

PLAT RECORDING SHEET

PLAT NAME: Brookewater Boulevard Phase One

PLAT NO: _____

ACREAGE: 10.92

LEAGUE: A.Vallet Survey, Sec. 6 and S.A. & M.G. RR. CO. Survey, Sec. 17

ABSTRACT NUMBER: 535 & 331

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Spur Brookewater Development, L.P.,

(DEPUTY CLERK)

We, SPUR BROOKEWATER DEVELOPMENT, L.P., a Delaware limited partnership, acting by and through Brian Stidham, Authorized Signatory of SPUR BROOKEWATER DEVELOPMENT GP, L.L.C., 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 10.92 acre tract described in the above and foregoing map of Brookewater Boulevard Phase One, 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 on 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 on 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 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 bays, creeks, gulches, ravines, draws, and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby certify that I am (or we are) the owner(s) of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Brookewater Boulevard Phase One 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, SPUR BROOKEWATER DEVELOPMENT, L.P., a Delaware limited partnership, acting by and through Brian Stidham, Authorized Signatory of SPUR BROOKEWATER DEVELOPMENT GP, L.L.C., a Delaware limited liability company, General Partner of SPUR BROOKEWATER DEVELOPMENT, L.P., a Delaware limited partnership,

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

OWNER

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

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

By: Brian Stidham,
Authorized Signatory

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 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 _____, 2025.

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 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 Council of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Boulevard Phase One 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

I, Cameron 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.

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

GENERAL NOTES:

- 1. B.L. indicates Building Line
ETJ indicates Extraterritorial Jurisdiction
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
H.O.A. indicates Home Owner's Association
M.U.D. indicates Municipal Utility District
No. indicates Number
N.T.S. indicates Not To Scale
P.C. indicates 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
Sec. indicates Section
Sq. Ft. indicates Square Feet
U.E. indicates Utility Easement
Vol. indicates Volume
(V) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
2. Benchmark: AN NGS MONUMENT HGCD 68, PID AW544, BEING A STAINLESS STEEL ROD STAMPED "HGCD 68 1986" ENCASED IN A 1-1/2-INCH PVC SLEEVE, RECESSED 8" 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-SOUTHWEST 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)(GCOID 18)
NAVD--88
Elev. = 105.92' feet
3. 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. (SHOW HEREON)
- 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 requirements.
6. This plat was prepared from information furnished by Charter Title Company, C.P.L. No. 1076552100357BWBVLD, effective date September 3, 2025. The surveyor has not abstracted the above property.
7. This plat lies wholly within Fort Bend County Municipal Utility District No. 253, Fort Bend Subsidence District, Fort Bend County Drainage Consolidated I.S.D., and the ETJ of the City of Rosenberg, the City of Rosenberg, ESD 8, and Fort Bend County.
8. "Brookewater Boulevard Phase One" lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Map Number 48157C0225L, dated 04/02/2014.
9. Approval of this plat will expire one year from City Council approval if not recorded in the Real Property Records of the County of Fort Bend.
10. The pipeline easements listed in City Planning Letter dated September 3, 2025, issued by Charter Title Company are shown hereon.
11. 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.
12. 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.
13. This plat lies within Fort Bend County Lighting Ordinance Zone No. L22 and L23.
14. 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
15. One-foot reserve dedicated to the public in fee as a buffer separation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs, assigns or successors.
16. Sidewalks shall be built or caused to be built through restrictive covenants within all road rights-of-way dedicated to the public.
17. This subdivision shall comply with City of Rosenberg Resolution No. R-3266, the Development Agreement approved on April 19, 2022. Furthermore, this subdivision substantially adheres the Developer's Park Plan as shown on Exhibit "F" of the Development Agreement, and therefore this subdivision complies with the park dedication requirements of the Development Agreement.
18. 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.
19. 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.
20. 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.
21. All property to drain into drainage easement only through an approved drainage structure.
22. All lots shall have a minimum of five (5) foot side building line.
23. All easements are centered on lot lines unless otherwise indicated.
24. 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.
25. 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.
26. This plat is subject to that certain Agreement for Underground Electric Service recorded under Fort Bend County Clerk's File No. 202305802.
27. This plat is subject to short form blanket easement granted to Centerpoint Energy as recorded under Fort Bend County Clerk's File No. 2023110129.
28. 28. This plat is subject to reservation of all oil, gas and mineral estates in Special Warranty Deed recorded under Clerk's File No. 2022107316 in the Official Public Records of Fort Bend County, Texas.
29. 29. F.B.C.C.F. NO. 2022107317 affects subject tract, however Drill Sites #1 and #2 shown in document do not lie within plat boundary.
30. This plat is subject to a temporary access easement filed for record on September 20, 2022, under County Clerk's File No. 2022120451 in the Official Public Records of Fort Bend County, Texas. This easement lies wholly within Brookewater Boulevard Right-Of-Way.
31. Subject to Water Facilities Easement Agreement, as recorded under F.B.C.C.F. No. 2023040122.

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Boulevard Phase One 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

METES AND BOUNDS DESCRIPTION
BEING 10.92 ACRES
IN THE A. VALLET SURVEY, SECTION 6, ABSTRACT NO. 535
AND THE S.A. & M.G. RR. CO. SURVEY, SECTION 17, ABSTRACT NO. 331,
FORT BEND COUNTY, TEXAS

A 10.92 ACRE TRACT OF LAND IN THE A. VALLET SURVEY, SECTION 6, ABSTRACT NO. 535 AND THE S.A. & M.G. RR. CO. SURVEY, SECTION 17, ABSTRACT NO. 331, FORT BEND COUNTY, TEXAS, BEING OUT OF AND A PART OF A TRACT OF LAND CONVEYED TO SPUR BROOKEWATER LAND, L.P. (SPUR BROOKEWATER TRACT) AS DESCRIBED BY DOCUMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 2025031437, THE SAID 10.92 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):

BEGINNING at 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found on the southeast line of a called 11.36 acre tract conveyed to Sharon Vallet Wallingford, Trustee as described by document recorded under F.B.C.C.F. NO. 2022115726 marking an angle on then northwestern line of Reserve "A"; Block 1, Brookewater Section One, map or plat recorded under file number 20230205 of the Fort Bend County Plat Records (F.B.C.P.R.) and a northeasterly corner of the herein described tract;

THENCE, South 12°56'27" West, along the west line of said Brookewater Section One a distance of 430.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a non-tangent curve to the right and the southwest corner of said Reserve "A";

THENCE, along the south line of said Reserve "A", the following four (4) courses and distances:

- 1. In an easterly direction, along said non-tangent curve to the right, having a radius of 574.23 feet, a central angle of 03°51'49" (chord bears North 74°44'10" East, 38.71 feet), and an arc distance of 38.72 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. North 76°14'05" East, a distance of 4.19 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 524.27 feet, a central angle of 11°28'11" (chord bears North 81°33'25" East, 104.77 feet), and an arc distance of 104.95 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point for tangency;
4. North 87°17'16" East, a distance of 18.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found on the west line of said Brookewater Section One marking a corner on the east line of the herein described tract;

THENCE, South 02°42'44" East, along the west line of said Brookewater Section One a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found on the north line of Brookewater Detention Pond No. Seven and Recreation Center (Brookewater Detention Seven), map or plat thereof recorded under file number 20230199 F.B.C.P.R., marking a corner on the west line of said Brookewater Section One and the east line of the herein described tract;

THENCE, along the north line of said Brookewater Detention Seven, common to a southerly line of the herein described tract, the following five (5) courses and distances:

- 1. South 87°17'16" West, a distance of 18.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a curve to the left;
2. In a westerly direction, along said curve to the left, having a radius of 475.00 feet, a central angle of 02°34'16" (chord bears South 82°28'58" West, 79.58 feet), and an arc distance of 79.67 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;
3. In a westerly direction, along said compound curve to the left, having a radius of 300.00 feet, a central angle of 06°28'47" (chord bears South 74°26'17" West, 33.91 feet), and an arc distance of 33.93 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;
4. In a southwesterly direction, along said compound curve to the left, having a radius of 488.82 feet, a central angle of 13°17'45" (chord bears South 84°33'01" West, 113.11 feet), and an arc distance of 113.36 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 a southwesterly direction, along said compound curve to the left, having a radius of 470.00 feet, a central angle of 20°55'01" (chord bears South 49°22'36" West, 170.63 feet), and an arc distance of 171.58 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;

THENCE, along the west line of said Brookewater Detention Seven, common to the east line of the herein described tract, the following six (6) courses and distances:

- 1. In a southerly direction, along said compound curve to the left, having a radius of 30.00 feet, a central angle of 91°20'29" (chord bears South 08°45'09" East, 42.92 feet), and an arc distance of 47.83 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;
2. In a southeasterly direction, along said reverse curve to the right, having a radius of 700.00 feet, a central angle of 21°55'47" (chord bears South 41°27'30" East, 266.29 feet), and an arc distance of 267.92 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;
3. In a southeasterly direction, along said reverse curve to the left, having a radius of 1,500.00 feet, a central angle of 09°35'46" (chord bears South 35°17'29" East, 250.93 feet), and an arc distance of 251.23 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;
4. In a southeasterly direction, along said reverse curve to the right, having a radius of 2,050.00 feet, a central angle of 19°35'19" (chord bears South 30°17'43" East, 697.45 feet), and an arc distance of 700.86 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a point for tangency;
5. South 20°30'04" East, a distance of 276.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a curve to the left;
6. In a southeasterly direction, along said curve to the left, having a radius of 1,950.00 feet, a central angle of 11°12'09" (chord bears South 26°06'08" East, 380.66 feet), and an arc distance of 381.27 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a northeasterly corner of Wallingford Park Drive, map or plat thereof recorded under file number 20240130 F.B.C.P.R. and the southeast corner of the herein described tract;

THENCE, South 58°17'47" West, along the northeast line of said Wallingford Park Drive, common to the southeast line of the herein described tract, a distance of 100.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found on the east line of Restricted Reserve "A", Lamar Consolidated ISD Elementary School, No. 38 (Lamar ISD), map or plat thereof recorded under file number 20250135 F.B.C.P.R., marking a northeasterly corner of said Wallingford Park Drive, the southwest corner of the herein described tract and the beginning of a non-tangent curve to the right;

THENCE, in a northwesterly direction, along the east line of said Lamar ISD and said non-tangent curve to the right, having a radius of 2,050.00 feet, a central angle of 11°12'09" (chord bears North 26°06'08" West, 400.18 feet), and an arc distance of 400.82 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for tangency;

THENCE, North 20°30'04" West, continuing along the east line of said Lamar ISD and over and across the ore said Spur Brookewater Tract a distance of 276.44 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 left;

THENCE, in a northwesterly direction, continuing over and across said Spur Brookewater Tract and along the northeast line of a called 2.781 acre tract conveyed to Grace 32 Real Estate Holding LLC, as described by document recorded under F.B.C.C.F. NO. 202409016 and said curve to the left, having a radius of 1,950.00 feet, a central angle of 39°26'20" (chord bears North 40°13'14" West, 1,315.92 feet), and an arc distance of 1,342.26 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the beginning of a reverse curve to the right;

THENCE, in a northwesterly direction, along said reverse curve to the right, having a radius of 2,000.00 feet, a central angle of 01°43'19" (chord bears North 59°04'44" West, 60.10 feet), and an arc distance of 60.11 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an interior corner of the herein described tract;

THENCE, South 42°14'05" West, a distance of 89.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the east corner of a called 13.4637 acre tract of land conveyed to TSPHAN LTD, as described by document recorded under F.B.C.C.F. No. 2013137664 and an exterior corner of the herein described tract;

THENCE, North 47°45'55" West, along the northeasterly line of said 13.4637 acre tract, a distance of 763.76 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set on the southwest Right Of-Way (R.O.W.) line of U.S. Highway 59 (based on a variable width) marking the corner of said 13.4637 acre tract;

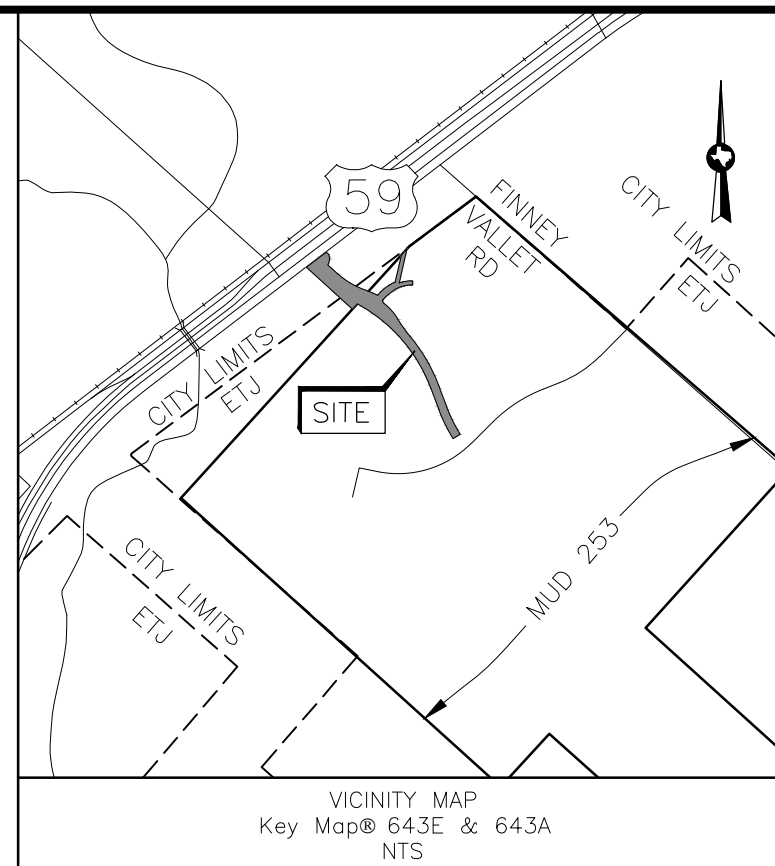
THENCE, North 53°17'58" East, along the southwest R.O.W. of said U.S. Highway 59 a distance of 305.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the west corner of the afore said 11.36 acre tract and a northerly corner of the herein described tract;

THENCE, South 47°45'55" East, along the southwest line of said 11.36 acre tract a distance of 40.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the beginning of a non-tangent curve to the right;

THENCE, over and across said Spur Brookewater Tract, the following nine (9) courses and distances:

- 1. In a southerly direction, along said non-tangent curve to the right, having a radius of 150.00 feet, a central angle of 51°24'48" (chord bears South 04°33'01" West, 130.13 feet), and an arc distance of 134.60 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the beginning of a non-tangent curve to the left;
2. In a southeasterly direction, along said non-tangent curve to the left, having a radius of 1,910.00 feet, a central angle of 01°19'50" (chord bears South 47°06'00" East, 44.35 feet), and an arc distance of 44.36 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point for tangency;
3. South 47°45'55" East, a distance of 119.49 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 left;
4. In a southeasterly direction, along said curve to the left, having a radius of 960.00 feet, a central angle of 24°45'23" (chord bears South 60°08'36" East, 411.58 feet), and an arc distance of 414.80 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the beginning of a reverse curve to the right;
5. In an easterly direction, along said reverse curve to the right, having a radius of 740.00 feet, a central angle of 11°09'28" (chord bears South 66°56'34" East, 143.88 feet), and an arc distance of 144.11 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the beginning of a compound curve to the right;
6. In a northeasterly direction, along said compound curve to the right, having a radius of 555.00 feet, a central angle of 19°23'14" (chord bears North 48°26'17" East, 186.90 feet), and an arc distance of 187.80 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the beginning of a compound curve to the right;
7. In a northeasterly direction, along said compound curve to the right, having a radius of 325.00 feet, a central angle of 05°51'31" (chord bears North 61°03'40" East, 33.22 feet), and an arc distance of 33.23 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the beginning of a compound curve to the right;
8. In a northeasterly direction, along said compound curve to the right, having a radius of 605.75 feet, a central angle of 04°38'10" (chord bears North 66°18'31" East, 49.00 feet), and an arc distance of 49.02 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an interior angle of the herein described tract;
9. North 12°56'27" East, a distance of 343.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set on the southeast line of the afore said 11.36 acre tract;

THENCE, North 42°14'05" East, along the southeast line of said 11.36 acre tract a distance of 102.19 feet to the POINT OF BEGINNING and containing 10.92 acres of land.



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 of _____, 20__.

Vincant M. Morales, Jr., Commissioner, Precinct 1
Grady Prestage, Commissioner, Precinct 2

VP 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 in Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

BROOKEWATER BOULEVARD PHASE ONE

BEING A SUBDIVISION OF
10.92 ACRES OUT OF THE A. VALLET SURVEY,
SEC. 6 ABSTRACT NO. 535 AND THE S.A. & M.G. RR. CO. SURVEY, SEC. 17, ABSTRACT 331 IN FORT BEND COUNTY AND CITY OF ROSENBERG, TEXAS.

1 BLOCK, AND 2 RESERVES
OWNER

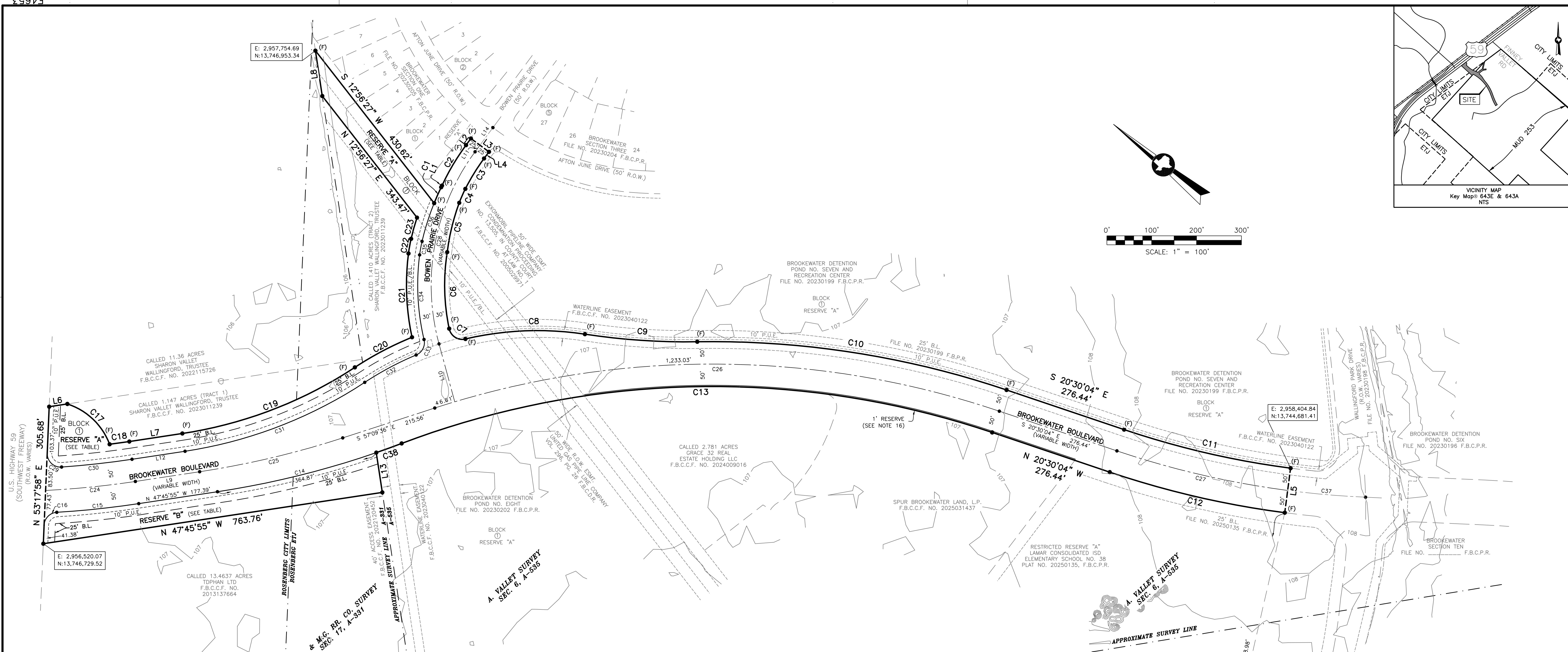
SPUR BROOKEWATER DEVELOPMENT, L.P.,
A DELAWARE LIMITED PARTNERSHIP
2450 FONDREN ROAD, SUITE 210
HOUSTON, TX 77063
713-783-6702

OCTOBER 1, 2025



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

OCTOBER 1, 2025



RESERVE	RECREATION CENTER / PARK (100% OF GROSS ACREAGE)	LANDSCAPE RESERVES / DETENTION (25% OF GROSS ACREAGE)	ACREAGE APPLIED TO PARKLAND DEDICATION
A	0.0000	1.6511 x 0.25 = 0.4128	0.4128
B	0.0000	1.0895 x 0.25 = 0.2724	0.2724
TOTAL	0.0000 ACRES	0.6852 ACRES	0.6852 ACRES

BROOKEWATER BOULEVARD PHASE ONE PARKLAND DEDICATION TABLE

PRIVATE PARKLAND FEE: 0 LOTS @ \$0 = \$0
 REQUIRED PARKLAND (1.651 AC. / 100 DWELLING UNITS) (TOTAL LOTS) = 0 ACRES
 PARKLAND PROVIDED: 0.6852 ACRES

SUBMITTED PLAT	PARK LAND 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 8	0.1374
SECTION 9	0.1860
SECTION 10	1.9399
SECTION 11	1.2236
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
BROOKEWATER BOULEVARD PHASE 1	0.6852
TOTAL	22.5804
TOTAL REQUIRED FOR ENTIRE PROJECT	50.0000

LINE	BEARING	DISTANCE
L1	N 76°14'05" E	4.19'
L2	N 87°17'16" E	18.37'
L3	S 02°42'44" E	50.00'
L4	S 87°17'16" W	18.37'
L5	S 58°17'47" W	100.00'
L6	S 47°45'55" E	40.96'
L7	S 47°45'55" E	119.49'
L8	N 42°14'05" E	102.19'
L9	S 47°45'55" E	144.81'
L10	N 35°38'33" E	133.67'
L11	N 87°17'16" E	18.37'
L12	S 47°45'55" E	119.49'
L13	S 42°14'05" W	89.69'
L14	N 87°17'16" E	48.65'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	574.23'	38.72'	38.71'	N 74°44'10" E	3°51'49"
C2	524.27'	104.95'	104.77'	N 81°33'25" E	11°28'11"
C3	475.00'	79.67'	79.58'	S 82°28'58" W	9°36'36"
C4	300.00'	33.93'	33.91'	S 74°26'17" W	6°28'47"
C5	488.52'	113.36'	113.11'	S 64°33'01" W	13°17'45"
C6	470.00'	171.58'	170.63'	S 49°22'36" W	20°55'01"
C7	30.00'	47.83'	42.92'	S 06°45'09" E	91°20'29"
C8	700.00'	267.92'	266.29'	S 41°27'30" E	21°55'47"
C9	1500.00'	251.23'	250.93'	S 35°17'29" E	9°35'46"
C10	2050.00'	700.86'	697.45'	S 30°17'43" E	19°35'19"
C11	1950.00'	381.27'	380.66'	S 26°06'08" E	11°12'09"
C12	2050.00'	400.82'	400.18'	N 26°06'08" W	11°12'09"
C13	1950.00'	1342.26'	1315.92'	N 40°13'14" W	39°26'20"
C14	2000.00'	424.98'	424.18'	N 53°51'09" W	12°10'29"
C15	2050.00'	183.70'	183.64'	N 45°11'53" W	5°08'04"
C16	30.00'	44.02'	40.17'	N 84°39'46" W	84°03'50"
C17	150.00'	134.60'	130.13'	S 04°33'01" W	51°24'48"
C18	1910.00'	44.36'	44.35'	S 47°06'00" E	1°19'50"
C19	960.00'	414.80'	411.58'	S 60°08'36" E	24°45'23"
C20	740.00'	144.11'	143.88'	S 66°56'34" E	11°09'28"
C21	555.00'	187.80'	186.90'	N 48°26'17" E	19°23'14"
C22	325.00'	33.23'	33.22'	N 61°03'40" E	5°51'31"
C23	605.75'	49.02'	49.00'	N 66°18'31" E	4°38'10"
C24	2000.00'	201.06'	200.98'	S 44°53'07" E	5°45'36"
C25	2000.00'	327.94'	327.57'	S 52°27'45" E	9°23'41"
C26	2000.00'	1279.64'	1257.92'	S 38°49'50" E	36°39'32"
C27	2000.00'	391.04'	390.42'	S 26°06'08" E	11°12'09"
C28	500.00'	450.69'	435.59'	N 61°27'54" E	51°38'44"
C29	30.00'	50.49'	44.74'	S 05°05'10" W	96°25'35"
C30	1950.00'	157.86'	157.81'	S 45°26'46" E	4°38'17"
C31	1000.00'	432.08'	428.73'	S 60°08'36" E	24°45'23"
C32	700.00'	129.84'	129.65'	S 67°12'28" E	10°37'39"
C33	30.00'	42.15'	38.76'	N 77°51'33" E	80°29'35"
C34	330.00'	189.81'	188.79'	N 47°52'20" E	20°31'09"
C35	300.00'	30.68'	30.66'	N 61°03'40" E	5°51'31"
C36	580.75'	89.45'	89.36'	N 68°24'10" E	8°49'28"
C37	2000.00'	171.37'	171.32'	S 34°09'30" E	4°54'34"
C38	2,000.00'	60.11'	60.10'	N 59°04'44" W	1°43'19"

RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1.6511 ACRE/71,921 SQ. FT.
B	LANDSCAPE, OPEN SPACE, AND UTILITY PURPOSES	1.0895 ACRE/47,458 SQ. FT.
TOTAL		TOTAL ACREAGE = 2.7406 ACRE

BROOKEWATER BOULEVARD PHASE ONE
 BEING A SUBDIVISION OF
 10.92 ACRES OUT OF THE A. VALLET SURVEY,
 SEC. 6 ABSTRACT NO. 535 AND THE S.A. & M.G. RR. CO.
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