

PLAT RECORDING SHEET

PLAT NAME: Brookewater Section Nine

PLAT NO: _____

ACREAGE: 13.08

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

ABSTRACT NUMBER: 553 & 612

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 63

NUMBER OF RESERVES: 2

OWNERS: Finney Vallet Rd Owner LP,

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Finney Vallet RD Owner LP, a Delaware limited partnership, acting by and through Carson Nunnely, Managing Director of Finney Vallet RD Owner LP, a Delaware limited partnership, Authorized Agent of Finney Vallet RD Owner LP, a Delaware limited partnership, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 13.08 acre tract described in the above and foregoing map of Brookewater Section Nine, do hereby make and establish said subdivision and development plot of said property according to all lines, dedications, restrictions, and notations on said maps or plot 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 plot 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 plot 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 said plot as 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 Nine 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 Carson Nunnely, Managing Director of Finney Vallet RD Owner LP, a Delaware limited partnership, Authorized Agent of Finney Vallet RD Owner LP, a Delaware limited partnership, thereunto authorized, this ____ day of _____, 20____.

OWNER

FINNEY VALLET RD OWNER LP,
a Delaware limited partnership

By: Finney Vallet RD GP LLC,
a Delaware limited liability company,
its general partner

By: Finney Vallet RD LP,
a Delaware limited partnership
its sole member

By: HCS Finney Vallet RD GP LP,
a Delaware limited partnership
its general partner

By: Hines Finney Vallet RD Associates LP,
a Delaware limited partnership
its general partner

By: Hines Finney Vallet RD GP LLC,
a Delaware limited liability company
its general partner

By: Hines Investment Management Holdings Limited Partnership
a Texas limited partnership

By: Name: Carson Nunnely,
Title: Managing Director

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared Carson Nunnely, Managing Director of Finney Vallet RD Owner LP, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20____.

Notary Public in and for the State of Texas
My Commission expires:

I, Kevin M. Reidy, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the grounds; that, except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the 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

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:

- A- indicates Abstract
BLJ indicates Building Line
ETJ indicates Extraterritorial Jurisdiction
ESMT, indicates on Easement
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 Page number
P.O.B. indicates Point of Beginning
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way
Sq. Ft. indicates Square Feet
S.S.E. indicates Storm Sewer Easement
U.E. indicates Utility Easement
VOL. indicates Volume number
W.L.E. indicates Waterline Easement

indicates Street Name Change
- Benchmark: AN NGS MONUMENT HGCSD 68, PID AW5544, BEING A STAINLESS STEEL ROD STAMPED "HGCSD 68 1986" ENCASED IN A 1-1/4" PVC SLEEVE, RECESSED 8 CM BELOW THE GROUND SURFACE, FROM THE INTERSECTION OF FM ROAD 360 AND US HIGHWAY 59, GO 0.8 MILES NORTHEAST ON US HIGHWAY 59 BUSINESS ROUTE TO THE JUNCTION OF FM 1875 ON THE LEFT, AND CONTINUE ALONG US HIGHWAY 59 FOR 1.05 MILES TO THE BEASLEY POST OFFICE ON THE RIGHT, THE STATION IS LOCATED 69.5 FEET SOUTH--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--SOUTHWEST STREET, AND 3.5 FEET SOUTHWEST OF THE SOUTHWEST CURB OF THE POST OFFICE PARKING LOT. ELEVATION = 105.92' (NAVD 1988)(GEOID 18)
- 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 plot was prepared to meet City of Rosenberg and Fort Bend County requirements.
- This plot was prepared from information furnished by Charter Title Company, G.F. No. 1076552100357Sec9, effective date January 09, 2025. The surveyor has not abstracted the above property.
- This plot lies wholly within Fort Bend County Municipal Utility District No. 253, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the ETJ of the City of Rosenberg, Fort Bend County, Fort Bend ESDB, and West Fort Bend Management District.
- "Brookewater Section Nine" lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Map Number 48157C00225L, dated 04/02/2014.
- Approval of this plat will expire one year from City Council approval if not recorded in the Red Property Records of the County of Fort Bend.
- According to the city planning letter, dated January 09, 2025, from Charter Title Company, there are no pipeline easements within the subdivision.
- Five-eighths inch (5/8") iron rods three feet (3') in length shall be on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- The top of all floor slabs shall be a minimum of 106.35 feet above mean sea level. However, the minimum slab elevation shall be elevated to or above a height which is the ETJ of the City of Rosenberg (24) inches above the lowest adjacent top of curb, or in the absence of a curb, twenty-four (24) inches above highest natural ground along the perimeter of the building foundation, or twelve (12) inches above the down gradient roadway or any down gradient drainage restraint.
- The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events.
- This plot lies within Fort Bend County Lighting Ordinance Zone L2 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 thereafter become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicatior, his heirs, assigns or successors.
- Sidewalks shall be built or caused to be built through restrictive covenants within all road rights-of-way dedicated to the public.
- This subdivision shall comply with City of Rosenberg Resolution No. R-3266, the Development Agreement approved on April 19, 2022.
- The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- No owner of the land subject to an easement may place, build or construct any permanent building, structure or obstruction of any kind 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 rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with A.D.A
- F.B.C.C.F. NO. 2022107317 affects subject tract, however Drill Sites #1 and #2 shown in document do not lie within plot boundary.
- Short Form Blanket Easement 3-Phase Overhead recorded under F.B.C.C.F. NO. 2023110129 affects subject tract.
- Tract subject to agreement for underground electric service recorded under F.B.C.C.F. NO. 2024087299.

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Section Nine 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
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 Nine 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
By: Donyel Swint, City Secretary

METES AND BOUNDS DESCRIPTION
BEING 13.08 ACRES
IN THE W. J. JONES SURVEY, SECTION 6, ABSTRACT NO. 553
& D. BRASWELL SURVEY, SECTION 8, ABSTRACT NO. 612
IN FORT BEND COUNTY, TEXAS

A 13.08 ACRE TRACT OF LAND IN THE W. J. JONES SURVEY, SECTION 6, ABSTRACT NO. 553 & D. BRASWELL SURVEY, SECTION 8, 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 13.08 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 1-inch iron pipe found marking the south corner of the D. Braswell Survey, Section 6, A-612, the west corner of the H. & T.C. RR. Co. Survey, Section 5, A-209, and a south corner of said 850.31 acre tract;

THENCE, North 47°53'26" West, along the southwest line of said 850.31 acre tract, a distance of 2939.41' feet to the south corner of a 50-foot-wide ExxonMobil Pipeline Company easement, as recorded under F.B.C.C.F. No. 2005029973;

THENCE, North 12°56'27" East, along the southeasterly line of said pipeline easement, a distance of 2,939.41' feet to the most westerly corner and the POINT OF BEGINNING of the herein described tract;

THENCE, North 12°56'27" East, continuing along the southeast line of said pipeline easement, a distance of 350.18' feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, South 78°55'03" East, a distance of 134.26' feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, with a curve turning to the right with an arc length of 40.08', with a radius of 25.00', with a chord bearing of South 32°02'43" East, with a chord length of 35.92', with a delta angle of 91°51'30", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, South 77°03'33" 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 for corner;

THENCE, North 12°56'27" East, a distance of 3.24' feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, with a curve turning to the right with an arc length of 38.46', with a radius of 25.00', with a chord bearing of North 57°00'42" East, with a chord length of 34.78', with a delta angle of 88°08'30", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, South 78°55'03" East, a distance of 38.04' feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, with a curve turning to the left with an arc length of 485.78', with a radius of 1,280.00', with a chord bearing of South 89°47'24" East, with a chord length of 482.87', with a delta angle of 21°44'40", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, with a reverse curve turning to the right with an arc length of 37.12', with a radius of 25.00', with a chord bearing of South 58°07'27" East, with a chord length of 33.80', with a delta angle of 85°04'33", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, with a reverse curve turning to the left with an arc length of 5.18', with a radius of 925.00', with a chord bearing of South 11°24'48" East, with a chord length of 5.18', with a delta angle of 00°19'15", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, North 74°05'34" 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 for corner;

THENCE, with a curve turning to the left with an arc length of 63.52', with a radius of 875.00', with a chord bearing of South 17°59'13" East, with a chord length of 63.50', with a delta angle of 04°09'33", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, with a compound curve turning to the left with an arc length of 49.60', with a radius of 25.00', with a chord bearing of South 76°54'34" East, with a chord length of 41.86', with a delta angle of 113°41'10", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, South 43°45'09" 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 for corner;

THENCE, South 46°14'51" West, a distance of 9.39' feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, with a curve turning to the right with an arc length of 25.26', with a radius of 375.00', with a chord bearing of South 48°10'38" West, with a chord length of 25.26', with a delta angle of 03°51'35", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, with a reverse curve turning to the left with an arc length of 33.73', with a radius of 25.00', with a chord bearing of South 11°27'40" West, with a chord length of 31.23', with a delta angle of 77°17'31", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, with a compound curve turning to the left with an arc length of 74.22', with a radius of 875.00', with a chord bearing of South 29°36'54" East, with a chord length of 74.20', with a delta angle of 04°51'37", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, South 32°02'43" East, a distance of 105.90' feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, with a curve turning to the right with an arc length of 32.59', with a radius of 525.00', with a chord bearing of South 30°16'00" East, with a chord length of 32.59', with a delta angle of 03°33'25", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, with a reverse curve turning to the left with an arc length of 42.13', with a radius of 25.00', with a chord bearing of South 76°45'49" East, with a chord length of 37.32', with a delta angle of 96°33'03", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, South 35°02'21" 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 for corner;

THENCE, with a curve turning to the right with an arc length of 19.50', with a radius of 625.00', with a chord bearing of South 55°51'17" West, with a chord length of 19.50', with a delta angle of 01°47'15", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, with a reverse curve turning to the left with an arc length of 33.57', with a radius of 25.00', with a chord bearing of South 18°16'40" West, with a chord length of 31.11', with a delta angle of 76°56'27", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, South 19°56'42" East, a distance of 15.77' feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, South 70°18'09" 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 for corner;

THENCE, with a curve turning to the left with an arc length of 41.29', with a radius of 25.00', with a chord bearing of North 67°00'35" West, with a chord length of 36.75', with a delta angle of 94°37'28", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, with a reverse curve turning to the right with an arc length of 66.27', with a radius of 625.00', to a chord bearing of South 68°42'56" West, with a chord length of 66.24', with a delta angle of 06°04'31", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, with a reverse curve turning to the left with an arc length of 37.68', with a radius of 25.00', with a chord bearing of South 28°34'20" West, with a chord length of 34.22', with a delta angle of 86°21'44", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, South 72°40'01" East, a distance of 50.06' feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, with a curve turning to the left with an arc length of 38.94', with a radius of 25.00', with a chord bearing of North 58°59'44" West, with a chord length of 35.12', with a delta angle of 89°14'51", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, with a reverse curve turning to the right with an arc length of 98.16', with a radius of 1,225.00', with a chord bearing of South 78°40'35" West, with a chord length of 98.14', with a delta angle of 04°35'29", to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, South 09°01'41" East, a distance of 160.13' feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, South 81°19'53" West, a distance of 165.20' feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, North 86°37'12" West, a distance of 255.32' feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, North 78°43'35" West, a distance of 204.19' feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, North 11°16'25" East, a distance of 325.05' feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;

THENCE, North 78°55'03" East, a distance of 265.79' feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner which is the POINT OF BEGINNING, and containing 13.08 acres of land.

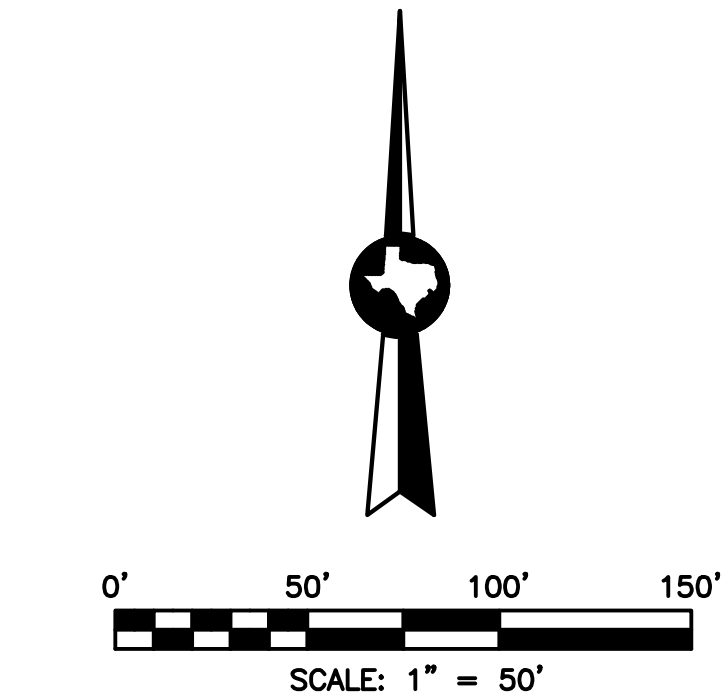
BROOKEWATER SECTION NINE PARKLAND DEDICATION TABLE			
RESERVE	RECREATION CENTER / PARK CORSD (100% OF GROSS ACREAGE)	LANDSCAPE RESERVES / DETENTION (25% OF GROSS ACREAGE)	ACREAGE APPLIED TO PARKLAND DEDICATION
A	0.0000	0.3399 x 0.25 = 0.0840	0.0840
B	0.0000	0.4078 x 0.25 = 0.1020	0.1020
TOTAL	0.0000 ACRES	0.1860 ACRES	0.1860 ACRES

PRIVATE PARKLAND FEE: 63 LOTS @ \$180.35 = \$11,362.05
REQUIRED PARKLAND (1.875 AC. / 100 DWELLING UNITS) (63 LOTS) = 1.18125 ACRES
PARKLAND PROVIDED: 0.1860 ACRES

TOTAL PARKLAND PROVIDED	
SUBMITTED PLAT	PARKLAND PROVIDED
SECTION 1	0.2435
SECTION 2	1.1652
SECTION 3	0.4484
SECTION 4	0.5651
SECTION 4 PARTIAL REPLAT NO. 1	0.0073
SECTION 7	0.5311
SECTION 9	0.1860
SECTION 12	0.7275
DETENTION POND NO. 6	4.1875
DETENTION POND NO. 7 AND RECREATION CENTER	8.8263
DETENTION POND NO. 8	1.6864
DETENTION POND NO. 8 PHASE 2	2.1484
BROOKEWATER BOULEVARD PHASE 1	0.4128
TOTAL	21.1355
TOTAL REQUIRED FOR ENTIRE PROJECT	50.0000

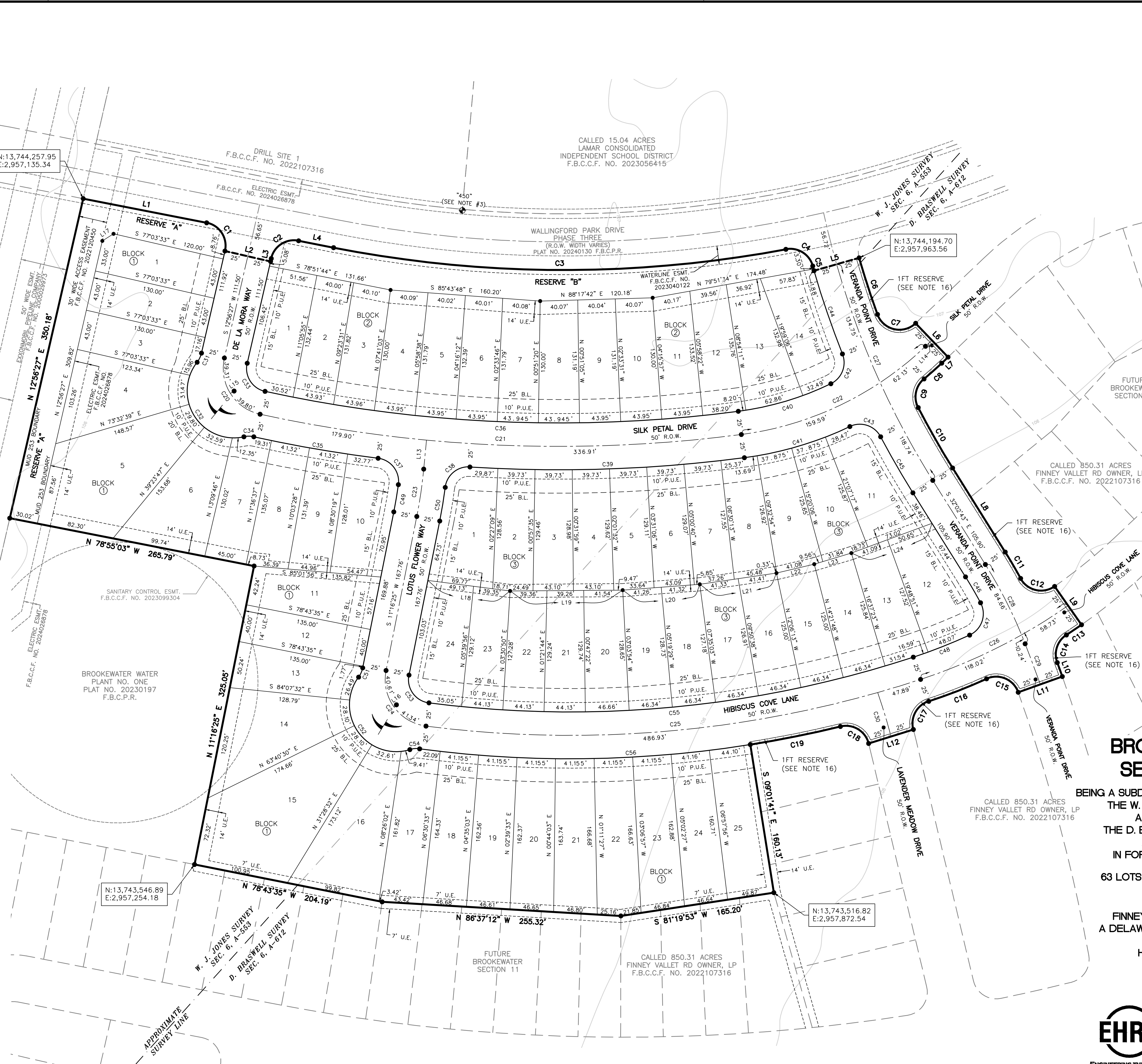
LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH
1	1	5,540.00	43.00
	2	5,590.00	43.00
	3	5,506.42	43.04
	4	8,503.38	41.10
	5	14,207.54	41.10
	6	8,754.07	41.10
	7	5,787.20	42.04
	8	5,757.82	42.00
	9	5,582.41	42.00
	10	7,076.53	43.00
	11	6,709.02	54.39
	12	5,400.00	40.00
	13	5,766.79	40.04
	14	9,999.63	40.41
	15	16,303.43	40.41
	16	10,636.86	40.02
	17	7,245.35	42.02
	18	7,169.50	41.99
	19	7,123.79	41.99
	20	7,151.15	41.99
	21	7,251.83	41.99
	22	7,376.80	41.99
	23	7,230.53	41.99
	24	7,092.57	41.99
	25	7,529.44	44.99
2	1	6,956.94	40.00
	2	5,548.75	43.20
	3	5,503.89	43.20
	4	5,501.34	43.20
	5	5,549.10	43.20
	6	5,548.10	43.20
	7	5,501.34	43.20
	8	5,489.37	43.20
	9	5,513.27	43.20
	10	5,489.37	43.20
	11	5,535.91	43.20
	12	5,788.96	45.35
	13	6,722.51	57.84
	14	6,876.69	40.07
3	1	7,529.25	40.38
	2	5,369.13	40.38
	3	5,347.43	40.38
	4	5,350.78	40.38
	5	5,364.26	40.38
	6	5,341.74	40.38
	7	5,315.80	40.38
	8	5,391.23	40.38
	9	5,578.19	40.38
	10	5,558.53	40.38
	11	7,742.64	40.36
	12	7,893.60	55.97
	13	5,657.67	46.73
	14	5,507.51	45.35
	15	5,490.15	45.35
	16	5,529.63	45.35
	17	5,574.69	45.35
	18	5,612.34	45.35
	19	5,542.63	45.67
	20	5,702.71	45.67
	21	5,403.89	43.18
	22	5,355.59	43.18
	23	5,353.04	43.18
	24	7,022.80	44.30



LINE	BEARING	DISTANCE
L1	S 78°55'03" E	134.26'
L2	S 77°03'33" E	50.00'
L3	N 12°56'27" E	350.18'
L4	S 77°03'33" E	120.00'
L5	N 74°05'34" E	50.00'
L6	S 43°45'09" E	50.00'
L7	S 46°14'51" W	9.39'
L8	S 32°02'43" E	105.90'
L9	S 35°02'21" E	50.00'
L10	S 19°56'42" E	15.77'
L11	S 70°18'09" W	50.00'
L12	S 72°40'01" W	50.06'
L13	N 05°24'44" E	31.09'
L14	N 46°14'51" W	9.39'
L15	S 57°53'17" W	4.70'
L16	S 54°44'30" W	3.49'
L17	S 57°56'27" W	14.14'
L18	N 82°43'52" E	88.48'
L19	S 89°34'13" W	120.16'
L20	S 85°41'37" W	82.58'
L21	N 81°39'55" E	82.74'
L22	N 76°45'59" E	41.41'
L23	S 73°20'46" W	14.40'
L24	S 69°45'28" W	91.75'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	40.08'	35.92'	N 32°59'18" W	91°51'30"
C2	25.00'	38.46'	34.78'	S 57°00'42" W	88°08'30"
C3	1280.00'	485.78'	482.87'	N 89°47'24" W	21°44'40"
C4	25.00'	37.12'	33.80'	N 58°07'27" W	85°04'33"
C5	925.00'	5.18'	5.18'	N 15°44'48" W	0°19'15"
C6	875.00'	63.52'	63.50'	N 17°59'13" W	4°09'33"
C7	25.00'	37.68'	34.22'	N 76°54'34" W	113°41'10"
C8	375.00'	25.26'	25.26'	N 48°10'38" E	3°51'35"
C9	25.00'	33.73'	31.23'	N 11°27'40" E	7°17'31"
C10	875.00'	74.22'	74.20'	N 29°36'54" W	4°51'37"
C11	525.00'	32.59'	32.59'	N 30°16'00" W	3°33'25"
C12	25.00'	42.13'	37.32'	N 76°45'49" W	96°33'03"
C13	625.00'	19.50'	19.50'	N 55°51'17" E	1°47'15"
C14	25.00'	33.57'	31.11'	N 18°16'40" E	76°56'27"
C15	25.00'	41.29'	36.75'	S 67°00'35" E	94°37'28"
C16	625.00'	66.27'	66.24'	N 68°42'56" E	6°04'31"
C17	325.00'	37.68'	34.22'	N 28°34'20" E	86°21'44"
C18	25.00'	38.94'	35.12'	S 58°59'44" E	89°14'51"
C19	1225.00'	98.16'	98.14'	N 78°40'35" E	4°35'29"
C20	50.00'	79.11'	71.11'	N 32°23'15" W	90°39'25"
C21	1500.00'	516.81'	514.26'	N 87°35'11" W	19°44'27"
C22	350.00'	221.72'	218.03'	S 64°23'43" W	36°17'45"
C23	500.00'	51.15'	51.13'	N 08°20'35" E	5°51'41"
C24	50.00'	81.94'	73.08'	N 35°40'33" W	93°53'57"
C25	1200.00'	534.82'	530.40'	S 84°36'24" W	25°32'09"
C26	600.00'	176.75'	176.11'	S 63°24'00" W	16°52'41"
C27	900.00'	253.48'	252.56'	N 25°34'54" W	16°08'17"
C28	500.00'	94.90'	94.75'	N 26°38'29" W	10°52'28"
C29	1800.00'	46.29'	46.29'	N 20°26'03" W	1°28'25"
C30	600.00'	49.07'	49.06'	S 16°50'18" E	4°41'09"
C31	25.00'	10.89'	10.80'	S 25°24'59" W	24°57'05"
C32	50.00'	122.17'	93.97'	S 32°06'16" E	139°59'35"
C33	25.00'	39.56'	35.56'	S 32°23'15" E	90°39'25"
C34	25.00'	10.66'	10.58'	S 89°52'58" E	24°26'12"
C35	1525.00'	134.72'	134.67'	N 80°11'42" W	5°03'41"
C36	1475.00'	508.20'	505.69'	N 87°35'11" W	19°44'27"
C37	25.00'	39.46'	35.49'	S 37°30'17" E	90°26'32"
C38	25.00'	37.64'	34.19'	N 50°26'14" E	86°18'31"
C39	1525.00'	293.62'	293.16'	S 88°03'32" W	11°01'53"
C40	325.00'	103.55'	103.12'	N 73°24'54" E	18°15'23"
C41	375.00'	117.91'	117.42'	S 73°32'09" W	18°00'54"
C42	25.00'	37.53'	34.11'	N 21°16'41" E	86°01'03"
C43	25.00'	38.27'	34.64'	S 71°37'06" E	87°42'24"
C44	925.00'	94.01'	93.97'	N 18°49'08" W	5°49'24"
C45	925.00'	69.10'	69.08'	N 29°54'19" W	4°16'48"
C46	475.00'	31.95'	31.94'	N 30°07'07" W	3°51'12"
C47	25.00'	40.84'	36.44'	N 18°36'08" E	93°58'17"
C48	575.00'	64.66'	64.62'	S 68°37'03" W	6°26'34"
C49	475.00'	29.49'	29.49'	S 09°29'42" W	3°33'26"
C50	525.00'	36.42'	36.41'	S 09°17'12" W	3°58'27"
C51	25.00'	10.89'	10.80'	S 23°44'58" W	24°57'05"
C52	50.00'	124.70'	94.80'	S 35°13'28" E	142°53'55"
C53	25.00'	40.97'	36.54'	N 35°40'33" W	93°53'57"
C54	25.00'	10.57'	10.49'	N 85°26'03" E	24°12'58"
C55	1175.00'	523.68'	519.35'	N 84°36'24" E	25°32'09"
C56	1225.00'	452.44'	449.87'	N 86°57'41" E	21°09'42"



BROOKEWATER SECTION NINE

BEING A SUBDIVISION OF 13.08 ACRES OUT OF
THE W. J. JONES SURVEY, SEC. 6
ABSTRACT NO. 553 &
THE D. BRASWELL SURVEY, SEC. 6
ABSTRACT NO. 612
IN FORT BEND COUNTY, TEXAS.

63 LOTS 3 BLOCKS 2 RESERVES

OWNER

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

JANUARY 29, 2025



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