

PLAT RECORDING SHEET

PLAT NAME: Brookewater Section Eleven

PLAT NO: _____

ACREAGE: 30.28

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

ABSTRACT NUMBER: 553 & 612

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 130

NUMBER OF RESERVES: 2

OWNERS: Spur Brookewater Development, L.P., and Daniela Medina, Barrett Von
Blon, Ronnie Harris, Travis Smith, Kayvon Tabrizi, Roger Blair, Carlos Gularte Angel
Garcia-Ventura, Chance Jones Kelsey Heaps C/O The Muller Law Group, PLLC

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

WE, SPUR BROOKWEATER DEVELOPMENT, L.P., a Delaware limited partnership, acting by and through Brian Stidham, Authorized Signatory of SPUR BROOKWEATER DEVELOPMENT GP, L.L.C., a Delaware limited liability company, General Partner of SPUR BROOKWEATER DEVELOPMENT, L.P., a Delaware limited partnership, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 30.28 acre tract described in the above and foregoing map of Brookewater Section Eleven, 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 in the land so dedicated.

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 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 additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, We do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon (or the placement of mobile homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all baysou, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such obutting 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 BROOKWEATER DEVELOPMENT, L.P., a Delaware limited partnership, acting by and through Brian Stidham, Authorized Signatory of SPUR BROOKWEATER DEVELOPMENT GP, L.L.C., a Delaware limited liability company, General Partner of SPUR BROOKWEATER DEVELOPMENT, L.P., a Delaware limited partnership,

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

OWNER
SPUR BROOKWEATER DEVELOPMENT, L.P., a Delaware limited partnership

By: SPUR BROOKWEATER DEVELOPMENT GP, 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: _____

STATE OF TEXAS §
COUNTY OF _____ §

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. 8450

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Section Eleven 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__.

Wayne Poldrack, Chairperson
Cecilio Moreno, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Section Eleven 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__.

William Benton, Mayor
Donyel Swint, City Secretary

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

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Section Eleven 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__.

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

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Texas License No. 129617

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

GENERAL NOTES:

- 1. B.L. indicates Building Line
ESMT indicates Easement
ETJ indicates Extraterritorial Jurisdiction
(U) indicates Found 5/8" iron rod with cap stamped "E.H.R.A. 713-784-4500"
F.B.C.C.F. NO. indicates Fort Bend County Clerk's File
F.B.C.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
Pg. indicates Book Page
P.O.B. indicates Point of Beginning
P.U.E. indicates Public Utility Easement
R= indicates Radius
R.O.W. indicates Right-Of-Way
S.S.E. indicates Sanitary Sewer Easement
Sq. Ft. indicates Square Feet
U.E. indicates Utility Easement
Vol. indicates Volume
W.L.E. indicates Water Line Easement
A.E. indicates Aerial Easement

indicates Street Name Change

- 2. Benchmark: AN NGS MONUMENT HCGSD 68, PID AW5544, BEING A STAINLESS STEEL ROD STAMPED "HCGSD 68 1987 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, GO 0.8 MILES NORTHEAST ON US HIGHWAY 59 FOR 1.05 MILES TO THE BEASLEY POST OFFICE ON THE RIGHT. THE STATION IS LOCATED 69.5 FEET SOUTH-SOUTHEAST OF THE WEST CORNER OF THE POST OFFICE, 64.0 FEET WEST OF THE SOUTH CORNER OF THE POST OFFICE, 54.0 FEET NORTHEAST OF THE CENTER OF A NORTHWEST-SOUTHEAST STATE 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 southeast 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)

- 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, G.F. No. CPL1076552100357Sec 11, effective date 11/17/2025. The surveyor has not abstracted the above property.

7. This plat lies wholly within Fort Bend County Municipal Utility District No. 253, Fort Bend Subsidiance District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the ETJ of the City of Rosenberg, Fort Bend County, Fort Bend ES08, and West Fort Bend Management District.

8. "Brookewater Section Eleven" lies within Unshaded Zone "x" as per Flood Insurance Rate Map, Map Number 48157C0225L, dated 04/02/2014 and 48157C0375M, dated 12/21/2017.

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 on City Planning Letter dated 11/17/2025, 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 top of all floor slabs shall be a minimum of 105.53 feet above mean sea level. However, the minimum slab elevation shall be elevated to or above a height which is the higher of twenty-four (24) inches above the lowest adjacent top of curb, or in the absence of a curb, twenty-four (24) inches above the 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.

13. 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.

14. This plat lies within Fort Bend County Lighting Ordinance Zone No. LZ2.

15. 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

16. One-foot reserve dedicated to the public in fee as a buffer separation between the side and end of streets where such streets are adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatior, his heirs, assigns or successors.

17. Sidewalks shall be built or caused to be built through restrictive covenants within all road rights-of-way dedicated to the public.

18. This subdivision shall comply with City of Rosenberg Resolution No. R-3266, the Development Agreement approved on April 19, 2022. Furthermore, this subdivision substantially adheres to the Developers Park Plan as shown on Exhibit "F" of the Developer Agreement and therefore this subdivision complies with the park dedication requirements of the Developer Agreement.

19. 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.

20. 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.

21. 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.

22. All property to drain into drainage easement only through an approved drainage structure.

23. All lots shall have a minimum of five (5) foot side building line.

24. All easements are centered on lot lines unless otherwise indicated.

25. Site plans shall be submitted to Fort Bend County, and any other applicable 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. 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

27. Subject to Water Facilities Easement Agreement, as recorded under F.B.C.C.F. No. 2023040122.

28. Property is subject to Declaration of Covenants, Conditions, and Restrictions for Brookewater as recorded under County Clerk's File No. 2023099115 and as amended under County Clerk's File No. 2023104276 of the Official Public Records of Fort Bend County, Texas.

29. A minimum distance of 10 feet shall be maintained between residential dwellings.

30. 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.

31. Subject to Short Form Blanket easement granted to CenterPoint Energy as recorded under F.B.C.C.F. No. 2023110129.

32. CenterPoint Energy has rights to place gas and electric infrastructure within all utility easements hereby existing or dedicated by this plat and is not restricted by the Sanitary Control Easements recorded under H.C.C.F. No. 2023099304.

33. This plat is subject to a CenterPoint Energy Houston Electric Company, LLC, blanket easement recorded under F.B.C.C.F. No. 2023110129 and F.B.C.C.F. No. 2025062708.

34. This plat is subject to an Encroachment Agreement between Dean Pipeline Company, LLC and Spur Brookewater Development, L.P., as described by document recorded under F.B.C.C.F. No. 2025084405.

METES AND BOUNDS DESCRIPTION
BEING 30.28 ACRES
IN THE W. J. JONES SURVEY, SEC. 6, ABSTRACT NO. 553 & D. BRASWELL SURVEY, SEC. 6, ABSTRACT NO. 612 FORT BEND COUNTY, TEXAS.

A 30.28 ACRE TRACT OF LAND IN THE W. J. JONES SURVEY, SECTION 6, ABSTRACT NO. 553 & D. BRASWELL SURVEY, SECTION 6, ABSTRACT NO. 612, FORT BEND COUNTY, TEXAS, BEING 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 30.28 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):

COMMENCING at a 1-inch iron pipe found marking an angle in the northeasterly line of a called 344.8619 acre tract, conveyed to Hand Family Partnership, LTD, recorded under F.B.C.C.F. NO. 2003010500, and the most westerly corner of a called 20.00 acre tract conveyed to Sonja Delores Deiss as recorded under Volume (VOL.) 2562, Page (PG.) 321 Fort Bend County Deed Records (F.B.C.D.R.) and a southerly corner of said 850.31 acre tract;

THENCE, North 47°53'26" West, along the northeast line of said 344.8619 acre tract, and a called 301.015 acre tract conveyed to John Donald Hull JR, ET UX, as recorded under F.B.C.C.F. NO. 2019096012, and the southwest line of said 850.31 acre tract, a distance of 2,655.70 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, North 47°53'26" West, continuing along said common line, a distance of 369.40 feet, to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the southwest corner of a 50 foot wide United Gas Pipeline easement, recorded under Vol. 296, Pg. 23 F.B.C.D.R., the most southerly corner of a called 32.88 acre tract of land conveyed to Taylor Morrison of Texas, Inc. as recorded under F.B.C.C.F. NO. 2023105173, the southwest corner of a called 0.1148 acre tract (Director's lot) conveyed to Daniela Medina as recorded under F.B.C.C.F. NO. 2022087392, and the southwest corner of the herein described tract;

THENCE, North 12°56'09" East, along the east line of said 32.88 acre tract, common with the west line of said 50 foot easement, and the herein described tract, a distance of 1,983.61 feet, to the southerly Right-Of-Way (R.O.W.) line of Wolingford Park Drive (based on a variable width) as dedicated by plat No. 20240130 of the Fort Bend County Plat Records, marking the northwest corner of the herein described tract;

THENCE, South 78°55'03" East, along the southerly R.O.W. line of said Wolingford Park Drive, and over and across said 850.31 acre tract, a distance of 75.04 feet to the east line of a 50 foot wide ExxonMobil Pipeline easement, recorded under F.B.C.C.F. No. 2005029973 most northerly northeast corner of the herein described tract;

THENCE, South 12°56'27" West, along the east line of said ExxonMobil easement, passing at a distance of 350.18 feet the northwest corner of a called 2.021 acre tract conveyed to Fort bend County Municipal Utility district No. 253 as recorded under F.B.C.C.F. NO. 2022120257, and continuing for a total distance of 676.06 feet to the southwest corner of said 2.021 acre tract;

THENCE, South 79°03'18" East, along the southerly line of said 2.021 acre tract, a distance of 275.27 feet, to the southeast corner of said 2.021 acre tract, and an angle in the north line of herein described tract;

THENCE, departing the southerly line of said 2.021 acre tract, over and across said 850.31 acre tract the following twenty-three (23) courses and distances:

- 1)South 78°43'35" East, a distance of 204.19 feet, to an exterior corner of the herein described tract;
2)South 86°37'12" East, a distance of 255.32 feet, to an exterior corner of the herein described tract;
3)North 81°19'53" East, a distance of 165.20 feet, to an exterior corner of the herein described tract;
4)South 15°52'41" East, a distance of 149.59 feet, to the beginning of a curve to the right;
5)In a southwesterly direction, along said curve to the right, having a radius of 1,975.00 feet, a central angle of 04°29'16" (chord bears, South 86°22'41" West, 154.65 feet) and an arc distance of 154.69 feet, to the point of tangency;
6)South 01°22'41" East, a distance of 50.00 feet, to an exterior corner of the herein described tract;
7)South 02°04'10" West, a distance of 173.29 feet, to an exterior corner of the herein described tract;
8)South 01°32'43" East, a distance of 109.28 feet, to an exterior corner of the herein described tract;
9)South 10°23'35" East, a distance of 50.00 feet, to an exterior corner of the herein described tract and the beginning of non-tangent curve to the right;
10)In an easterly direction, along said non-tangent curve to the right, having a radius of 875.50 feet, a central angle of 01°23'36" (chord bears, North 80°18'13" East, 21.28 feet) and an arc distance of 21.28 feet, to an exterior corner of the herein described tract;
11)South 06°39'50" East, a distance of 122.61 feet, to an exterior corner of the herein described tract;
12)South 23°05'10" East, a distance of 96.95 feet, to an exterior corner of the herein described tract;
13)South 52°25'20" West, a distance of 118.68 feet to an exterior corner of the herein described tract;
14)South 54°04'09" West, a distance of 144.72 feet to an exterior corner of the herein described tract;
15)South 50°30'00" West, a distance of 89.09 feet to an exterior corner of the herein described tract;
16)South 47°36'53" West, a distance of 89.04 feet to an exterior corner of the herein described tract;
17)South 45°27'50" West, a distance of 133.51 feet to an exterior corner of the herein described tract;
18)South 41°28'10" West, a distance of 314.36 feet to an exterior corner of the herein described tract;
19)South 52°05'29" West, a distance of 88.52 feet to an exterior corner of the herein described tract;
20)South 58°58'12" West, a distance of 89.41 feet to an exterior corner of the herein described tract;
21)North 84°08'55" West, a distance of 112.35 feet to an exterior corner of the herein described tract;
22)North 47°53'26" West, a distance of 36.30 feet to an interior corner of the herein described tract;
23)South 42°06'34" West, a distance of 20.00 feet to the POINT OF BEGINNING, and containing 30.28 acres of land.

Table with columns: RESERVE, RECREATION CENTER/PARK (100% OF GROSS ACREAGE), LANDSCAPE RESERVES/DETENTION (25% OF GROSS ACREAGE), ACREAGE APPLIED TO PARKLAND DEDICATION. Includes sub-tables for BROOKWEATER SECTION ELEVEN PARKLAND DEDICATION TABLE and BROOKWEATER TYPICAL LOT SIZE DATA.

Table with columns: BLOCK NO., LOT NO., LOT AREA (SQ. FT.), LOT WIDTH. Includes sub-tables for LOT SIZE TABLE and BROOKWEATER TYPICAL LOT SIZE DATA.

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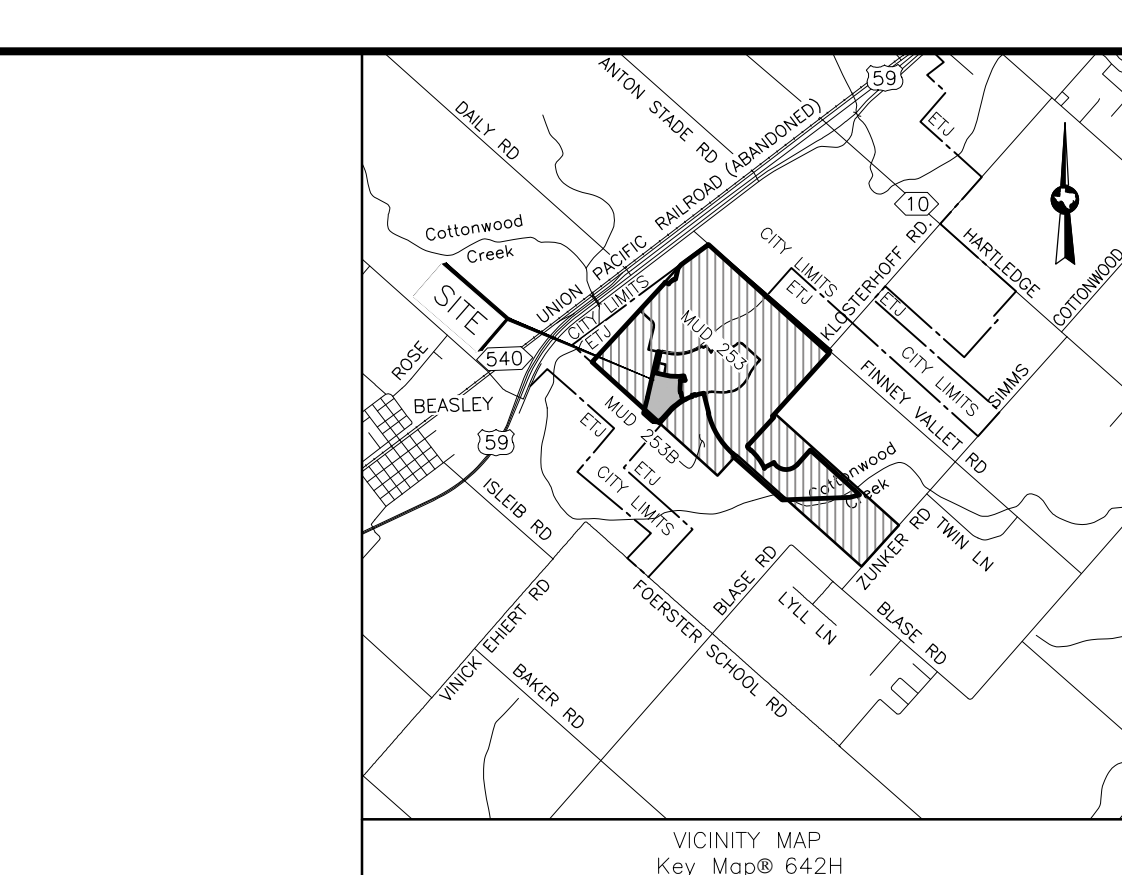
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I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no 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__.

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

KP George
County Judge

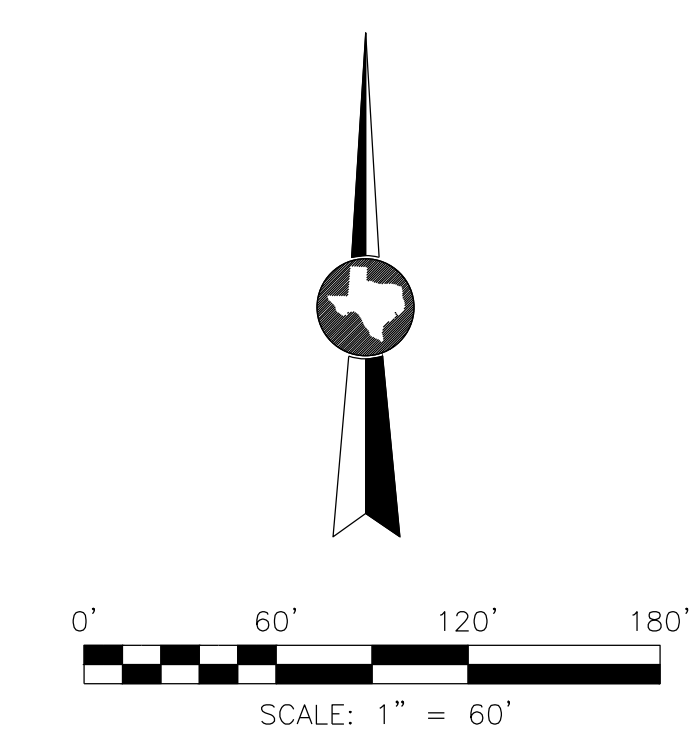
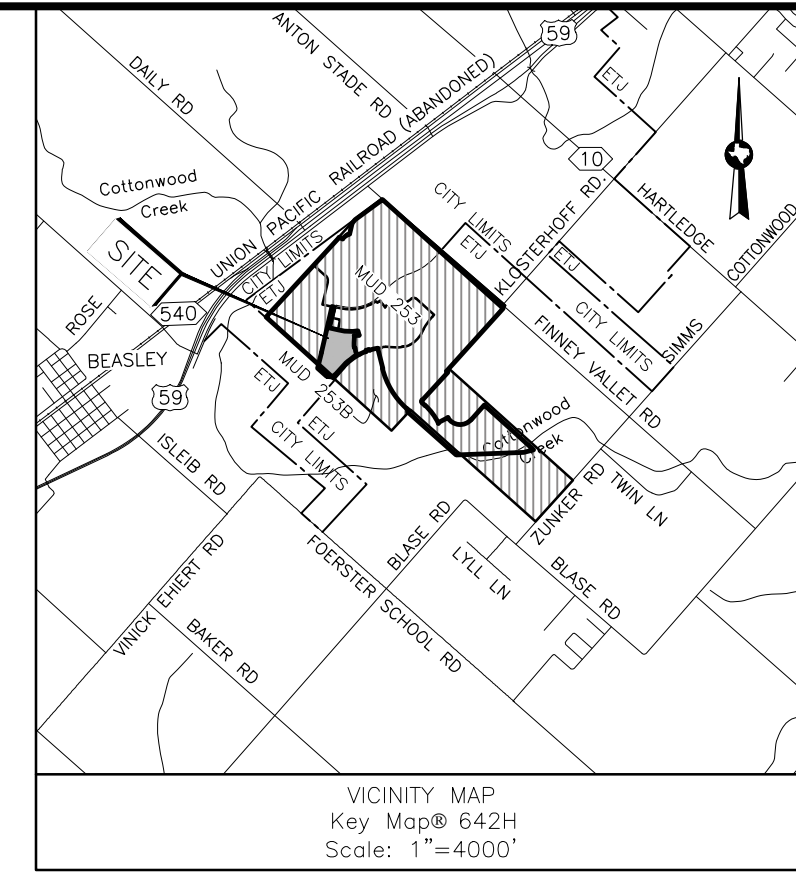
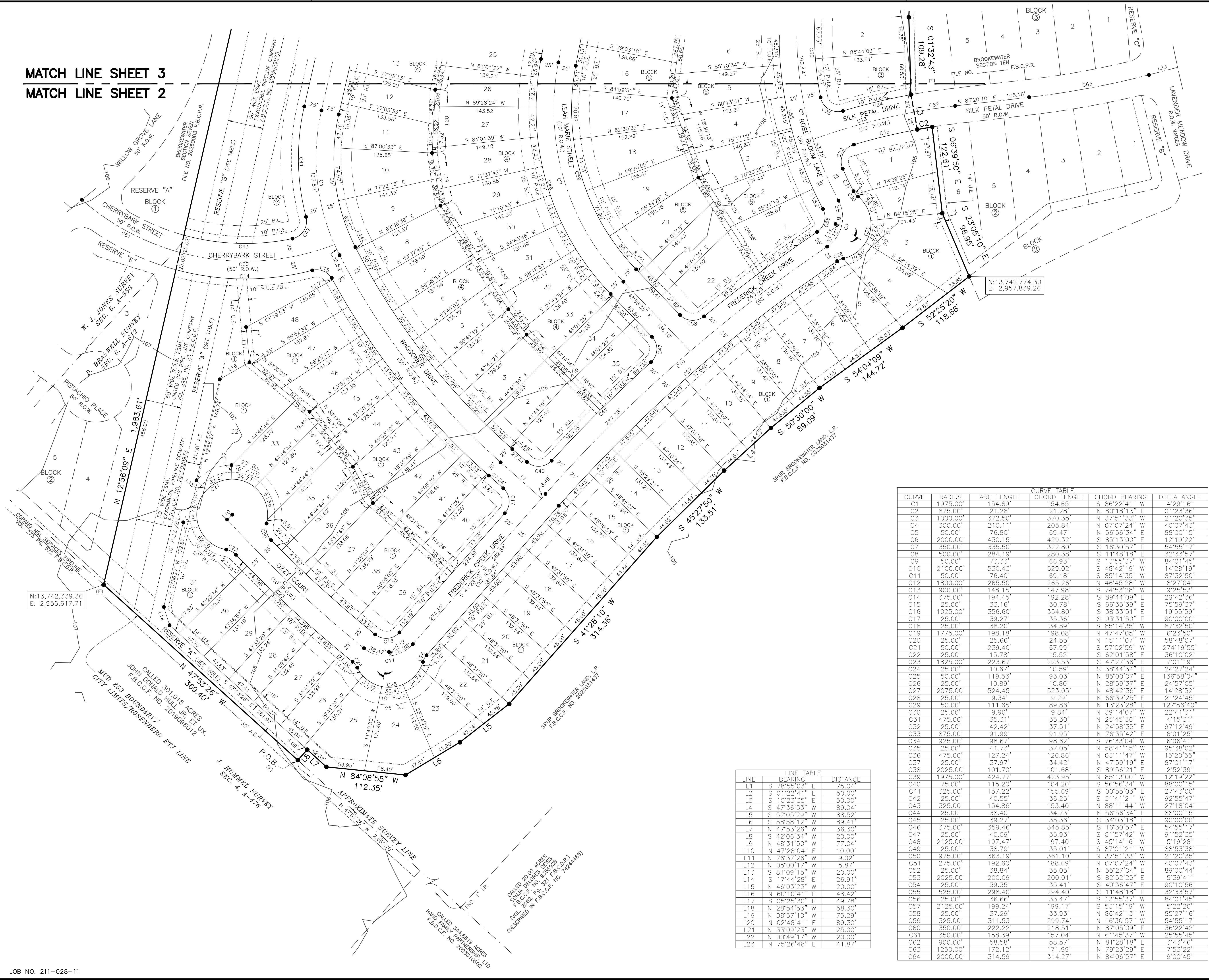
W.A. "Andy" Meyers
Commissioner, Precinct 3
Dexter L. McCoy
Commissioner, Precinct 4

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on ___ day of ____, 20__, at ___ o'clock ___ M. Filed in plat number(s) _____ of the plat records of Fort Bend County, Texas.

Laura Richard, County Clerk
Fort Bend County, Texas

By: Deputy

MATCH LINE SHEET 3
MATCH LINE SHEET 2



BROOKEWATER SECTION ELEVEN

BEING A SUBDIVISION OF 30.28 ACRES OUT OF THE
W. J. JONES SURVEY, SEC. 6 ABSTRACT NO. 553 &
D. BRASWELL SURVEY, SEC 6 ABSTRACT NO. 612 IN
FORT BEND COUNTY, TEXAS.

130 LOTS 5 BLOCKS AND 2 RESERVES
SEPTEMBER 3, 2025
OWNER

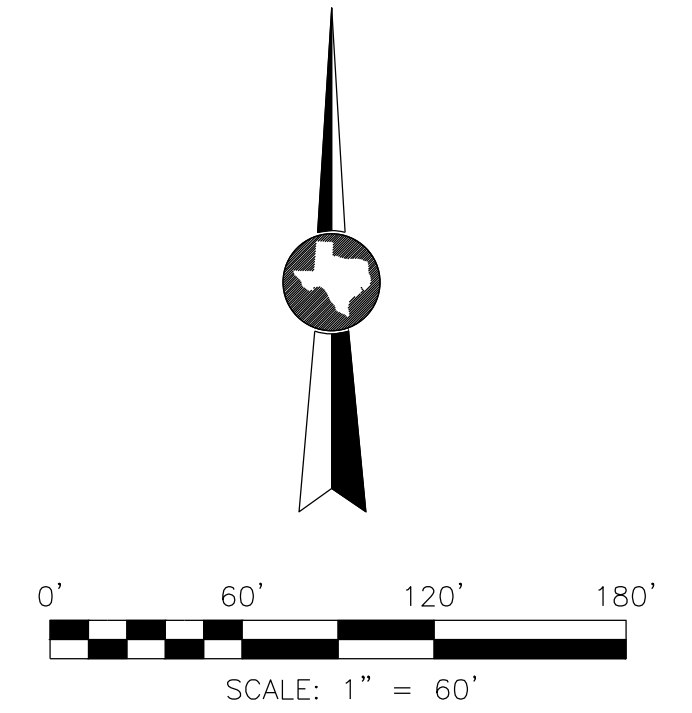
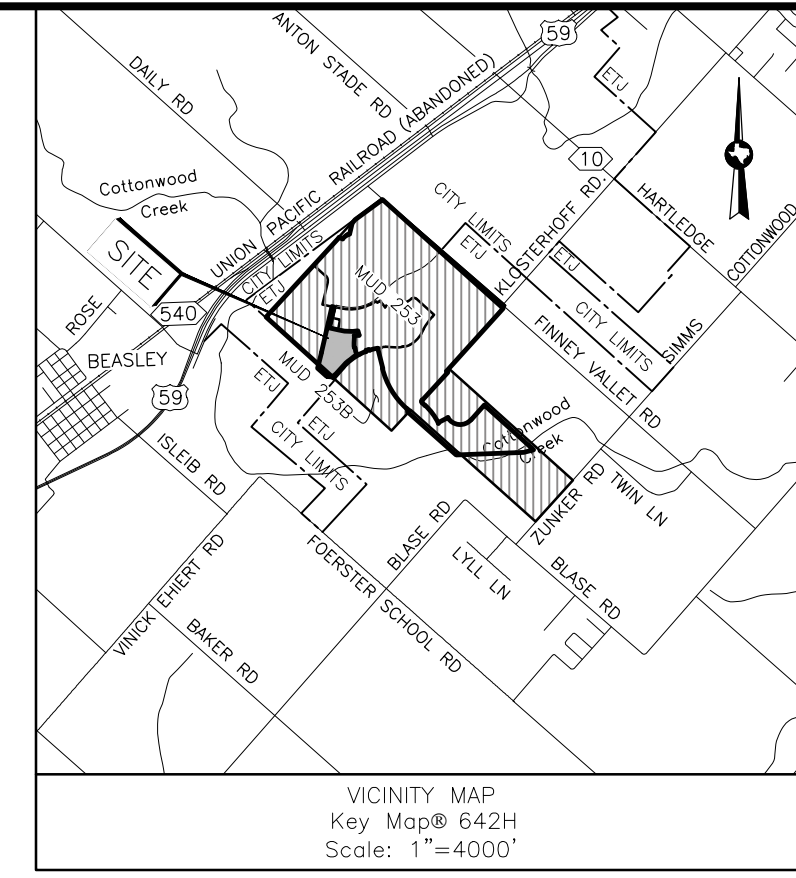
SPUR BROOKEWATER DEVELOPMENT, L.P.,
A DELAWARE LIMITED PARTNERSHIP
2450 FONDREN ROAD, SUITE 210
HOUSTON, TX 77063 713-783-6702
AND
DANIELA MEDINA, BARRETT VON BLON,
RONNIE HARRIS, TRAVIS SMITH, KAYON TABRIZI,
ROGER BLAIR, CARLOS GUALARTE
ANGEL GARCIA-VENTURA, GULANCE JONES
KELSEY HEAPS
C/O THE MULLER LAW GROUP, PLLC
202 CENTURY SQUARE BOULEVARD
SUGAR LAND, TEXAS 77478



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
E.H.R.A. TEAM
FIRM No. F-726
FIRM No. 10092300

CURVE	RADIUS	ARC LENGTH	CURVE TABLE		
			CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1975.00'	154.69'	154.65'	S 86°22'41" W	4°29'16"
C2	875.00'	21.28'	21.28'	N 80°18'13" E	01°23'36"
C3	1000.00'	372.50'	370.35'	N 37°51'33" W	21°20'35"
C4	300.00'	210.11'	205.84'	N 07°07'24" W	40°07'43"
C5	50.00'	76.80'	69.47'	N 56°56'34" E	88°00'15"
C6	2000.00'	430.15'	429.32'	S 85°13'00" E	12°19'22"
C7	350.00'	335.50'	322.80'	S 16°30'57" E	54°55'17"
C8	500.00'	284.19'	280.36'	S 11°48'18" E	32°33'57"
C9	50.00'	73.33'	66.93'	S 13°55'37" W	84°01'45"
C10	2100.00'	530.43'	529.02'	S 48°42'19" W	14°28'19"
C11	50.00'	76.40'	69.18'	S 85°14'35" W	87°32'50"
C12	1800.00'	265.50'	265.26'	N 46°45'28" W	8°27'04"
C13	900.00'	148.15'	147.98'	S 74°53'28" W	9°25'53"
C14	375.00'	194.45'	192.28'	S 89°44'09" E	29°42'36"
C15	25.00'	33.16'	30.78'	S 66°35'39" E	75°59'37"
C16	1025.00'	356.60'	354.80'	S 38°33'51" E	19°55'59"
C17	25.00'	39.27'	35.36'	S 03°31'50" E	90°00'00"
C18	25.00'	38.20'	34.59'	S 85°14'35" W	87°32'50"
C19	1775.00'	198.18'	198.08'	N 47°47'05" W	6°23'50"
C20	25.00'	25.66'	24.55'	N 15°11'07" W	58°48'07"
C21	50.00'	239.40'	67.99'	S 57°02'59" W	27°41'55"
C22	25.00'	15.78'	15.52'	S 62°01'58" E	36°10'02"
C23	1825.00'	223.67'	223.53'	S 47°27'36" E	7°01'19"
C24	25.00'	10.67'	10.59'	S 38°44'34" E	24°27'24"
C25	50.00'	119.53'	93.03'	N 85°00'07" E	136°58'04"
C26	25.00'	10.80'	10.80'	N 28°59'37" E	24°57'05"
C27	2075.00'	524.45'	523.05'	N 48°42'36" E	14°28'52"
C28	25.00'	38.20'	34.59'	S 85°14'35" W	87°32'50"
C29	50.00'	111.65'	89.86'	N 13°23'28" E	127°56'40"
C30	25.00'	9.90'	9.84'	N 39°14'07" W	22°41'31"
C31	475.00'	35.31'	35.30'	N 25°45'36" W	4°15'31"
C32	25.00'	42.42'	37.51'	N 24°58'35" E	97°12'49"
C33	875.00'	91.99'	91.95'	N 76°35'42" E	6°01'25"
C34	925.00'	98.67'	98.62'	S 76°33'04" W	6°06'41"
C35	25.00'	41.73'	37.05'	N 58°41'15" W	95°38'02"
C36	475.00'	127.24'	126.86'	N 03°11'47" W	15°20'55"
C37	25.00'	37.97'	34.42'	N 47°59'19" E	87°01'17"
C38	2025.00'	101.70'	101.68'	S 89°56'21" E	25°23'59"
C39	1975.00'	424.77'	423.95'	N 85°13'00" E	12°19'22"
C40	75.00'	115.20'	104.20'	S 56°56'34" W	88°00'15"
C41	325.00'	157.22'	155.69'	S 00°55'03" E	27°43'00"
C42	25.00'	40.55'	36.25'	S 31°41'21" W	92°55'47"
C43	325.00'	154.86'	153.40'	N 88°11'44" W	27°18'04"
C44	25.00'	38.40'	34.73'	N 56°56'34" E	88°00'15"
C45	25.00'	39.27'	35.36'	S 34°03'18" E	90°00'00"
C46	375.00'	359.46'	345.85'	S 16°30'57" E	54°55'17"
C47	25.00'	40.09'	35.93'	S 01°57'42" W	91°52'35"
C48	2125.00'	197.47'	197.40'	S 45°14'16" W	51°52'28"
C49	25.00'	38.20'	34.59'	S 85°14'35" W	87°32'50"
C50	975.00'	363.19'	361.10'	N 37°51'33" W	21°20'35"
C51	275.00'	192.60'	188.69'	N 07°07'24" W	40°07'43"
C52	25.00'	38.84'	35.05'	N 55°27'04" E	89°00'44"
C53	2025.00'	200.09'	200.01'	S 82°52'25" E	5°39'41"
C54	25.00'	39.35'	35.41'	S 40°36'47" E	90°10'56"
C55	525.00'	298.40'	294.40'	S 11°48'18" E	32°33'57"
C56	25.00'	36.66'	33.47'	S 13°55'37" W	84°01'45"
C57	2125.00'	199.24'	199.17'	S 53°15'19" W	5°22'20"
C58	25.00'	37.29'	33.93'	N 86°42'13" W	85°23'16"
C59	325.00'	298.24'	298.24'	S 16°30'57" W	54°55'17"
C60	350.00'	222.22'	218.51'	N 87°05'09" E	36°22'42"
C61	350.00'	158.39'	157.04'	N 61°45'37" W	25°55'45"
C62	900.00'	58.58'	58.57'	N 81°28'18" E	3°43'46"
C63	1250.00'	172.12'	171.99'	N 79°23'29" E	7°53'22"
C64	2000.00'	314.59'	314.27'	N 84°06'57" E	9°00'45"

LINE	BEARING	DISTANCE
L1	S 78°55'03" E	75.04'
L2	S 01°22'41" E	60.00'
L3	S 10°23'35" E	50.00'
L4	S 47°36'53" W	89.04'
L5	S 52°05'29" W	88.52'
L6	S 58°58'12" W	89.41'
L7	N 47°53'26" W	36.30'
L8	S 42°06'34" W	20.00'
L9	N 48°31'50" W	77.04'
L10	N 47°28'04" E	10.00'
L11	N 76°37'26" W	9.02'
L12	N 05°00'17" W	5.87'
L13	S 81°09'15" W	20.00'
L14	S 17°44'28" E	26.91'
L15	N 46°03'23" W	20.00'
L16	N 60°10'41" E	48.42'
L17	S 05°25'30" E	49.78'
L18	N 28°54'53" W	58.30'
L19	N 08°57'10" W	75.29'
L20	N 02°48'41" E	89.30'
L21	N 33°09'23" W	25.00'
L22	N 00°49'17" W	20.00'
L23	N 75°26'48" E	41.87'



BROOKEWATER SECTION ELEVEN

BEING A SUBDIVISION OF 30.28 ACRES OUT OF THE W. J. JONES SURVEY, SEC. 6 ABSTRACT NO. 553 & D. BRASWELL SURVEY, SEC 6 ABSTRACT NO. 612 IN FORT BEND COUNTY, TEXAS.

130 LOTS 5 BLOCKS AND 2 RESERVES
SEPTEMBER 3, 2025
OWNER

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MATCH LINE SHEET 3
MATCH LINE SHEET 2