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 N	UMBER: 553 & 612			
NUMBER OF	BLOCKS: 4			
NUMBER OF	LOTS: <u>69</u>			
NUMBER OF	RESERVES: <u>3</u>			
OWNERS: T	aylor 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 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 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 Brockewater 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.

> <u>OWNER</u> Taylor Morrison of Texas, Inc., a Texas Corporation

Robert L. Skinner Authorized Agent

STATE OF TEXAS §

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Robert L. Skinner, prized 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 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 around; 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

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 recordina of this plat this_____, day of ______, 20___.

By: _____ By: _____ By: _____ 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___.

Danvel Swint, City Secretary William Benton, Mayor

I, Camaaron 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.

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

GENERAL NOTES:

- 1. B.L. indicates Building Line ESMT indicates Easement
- ETJ indicates Extraterritorial Jurisdiction
- (F) indicates Found 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500" 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.P.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 NGS MONUMENT HGCSD 68. PID AW5544, BEING A STAINLESS S STAMPED "HGCSD 68 1986" ENCASED IN A 1-INCH PVC SLEEVE, RECESSED 8 CM B GROUND SURFACE. FROM THE INTERSECTION OF FM ROAD 360 AND US HIGHWAY 5 MILES NORTHEAST ON US HIGHWAY 59 BUSINESS ROUTE TO THE JUNCTION OF FM 1875 LEFT, AND CONTINUE ALONG US HIGHWAY 59 FOR 1.05 MILES TO THE BEASLEY POST RIGHT. THE STATION IS LOCATED 69.5 FEET SOUTH-SOUTHEAST OF THE WEST C THE POST OFFICE, 64.0 FEET WEST OF THE SOUTH CORNER OF THE POST OFFICE, NORTHEAST OF THE CENTER OF A NORTHWEST-SOUTHEAST SIDE STREET, AND SOUTHWEST OF THE SOUTHWEST CURB OF THE POST OFFICE PARKING LOT. ELEVATION (NAVD 1988)(GEOID 18)
- NAVD-88 Elev. = 105.92' feet
- 3. Project Benchmark -2-1/2" Brass Disc set in concrete, stamped "450" located approximately 2, southeast of the southeasterly R.O.W. line of US Highway 59, 3,240 feet sout the centerline of Finney Vallet Road, and 8,860 feet northwest of the nort R.O.W. line of Zunker Road.
- X = 2,957,540.14- Y= 13,744,245,42
- Elev.= 106.60' (NAVD88)
- 4. Elevations used for delineating contour lines are based upon NAVD-88.
- 5. This plat was prepared to meet City of Rosenberg and Fort Bend County require 6. This plat was prepared from information furnished by Charter Title Company, 1076552100357Taylor Morrison, effective date December 18, 2024. The surve not abstracted the above property.
- . This plat lies wholly within Fort Bend County Municipal Utility District No. 253, Subsidence District, Fort Bend County Drainage District, Lamar Consolidated the ETJ of the City of Rosenberg, Fort Bend County, Fort Bend ESD8, and Bend Management District.
- 8. "Brookewater Section Seven" lies within Unshaded Zone "X" as per Flood Insuran Map, Map Number 48157C0225L, dated 04/02/2014.
- 9. Approval of this plat will expire one year from City Council approval if not rece the Real Property Records of the County of Fort Bend.
- 10. According to the city planning letter, dated December 18, 2024, from Cha Company, there are no pipeline easements within the subdivision.
- 11. Five-eighths inch (5/8") iron rods three feet (3') in length shall be on all boundary corners, all angle points, all points of curvature and tangency, and corners, unless otherwise noted.
- 12. The top of all floor slabs shall be a minimum of 108.55 feet above mean However, the minimum slab elevation shall be elevated to or above a height the higher of twenty-four (24) inches above the lowest adjacent top of curb, absence of a curb, twenty-four (24) inches above highest natural ground perimeter of the building foundation, or twelve (12) inches above the down roadway or any down gradient drainage restraint.
- 13. The drainage system for this subdivision shall be designed to meet the requiren the Fort Bend County Drainage Criteria Manual which allows street ponding intense rainfall events.
- 14. This plat lies within Fort Bend County Lighting Ordinance Zone No. LZ2 and LZ3
- 15. The coordinates shown hereon are Texas State Plane Coordinates, South Cent (Grid NAD 83) and may be brought to surface by applying the following factor of 1.000132990813
- 16. One-foot reserve dedicated to the public in fee as a buffer separation betw side and end of streets where such streets abut adjacent property. The con such dedication being that when the adjacent property is subdivided or re-subc a recorded plat, the one-foot reserve shall thereupon become vested in the p street right-of-way purposes and the fee title thereto shall revert to and reves dedicator, his heirs, assigns or successors.
- 17. Sidewalks shall be built or caused to be built through restrictive covenants road rights-of-way dedicated to the public.
- 18. This subdivision shall comply with City of Rosenberg Resolution No. R-32Development Agreement approved on April 19, 2022. Furthermore, this su substantially adheres to the Developers Park Plan as shown on Exhibit "F" Developer Áareement and therefore this subdivision complies with the park requirements of the Developer Agreement.
- 19. The square footage totals as shown hereon are based on the mathematical cl the courses and distances reflected on this plat. It does not include the t that may be present due to the positional accuracy of the boundary monument
- 20. No owner of the land subject to an easement may place, build or const permanent building, structure or obstruction of any kind over, under or easement, provided that such owner may cross or cover the easement with driveway/parking lot under the following conditions. The driveway shall be jointed boundary line of the easement to limit the amount of paving that must be rem provide access, and there shall be no obligation of the city to replace/re paving removed in the exercise of this easement.
- 21. All drainage easements shall be kept clear of fences, buildings, vegetation, a obstructions for the purpose of operation and maintenance of the drainage for the appropriate entity.
- 22. All property to drain into drainage easement only through an approved structure.
- 23. All lots shall have a minimum of five (5) foot side building line.
- 24. All easements are centered on lot lines unless otherwise indicated. 25. Site plans shall be submitted to Fort Bend County, and any other applicable for review and approval to obtain a Development Permit. Development Permits other applicable permits shall be obtained from Fort Bend County prior to construction.
- 26. Sidewalks shall be built or caused to be built not less than 5 feet in width sides of all dedicated rights-of-way within said plat and on the co right-of-way of all perimeter roads surrounding said plat, in accordance with A
- 27. Subject to Water Facilities Easement Agreement, as recorded under F.B.C. 2023040122.
- 28. Property is subject to Declaration of Covenants, Conditions, and Restrict Brookewater as recorded under County Clerk's File No. 2023099915 and as under County Clerk's File No. 2023104276 of the Official Public Records of F County, Texas.

JOB NO. 211-028-07

PATH:R:\2021\211-028-07\DRAWING\PLAT\211-028-07_PL_BROOKEWATER SEC 7_FP BY:---- DATE:2024-12-26

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	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				SECTION 7 PAI
)"	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,	RESERVE		REATION CENTER / PARK % OF GROSS ACREAGE)	
	SECTION 6, ABSTRACT NO. 612, FORT BEND COUNTY, TEXAS, BEING OUT OF A CALLED 32.88 ACRE TRACT OF LAND, CONVEYED TO TAYLOR MORRISON OF TEXAS, INC., RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER	A B		0.0000	
	(F.B.C.C.F. 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	C TOTAL		0.0000 0.0000 ACRES	
	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;		PRIVATE PAI	RKLAND FEE: 69 LOTS @ \$1	180.35 = \$12,444.15
	THENCE, North 47°53'26" West, along the southwest line of said 32.88 acre tract, a distance of 574.69' feet 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		REQUIREI	D PARKLAND (1.875 AC. / 10	0 DWELLING UNIT
	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;		PARKLAN	D PROVIDED: 0.5311 ACRES	3
	THENCE, departing the southerly line of said 32.88 acre tract, over and across said 32.88 acre tractm the following				TOTAL PA
STEEL ROD BELOW THE	courses and distances:		SI	UBMITTED PLAT	
59, GO 0.8 375 ON THE OFFICE ON	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;	SECTION 1			
CORNER OF 54.0 FEET	South 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;	SECTION 2 SECTION 3			
3.5 FEET N = 105.92'	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.	SECTION 4			
	713-784-4500" set marking an angle in the west line of the herein described tract;	SECTION 12 DETENTION			
	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;			RECREATION CENTER	
2,600 feet	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;	SECTION 7 SECTION 4	PARTIAL REPLA	AT NO. 1	
outhwest of orthwesterly	North 41°55'46" 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;		UIRED FOR ENT		
	North 33°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;		1.07		
uirements.	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;	BLOCK NO.	LOT NO.	SIZE TABLE	
y, G.F. No.	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.	1	1 2	6,263.18' 6,085.88'	45.55' 45.04'
rveyor has	713-784-4500" set marking an angle in the west line of the herein described tract;		3	6,191.25'	45.00'
Fort Bend I.S.D., and	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;		4 5	6,231.23' 6,326.68'	45.00' 45.00'
West Fort	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;		6 7	6,478.07' 6,769.14'	45.00' 45.00'
irance Rate	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.		8	8,033.16' 9,499.61'	50.00' 47.77'
encoded in	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.		10	7,088.53'	56.48'
recorded in	713-784-4500" set marking an angle in the west line of the herein described tract;		11 12	6,465.32' 8,706.89'	51.45' 53.45'
harter Title	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;	-	13 14	7,557.55' 6,276.30'	44.89' 45.79'
I perimeter	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;		15 16	7,371.84' 7,790.69'	40.99' 46.13'
d all block	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-		17	6,314.84'	44.92'
n sea level. nt which is	784-4500" set marking an angle in the west line of the herein described tract;		18 19	6,526.37' 7,157.37'	44.92' 44.92'
, or in the along the	North 43'34'19" 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;	2	20 1	7,360.54' 8,220.36'	50.00' 52.55'
vn gradient	In a northeasterly direction, along said curve to the left, having a radius of 1,075.00 feet, a central angle of		2 3	8,064.33' 7,526.87'	66.35' 58.04'
rements 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 treat.		4	8,590.20' 8,907.51'	54.23' 45.90'
ling during	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.		6	7,276.50'	51.76'
_Z3.	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;		7 8	6,265.19' 6,117.76'	45.00' 45.00'
entral Zone nbine scale	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	_	9 10	6,020.05' 5,970.51'	45.00' 45.00'
	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;		11 12	5,850.00' 5,850.00'	45.00' 45.00'
etween the ondition of	South 50°03'02" East, a distance of 111.42 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-	3	13	5,850.00' 7,644.68'	45.00' 49.01'
ubdivided in public for vest in the	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-		2	6,200.59'	49.00'
	784-4500" set marking an angle in the west line of the herein described tract;		3 4	6,210.95' 6,599.40'	49.00' 48.97'
s within all	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;		5 6	6,748.87' 7,069.27'	48.87' 52.06'
-3266, the	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;		7 8	6,538.71' 7,543.17'	48.29' 63.53'
subdivision "F" of the dedication	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-		9 10	7,351.83' 7,254.75'	65.13' 65.13'
dedication	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-		11	7,206.76'	65.13'
closure of tolerances	784-4500" set marking an angle in the west line of the herein described tract;		12 13	7,142.56' 6,898.75'	65.13' 62.62'
entation.	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;		14 15	6,646.78' 6,646.78'	59.43' 59.43'
nstruct any upon the h a paved	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;		16 17	6,666.81' 6,111.66'	59.43' 50.94'
nted at the removed to	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-		18 19	5,784.86' 6,031.78'	45.00' 44.99'
'repair any	784-4500" set marking an angle in the west line of the herein described tract;		20	6,315.97'	44.94'
and other	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;	4	21 1	7,178.39' 6,126.41'	42.62' 51.98'
facility by	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		2 3	5,789.60' 5,789.60'	47.29' 47.29'
d drainage	to the left; THENCE, along the north line of said 32.88 acre tract the following courses and distances:	-	4 5	5,789.60' 5,789.60'	47.29' 47.29'
	In an easterly direction, along said curve to the left, having a radius of 525.00 feet, a central angle of		6 7	5,789.60' 5,803.00'	47.29' 47.29'
	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		8	5,803.00' 5,842.34'	47.29' 47.29'
jurisdiction hits and all	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.		10	5,920.79'	47.29'
beginning	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;		11 12	5,987.08' 6,041.30'	47.29' 47.29'
th on both	In a southeasterly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 102°53'08" (chord bears, South 49°47'06" East, 39.10 feet) and an arc distance of 44.89 feet, to a 5/8—inch		13 14	6,124.15' 6,235.36'	47.29' 47.29'
contiguous A.D.A	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;		15	7,710.95'	43.09'
.C.C.F. No.	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.				
ictions for	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;				
s amended Fort Bend	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;				

METES AND BOUNDS DESCRIPTION

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.

TION 7 PARKLAND DEDICATION TABLE	
LANDSCAPE RESERVES / DETENTION	ACREAGE APPLIED TO
(25% OF GROSS ACREAGE)	PARKLAND DEDICATION
1.3987 x 0.25 = 0.3497	0.3497
0.5863 x 0.25 = 0.1466	0.1466
0.1393 x 0.25 = 0.0348	0.0348
0.5311 ACRES	0.5311 ACRES
\$12,444.15 LING UNITS)*(TOTAL LOTS) = 1.2938 ACRES	
TOTAL PARKLAND PROVIDED	
	PARKLAND PROVIDED
	0.2435
	1 1652

1.1652
0.4484
0.5651
0.7275
4.1875
8.8263
0.4128
0.5311
0.0073
17.1147
50.0000

BROOKEWATER TYPICAL LOT SIZE DATA

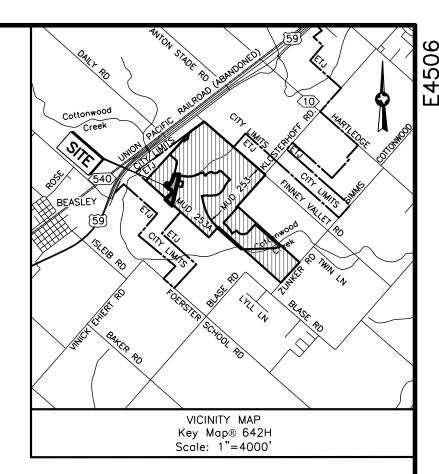
SECTION	LOT WIDTH				
	>40' to <45'	45' to <50'	50' to <60'	≥ 60'	
*SECTION 1	0	90	0	0	
*SECTION 2	85	0	0	0	
*SECTION 3	0	0	0	82	
*SECTION 4	0	4	93	0	
SECTION 7	9	38	15	7	
*SECTION 12	0	0	111	0	
TOTALS	94	132	219	89	534
PERCENTAGES	17.6%	24.7%	41.0%	16.7%	100.0%
REQUIRED	MIN 10% MAX 20%	MIN 10%	MIN 10%	MIN 10%	
* Phase 1 lot width data is based on typical lot width per section. All					n. All

other sections are based on actual lot width for each indivual lot

* Lot width is measured at the building line per the Developer Agreement, City of Rosenberg Resolution No. R-3266 and R-3629. 2,800 Max Units.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	60,928.28	1.40
В	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	25,539.18	0.59
С	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	6,068.30	0.14
	TOTAL	92,535.76	2.13



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E. Fort Bend County Engineer

Approved by the Commissioners' Court of Fort Bend County, Texas, this _____ day _, 20__

Vincent M. Morales, Jr. Commissioner, Precinct

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

Deputy



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

SHEET 1 OF

ENGINEERING THE FUTURE **SINCE 1936**

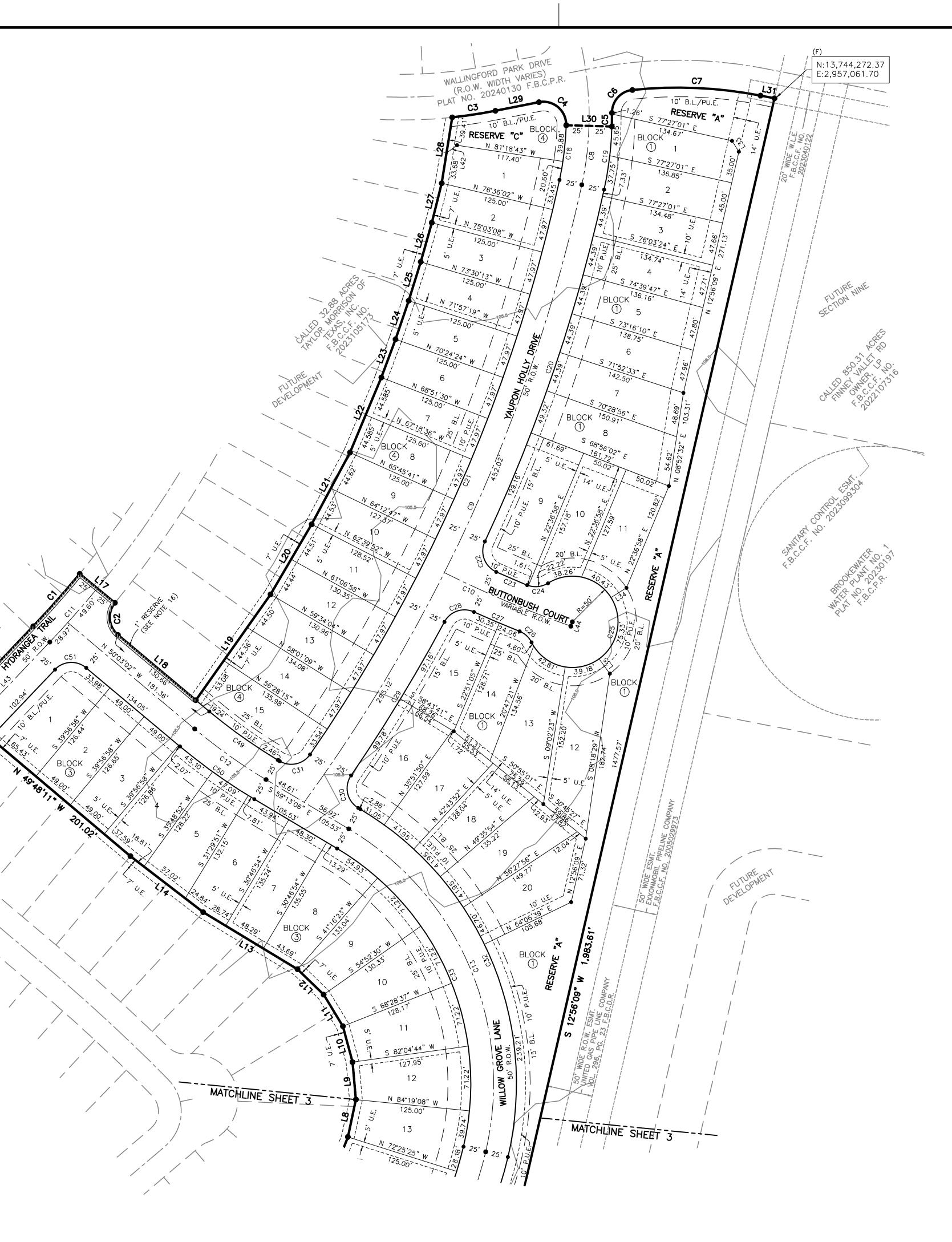
CURVE	RADIUS	ARC LENGTH	CURVE TABLE	CHORD BEARING	DELTA ANGLE
C1	1075.00'	76.78'	76.77'	N 41°31'33" E	4°05'33"
C2	25.00'	39.06'	35.21'	S 05°17'08" E	89°31'48"
С3	525.00'	47.88'	47.87'	N 81°23'07" E	5°13'32" 102°53'08"
C4	25.00'	44.89'	39.10'	S 49°47'06" E	102°53'08"
C5	375.00'	14.87'	14.87'	N 00°31'18" 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	7°11'29" 4°05'33" 9°10'04"
C12	600.00'	96.00'	95.90'	S 41°31'33" W S 54°38'04" E S 22°58'26" 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	<u> </u>
C16	2000.00'	245.41'	245.26'	S 51°24'21" E	9°47'33" 7°01'50" 25°55'45"
C10 C17	350.00'	158.39'	157.04'	S 51°24'21" E S 61°45'37" E	25°55'45"
C17 C18	325.00'	60.48'	60.39'	S 06°59'20" W	10°39'43"
C18 C19	375.00	69.78'	69.68'	S 06°59'20" W	10°39'43"
		407.76'	406.91'		12°48'06"
C20 C21	1825.00'			<u>S 18°43'14" W</u>	124000
	1775.00'	690.60'	686.26'	S 23°27'57" W S 20°24'29" E	22°17'32"
C22	25.00'	39.73'	35.68'		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°11'33"
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" 74°16'41"
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 S 51°45'54" E	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	5°45'14" 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"

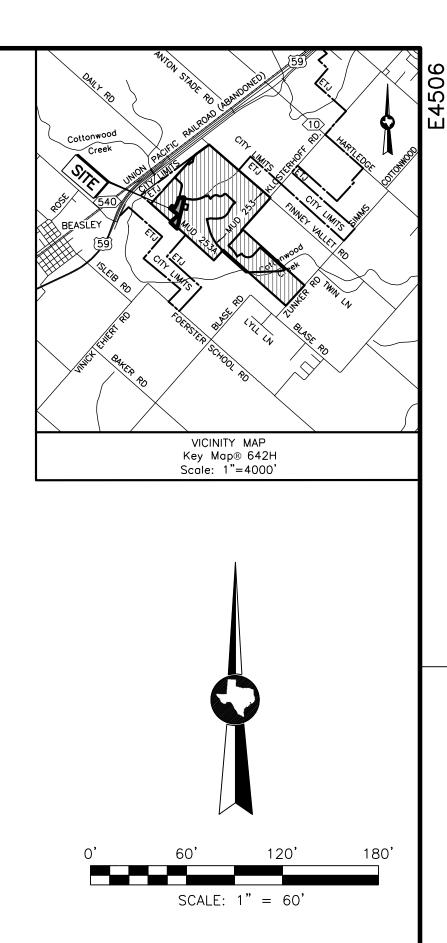
LINE L1 S L2 N L3 N L4 N L5 N L6 N L7 N L8 N L9 N L10 N L11 N L12 N L13 N L14 N L15 N L16 N L17 S L18 S L19 N L20 N L21 N L22 N L23 N L24 N L25 N L26 N L27 N L28 N L29 N L30 S L31 S L32 N L33 N L34 N	LINE TABLE BEARING 47°53'26" E 39°39'13" E 51°37'00" E 53°34'51" E 41°55'46" E 33°27'33" E 21°10'34" E 12°08'20" E 05°11'52" W 15°02'01" W 31°20'55" W 45°47'35" W 58°50'52" W 58°50'52" W 52°23'12" W 46°25'41" W 43°34'19" E 50°03'02" E 35°12'57" E 30°27'19" E 28°03'06" E 22°41'24" E 20°22'03" E 18°49'08" E 17°16'14" E 15°43'20" E 14°10'25" E 09°02'22" E 78°46'21" E 88°20'32" E 78°55'03" E 35°04'44" E 32°15'26" W	DISTANCE
L1 S L2 N	17°53'26" F	DISTANCE
L1 3 L2 N		2311'
	$\frac{7}{30^{\circ}30^{\prime}13^{\circ}}$	101.84'
	<u>595915 E</u>	
L3 N	<u>513700 E</u>	88.83
L4 N	<u>533451 E</u>	62.02
L5 N	415546 E	42.45
L6 N	<u>352/35 E</u>	42.54
L7 N	<u>21°10′34″ E</u>	42.54
L8 N	<u>12°08'20″E</u>	41.89
L9 N	47°53'26" E 39°39'13" E 51°37'00" E 53°34'51" E 41°55'46" E 33°27'33" E 21°10'34" E 12°08'20" E 05°11'52" W 15°02'01" W	41.20'
L10 N	<u>15°02'01" W</u>	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'
L16 N L17 S L18 S L19 N L20 N	45°47'35" W 58°50'52" W 52°23'12" W 46°25'41" W 43°34'19" E 50°31'14" E 50°03'02" E 35°12'57" E 30°27'19" E 28°03'06" E 22°41'24" E 20°22'03" E 18°49'08" E 17°16'14" E 15°43'20" E 14°10'25" E 09°02'22" E 78°46'21" E 88°20'32" E 78°55'03" E 35°04'44" E 32°15'26" W	DISTANCE 23.11' 101.84' 88.83' 62.02' 42.45' 42.54' 42.54' 41.89' 41.20' 40.72' 40.72' 40.50' 39.96' 120.72' 100.67' 50.00' 120.88' 50.00' 120.88' 50.00' 111.42' 141.94' 88.95' 89.15' 89.15' 89.17' 44.59' 50.00' 15.62' 10.00' 15.62' 10.00' 14.09' 20.00'
L18 S	50°03'02" E	111.42'
L19 N	35°12'57" E	141.94'
120 N	30°27'19" F	88.95'
L21 N	28°03'06" E	89.15'
L22 N	22°41'24" F	89.17
L23 N	20°22'03" E	44 59'
L24 N	18°49'08" F	44 59'
L25 N	17°16'14" E	11 59'
L26 N	15°43'20" E	44.59
L20 N	14°10'25" E	44.50'
L27 N	$\frac{141023}{000222}$	73.00'
	<u>090222 E</u> 79'46'21" E	75.09
	<u>704021 E</u>	40.00
	<u>00 ZU JZ E</u>	15.00
L29 N L30 S L31 S L32 N	70 00 US E	10.02
	30 U4 44 E	
L33 N	<u>321526 W</u>	14.09
L34 N	<u>5/4932 E</u>	20.00
L35 S	<u>35°51'10" E</u>	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	<u>53°17′11" E</u>	20.00'
L40 S L41 N	<u>31°12'33" E</u>	20.00'
L41 N	72°31'21" E	5.77'
L42 N	53°51'49" E	14.19'
L35 S L36 N L37 N L38 N L39 N L40 S L41 N L42 N L43 N L44 S	57'49'32" E 35'51'10" E 55'39'37" W 28'45'44" W 72'37'37" W 53'17'11" E 31'12'33" E 72'31'21" E 53'51'49" E 43'34'19" E 19'20'09" W 41'00'53" E	20.00' 53.53' 14.42' 81.61' 20.00' 20.00' 5.77' 14.19' 120.88' 5.00'
L44 S	19°20'09" W	5.00'
L45 N	41°00'53" E	69.58'

N:13,743,606.43 E:2,956,166.38

 \land

E4506





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

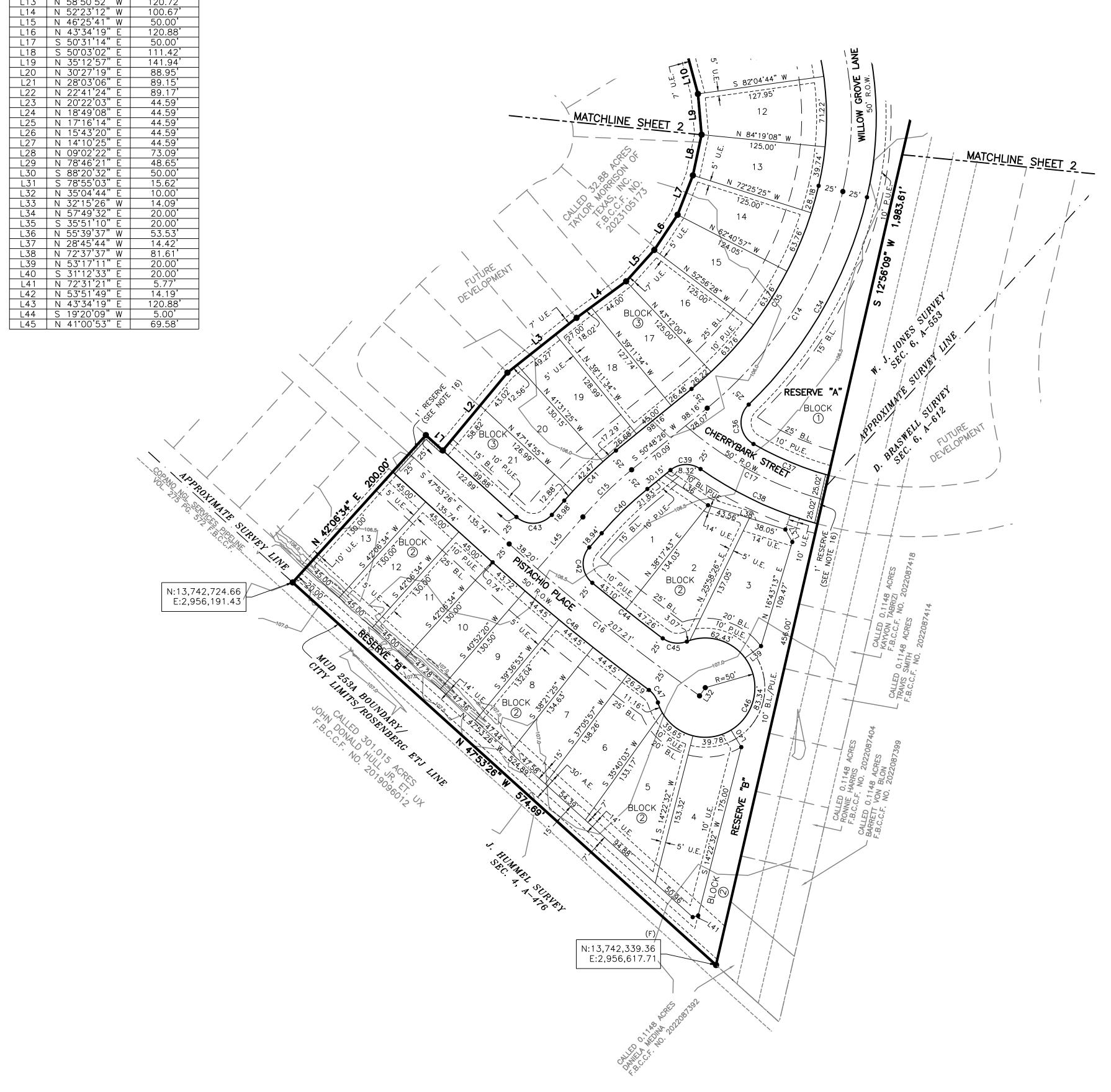
JULY 23, 2024

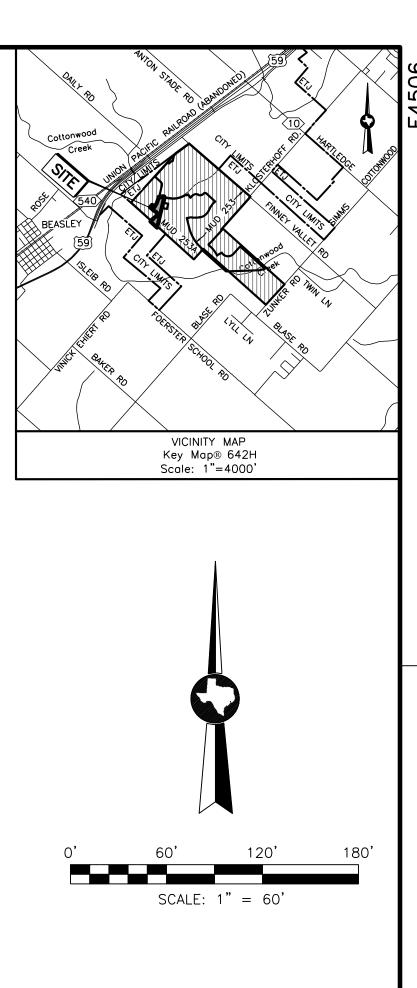


10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM FIRM No. F-726 FIRM No. 10092300

CURVE	RADIUS	ARC LENGTH	CURVE TABLE	CHORD BEARING	DELTA ANGLE
<u>CURVE</u> C1	1075.00'		76.77'	N 41°31'33" E	4°05'33"
C1	25.00'	39.06'	35.21'	S 05°17'08" E	89°31'48"
			JJ.ZI		<u> </u>
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 N 41°38'07" 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" 10°39'43"
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 S 41°31'33" W S 54°38'04" E S 22°58'26" E	7°11'29" 4°05'33" 9°10'04"
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 S 45°54'40" 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°45'37" 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"
C23	25.00'	23.83'	22.94'	N 84°57'48" E	54°36'38"
C24 C25	50.00'	240.61'		S 15°31'05" W	275°43'12"
C25 C26	25.00'	18.17'	67.09' 17.78'	N 47°26'52" W	41°39'06"
					41 39 00
C27	1225.00'	54.41'	54.41'		2°32'42"
C28	25.00'	37.55'	34.12'	<u>S 71°14'48" W</u>	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°11'33"
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" 9°47'33" 91°28'09"
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 86'33'44" W S 51'45'54" E S 82'25'26" E	58°41'47"
C46	50.00'	239.43'	67.97'	S 25°24'35" W	274°21'50"
C40 C47	25.00'	15.81'	15.55'	N 35°31'35" W	36°14'11"
C47 C48	2025.00'	203.36'	203.27'	N 50°46'03" W	5°45'14"
C48 C49	575.00'	92.00'	91.91'	N 54°38'04" W	<u> </u>
					<u>9 10 04</u> 9 10 04"
<u>C50</u>	625.00'	100.00'	99.90'	N 54°38'04" W	91004
C51	25.00'	37.69'	34.22'	S 86°45'39"W	86°22'39"

LINE L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34	LINE TABLE BEARING	
11		DISTANCE
	S 47°53'26" E	23.11
12	N 39°39'13" E	101.84'
1.3	N 51°37'00" E	88.83'
14	N 53°34'51" E	62.02'
15	N 41°55'46" E	42 45'
16	N 53°34'51" E N 41°55'46" E N 33°27'33" E	42.54'
17	N 21°10'34" E	42.54'
	N 21°10'34" E N 12°08'20" E	41.89'
	N 05°11'52" W	41.00'
	N 05°11'52" W N 15°02'01" W	41.20
	N 31°20'55" W	40.72
	N 45°47'35" W	40.30
	N 58°50'52" W	<u> </u>
	N 585052 W N 52°23'12" W	100 67'
	N 52°23'12" W	<u>ΓΟΟ.07</u>
	N 46°25'41" W	50.00
	N 43 54 19 E	120.88
	<u>S 50 31 14 E</u>	50.00
L18	N 43°34'19" E S 50°31'14" E S 50°03'02" E N 35°12'57" E	111.42
L19	<u>N 351257 E</u>	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	<u> </u>
L25	N 17°16'14" E	44.59'
L26	N 15°43'20" E	44.59'
L27	N 14°10'25" 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 88°20'32" E S 78°55'03" E N 35°04'44" E	15.62'
L32	N 35°04'44" E	10.00'
L33	BEARING S 47*53'26" E N 39*39'13" E N 51*37'00" E N 53*34'51" E N 41*55'46" E N 33*27'33" E N 21*10'34" E N 12*08'20" E N 05*11'52" W N 15*02'01" W N 31*20'55" W N 58*50'52" E N 30*27'19" E S 50*03'02" E N 30*27'19" E N 20*22'03" E N 18*49'08" E N 17*16'14" E N 12*43'20" E	DISTANCE 23.11' 101.84' 88.83' 62.02' 42.45' 42.54' 42.54' 41.89' 41.20' 40.72' 40.72' 40.50' 39.96' 120.72' 100.67' 50.00' 120.88' 50.00' 120.88' 50.00' 120.88' 50.00' 111.42' 141.94' 88.95' 89.15' 89.15' 89.15' 89.17' 44.59' 44.59' 44.59' 44.59' 44.59' 44.59' 44.59' 44.59' 44.59' 50.00' 15.62' 10.00' 15.62' 10.00' 14.09' 20.00'
L34	N 57°49'32" E	20.00'
L35	S 35°51'10" E	20.00' 20.00' 53.53' 14.42' 81.61' 20.00' 20.00' 5.77' 14.10'
L35 L36	N 55°39'37"W	53.53'
L37 L38 L39	N 28°45'44" W	14.42'
L38	N 72°37'37" W	81.61'
L39	N 53°17'11" E	20.00'
	S 31°12'33" F	20.00'
	S 31°12'33" E N 72°31'21" E	5.77'
L40 L41 L42 L43 L44 L45	N 57 49 32 E S 35°51'10" E N 55°39'37" W N 28°45'44" W N 72°37'37" W N 53°17'11" E S 31°12'33" E N 72°31'21" E N 53°51'49" E N 43°34'19" E S 19°20'09" W N 41°00'53" F	14.19
4.3	N 43°34'19" E	120.88'
44	S 19°20'09" W	5.00'
145	S 19°20'09" W N 41°00'53" F	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 SHEET 3 OF