

PLAT RECORDING SHEET

PLAT NAME: Brookewater Section Ten

PLAT NO: _____

ACREAGE: 29.65

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

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

NUMBER OF BLOCKS: 7

NUMBER OF LOTS: 104

NUMBER OF RESERVES: 5

OWNERS: Spur Brookewater Development, LP.,

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, SPUR BROOKEWATER DEVELOPMENT, L.P., a Delaware limited partnership, acting by and through Brian Stidham, Authorized Signatory of SPUR BROOKEWATER DEVELOPMENT, L.P., a Delaware limited liability company, General Partner of SPUR BROOKEWATER DEVELOPMENT, L.P., a Delaware limited partnership, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 29.65 acre tract described in the above and foregoing map of Brookewater Section Ten, do hereby make and establish said subdivision and development plot of said property according to all lines, dedications, restrictions, and notations on said maps and 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 hereon 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 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 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 Ten 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 SPUR BROOKEWATER DEVELOPMENT, L.P., a Delaware limited partnership, acting by and through Brian Stidham, Authorized Signatory of SPUR BROOKEWATER DEVELOPMENT CP, L.L.C., a Delaware limited liability company, General Partner of SPUR BROOKEWATER DEVELOPMENT, L.P., a Delaware limited partnership,

a Delaware limited partnership, thereto authorized, this ____ day of _____, 2025.

OWNER

SPUR BROOKEWATER DEVELOPMENT, L.P., a Delaware limited partnership

By: SPUR BROOKEWATER DEVELOPMENT CP, L.L.C., a Delaware limited liability company, its general partner

By: Brian Stidham, Authorized Signatory

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.

BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 _____, 2025.

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

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

METES AND BOUNDS DESCRIPTION
BEING 29.65 ACRES
IN THE W. J. JONES SURVEY, SECTION 6, ABSTRACT NO. 553,
D. BRASWELL SURVEY, SECTION 6, ABSTRACT NO. 612 &
A. VALLET SURVEY, SECTION 6, ABSTRACT 535
FORT BEND COUNTY, TEXAS

A 29.65 ACRE TRACT OF LAND IN THE W. J. JONES SURVEY, SECTION 6, ABSTRACT NO. 553, D. BRASWELL SURVEY, SECTION 6, ABSTRACT NO. 612 & A. VALLET SURVEY, SECTION 6, ABSTRACT 535, FORT BEND COUNTY, TEXAS, BEING OUT OF A TRACT OF LAND, CONVEYED TO SPUR BROOKEWATER LAND, L.P., RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 2025031437, THE SAID 29.65 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 capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the southerly end of a curved cut-back corner of the intersection of the easterly Right-Of-Way (R.O.W.) line of Veranda Point Drive (based on a width of 50 feet) as partially dedicated by plot number 20240130 of the Fort Bend County Plat Records (F.B.C.P.R.) and the southerly (R.O.W.) line of Wallingford Park Drive (based on a variable width) as dedicated by plot number 20240130 (F.B.C.P.R.) and the northwest corner of the herein described tract of land;

THENCE, along the southerly (R.O.W.) line of said Wallingford Park Drive and the westerly line of (R.O.W.) line of Brookewater Boulevard (based on a variable width) partially dedicated by plot number 20240130 (F.B.C.P.R.), the following ten (10) courses and distances;

- 1. In a northeasterly direction, along said non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 90°05'33" (chord bears North 29°31'00" East, 35.62 feet), and an arc distance of 39.64 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a reverse curve to the left;
2. In an easterly direction, along said reverse curve to the left, having a radius of 1,280.00 feet, a central angle of 07°26'18" (chord bears North 7°13'18" East, 166.06 feet), and an arc distance of 166.17 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a reverse curve to the right;
3. In an easterly direction, along said reverse curve to the right, having a radius of 500.00 feet, a central angle of 03°09'09" (chord bears North 69°04'43" East, 27.51 feet), and an arc distance of 27.51 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a reverse curve to the left;
4. In an easterly direction, along said reverse curve to the left, having a radius of 1,066.23 feet, a central angle of 06°01'25" (chord bears North 67°38'35" East, 112.04 feet), and an arc distance of 112.10 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a compound curve to the left;
5. In an easterly direction, along said compound curve to the left, having a radius of 500.00 feet, a central angle of 05°27'43" (chord bears North 61°54'00" East, 47.65 feet), and an arc distance of 47.66 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a compound curve to the left;
6. In a northeasterly direction, along said compound curve to the left, having a radius of 1,290.00 feet, a central angle of 04°20'56" (chord bears North 56°59'41" East, 97.89 feet), and an arc distance of 97.91 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a reverse curve to the right;
7. In an easterly direction, along said reverse curve to the right, having a radius of 50.00 feet, a central angle of 50°31'09" (chord bears North 80°04'48" East, 42.67 feet), and an arc distance of 44.09 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a reverse curve to the left;
8. In an easterly direction, along said reverse curve to the left, having a radius of 100.00 feet, a central angle of 10°08'32" (chord bears South 79°43'54" East, 17.68 feet), and an arc distance of 17.70 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a reverse curve to the right;
9. In an easterly direction, along said reverse curve to the right, having a radius of 50.00 feet, a central angle of 48°11'23" (chord bears South 60°42'28" East, 40.82 feet), and an arc distance of 42.05 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of tangency;
10. South 36°36'47" East, a distance of 150.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the beginning of a curve to the right;

THENCE, over and across the aforesaid Spurwater Brookewater Land, L.P. tract, the following forty five (45) courses and distances;

- 1. In a southerly direction, along said curve to the right, having a radius of 1,950.00 feet, a central angle of 38°16'32" (chord bears South 17°28'31" East, 1,278.59 feet), and an arc distance of 1,302.66 feet, to the beginning of a compound curve to the right;
2. In a southerly direction, along said compound curve to the right, having a radius of 25.00 feet, a central angle of 23.46 feet, to the beginning of a reverse curve to the left;
3. In a southwestly direction, along said reverse curve to the left, having a radius of 101.50 feet, a central angle of 17°16'23" (chord bears South 46°47'27" West, 30.48 feet), and an arc distance of 30.60 feet, to the beginning of a reverse curve to the right;
4. In a westerly direction, along said reverse curve to the right, having a radius of 25.00 feet, a central angle of 53°38'17" (chord bears South 64°58'24" West, 22.56 feet), and an arc distance of 23.40 feet, to the point of tangency;
5. North 88°12'28" West, a distance of 63.68 feet to the beginning of a curve to the left;
6. In a westerly direction, along said curve to the left, having a radius of 1,850.00 feet, a central angle of 02°58'01" (chord bears North 85°74'28" West, 95.79 feet), and an arc distance of 95.80 feet, to the beginning of a compound curve to the left;
7. In a westerly direction, along said compound curve to the left, having a radius of 500.00 feet, a central angle of 06°58'41" (chord bears South 85°20'10" West, 60.86 feet), and an arc distance of 60.90 feet, to the point of tangency;
8. South 81°50'50" West, a distance of 164.01 feet to the beginning of a curve to the left;
9. In a westerly direction, along said curve to the left, having a radius of 1,840.00 feet, a central angle of 08°49'01" (chord bears South 72°21'40" West, 42.28 feet), and an arc distance of 283.20 feet, to the beginning of a non-tangent curve to the right;
10. In a westerly direction, along said non-tangent curve to the right, having a radius of 30.00 feet, a central angle of 89°35'36" (chord bears North 62°10'30" West, 42.28 feet), and an arc distance of 46.91 feet, to an interior angle of the herein described tract of land;
11. South 72°37'18" West, a distance of 80.00 feet to the beginning of a non-tangent curve to the left and an interior corner of the herein described tract of land;
12. In a southerly direction, along said non-tangent curve to the left, having a radius of 1,840.00 feet, a central angle of 00°07'49" (chord bears South 17°26'36" East, 4.18 feet), and an arc distance of 4.18 feet, to the beginning of a reverse curve to the right;
13. In a southerly direction, along said reverse curve to the right, having a radius of 30.00 feet, a central angle of 86°14'40" (chord bears South 25°36'50" West, 41.01 feet), and an arc distance of 45.16 feet, to the beginning of a reverse curve to the left;

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 Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Section Ten 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: Danyel Swint, City Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Section Ten 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: Danyel Swint, City Secretary

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authorized the recording of this plat this ____ day of _____, 20__.

By: William Benton, Mayor
By: Danyel Swint, City Secretary

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By: Danyel Swint, City Secretary

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By: William Benton, Mayor
By: Danyel Swint, City Secretary

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- 14. In a westerly direction, along said reverse curve to the left, having a radius of 1,840.00 feet, a central angle of 09°09'55" (chord bears South 64°09'12" West, 294.02 feet), and an arc distance of 294.33 feet, to the southeast corner of the herein described tract of land;
15. North 2°05'10" West, a distance of 133.59 feet to an angle in the westerly line of the herein described tract of land;
16. North 06°39'50" West, a distance of 122.61 feet to the beginning of a non-tangent curve to the left and an interior corner of the herein described tract of land;
17. In a westerly direction, along said non-tangent curve to the left, having a radius of 875.00 feet, a central angle of 01°23'36" (chord bears South 80°18'13" West, 21.28 feet), and an arc distance of 21.28 feet, to an exterior corner of the herein described tract of land;
18. North 10°23'35" West, a distance of 50.00 feet to an angle in the west line of the herein described tract of land;
19. North 01°32'43" West, a distance of 109.28 feet to an angle on the west line of the herein described tract of land;
20. North 02°04'10" East, a distance of 173.29 feet to an angle on the west line of the herein described tract of land;
21. North 01°22'41" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the left and an exterior corner of the herein described tract of land;
22. In an easterly direction, along said non-tangent curve to the left, having a radius of 1,975.00 feet, a central angle of 04°29'16" (chord bears North 86°22'41" East, 154.65 feet), and an arc distance of 154.69 feet, to an interior corner of the herein described tract of land;
23. North 15°52'41" West, a distance of 149.59 feet to an angle point on the west line of the herein described tract of land;
24. North 09°01'41" West, a distance of 160.13 feet to the beginning of a non-tangent curve to the left and an exterior corner of the herein described tract of land;
25. In an easterly direction, along said non-tangent curve to the left, having a radius of 1,225.00 feet, a central angle of 04°35'29" (chord bears North 78°40'35" East, 98.14 feet), and an arc distance of 98.16 feet, to the beginning of a non-tangent curve to the right;
26. In a southeasterly direction, along said non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 89°14'51" (chord bears South 58°59'44" East, 35.12 feet), and an arc distance of 38.94 feet, to an interior corner of the herein described tract of land;
27. North 72°40'01" East, a distance of 50.06 feet to the beginning of a non-tangent curve to the right and an interior corner of the herein described tract of land;
28. In a northerly direction, along said non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 86°21'44" (chord bears North 28°34'20" East, 34.22 feet), and an arc distance of 37.68 feet, to the beginning of a reserve curve to the left;
29. In an easterly direction, along said reverse curve to the left, having a radius of 625.00 feet, a central angle of 06°04'31" (chord bears North 68°42'56" East, 66.24 feet), and an arc distance of 66.27 feet, to the beginning of a non-tangent curve to the right;
30. In an easterly direction, along said non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 94°37'28" (chord bears South 67°00'35" East, 36.75 feet), and an arc distance of 41.29 feet, to an interior corner of the herein described tract of land;
31. North 70°18'09" East, a distance of 50.00 feet to an interior corner of the herein described tract of land;
32. North 19°56'42" West, a distance of 15.77 feet to the beginning of a non-tangent curve to the right;
33. In a northerly direction, along said non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 76°56'27" (chord bears North 18°16'40" East, 31.11 feet), and an arc distance of 33.57 feet, to the beginning of a non-tangent curve to the left;
34. In a northeasterly direction, along said non-tangent curve to the left, having a radius of 625.00 feet, a central angle of 01°47'15" (chord bears North 55°51'17" East, 19.50 feet), and an arc distance of 19.50 feet, to an interior corner of the herein described tract of land;
35. North 35°02'21" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the right and an interior corner of the herein described tract of land;
36. In a westerly direction, along said non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 96°33'03" (chord bears North 76°45'49" West, 37.32 feet), and an arc distance of 42.13 feet, to the beginning of a reverse curve to the left;
37. In a northwesterly direction, along said reverse curve to the left, having a radius of 525.00 feet, a central angle of 03°33'25" (chord bears North 30°16'00" West, 32.59 feet), and an arc distance of 32.59 feet, to a point of tangency;
38. North 32°02'43" West, a distance of 105.90 feet to the beginning of a curve to the right;
39. In a northerly direction, along said curve to the right, having a radius of 875.00 feet, a central angle of 04°51'37" (chord bears North 29°36'54" West, 74.20 feet), and an arc distance of 74.22 feet, to the beginning of a compound curve to the right;
40. In a northerly direction, along said compound curve to the right, having a radius of 25.00 feet, a central angle of 77°17'31" (chord bears North 11°27'40" East, 31.23 feet), and an arc distance of 33.73 feet, to the beginning of a non-tangent curve to the left;
41. In a northeasterly direction, along said non-tangent curve to the left, having a radius of 375.00 feet, a central angle of 03°51'35" (chord bears North 48°10'38" East, 25.26 feet), and an arc distance of 25.26 feet, to a point of tangency;
42. North 46°14'51" East, a distance of 9.39 feet to an interior corner of the herein described tract of land;
43. North 43°45'09" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the right and an interior angle of the herein described tract of land;
44. In a westerly direction, along said non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 113°41'10" (chord bears North 76°54'34" West, 41.86 feet), and an arc distance of 49.60 feet, to the beginning of a compound curve to the right;
45. In a northerly direction, along said compound curve to the right, having a radius of 875.00 feet, a central angle of 04°09'33" (chord bears North 17°59'13" West, 63.50 feet), and an arc distance of 63.52 feet, to the POINT OF BEGINNING and containing 29.65 acres of land.

GENERAL NOTES:

- 1. A- indicates Abstract
B.L. indicates Building Line
E.L. indicates Extraterritorial Jurisdiction
ESMT. indicates on Easment
(F) indicates Found Capped 5/8" Iron Rod stamped "E.H.R.A. 713-784-4500"
F.B.C.C.F. NO. indicates Fort Bend County Clerk's File
F.B.C.P.R. indicates Fort Bend County Plat Records
H.O.A. indicates Home Owner's Association
M.U.D. indicates Municipal Utility District
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

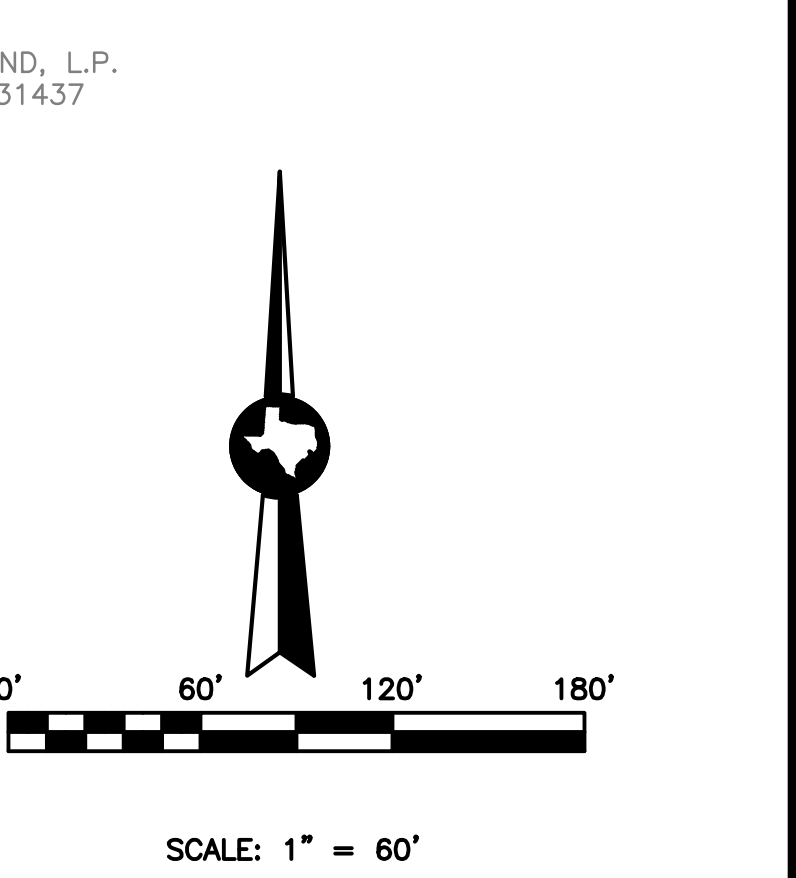
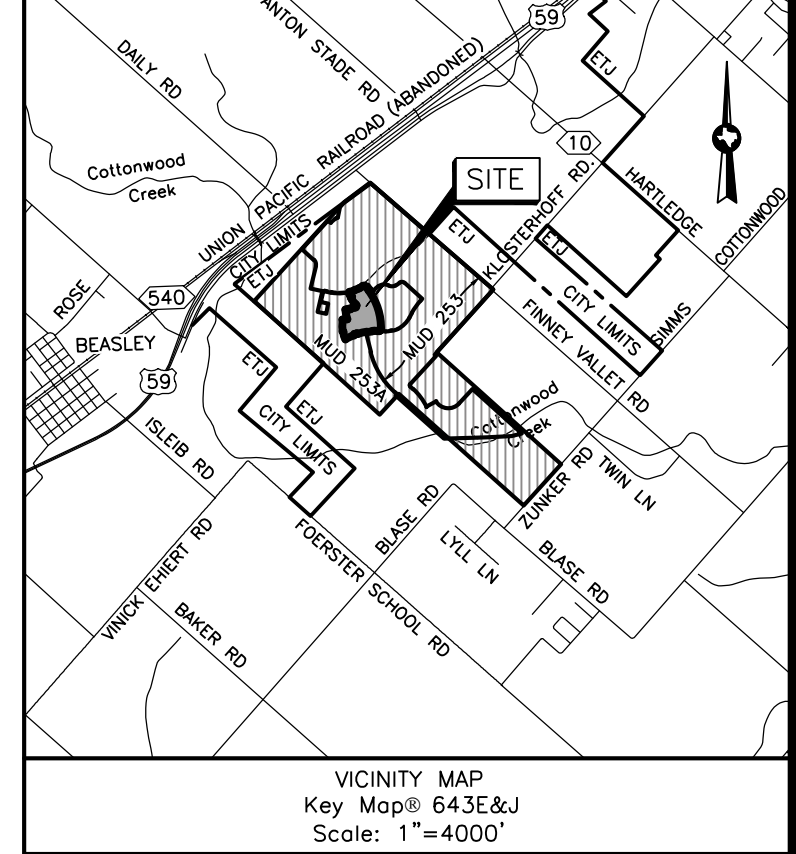
- 2. Benchmark: AN NGS MONUMENT HCGSD 68, PID AW5544, BEING A STAINLESS STEEL ROD STAMPED "HCGSD 68 1986" ENCASED IN A 1-INCH PVC SLEEVE, RECESSED 8 CM BELOW THE GROUND SURFACE FROM THE INTERSECTION OF FM ROAD 360 AND US HIGHWAY 59, CO. 0.8 MILES NORTHEAST ON US HIGHWAY 59 BUSINESS ROUTE TO THE JUNCTION 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 SIDE STREET, AND 3.5 FEET SOUTHWEST OF THE SOUTHWEST CURB OF THE POST OFFICE PARKING LOT. ELEVATION = 105.92' (NAVD 1988)(GEOID 18)

NAVD=88
Elev. = 105.92' feet

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.64'	35.62'	N 29°31'00" E	90°50'53"
C2	1,280.00'	166.17'	166.06'	N 71°13'18" E	7°26'18"
C3	500.00'	27.51'	27.51'	N 69°04'43" E	3°09'09"
C4	1,066.23'	112.10'	112.04'	N 67°38'35" E	6°01'25"
C5	500.00'	47.66'	47.65'	N 61°54'00" E	5°27'43"
C6	1,290.00'	97.91'	97.89'	N 56°59'41" E	4°20'56"
C7	50.00'	44.09'	42.67'	N 80°04'48" E	50°31'09"
C8	100.00'	17.70'	17.68'	S 79°43'54" E	10°08'32"
C9	50.00'	42.05'	40.82'	S 60°42'28" E	48°11'23"
C10	1,950.00'	1,302.66'	1,278.58'	S 17°28'31" E	38°16'32"
C11	25.00'	23.46'	22.61'	S 28°32'42" W	5°34'54"
C12	101.50'	30.60'	30.48'	S 46°47'27" W	17°16'23"
C13	25.00'	23.40'	22.56'	S 64°58'24" W	5°38'17"
C14	1,850.00'	95.80'	95.79'	N 89°41'28" W	2°58'01"
C15	500.00'	60.90'	60.86'	S 85°20'10" W	6°58'41"
C16	1,840.00'	283.20'	282.92'	S 77°26'16" W	8°49'07"
C17	30.00'	46.91'	42.28'	N 62°10'30" W	89°35'36"
C18	1,840.00'	4.18'	4.18'	S 17°26'36" E	0°07'49"
C19	30.00'	45.16'	41.01'	S 25°36'50" W	86°14'40"
C20	1,840.00'	294.33'	294.02'	S 64°09'12" W	9°09'55"
C21	875.00'	21.28'	21.28'	S 80°18'13" W	1°23'36"
C22	1,975.00'	154.69'	154.65'	N 86°22'41" E	4°29'16"
C23	1,225.00'	98.14'	98.14'	N 78°40'35" E	4°35'29"
C24	25.00'	38.94'	35.12'	S 58°59'44" E	89°14'51"
C25	25.00'	37.68'	34.22'	N 28°34'20" E	86°21'44"
C26	625.00'	66.27'	66.24'	N 68°42'56" E	6°04'31"
C27	25.00'	41.29'	36.75'	S 67°00'35" E	94°37'28"
C28	25.00'	33.57'	31.11'	N 18°16'40" E	76°56'27"
C29	625.00'	19.50'	19.50'	N 55°51'17" E	1°47'15"
C30	25.00'	42.13'	37.32'	N 76°45'49" W	96°33'03"
C31	525.00'	32.59'	32.59'	N 30°16'00" W	3°33'25"
C32	875.00'	74.22'	74.20'	N 29°36'54" W	4°51'37"
C33	25.00'	33.73'	31.23'	N 11°27'40" E	77°17'31"
C34	375.00'	25.26'	25.26'	N 48°10'38" E	3°51'35"
C35	25.00'	49.60'	41.86'	N 76°54'34" W	113°41'10"
C36	875.00'	63.52'	63.50'	N 17°59'13" W	4°09'33"
C37	1,800.00'	221.18'	221.04'	N 13°51'29" W	7°02'25"
C38	500.00'	26.67'	26.67'	N 11°51'58" W	3°03'22"
C39	600.00'	11.53'	11.53'	N 13°56'41" W	1°06'05"
C40	2,000.00'	402.72'	402.04'	N 82°51'12" E	11°32'14"
C41	50.00'	76.25'	69.08'	N 33°23'39" E	87°22'54"
C42	1,800.00'	295.33'	295.00'	N 14°59'50" W	9°24'02"
C43	900.00'	58.58'	58.57'	N 81°28'18" E	3°43'46"
C44	1,250.00'	172.12'	171.99'	N 79°23'29" E	7°53'22"
C45	2,100.00'	141.71'	141.69'	N 77°22'48" E	3°51'59"
C46	300.00'	481.69'	431.59'	N 33°18'56" E	91°59'43"
C47	1,800.00'	632.52'	629.27'	N 22°44'56" W	20°08'01"
C48	325.00'	572.55'	501.33'	N 83°17'03" W	100°56'13"
C49	1,500.00'	191.76'	191.63'	N 10°15'31" W	7°19'29"
C50	900.00'	279.65'	278.52'	N 15°28'52" W	17°48'10"
C51	1,200.00'	185.61'	185.43'	N 28°49'49" W	8°51'45"
C52	50.00'	87.20'	76.56'	N 83°13'34" W	99°55'44"
C53	600.00'	85.36'	85.29'	S 50°53'07" W	8°09'05"
C54	1,760.00'	101.08'	101.07'	N 15°43'58" W	3°17'26"
C55	25.00'	39.07'	35.21'	N 30°40'46" E	89°32'03"
C56	2,075.00'	140.03'	140.00'	N 77°22'48" E	3°51'59"
C57	325.00'	521.83'	467.55'	N 33°18'56" E	91°59'43"
C58	1,825.00'	641.30'	638.01'	N 22°44'56" W	20°08'01"
C59	350.00'	616.59'	539.89'	N 83°17'03" W	100°56'13"
C60	300.00'	528.51'	462.76'	S 83°17'03" E	100°56'13"
C61	1,775.00'	623.73'	620.53'	S 22°44'56" E	20°08'01"
C62	275.00'	419.25'	379.82'	S 30°59'37" W	87°21'04"
C63	25.00'	40.71'	36.36'	N 58°40'37" W	93°18'29"
C64	1,475.00'	139.70'	139.64'	N 09°18'34" W	5°25'35"
C65	925.00'	287.41'	286.26'	N 15°29'52" W	17°48'10"
C66	1,225.00'	196.96'	196.75'	N 29°00'19" W	9°12'45"
C67	25.00'	10.57'	10.49'	N 21°30'13" W	24°12'58"
C68	50.00'	129.80'	96.30'	N 83°46'07" W	148°44'47"
C69	25.00'	10.89'	10.80'	S 34°20'02" W	24°57'05"
C70	575.00'	81.81'	81.74'	S 50°53'07" W	8°09'05"
C71	625.00'	88.92'	88.84'	N 50°53'07" E	8°09'05"
C72	25.00'	43.60'	38.28'	S 83°13'34" E	99°55'44"
C73	1,175.00'	181.75'	181.57'	S 28°49'49" E	8°51'45"
C74	875.00'	271.88'	270.79'	S 15°29'52" E	17°48'10"
C75	1,525.00'	142.94'	142.89'	S 09°16'54" E	5°22'14"
C76	25.00'	39.83'	35.75'	S 33°40'23" W	91°16'48"
C77	2,125.00'	143.40'	143.37'	S 77°22'48" W	3°51'59"
C78	25.00'	41.11'	36.63'	N 57°26'44" W	94°12'55"
C79	300.00'	36.04'	36.01'	N 13°46'45" W	6°52'56"
C80	300.00'	20.03'	20.03'	N 15°18'26" W	3°49'34"
C81	25.00'	39.48'	35.50'	N 31°50'43" E	90°28'44"
C82	25.00'	8.41'	8.37'	N 86°43'08" E	19°16'05"
C83	50.00'	114.83'	91.21'	N 30°33'40" E	131°35'01"
C84	25.00'	10.83'	10.74'	N 22°49'24" W	24°48'53"
C85	1,825.00'	295.63'	295.31'	N 15°03'24" W	9°16'53"
C86	1,775.00'	291.23'	290.90'	S 14°59'50" E	9°24'02"
C87	25.00'	38.13'	34.54'	S 33°23'39" W	87°22'54"
C88	1,975.00'	39.00'	39.00'	S 77°39'02" W	1°07'53"
C89	25.00'	38.57'	34.85'	N 57°35'20" W	88°23'22"
C90	625.00'	13.25'	13.25'	N 14°00'06" W	1°12'54"
C91	575.00'	9.81'	9.81'	S 13°52'59" E	0°58'40"
C92	25.00'	41.26'	36.73'	S 33°52'57" W	94°33'12"
C93	1,975.00'	257.25'	257.07'	S 84°53'26" W	7°27'46"
C94	2,025.00'	271.62'	271.41'	N 84°46'46" E	7°41'07"
C95	25.00'	37.18'	33.85'	S 56°27'38" E	85°12'19"
C96	300.00'	51.18'	51.12'	S 08°58'14" E	9°46'29"
C97	300.00'	32.75'	32.73'	S 07°12'38" E	6°15'17"
C98	1,840.00'	22.55'	22.55'	S 10°41'21" E	0°42'08"
C99	25.00'	38.17'	34.57'	S 32°41'57" W	87°28'43"
C100	1,225.00'	147.48'	147.39'	S 79°53'14" W	6°53'52"
C101	925.00'	60.21'	60.20'	S 81°28'18" W	3°43'46"
C102	875.00'	56.94'	56.94'	N 81°28'18" E	3°43'46"
C103	1,275.00'	151.81'	151.72'	N 79°55'31" E	6°49'19"
C104	25.00'	39.00'	35.16'	S 58°47'58" E	89°22'22"
C105	1,840.00'	104.86'	104.84'	S 15°44'44" E	3°15'54"

LINE	BEARING	DISTANCE
L1	N 88°12'28" W	63.68'
L2	S 72°37'18" W	80.00'
L3	N 10°23'35" W	50.00'
L4	N 01°22'41" W	50.00'
L5	N 72°40'01" E	50.06'
L6	N 70°18'09" E	50.00'
L7	N 19°56'42" W	15.77'
L8	N 35°02'21" W	50.00'
L9	N 46°14'51" E	9.39'
L10	N 43°45'09" W	50.00'
L11	N 77°05'06" E	37.61'
L12	N 59°20'11" W	7.64'
L13	N 46°48'34" E	67.44'
L14	S 06°18'38" W	0.73'
L15	S 77°05'06" W	81.22'
L16	S 13°23'39" E	11.17'
L17	S 10°20'17" E	30.40'
L18	N 10°20'17" W	18.58'
L19	S 08°39'03" E	22.99'
L20	S 59°33'12" E	14.14'
L21	S 31°28'28" W	14.08'

RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE, OPEN SPACE, DRAINAGE & UTILITY PURPOSES	147,228.39	3.38
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	16,983.51	0.39
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,749.37	0.11
D	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	41,078.27	0.94
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,711.06	0.11
TOTAL		214,750.60	4.93



BROOKEWATER SECTION TEN

BEING A SUBDIVISION OF 29.65 ACRES OUT OF THE W. J. JONES SURVEY, SEC. 6 A-553, A VALLET SURVEY, SEC. 6, A-535 & THE D. BRASWELL SURVEY, SEC. 6, A-612 IN FORT BEND COUNTY, TEXAS.

104 LOTS 7 BLOCKS 5 RESERVES

OWNER
 SPUR BROOKEWATER DEVELOPMENT, L.P.,
 A DELAWARE LIMITED PARTNERSHIP
 2450 FONDREN ROAD, SUITE 210
 HOUSTON, TX 77063
 713-783-6702

JUNE 10, 2025

EHRA
 ENGINEERING THE FUTURE
 SINCE 1986
 10011 MEADOWGLEN LN
 HOUSTON, TEXAS 77042
 713-784-4500
 EHRA.TEAM
 Firm No. F-726
 Firm No. 10092300

