

**PLAT RECORDING SHEET**

**PLAT NAME:** Brookewater Section Seven

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 16.34

\_\_\_\_\_

**LEAGUE:** W. J. Jones Survey, Sec. 6 & D. Braswell Survey, Sec 6

\_\_\_\_\_

**ABSTRACT NUMBER:** 553 & 612

\_\_\_\_\_

**NUMBER OF BLOCKS:** 4

\_\_\_\_\_

**NUMBER OF LOTS:** 69

\_\_\_\_\_

**NUMBER OF RESERVES:** 3

\_\_\_\_\_

**OWNERS:** Taylor Morrison of Texas, Inc.,

\_\_\_\_\_

\_\_\_\_\_  
**(DEPUTY CLERK)**



STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, Taylor Morrison of Texas, Inc., a Texas Corporation, acting by and through Robert L. Skinner, Authorized Agent of Taylor Morrison of Texas, Inc., a Texas Corporation, owner (or owners) hereinafter referred to as **Owners** (whether one or more) of the 16.34 acre tract described in the above and foregoing map of Brookewater Section Seven, 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 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 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 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 Seven 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 Taylor Morrison of Texas, Inc., a Texas Corporation, has caused these presents to be signed by Robert L. Skinner, Authorized Agent of Taylor Morrison of Texas, Inc., a Texas Corporation, thereunto authorized, this \_\_\_\_ day of \_\_\_\_\_, 2024.

OWNER  
Taylor Morrison of Texas, Inc.,  
a Texas Corporation

By: Robert L. Skinner  
Authorized Agent

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared Robert L. Skinner, Authorized Agent of Taylor Morrison of Texas, Inc., a Texas Corporation, 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 copacity 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 a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Kevin M. Reidy  
Registered Professional Land Surveyor  
Texas Registration No. 6450

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Section Seven 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: Wayne Poldrack, Chairperson  
Cecilio Moreno, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Section Seven 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: William Benton, Mayor  
Donyel Swint, City Secretary

I, Comaron 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.

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

GENERAL NOTES:

- B.L. indicates Building Line  
ESMT indicates Easement  
ETJ indicates Extrajurisdictional Jurisdiction  
(F) indicates Fort Bend County  
F.B.C.C.F. NO. indicates Fort Bend County Clerk's File  
F.B.C.D.R. indicates Fort Bend County Deed Records  
F.B.C.F.R. indicates Fort Bend County Plat Records  
Pg. indicates Book Page  
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  
Vol. indicates Volume  
W.L.E. indicates Water Line Easement

\_\_\_\_\_ indicates Street Name Change

- Benchmark: AN NOS MONUMENT HGCD 68, PID AW5544, BEING A STAINLESS STEEL ROD STAMPED "HGCD 68 1986" ENCASED IN A 1-INCH PVC SLEEVE, RECESSED 8 CM BELOW THE GROUND SURFACE, FROM THE INTERSECTION OF FM ROAD 350 AND US HIGHWAY 59, 60 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)(GEOD 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.

- 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. 107655210037Taylor Morrison effective date December 18, 2024. 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, Lemar Consolidated L.S.D., and the ETJ of the City of Rosenberg, Fort Bend County, Fort Bend ESD8, and West Fort Bend Management District.
- "Brookewater Section Seven" 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.
- According to the city planning letter, dated December 18, 2024, 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 108.55 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 dedicatrix, 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. Furthermore, this subdivision substantially adheres to the Developers Park Plan as shown on Exhibit "F" of the Developer Agreement and therefore this subdivision complies with the park dedication requirements of the Developer Agreement.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- No owner of the land subject to an easement may place, build or construct any permanent building, structure or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway/parking lot under the following conditions. The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access, and there shall be no obligation of the city to replace/repair any paving removed in the exercise of this easement.
- All drainage easements shall be kept clear of fences, buildings, vegetation, and other obstructions for the purpose of operation and maintenance of the drainage facility by the appropriate entity.
- All property to drain into drainage easement only through an approved drainage structure.
- All lots shall have a minimum of five (5) foot side building line.
- All easements are centered on lot lines unless otherwise indicated.
- 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 street 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
- Subject to Water Facilities Easement Agreement, as recorded under F.B.C.C.F. No. 2023040122.
- Property is subject to Declaration of Covenants, Conditions, and Restrictions for Brookewater as recorded under County Clerk's File No. 2023099915 and as amended under County Clerk's File No. 2023104276 of the Official Public Records of Fort Bend County, Texas.

METES AND BOUNDS DESCRIPTION  
BEING 16.34 ACRES  
IN THE W. J. JONES SURVEY, SECTION 6, ABSTRACT NO. 553  
& D. BRASWELL SURVEY, SECTION 6, ABSTRACT NO. 612  
FORT BEND COUNTY, TEXAS

A 16.34 ACRE TRACT OF LAND IN THE W. J. JONES SURVEY, SECTION 6, ABSTRACT NO. 553 & D. BRASWELL SURVEY, SECTION 6, ABSTRACT NO. 612, FORT BEND COUNTY, TEXAS, BEING 16.34 ACRES TRACT OF LAND, CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.F.R. NO.) 2023105173, THE SAID 16.34 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 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the most southerly corner of said 32.88 acre tract and the herein described tract;

THENCE, North 47°53'26" West, along the southwest line of said 32.88 acre tract, a distance of 574.69' feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for the southwest corner of the herein described tract, from which a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the southwest corner of said 32.88 acre tract bears for reference, North 47°53'26" West, 824.41 feet;

THENCE, departing the southerly line of said 32.88 acre tract, over and across said 32.88 acre tractm the following courses and distances:

North 42°06'34" East, a distance of 200.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an exterior corner of the herein described tract;

North 47°53'26" East, a distance of 23.11 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an interior corner of the herein described tract;

North 39°39'13" East, a distance of 101.84 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 51°37'00" East, a distance of 88.83 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 53°34'51" East, a distance of 62.02 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 41°56'46" East, a distance of 42.45 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 32°27'33" East, a distance of 42.54 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 21°10'34" East, a distance of 42.54 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 12°08'20" East, a distance of 41.89 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 05°11'52" West, a distance of 41.20 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 15°02'01" West, a distance of 40.72 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 31°20'55" West, a distance of 40.50 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 45°47'35" West, a distance of 39.96 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 58°50'52" West, a distance of 120.72 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 52°23'12" West, a distance of 100.67 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 49°48'11" West, a distance of 201.02 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 46°25'41" West, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 43°34'10" East, a distance of 120.88 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract, and the beginning of a curve to the left;

In a northeasterly direction, along said curve to the left, having a radius of 1,075.00 feet, a central angle of 04°05'33"(chord bears, North 41°31'33" East, 76.77 feet) and an arc distance of 76.78 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

South 50°31'14" East, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract and the beginning of a curve to the left;

In a northeasterly direction, along said curve to the left, having a radius of 25.00 feet, a central angle of 89°31'48", (chord bears, South 05°17'08" East, 35.21 feet) and an arc distance of 39.06 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

South 50°31'02" East, a distance of 111.42 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 35°12'57" East, a distance of 141.94 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 30°27'19" East, a distance of 88.95 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 28°03'06" East, a distance of 89.15 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 22°41'24" East, a distance of 89.17 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 20°22'03" East, a distance of 44.59 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 18°49'08" East, a distance of 44.59 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 17°16'14" East, a distance of 44.59 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 15°43'20" East, a distance of 44.59 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 14°10'25" East, a distance of 44.59 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the west line of the herein described tract;

North 09°02'22" East, a distance of 73.09 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set on the north line of said 32.88 acre tract, marking the beginning of a non-tangent curve to the left;

THENCE, along the north line of said 32.88 acre tract the following courses and distances:

In an easterly direction, along said curve to the left, having a radius of 525.00 feet, a central angle of 05°13'32" (chord bears, North 81°23'07" East, 47.87 feet) and an arc distance of 47.88 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the north line of the herein described tract;

North 78°46'21" East, a distance of 48.65 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the north line of the herein described tract, and the beginning of a curve to the right;

In a southeasterly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 102°37'08" (chord bears, South 09°47'08" East, 39.10 feet) and an arc distance of 44.89 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the north line of the herein described tract;

South 88°20'32" East, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the north line of the herein described tract, and the beginning of a curve to the left;

In a northerly direction, along said curve to the left, having a radius of 375.00 feet, a central angle of 02°16'20" (chord bears, North 00°31'18" East, 14.87 feet) and an arc distance of 14.87 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the north line of the herein described tract and the beginning of a reverse curve to the right;

In a northeasterly direction, along said reverse curve to the right, having a radius of 25.00 feet, a central angle of 84°29'59" (chord bears, North 41°38'07" East, 33.62 feet) and an arc distance of 36.87 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the north line of the herein described tract and the beginning of a compound curve to the right;

In an easterly direction, along said compound curve to the right, having a radius of 470.00 feet, a central angle of 17°11'50" (chord bears, South 87°30'58" East, 140.54 feet) and an arc distance of 141.07 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle in the north line of the herein described tract;

South 78°55'03" East, a distance of 15.62 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the northeast corner of said 32.88 acre tract;

THENCE, South 12°56'09" West, along the east line of said 32.88 acre tract, a distance of 1,983.61 feet to the POINT OF BEGINNING, and containing 16.34 acres of land.

SECTION 7 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	1.3987 x 0.25 = 0.3497	0.3497
B	0.0000	0.5863 x 0.25 = 0.1466	0.1466
C	0.0000	0.1393 x 0.25 = 0.0348	0.0348
TOTAL	0.0000 ACRES	0.5311 ACRES	0.5311 ACRES
PRIVATE PARKLAND FEE: 69 LOTS @ \$180.35 = \$12,444.15			
REQUIRED PARKLAND (1,875 AC / 100 DWELLING UNITS) (TOTAL LOTS) = 1,2938 ACRES			
PARKLAND PROVIDED: 0.5311 ACRES			
TOTAL PARKLAND PROVIDED			
SUBMITTED PLAT		PARKLAND PROVIDED	
SECTION 1		0.2436	
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	
BROOKEWATER BOULEVARD PHASE ONE		0.4128	
SECTION 7		0.5311	
SECTION 4 PARTIAL REPLAT NO. 1		0.0073	
TOTAL		17.1147	
TOTAL REQUIRED FOR ENTIRE PROJECT		50.0000	

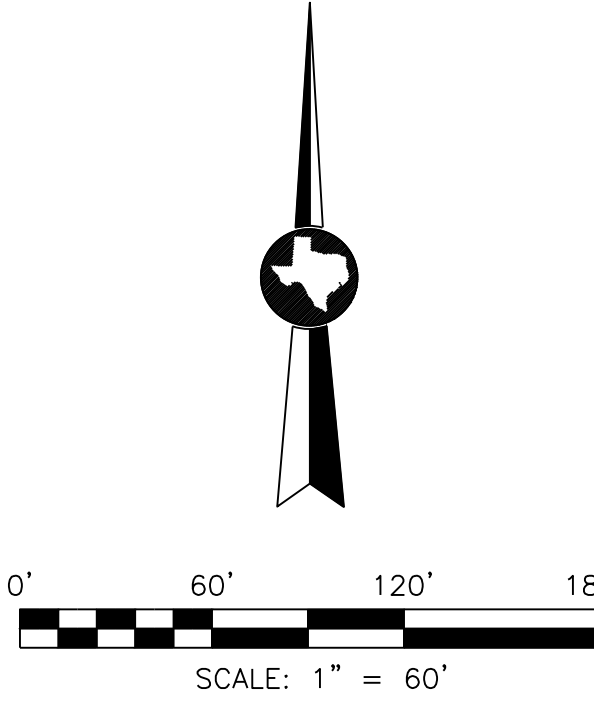
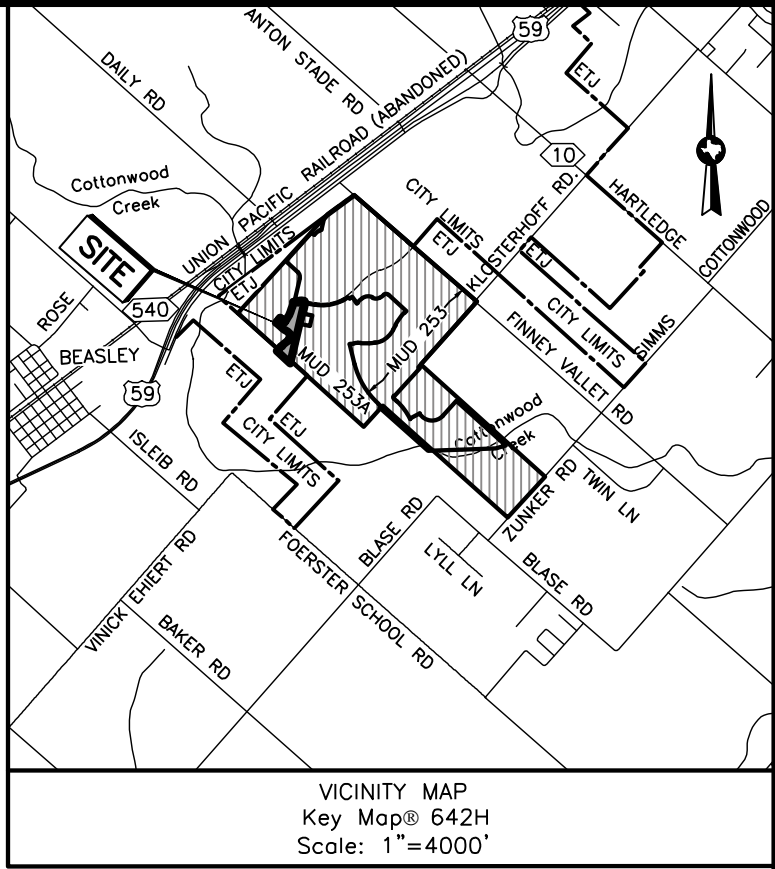
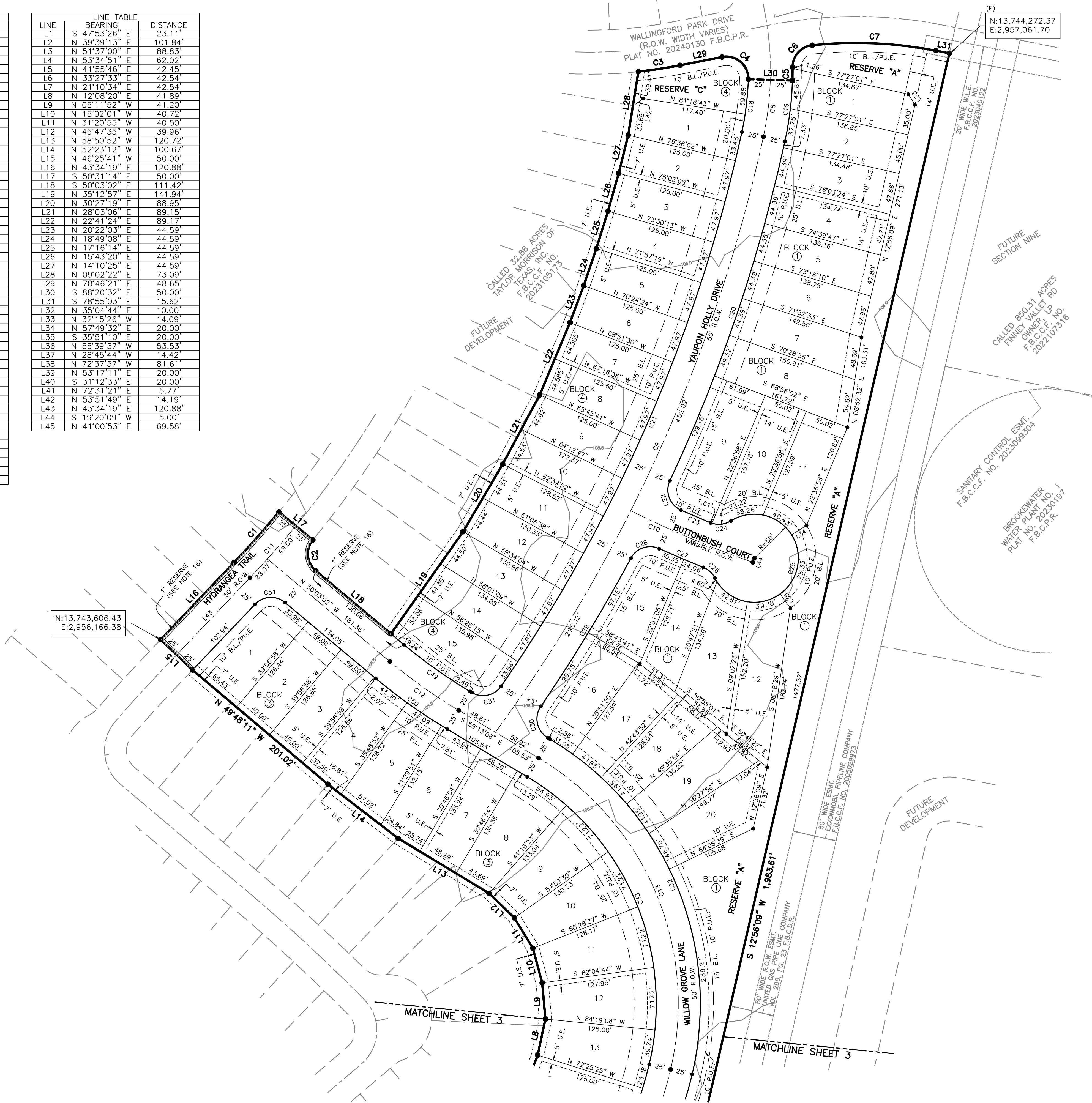
LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH
1	1	6,263.18	45.55
	2	6,065.88	45.04
	3	6,191.25	45.00
	4	6,231.23	45.00
	5	6,326.68	45.00
	6	6,478.07	45.00
	7	6,769.14	45.00
	8	8,033.16	50.00
	9	9,499.61	47.77
	10	7,088.53	56.48
	11	6,465.32	51.45
	12	8,706.89	53.45
	13	7,557.55	44.89
	14	6,276.30	45.79
	15	7,371.84	40.99
	16	7,790.69	46.19
	17	6,314.84	44.92
	18	6,526.37	44.92
	19	7,157.37	44.92
2	20	7,360.54	50.00
	1	8,220.36	52.55
	2	8,064.33	66.35
	3	7,526.87	58.04
	4	8,590.20	54.23
	5	8,907.51	45.90
	6	7,276.50	51.76
	7	6,265.19	45.00
	8	6,117.76	45.00
	9	9,020.05	45.00
	10	5,970.51	45.00
	11	5,850.00	45.00
3	12	5,850.00	45.00
	13	5,850.00	45.00
	1	7,644.68	49.01
	2	6,200.59	49.00
	3	6,210.95	49.00
	4	6,599.40	48.97
	5	6,748.87	48.87
	6	7,069.27	52.06
	7	6,536.71	48.29
	8	7,543.17	63.53
	9	7,251.83	65.13
	10	7,254.75	65.13
4	11	7,206.76	65.13
	12	7,142.56	65.13
	13	6,898.75	62.62
	14	6,646.78	59.43
	15	6,646.78	59.43
	16	6,666.81	59.43
	17	6,111.66	50.94
	18	6,764.86	49.94
	19	6,031.78	44.94
	20	6,315.97	44.94
	21	7,178.39	42.62
	5	1	6,126.41
2		5,789.60	47.29
3		5,789.60	47.29
4		5,789.60	47.29
5		5,789.60	47.29
6		5,789.60	47.29
7		5,803.00	47.29
8		5,803.00	47.29
9		5,842.34	47.29
10		5,920.79	47.29
11		5,987.08	47.29
12		6,041.30	47.29
13		6,124.15	47.29
14		6,235.36	47.29
15		7,710.95	43.09



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1075.00'	76.78'	76.77'	N 41°31'33" E	4°05'33"
C2	25.00'	39.06'	35.21'	S 05°17'08" E	89°31'48"
C3	525.00'	47.88'	47.87'	N 81°23'07" E	5°13'32"
C4	25.00'	44.89'	39.10'	S 49°47'06" E	102°53'08"
C5	375.00'	14.87'	14.87'	N 00°31'18" E	2°16'20"
C6	25.00'	36.87'	33.62'	N 41°58'07" E	84°29'49"
C7	470.00'	141.07'	140.54'	S 87°30'58" E	17°11'50"
C8	350.00'	65.13'	65.04'	S 06°59'20" W	10°39'43"
C9	1800.00'	747.14'	741.79'	N 24°12'39" E	23°46'56"
C10	1200.00'	150.61'	150.52'	S 67°04'07" E	7°11'29"
C11	1100.00'	78.57'	78.55'	S 41°31'33" W	4°05'33"
C12	600.00'	96.00'	95.90'	S 54°38'04" E	9°10'04"
C13	325.00'	411.18'	384.30'	S 22°58'26" E	72°29'19"
C14	400.00'	262.06'	257.39'	S 32°02'20" W	37°32'12"
C15	400.00'	68.36'	68.28'	S 45°54'40" W	9°47'33"
C16	2000.00'	245.41'	245.26'	S 51°24'21" E	7°01'50"
C17	350.00'	158.39'	157.04'	S 61°45'57" E	25°55'45"
C18	325.00'	60.48'	60.39'	S 06°59'20" W	10°39'43"
C19	375.00'	69.78'	69.68'	S 06°59'20" W	10°39'43"
C20	1825.00'	407.76'	406.91'	S 18°43'14" W	12°48'06"
C21	1775.00'	690.60'	686.26'	S 23°27'57" W	22°17'32"
C22	25.00'	39.73'	35.68'	S 20°24'29" E	91°03'32"
C23	1175.00'	36.79'	36.79'	S 66°50'04" E	1°47'38"
C24	25.00'	23.83'	22.94'	N 84°57'48" E	54°36'38"
C25	50.00'	240.61'	67.09'	S 15°31'05" W	275°43'12"
C26	25.00'	18.17'	17.78'	N 47°26'52" W	41°39'06"
C27	1225.00'	54.41'	54.41'	N 67°00'04" W	2°32'42"
C28	25.00'	37.55'	34.12'	S 71°14'48" W	86°02'58"
C29	1825.00'	196.94'	196.84'	S 31°18'48" W	6°10'58"
C30	25.00'	40.85'	36.46'	S 12°24'24" E	93°37'23"
C31	25.00'	37.60'	34.15'	S 77°41'49" W	86°10'11"
C32	350.00'	442.81'	413.86'	S 22°58'26" E	72°29'19"
C33	300.00'	379.55'	354.74'	S 22°58'26" E	72°29'19"
C34	425.00'	243.72'	240.39'	S 29°41'56" W	32°51'24"
C35	375.00'	245.68'	241.31'	S 32°02'20" W	37°32'12"
C36	25.00'	46.34'	39.98'	S 06°58'09" E	106°11'53"
C37	325.00'	82.13'	81.91'	S 67°18'18" E	14°28'46"
C38	375.00'	130.68'	130.02'	S 64°53'52" E	19°57'59"
C39	25.00'	32.41'	30.19'	S 87°56'47" W	74°16'41"
C40	375.00'	64.09'	64.01'	S 45°54'40" W	9°47'33"
C41	425.00'	72.64'	72.55'	S 45°54'40" W	9°47'33"
C42	25.00'	39.91'	35.81'	S 04°43'11" E	91°28'09"
C43	25.00'	39.75'	35.69'	S 86°33'44" W	91°05'40"
C44	1975.00'	90.36'	90.35'	S 51°45'54" E	2°37'17"
C45	25.00'	25.61'	24.51'	S 82°25'26" E	58°41'47"
C46	50.00'	239.43'	67.97'	S 25°24'35" W	274°21'50"
C47	25.00'	15.81'	15.55'	N 35°31'35" W	36°14'11"
C48	2025.00'	203.36'	203.27'	N 50°46'03" W	5°45'14"
C49	575.00'	92.00'	91.91'	N 54°38'04" W	9°10'04"
C50	625.00'	100.00'	99.90'	N 54°38'04" W	9°10'04"
C51	25.00'	37.69'	34.22'	S 86°45'39" W	86°22'39"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 47°53'26" E	23.11'
L2	N 39°39'13" E	101.84'
L3	N 51°37'00" E	88.83'
L4	N 53°34'51" E	62.02'
L5	N 41°55'46" E	42.45'
L6	N 33°27'33" E	42.54'
L7	N 21°10'34" E	42.54'
L8	N 12°08'20" E	41.89'
L9	N 05°11'52" W	41.20'
L10	N 15°02'01" W	40.72'
L11	N 31°20'55" W	40.50'
L12	N 45°47'35" W	39.96'
L13	N 58°50'52" W	120.72'
L14	N 52°23'12" W	100.67'
L15	N 46°25'41" W	50.00'
L16	N 43°34'19" E	120.88'
L17	S 50°31'14" E	50.00'
L18	S 50°03'02" E	111.42'
L19	N 35°12'57" E	141.94'
L20	N 30°27'19" E	88.95'
L21	N 28°03'06" E	89.15'
L22	N 22°41'24" E	89.17'
L23	N 20°22'03" E	44.59'
L24	N 18°49'08" E	44.59'
L25	N 17°16'14" E	44.59'
L26	N 15°43'20" E	44.59'
L27	N 14°10'28" E	44.59'
L28	N 09°02'22" E	73.09'
L29	N 78°46'21" E	48.65'
L30	S 88°20'32" E	50.00'
L31	S 78°55'03" E	15.62'
L32	N 35°04'44" E	10.00'
L33	N 32°15'26" W	14.09'
L34	N 57°49'32" E	20.00'
L35	S 35°51'10" E	20.00'
L36	N 55°39'37" W	53.53'
L37	N 28°45'44" W	14.42'
L38	N 72°37'37" W	81.61'
L39	N 53°17'11" E	20.00'
L40	S 31°12'33" E	20.00'
L41	N 72°31'21" E	5.77'
L42	N 53°51'49" E	14.19'
L43	N 43°34'19" E	120.88'
L44	S 19°20'09" W	5.00'
L45	N 41°00'53" E	69.58'



# BROOKEWATER SECTION SEVEN

BEING A SUBDIVISION OF  
16.34 ACRES OUT OF THE  
W. J. JONES SURVEY, SEC. 6  
ABSTRACT NO. 553 &  
D. BRASWELL SURVEY, SEC 6  
ABSTRACT NO. 612  
IN FORT BEND COUNTY, TEXAS.

OWNER  
TAYLOR MORRISON OF TEXAS, INC.,  
A TEXAS CORPORATION  
3250 BRIARPARK DR., SUITE 300  
HOUSTON, TX 77042  
281-598-3000  
JULY 23, 2024

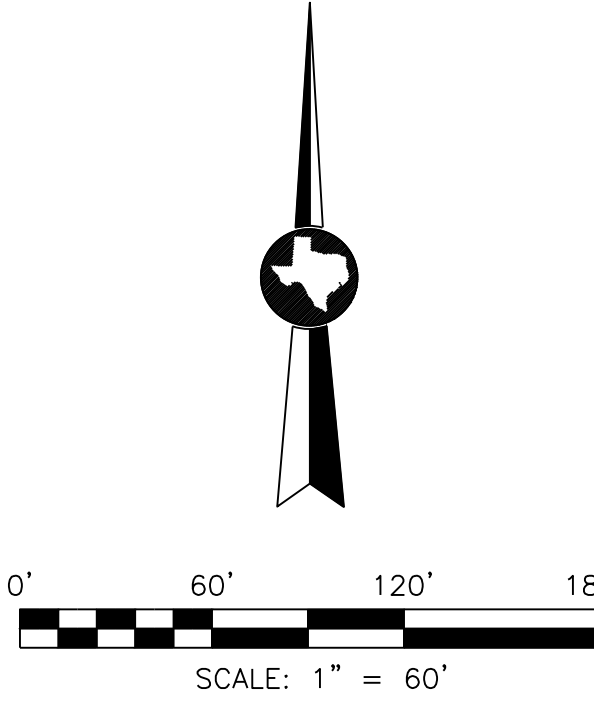
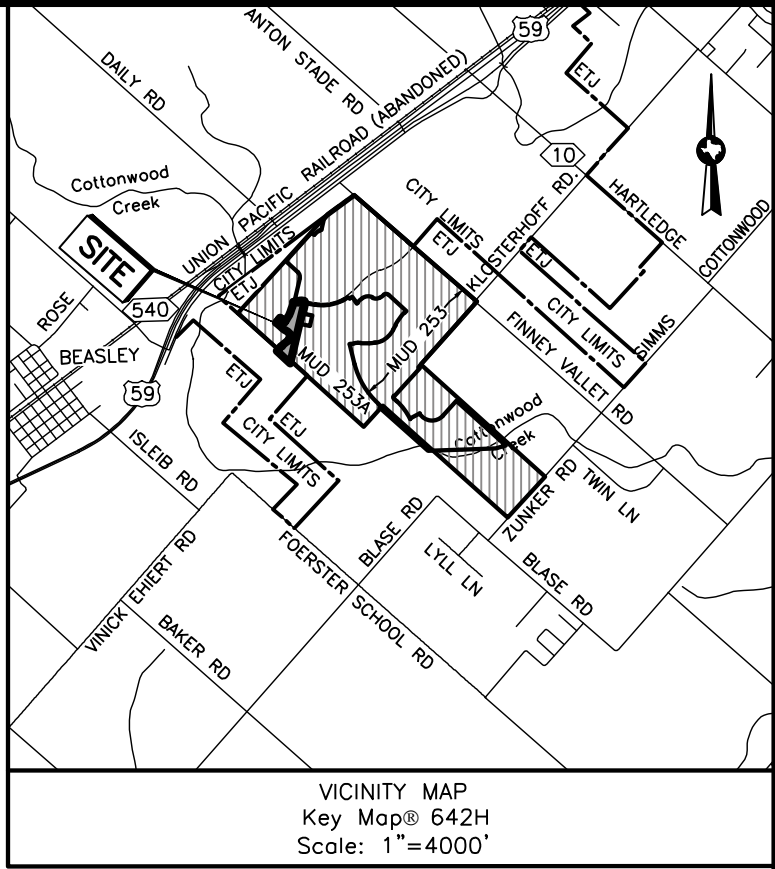
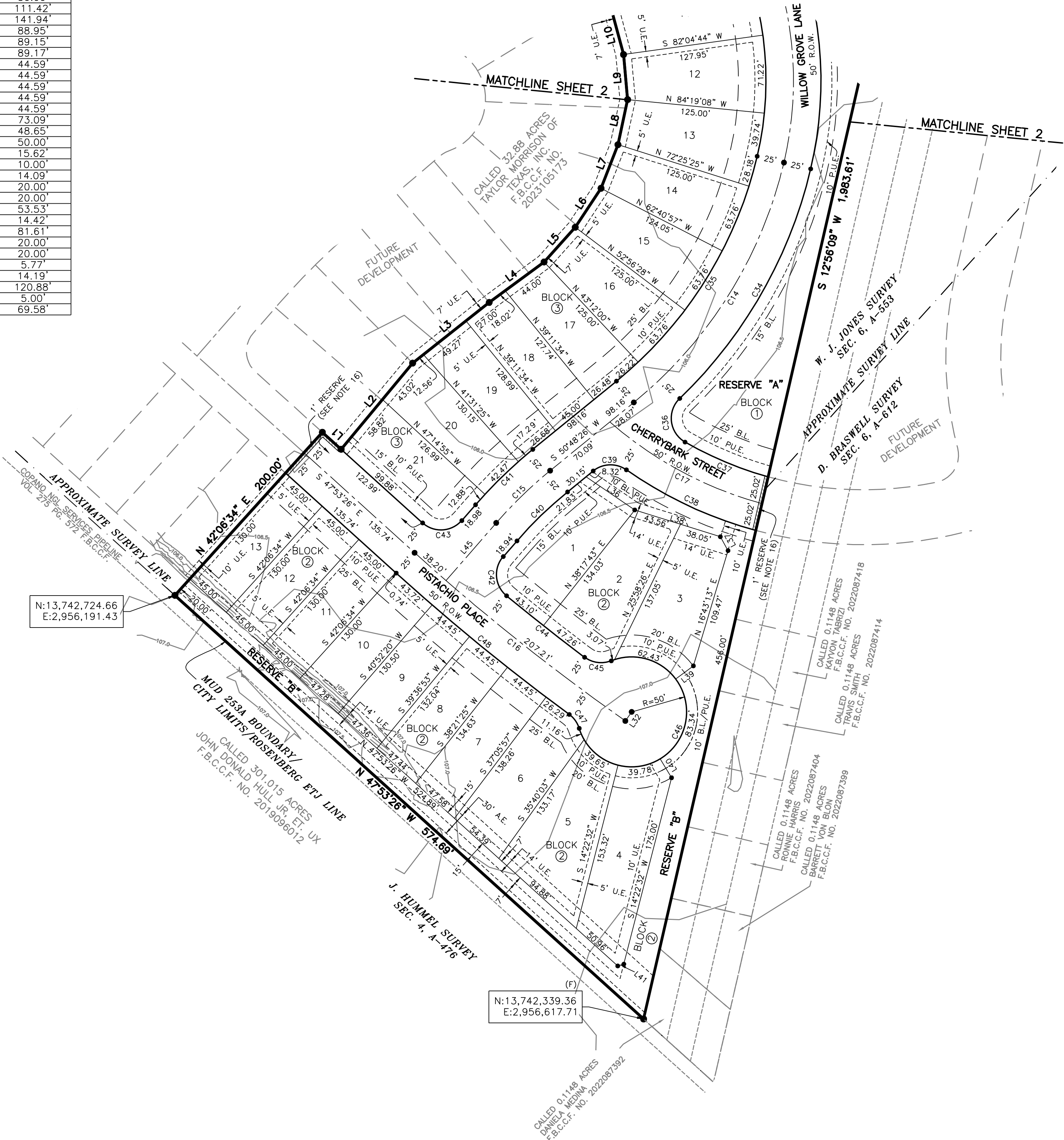


10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
EHRA TEAM  
FIRM No. F-726  
FIRM No. 10092300



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1075.00'	76.78'	76.77'	N 41°31'33" E	4°05'33"
C2	25.00'	39.06'	35.21'	S 05°17'08" E	89°31'48"
C3	525.00'	47.88'	47.87'	N 81°23'07" E	5°13'32"
C4	25.00'	44.89'	39.10'	S 49°47'06" E	102°53'08"
C5	375.00'	14.87'	14.87'	N 00°31'18" E	2°16'20"
C6	25.00'	36.87'	33.62'	N 41°38'07" E	84°29'59"
C7	470.00'	141.07'	140.54'	S 87°30'58" E	17°11'50"
C8	350.00'	65.13'	65.04'	S 06°59'20" W	10°39'43"
C9	1800.00'	747.14'	741.79'	N 24°12'39" E	23°46'56"
C10	1200.00'	150.61'	150.52'	S 67°04'07" E	7°11'29"
C11	1100.00'	78.57'	78.55'	S 41°31'33" W	4°05'33"
C12	600.00'	96.00'	95.90'	S 54°38'04" E	9°10'04"
C13	325.00'	411.18'	384.30'	S 22°58'26" E	72°29'19"
C14	400.00'	262.06'	257.39'	S 32°02'20" W	37°32'12"
C15	400.00'	68.36'	68.28'	S 45°54'40" W	9°47'33"
C16	2000.00'	245.41'	245.26'	S 51°24'21" E	7°01'50"
C17	350.00'	158.39'	157.04'	S 61°45'57" E	25°55'45"
C18	325.00'	60.48'	60.39'	S 06°59'20" W	10°39'43"
C19	375.00'	69.78'	69.68'	S 06°59'20" W	10°39'43"
C20	1825.00'	407.76'	406.91'	S 18°43'14" W	12°48'06"
C21	1775.00'	690.60'	686.26'	S 23°27'57" W	22°17'32"
C22	25.00'	39.73'	35.68'	S 20°24'29" E	91°03'32"
C23	1175.00'	36.79'	36.79'	S 66°50'04" E	1°47'38"
C24	25.00'	23.83'	22.94'	N 84°57'48" E	54°36'38"
C25	50.00'	240.61'	67.09'	S 15°31'05" W	275°43'12"
C26	25.00'	18.17'	17.78'	N 47°26'52" W	41°39'06"
C27	1225.00'	54.41'	54.41'	N 67°00'04" W	2°32'42"
C28	25.00'	37.55'	34.12'	S 71°14'48" W	86°02'58"
C29	1825.00'	196.94'	196.84'	S 31°18'48" W	6°10'58"
C30	25.00'	40.85'	36.46'	S 12°24'24" E	93°37'23"
C31	25.00'	37.60'	34.15'	S 77°41'49" W	86°10'11"
C32	350.00'	442.81'	413.86'	S 22°58'26" E	72°29'19"
C33	300.00'	379.55'	354.74'	S 22°58'26" E	72°29'19"
C34	425.00'	243.72'	240.39'	S 29°41'56" W	32°51'24"
C35	375.00'	245.68'	241.31'	S 32°02'20" W	37°32'12"
C36	25.00'	46.34'	39.98'	S 06°58'09" E	106°11'53"
C37	325.00'	82.13'	81.91'	S 67°18'18" E	14°28'46"
C38	375.00'	130.68'	130.02'	S 64°53'52" E	19°57'59"
C39	25.00'	32.41'	30.19'	S 87°56'47" W	74°16'41"
C40	375.00'	64.09'	64.01'	S 45°54'40" W	9°47'33"
C41	425.00'	72.64'	72.55'	S 45°54'40" W	9°47'33"
C42	25.00'	39.91'	35.81'	S 04°43'11" E	91°28'09"
C43	25.00'	39.75'	35.69'	S 86°33'44" W	91°05'40"
C44	1975.00'	90.36'	90.35'	S 51°45'54" E	2°37'17"
C45	25.00'	25.61'	24.51'	S 82°25'26" E	58°41'47"
C46	50.00'	239.43'	67.97'	S 25°24'35" W	274°21'50"
C47	25.00'	15.81'	15.55'	N 35°31'35" W	36°14'11"
C48	2025.00'	203.36'	203.27'	N 50°46'03" W	5°45'14"
C49	575.00'	92.00'	91.91'	N 54°38'04" W	9°10'04"
C50	625.00'	100.00'	99.90'	N 54°38'04" W	9°10'04"
C51	25.00'	37.69'	34.22'	S 86°45'39" W	86°22'39"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 47°53'26" E	23.11'
L2	N 39°39'13" E	101.84'
L3	N 51°37'00" E	88.83'
L4	N 53°34'51" E	62.02'
L5	N 41°55'46" E	42.45'
L6	N 33°27'33" E	42.54'
L7	N 21°10'34" E	42.54'
L8	N 12°08'20" E	41.89'
L9	N 05°11'52" W	41.20'
L10	N 15°02'01" W	40.72'
L11	N 31°20'55" W	40.50'
L12	N 45°47'35" W	39.96'
L13	N 58°50'52" W	120.72'
L14	N 52°23'12" W	100.67'
L15	N 46°25'41" W	50.00'
L16	N 43°34'19" E	120.88'
L17	S 50°51'14" E	50.00'
L18	S 50°03'02" E	111.42'
L19	N 35°12'57" E	141.94'
L20	N 30°27'19" E	88.95'
L21	N 28°03'06" E	89.15'
L22	N 22°41'24" E	89.17'
L23	N 20°22'03" E	44.59'
L24	N 18°49'08" E	44.59'
L25	N 17°16'14" E	44.59'
L26	N 15°43'20" E	44.59'
L27	N 14°10'28" E	44.59'
L28	N 09°02'22" W	73.09'
L29	N 78°46'21" E	48.65'
L30	S 88°20'32" E	50.00'
L31	S 78°55'03" E	15.62'
L32	N 35°04'44" E	10.00'
L33	N 32°15'26" W	14.09'
L34	N 57°49'32" E	20.00'
L35	S 35°51'10" E	20.00'
L36	N 55°39'37" W	53.53'
L37	N 28°45'44" W	14.42'
L38	N 72°37'37" W	81.61'
L39	N 53°17'11" E	20.00'
L40	S 31°12'33" E	20.00'
L41	N 72°31'21" E	5.77'
L42	N 53°51'49" E	14.19'
L43	N 43°34'19" E	120.88'
L44	S 19°20'09" W	5.00'
L45	N 41°00'53" E	69.58'



## BROOKEWATER SECTION SEVEN

BEING A SUBDIVISION OF  
16.34 ACRES OUT OF THE  
W. J. JONES SURVEY, SEC. 6  
ABSTRACT NO. 553 &  
D. BRASWELL SURVEY, SEC 6  
ABSTRACT NO. 612  
IN FORT BEND COUNTY, TEXAS.  
69 LOTS, 4 BLOCKS, AND 3 RESERVES

OWNER  
TAYLOR MORRISON OF TEXAS, INC.,  
A TEXAS CORPORATION  
3250 BRIARPARK DR., SUITE 300  
HOUSTON, TX 77042  
281-598-3000  
JULY 23, 2024



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