44.09 feet, and a chord bearing of South 80°04'48" West, for a distance of 42.67 feet to a point of reverse curvature;
- 11) In a southwesterly direction, along the arc of said reverse curve to the right having a radius of 1290.00 feet, a central angle of 04°20'56", an arc length of 97.91 feet, and a chord bearing of South 56°59'41" West, for a distance of 97.89 feet to a point of compound curvature;
- 12) In a southwesterly direction, along the arc of said compound curve to the right having a radius of 500.00 feet, a central angle of 05°27'43", an arc length of 47.66 feet, and a chord bearing of South 61°54'00" West, for a distance of 47.65 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 1066.23 feet, a central angle of 06°01'25", an arc length of 112.10 feet, and a chord bearing of South 67°38'35" West, for a distance of 112.04 feet to a point of compound curvature;
- 14) In a southwesterly direction, along the arc of said reverse curve to the left having a radius of 500.00 feet, a central angle of 03°09'09", an arc length of 27.51 feet, and a chord bearing of South 69°04'43" West, for a distance of 27.51 feet to a point of reverse curvature;
- 15) In a southwesterly direction, along the arc of said reverse curve to the right having a radius of 1,280.00 feet, a central angle of 07°26'18", an arc length of 166.17 feet, and a chord bearing of South 71°13'18" West, for a distance of 166.06 feet to a point of reverse curvature;
- 16) In a southwesterly direction, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 90°50'53", an arc length of 39.64 feet, and a chord bearing of South 29°31'00" West, for a distance of 35.62 feet to an angle point;
- 17) South 74°05'34" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the right;
- 18) In a northwesterly direction, along the arc of said non-tangent curve to the right having a radius of 925.00 feet, a central angle of 00°19'15", an arc length of 5.18 feet, and a chord bearing of North 15°44'48" West, for a distance of 5.18 feet to a point of reverse curvature;
- 19) In a northwesterly direction, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 85°04'33", an arc length of 37.12 feet, and a chord bearing of North 58°07'27" West, for a distance of 33.80 feet to a point of reverse curvature;
- 20) In a westerly direction, along the arc of said reverse curve to the right having a radius of 1,280.00 feet, a central angle of 21°44'40", an arc length of 485.78 feet, and a chord bearing of North 89°47'24" West, for a distance of 482.87 feet to the point of tangency;
- 21) North 78°55'03" West, a distance of 38.04 feet to the beginning of a curve to the left;
- 22) In a southwesterly direction, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 88°08'30", an arc length of 38.46 feet, and a chord bearing of South 57°00'42" West, for a distance of 34.78 feet to the point of tangency;
- 23) South 12°56'27" West, a distance of 3.24 feet to an angle point;
- 24) North 77°03'33" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the left;
- 25) In a northwesterly direction, along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 91°51'30", an arc length of 40.08 feet, and a chord bearing of North 32°59'18" West, for a distance of 35.92 feet to the point of tangency;
- 26) North 78°55'03" West, a distance of 224.92 feet to the beginning of a curve to the left;
- 27) In a westerly direction, along the arc of said curve to the left having a radius of 470.00 feet, a central angle of 17°11'50", an arc length of 141.07 feet, and a chord bearing of North 87°30'58" West, for a distance of 140.54 feet to a point of compound curvature;
- 28) In a southwesterly direction, along the arc of said compound curve to the left having a radius of 25.00 feet, a central angle of 84°29'59", an arc length of 36.87 feet, and a chord bearing of South 41°38'07" West, for a distance of 33.62 feet to a point of reverse curvature;
- 29) In a southerly direction, along the arc of said reverse curve to the right having a radius of 375.00 feet, a central angle of 02°16'20", an arc length of 14.87 feet, and a chord bearing of North 00°31'18" West, for a distance of 14.87 feet to a southerly corner of the herein described tract;

30) North 88°20'32" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the left;

31) In a northwesterly direction, along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 102°53'08", an arc length of 44.89 feet, and a chord bearing of North 49°47'06" West, for a distance of 39.10 feet to the point of tangency;

32) South 78°46'21" West, a distance of 48.65 feet to the beginning of a curve to the right;

33) In a westerly direction, along the arc of said curve to the right having a radius of 525.00 feet, a central angle of 16°39'44", an arc length of 152.68 feet, and a chord bearing of South 87°06'12" West, for a distance of 152.14 feet to a point of reverse curvature;

34) In a southwesterly direction, along the arc of said reverse curve to the left having a radius of 25.00 feet, a central angle of 84°58'31", an arc length of 37.08 feet, and a chord bearing of South 52°56'49" West, for a distance of 33.77 feet to a point of reverse curvature;

35) In a southerly direction, along the arc of said reverse curve to the right having a radius of 1125.00 feet, a central angle of 00°05'10", an arc length of 1.69 feet, and a chord bearing of South 10°30'09" West, for a distance of 1.69 feet to a southerly corner of the herein described tract;

36) North 79°27'16" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the left;

37) In a northwesterly direction, along the arc of said non-tangent curve to the left having a radius of 25.00 feet, a central angle of 89°27'38", an arc length of 39.03 feet, and a chord bearing of North 34°11'05" West, for a distance of 35.19 feet to the most westerly corner of the herein described tract;

38) North 11°05'05" East, a distance of 50.00 feet to a northwest corner of the herein described tract;

39) South 78°54'55" East, a distance of 45.83 feet to the beginning of a curve to the left;

40) In an easterly direction, along the arc of said curve to the left having a radius of 475.00 feet, a central angle of 22°18'45", an arc length of 184.98 feet, and a chord bearing of North 89°55'43" East, for a distance of 183.81 feet to the point of tangency;

41) North 78°46'21" East, a distance of 54.39 feet to the beginning of a curve to the left;

42) In a northeasterly direction, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 95°42'58", an arc length of 41.76 feet, and a chord bearing of North 30°54'51" East, for a distance of 37.07 feet to a northerly corner of the herein described tract;

43) North 73°03'22" East, a distance of 50.00 feet to a northerly corner of the herein described tract;

44) South 16°56'38" East, a distance of 6.81 feet to the beginning of a curve to the left;

45) In a southeasterly direction, along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 79°38'49", an arc length of 34.75 feet, and a chord bearing of South 56°46'02" East, for a distance of 32.02 feet to a point of reverse curvature;

46) In an easterly direction, along the arc of said reverse curve to the right having a radius of 530.00 feet, a central angle of 17°40'23", an arc length of 163.48 feet, and a chord bearing of South 87°45'15" East, for a distance of 162.83 feet to the point of tangency;

47) South 78°55'03" East, a distance of 363.02 feet to the beginning of a curve to the left;

48) In an easterly direction, along the arc of said curve to the left having a radius of 1220.00 feet, a central angle of 32°57'27", an arc length of 701.76 feet, and a chord bearing of North 84°36'13" East, for a distance of 692.13 feet to a point of compound curvature;

49) In a northeasterly direction, along the arc of said compound curve to the left having a radius of 500.00 feet, a central angle of 06°16'25", an arc length of 54.75 feet, and a chord bearing of North 64°59'17" East, for a distance of 54.72 feet to a point of compound curvature;

50) In a northeasterly direction, along the arc of said compound curve to the left having a radius of 1047.19 feet, a central angle of 05°29'18", an arc length of 100.31 feet, and a chord bearing of North 59°06'26" East, for a distance of 100.27 feet to a point of reverse curvature;

51) In a northeasterly direction, along the arc of said reverse curve to the right having a radius of 500.00 feet, a central angle of 03°09'57", an arc length of 27.63 feet, and a chord bearing of North 57°56'45" East, for a distance of 27.62 feet to a point of reverse curvature;

52) In a northeasterly direction, along the arc of said reverse curve to the left having a radius of 1210.00 feet, a central angle of 04°18'38", an arc length of 91.03 feet, and a chord bearing of North 57°22'24" East, for a distance of 91.01 feet to a point of compound curvature;

53) In a southeasterly direction, along the arc of said compound curve to the left having a radius of 50.00 feet, a central angle of 56°02'22", an arc length of 48.90 feet, and a chord bearing of North 27°11'54" East, for a distance of 46.98 feet to a point of reverse curvature;

54) In a northerly direction, along the arc of said reverse curve to the right having a radius of 100.00 feet, a central angle of 13°53'59", an arc length of 24.26 feet, and a chord bearing of North 06°07'43" East, for a distance of 24.20 feet to a point of reverse curvature;

55) In a northerly direction, along the arc of said reverse curve to the left having a radius of 50.00 feet, a central angle of 46°38'48", an arc length of 40.71 feet, and a chord bearing of North 10°14'42" West, for a distance of 39.59 feet to a point of reverse curvature;

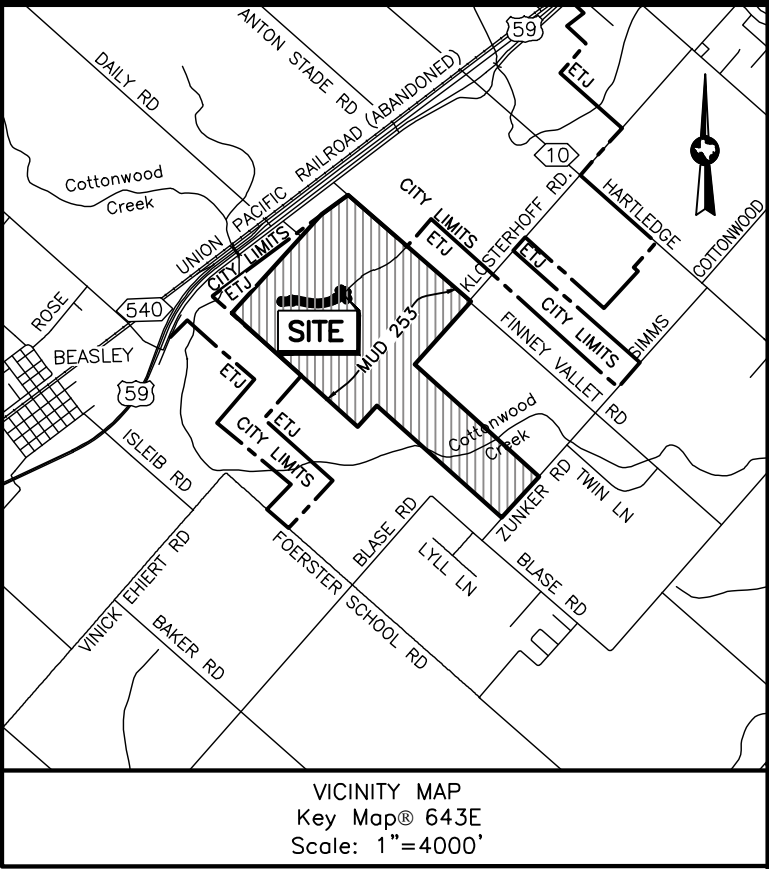
56) In a northwesterly direction, along the arc of said reverse curve to the right having a radius of 2050.00 feet, a central angle of 01°51'53", an arc length of 66.72 feet, and a chord bearing of North 32°38'09" West, for a distance of 66.72 feet to a northerly corner of the herein described tract;

57) North 58°17'47" East, a distance of 100.00 feet to the curved southwesterly line of the aforesaid Reserve "A" of Brookewater Detention Pond No. Seven, for the most northerly corner of the herein described tract;

THENCE, in a southeasterly direction, along the curved southwesterly line of said reserve "A", with the arc of said non-tangent curve to the left having a radius of 1950.00 feet, a central angle of 01°36'21", an arc length of 54.66 feet, and a chord bearing of South 32°30'23" East, for a distance of 54.65 feet to a point of compound curvature;

THENCE, in an easterly direction, along the curved southerly line of said Reserve "A", with the arc of said compound curve to the left 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 South 84°05'26" East, for a distance of 77.47 feet to the point of tangency;

THENCE, North 45°07'43" East, a distance of 24.41 feet to the POINT OF BEGINNING, and containing 4.182 acres of land.



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 plat number(s) _____ of the plat 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

WALLINGFORD PARK DRIVE PHASE THREE

BEING A SUBDIVISION OF 4.182 ACRES OUT OF
THE A. VALLET SURVEY, SEC. 6, A-535
THE W.J. JONES SURVEY, SEC. 6, A- 553,
AND THE D. BRASWELL SURVEY, SEC. 6, A-612
IN FORT BEND COUNTY, TEXAS.

OWNER

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

MARCH 15, 2024



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

GENERAL NOTES:

- ESMT. indicates Easement
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
R.O.W. indicates Right-of-Way
S.S.E. indicates Sanitary Sewer Easement
W.L.E. indicates Water Line Easement
(F) indicates Found capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500"
- Benchmark: AN NGS MONUMENT HGCD 68, PID AW544, BEING A STAINLESS STEEL ROD STAMPED "HGCD 68 1986" ENCASED IN A 1-INCH PVC SLEEVE, RECESSED 8 IN 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-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 "450" located approximately 2,600 feet southeast of the southeasterly R.O.W. line of US Highway 59, 3,240 feet southwest of the centerline of Finney Vallet Road, and 8,860 feet northwest of the northwesterly R.O.W. line of Zunker Road. (SHOWN HEREON)

X= 2,957,540.14
Y= 13,744,245.42
Elev.= 106.60' (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. 1076552100357M, effective date March 23, 2024. 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., ESD 8, and the ETJ of the City of Rosenberg, and Fort Bend County.
- "Wallingford Park Drive Phase Three" 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 March 23, 2024, 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 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. L22 and L23.
- 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 dedicatior, his heirs, assigns or successors.
- 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 or county 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.
- 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.
- Fort Bend County Commissioners Court granted a variance to allow for a 10-foot sidewalk on one side of Wallingford Park Drive instead of two 5-foot sidewalks on each side of the R.O.W. on May 28, 2024.
- Subject to a Short Form Blanket Easement 3-Phase Overhead and Underground executed by Finney Vallet RD Owner, LP, a Delaware limited partnership to CenterPoint Energy Houston electric, LLC, filed for record on November 16, 2023, under County Clerk's File No. 2023110129, in the Official Public Records of Real Property in Fort Bend County, Texas.

| CURVE TABLE | | | | |
|-------------|-----------|------------|---------------|-------------|
| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | DELTA ANGLE |
| C1 | 50.00' | 40.40' | S 21°58'56" W | 46°17'33" |
| C2 | 100.00' | 22.24' | S 05°12'23" W | 12°44'26" |
| C3 | 50.00' | 42.05' | S 12°51'06" E | 48°11'23" |
| C4 | 50.00' | 42.05' | N 60°42'28" W | 48°11'23" |
| C5 | 100.00' | 17.70' | N 79°43'54" W | 10°08'32" |
| C6 | 50.00' | 44.09' | S 80°04'48" W | 50°31'09" |
| C7 | 1,290.00' | 97.91' | S 56°59'41" W | 4°20'56" |
| C8 | 500.00' | 47.66' | S 61°54'00" W | 5°27'43" |
| C9 | 1,066.23' | 112.10' | S 67°38'35" W | 6°01'25" |
| C10 | 500.00' | 27.51' | S 69°04'43" W | 3°09'09" |
| C11 | 1,280.00' | 166.17' | S 71°13'18" W | 7°26'18" |
| C12 | 25.00' | 39.64' | S 29°31'00" W | 90°50'53" |
| C13 | 925.00' | 5.18' | N 15°44'48" W | 0°19'15" |
| C14 | 25.00' | 37.12' | N 58°07'27" W | 85°04'33" |
| C15 | 1,280.00' | 485.78' | N 89°47'24" W | 2°14'40" |
| C16 | 25.00' | 38.46' | S 57°00'42" W | 88°08'30" |
| C17 | 25.00' | 40.08' | N 32°59'18" W | 91°51'30" |
| C18 | 470.00' | 141.07' | N 87°30'58" W | 17°11'50" |
| C19 | 25.00' | 36.87' | S 41°38'07" W | 84°29'59" |
| C20 | 375.00' | 14.87' | S 00°31'18" W | 2°16'20" |
| C21 | 25.00' | 44.89' | N 49°47'06" W | 102°53'08" |
| C22 | 525.00' | 152.68' | S 87°06'12" W | 16°39'44" |
| C23 | 25.00' | 37.08' | S 52°56'49" W | 84°58'31" |
| C24 | 1,125.00' | 1.69' | S 10°30'09" W | 0°05'10" |
| C25 | 25.00' | 39.03' | N 34°11'05" W | 89°27'38" |
| C26 | 475.00' | 184.98' | N 89°55'43" E | 22°18'45" |
| C27 | 25.00' | 41.76' | N 30°54'51" E | 95°42'58" |
| C28 | 25.00' | 34.75' | S 56°46'02" E | 79°38'49" |
| C29 | 530.00' | 163.48' | S 87°45'15" E | 17°40'23" |
| C30 | 1,220.00' | 701.76' | N 84°36'13" E | 32°57'27" |
| C31 | 500.00' | 54.75' | N 64°59'17" E | 6°16'25" |
| C32 | 1,047.19' | 100.31' | N 59°06'26" E | 5°29'18" |
| C33 | 500.00' | 27.63' | N 57°56'45" E | 3°09'57" |
| C34 | 1,210.00' | 91.03' | N 57°22'24" E | 4°18'38" |
| C35 | 50.00' | 48.90' | N 27°11'54" E | 56°02'22" |
| C36 | 100.00' | 24.26' | N 06°07'43" E | 13°53'59" |
| C37 | 50.00' | 40.71' | N 10°14'42" W | 46°38'48" |
| C38 | 2,050.00' | 66.72' | N 32°38'09" W | 1°51'53" |
| C39 | 1,950.00' | 54.66' | S 32°30'23" E | 1°36'21" |
| C40 | 50.00' | 88.63' | S 84°05'26" E | 101°33'43" |
| C41 | 1,100.00' | 49.57' | N 09°15'17" E | 2°34'54" |
| C42 | 500.00' | 194.71' | N 89°55'43" E | 22°18'45" |
| C43 | 350.00' | 113.63' | S 07°38'35" E | 18°36'06" |
| C44 | 500.00' | 194.69' | N 89°55'39" E | 22°18'36" |
| C45 | 1,250.00' | 1,220.72' | N 73°06'20" E | 55°57'14" |
| C46 | 2,000.00' | 171.37' | S 34°09'30" E | 4°54'34" |
| C47 | 900.00' | 56.72' | S 14°06'07" E | 3°36'39" |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 44°52'17" E | 100.00' |
| L2 | S 45°07'43" W | 34.20' |
| L3 | S 36°36'47" E | 105.22' |
| L4 | S 53°23'13" W | 100.00' |
| L5 | N 36°36'47" W | 105.22' |
| L6 | S 74°05'34" W | 50.00' |
| L7 | N 78°55'03" W | 38.04' |
| L8 | S 12°56'27" W | 3.24' |
| L9 | N 77°03'33" W | 50.00' |
| L10 | N 88°20'32" W | 50.00' |
| L11 | S 78°46'21" W | 48.65' |
| L12 | N 79°27'16" W | 50.00' |
| L13 | N 11°05'05" E | 50.00' |
| L14 | S 78°54'55" E | 45.83' |
| L15 | N 78°46'21" E | 54.39' |
| L16 | N 73°03'22" E | 50.00' |
| L17 | S 16°56'38" E | 6.81' |
| L18 | N 58°17'47" E | 100.00' |
| L19 | N 45°07'43" E | 24.41' |
| L20 | S 45°07'43" W | 47.22' |
| L21 | N 16°56'38" W | 3.24' |
| L22 | S 78°46'21" W | 109.71' |
| L23 | N 78°54'55" W | 45.83' |
| L24 | S 12°56'27" W | 56.65' |

WALLINGFORD PARK DRIVE PHASE THREE

BEING A SUBDIVISION OF 4.182 ACRES OUT OF THE A. VALLET SURVEY, SEC. 6, A-535 THE W.J. JONES SURVEY, SEC. 6, A- 553, AND THE D. BRASWELL SURVEY, SEC. 6, A-612 IN FORT BEND COUNTY, TEXAS.

OWNER

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

MARCH 15, 2024



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