

# PLAT RECORDING SHEET

**PLAT NAME:** Brookewater Section Eight

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 16.34

**LEAGUE:** W. J. Jones Survey, Sec. 6

**ABSTRACT NUMBER:** 553

**NUMBER OF BLOCKS:** 5

**NUMBER OF LOTS:** 85

**NUMBER OF RESERVES:** 4

**OWNERS:** Taylor Morrison of Texas, Inc.

\_\_\_\_\_  
(DEPUTY CLERK)

We, Taylor Morrison of Texas, Inc., a Texas Corporation, acting by and through Robert L. Skinner, Authorized Agent of Taylor Morrison of Texas, Inc., a Texas Corporation, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 16.34 acre tract described in the above and foregoing map of Brookewater Section Eight, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, We have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, We have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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

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

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bays, creeks, gullies, roads, 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 Section Eight, where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, We do hereby acknowledge the receipt of the "Orders of Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas," and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the Taylor Morrison of Texas, Inc., a Texas Corporation, has caused these presents to be signed by Robert L. Skinner, Authorized Agent of Taylor Morrison of Texas, Inc., a Texas Corporation, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

OWNER Taylor Morrison of Texas, Inc., a Texas Corporation

By: Robert L. Skinner Authorized Agent

BEFORE ME, the undersigned authority, on this day personally appeared Robert L. Skinner, Authorized Agent of Taylor Morrison of Texas, Inc., a Texas Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that 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: \_\_\_\_\_

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

GENERAL NOTES:

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

2. Benchmark: AN NGS MONUMENT HGCD 68, PID #W5544, BEING A STAINLESS STEEL ROD STAMPED "HGCD 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, GO 0.8 MILES NORTHEAST ON US HIGHWAY 59 BUSINESS ROAD TO THE JUNCTION OF FM 1876 ON THE LEFT, AND CONTINUE ALONG US HIGHWAY 59 FOR 1.05 MILES TO THE BRANLEY POST OFFICE ON THE RIGHT. THE STATION IS LOCATED 68.6 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)(GEOD 18)

NAV D-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 southeastern R.O.W. line of US Highway 59, 3,240 feet southwest of the centerline of Finney Vollet Road, and 8,860 feet northwest of the northwesterly R.O.W. line of Zunker Road. - Y= 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 plot 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.F. No. 1076552100357Taylor Morrison2, effective date 01/05/2026. The surveyor has not abstracted the above property. 7. This plat lies wholly within Fort Bend County Municipal Utility District No. 253, Fort Bend Subsidece District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., and the ETJ of the City of Rosenberg, Fort Bend County, Fort Bend ESDB, and West Fort Bend Management District. 8. "Brookewater Section Eight" lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Map Number 4815700225L, 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. According to the city planning letter, dated 01/05/2026, from Charter Title Company, there are no pipeline easements within the subdivision.

11. Five-eighths inch (5/8") iron rods three feet (3') in length shall be on all 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 108.83 feet above mean sea level. However, the minimum slab elevation shall be the height of 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 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. L22 and L23.

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 1.000132998013

16. 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.

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. Public Utility Easements are reserved for any non-electrical utility

26. 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.

27. 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with A.D.A

28. Property is subject to Declaration of Covenants, Conditions, and Restrictions for Brookewater as recorded under County Clerk's File No. 2023099915 and as amended under County Clerk's File No. 2023104276 of the Official Public Records of Fort Bend County, Texas. Assignment of Declarant's Rights recorded under Clerk's File No. 202503149, Official Public Records of Fort Bend County, Texas. Declarant's Removal and Appointment of Directors recorded under Clerk's File No. 2025032069, 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 plot boundary.

31. This plat is subject to short form blanket easement granted to Centerpoint Energy as recorded under Fort Bend County Clerk's File No. 2023110129.

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

I, Camaron 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.

Camaron Jackson, P.E. Licensed Professional Engineer Texas License No. 128617

METES AND BOUNDS DESCRIPTION BEING 16.34 ACRES IN THE W.J. JONES SURVEY, SEC. 6, A-553, FORT BEND COUNTY, TEXAS

A 16.34 ACRE TRACT OF LAND IN THE W.J. JONES SURVEY, SEC. 6, A-553, BEING OUT AND A PART OF A CALLED 32.88 ACRE TRACT CONVEYED TO TAYLOR MORRISON OF TEXAS, INC. AS DESCRIBED BY DOCUMENT RECORDED UNDER FORT BEND COUNTY CLERKS FILE NUMBER (F.B.C.C.F. No.) 2023105173, THE SAID 16.34 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found on the northeasterly line of a called 301.015 acre tract conveyed to John Donald Hull Jr., et ux, as described by document recorded under F.B.C.C.F. No. 2019096012, marking the southeast corner of said 32.88 acre tract, the same being the southwest corner of the herein described tract;

THENCE, North 18°36'22" East, along the west line of said 32.88 acre tract a distance of 90.10 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an exterior corner of the herein described tract;

THENCE, North 76°25'28" East, over and across said 32.88 acre tract a distance of 150.06 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a non-tangent curve to the right;

THENCE, in a northwesterly direction, continuing over and across said 32.88 acre tract and along the arc of said curve to the right having a radius of 325.00 feet, a central angle of 02°11'39", an arc length of 12.45 feet, and a chord bearing of North 12°28'42" West, for a distance of 12.45 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an interior corner of said 32.88 acre tract;

THENCE, along the west line of said 32.88 acre tract, the following eleven (11) courses and distances;

- 1. North 78°37'07" East, a distance of 183.07 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an interior corner; 2. North 02°25'52" West, a distance of 38.61 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point; 3. North 12°16'48" East, a distance of 38.49 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point; 4. North 27°40'52" East, a distance of 38.48 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point; 5. North 36°56'52" East, a distance of 133.10 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point; 6. North 43°26'24" East, a distance of 258.05 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point; 7. North 37°34'51" East, a distance of 92.22 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point; 8. North 30°48'09" East, a distance of 94.38 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point; 9. North 22°23'49" East, a distance of 94.35 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point; 10. North 18°56'44" East, a distance of 94.22 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle point; 11. North 12°18'34" East, a distance of 109.71 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found on the south Right-Of-Way (R.O.W.) line of Wollington Park Drive (based on a variable width), map or plat thereof recorded under file number 20240130 of the Fort Bend County Plat Records (F.B.C.P.R.), marking the northwest corner of the herein described tract, and the beginning of a non-tangent curve to the left;

THENCE, along the south R.O.W. line of said Wollington Park Drive, the following seven (7) courses and distances;

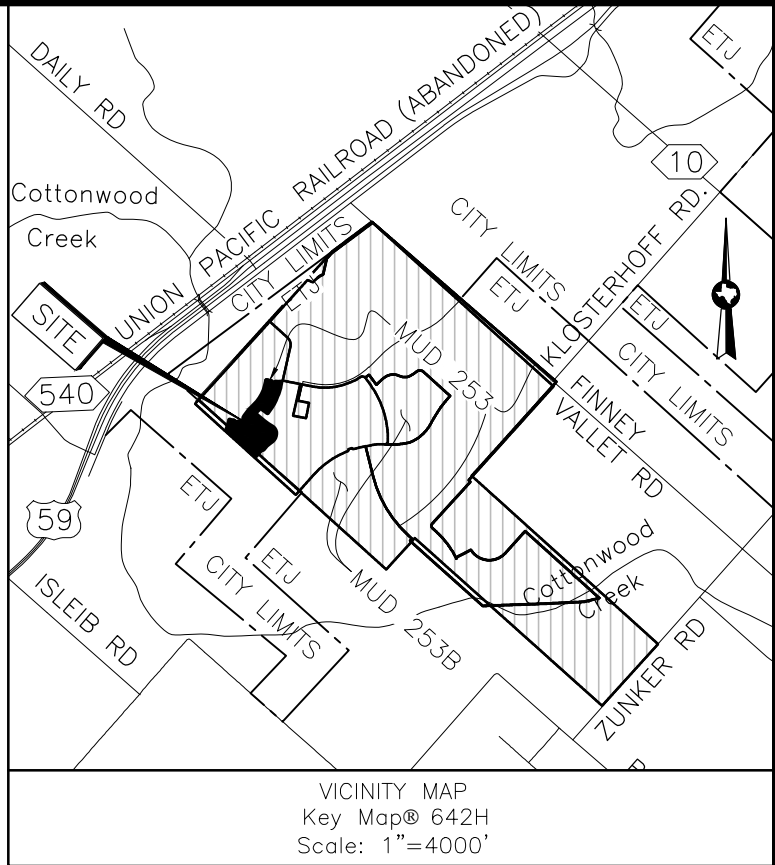
- 1. In an easterly direction, along the arc of said non-tangent curve to the left having a radius of 775.00 feet, a central angle of 02°47'43", an arc length of 37.81 feet, and a chord bearing of South 77°31'03" East, for a distance of 37.81 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking the point of tangency; 2. South 78°54'55" East, a distance of 64.61 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a curve to the right; 3. In a southeasterly direction, along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 89°27'38", an arc length of 39.03 feet, and a chord bearing of South 54°11'05" East, for a distance of 35.19 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an interior corner; 4. South 79°27'16" East, a distance of 50.00 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an interior corner, and the beginning of a non-tangent curve to the left; 5. North 10°30'09" East, a distance of 1.69 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an interior corner, and the beginning of a curve to the right; 6. In a northeasterly direction, along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 84°53'51", an arc length of 37.08 feet, and a chord bearing of North 52°56'49" East, for a distance of 33.77 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking a point of reverse curvature; 7. In an easterly direction, along said reverse curve to the left, having a radius of 525.00 feet, a central angle of 11°26'12" (chord bears North 89°42'59" East, 104.62 feet), and an arc distance of 104.79 feet, to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking the northwest corner of Reserve "C", Block 4 of Brookewater Section Seven, map or plat thereof recorded under file number 20250003 F.B.C.P.R., the same being the northeast corner of the herein described tract;

THENCE, along the west line of said Brookewater Section Seven, common to the east line of the herein described tract, the following thirty-two (32) courses and distances;

- 1. South 09°02'22" West, a distance of 73.09 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 2. South 14°10'25" West, a distance of 44.59 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 3. South 15°43'20" West, a distance of 44.59 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 4. South 17°16'14" West, a distance of 44.59 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 5. South 18°49'08" West, a distance of 44.59 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 6. South 20°22'03" West, a distance of 44.59 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 7. South 22°41'24" West, a distance of 89.17 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 8. South 28°03'06" West, a distance of 89.15 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 9. South 30°27'19" West, a distance of 88.95 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 10. South 35°12'57" West, a distance of 141.94 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 11. North 50°03'02" West, a distance of 111.42 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a curve to the right; 12. In a northerly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 89°31'48" (chord bears North 05°17'08" West, 35.21 feet), and an arc distance of 39.06 feet, to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an interior angle on said west line; 13. North 50°31'14" West, a distance of 50.00 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a non-tangent curve to the right; 14. In a southwesterly direction, along said non-tangent curve to the right, having a radius of 1,075.00 feet, a central angle of 04°05'33" (chord bears South 41°31'33" West, 76.77 feet), and an arc distance of 76.78 feet, to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking a point for tangency; 15. South 43°34'19" West, a distance of 120.88 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an interior angle on said west line; 16. South 46°25'41" West, a distance of 50.00 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 17. South 49°48'11" East, a distance of 201.02 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 18. South 52°23'12" East, a distance of 100.67 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 19. South 58°50'52" East, a distance of 120.72 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 20. South 45°47'35" East, a distance of 39.96 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 21. South 31°20'55" East, a distance of 40.50 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 22. South 15°02'01" East, a distance of 40.72 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 23. South 05°11'52" East, a distance of 41.20 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 24. South 12°08'20" West, a distance of 41.89 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 25. South 21°10'34" West, a distance of 42.54 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 26. South 33°27'33" West, a distance of 42.54 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 27. South 41°56'46" West, a distance of 42.45 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 28. South 53°34'51" West, a distance of 62.02 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 29. South 51°37'00" West, a distance of 88.83 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 30. South 39°39'13" West, a distance of 101.84 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on said west line; 31. North 47°53'26" West, a distance of 23.11 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking an interior angle on said west line;

32. South 42°06'34" West, a distance of 200.00 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found on the southwesterly line of the alore said 32.88 acre tract, common to the northeasterly line of the alore said 301.015 acre tract, marking the southwest corner of said Brookewater Section Seven, the same being the southeast corner of the herein described tract;

THENCE, North 47°53'26" West, along said common line, a distance of 824.41 feet to the POINT OF BEGINNING and containing 16.34 acres of land.



I, J. Stacy Slowinski, 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 Slowinski, 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 \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. Filed in plat number(s) \_\_\_\_\_ of the plat records if Fort Bend County, Texas.

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

Laura Richard, County Clerk Fort Bend County, Texas

By: Deputy

BROOKEWATER SECTION EIGHT

BEING A SUBDIVISION OF 16.34 ACRES OUT OF THE W. J. JONES SURVEY, SEC. 6 ABSTRACT NO. 553 IN FORT BEND COUNTY, TEXAS

85 LOTS, 5 BLOCKS, AND 4 RESERVES

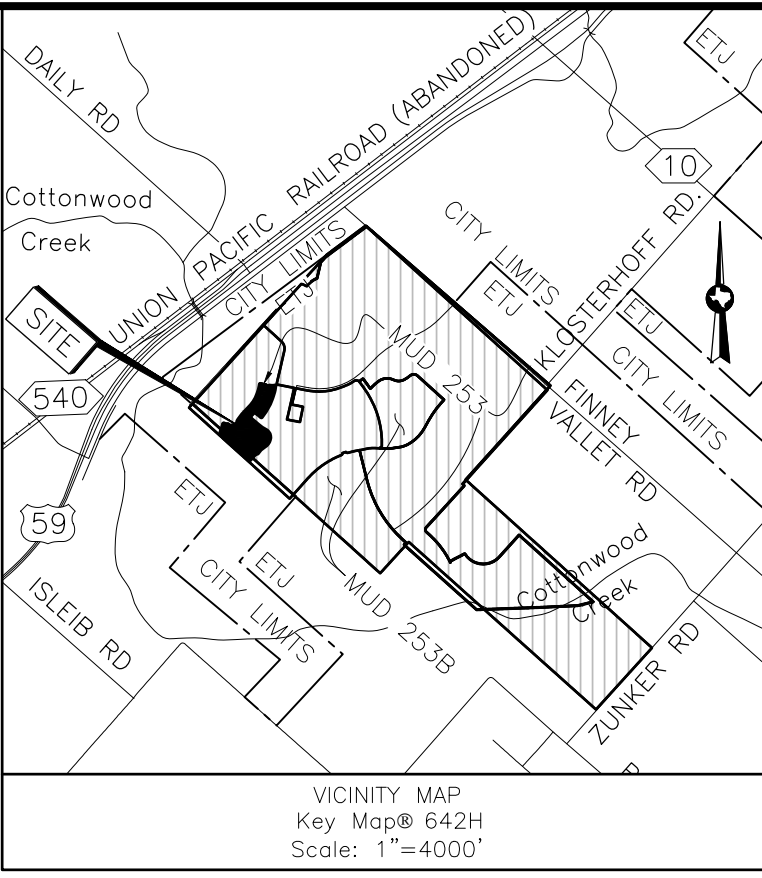
OWNER

TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION 3250 BRIARPARK DR., SUITE 300 HOUSTON, TX 77042 281-598-3000

NOVEMBER 1, 2025



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



**LOT SIZE TABLE**

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH
1	1	8,055.17	49.97'
1	2	6,428.10	52.21'
1	3	6,431.95	52.21'
1	4	6,452.94	52.21'
1	5	6,430.42	52.21'
1	6	6,364.22	52.21'
1	7	6,350.51	52.21'
1	8	6,389.43	52.21'
1	9	6,313.72	51.12'
1	10	6,393.08	51.12'
1	11	6,477.31	51.12'
1	12	6,342.36	50.77'
1	13	6,027.29	45.00'
1	14	6,022.63	45.00'
1	15	6,017.96	45.00'
1	16	6,113.63	45.00'
1	17	6,037.02	45.01'
1	18	6,572.83	45.56'
1	19	9,348.40	45.56'
1	20	9,715.75	45.56'
1	21	5,921.84	45.56'
1	22	6,169.23	45.56'
1	23	6,107.39	45.48'
1	24	6,343.75	49.07'
1	25	6,257.17	46.74'
1	26	6,627.50	50.60'
1	27	6,670.87	50.60'
1	28	8,921.17	56.63'
1	29	8,010.31	47.40'
1	30	6,271.22	47.42'
1	31	6,329.74	47.42'
1	32	6,388.25	47.42'
1	33	5,902.00	45.00'
1	34	5,778.69	45.00'
1	35	5,660.05	45.00'
1	36	5,641.47	45.00'
1	37	6,249.81	52.45'
1	38	7,524.79	68.60'
1	39	7,614.13	68.60'
2	1	6,045.93	45.99'
2	2	6,018.55	45.99'
2	3	5,979.40	45.99'
2	4	5,964.58	45.99'
2	5	5,974.08	45.99'
2	6	5,995.01	45.99'
2	7	6,051.27	45.99'
2	8	6,070.04	45.99'
2	9	6,173.50	46.64'
2	10	6,264.78	46.99'
2	11	6,354.55	46.99'
2	12	6,389.57	46.99'
2	13	7,642.13	41.49'

**LOT SIZE TABLE**

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH
3	1	7,484.10	46.29'
3	2	6,096.00	48.00'
3	3	6,096.00	48.00'
3	4	6,096.00	48.00'
3	5	6,250.55	48.00'
3	6	6,435.13	48.00'
3	7	6,807.41	48.00'
3	8	7,302.20	50.03'
3	9	7,573.92	53.08'
3	10	9,339.62	45.00'
3	11	9,339.38	45.80'
3	12	6,708.34	45.01'
3	13	5,941.19	45.00'
3	14	5,834.91	45.00'
3	15	6,191.01	51.45'
3	16	6,165.62	51.27'
3	17	7,191.69	41.00'
4	1	7,145.87	41.00'
4	2	5,850.00	45.00'
4	3	5,850.00	45.00'
4	4	5,850.00	45.00'
4	5	5,850.00	45.00'
4	6	5,850.00	45.00'
4	7	6,301.02	45.00'
4	8	6,851.83	45.00'
4	9	7,626.46	45.00'
4	10	9,017.98	45.00'
4	11	9,952.06	45.00'

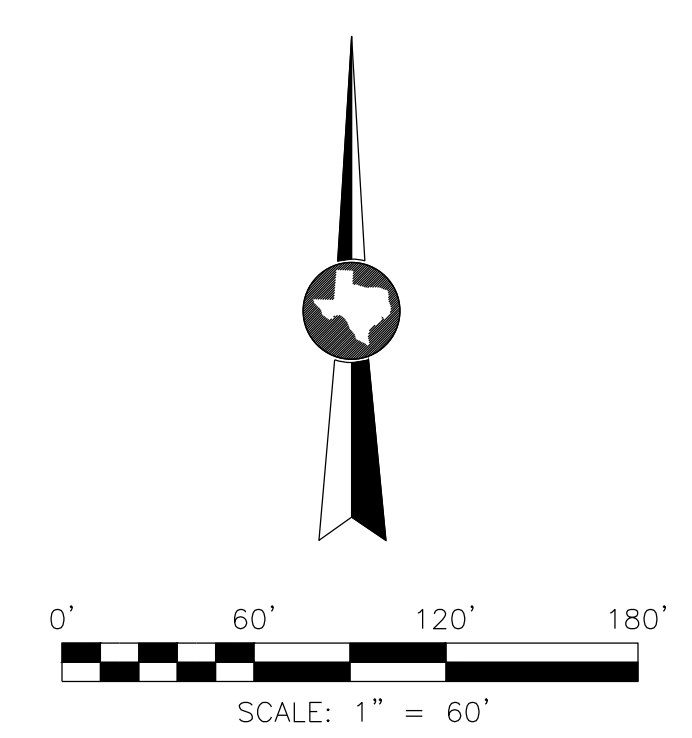


**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.00'	12.45'	12.45'	N 12°28'42" W	2°11'39"
C2	775.00'	37.81'	37.81'	S 77°31'03" E	2°47'43"
C3	25.00'	39.03'	35.19'	S 34°11'05" E	89°27'38"
C4	25.00'	37.08'	33.77'	N 52°56'49" E	84°58'31"
C5	525.00'	104.79'	104.62'	N 89°42'59" E	11°26'12"
C6	25.00'	39.06'	35.21'	N 05°17'08" W	89°31'48"
C7	1075.00'	76.78'	76.77'	S 41°31'33" W	4°05'33"
C8	300.00'	191.16'	187.94'	S 29°38'10" E	36°30'33"
C9	700.00'	104.83'	104.74'	N 45°18'19" E	8°34'51"
C10	50.00'	82.23'	73.27'	N 02°28'53" E	94°13'42"
C11	2000.00'	180.48'	180.42'	N 47°13'05" W	5°10'14"
C12	50.00'	78.77'	70.87'	N 04°40'25" W	90°15'33"
C13	1200.00'	65.26'	65.25'	N 42°00'50" E	3°06'58"
C14	1100.00'	555.49'	549.61'	N 25°00'45" E	28°56'02"
C15	25.00'	39.27'	35.36'	N 02°53'26" W	90°00'00"
C16	325.00'	207.09'	203.61'	N 29°38'10" W	36°30'33"
C17	275.00'	175.23'	172.28'	S 29°38'10" E	36°30'33"
C18	25.00'	39.75'	35.69'	N 86°33'44" E	91°05'40"
C19	725.00'	108.58'	108.48'	N 45°18'19" E	8°34'51"
C20	25.00'	41.11'	36.64'	N 02°28'53" E	94°13'42"
C21	1975.00'	178.23'	178.17'	N 47°13'05" W	5°10'14"
C22	25.00'	11.78'	11.67'	N 63°18'09" W	26°59'56"
C23	50.00'	123.35'	94.37'	N 06°07'37" W	141°21'01"
C24	25.00'	10.57'	10.49'	N 52°26'25" E	24°12'58"
C25	1225.00'	69.27'	69.26'	N 41°57'07" E	3°14'23"
C26	1075.00'	542.87'	537.12'	N 25°00'45" E	28°56'02"
C27	1125.00'	568.12'	562.10'	S 25°00'45" W	28°56'02"
C28	1175.00'	63.90'	63.89'	S 42°00'50" W	3°06'58"
C29	25.00'	39.38'	35.44'	S 04°40'25" E	90°15'33"
C30	2025.00'	158.00'	157.96'	S 47°34'05" E	4°28'14"
C31	25.00'	22.39'	21.64'	S 70°58'44" E	51°17'52"
C32	50.00'	145.96'	99.38'	S 12°59'42" E	167°15'37"
C33	25.00'	9.18'	9.13'	S 60°06'55" W	21°02'22"
C34	675.00'	101.09'	101.00'	S 45°18'19" W	8°34'51"
C35	25.00'	38.79'	35.02'	S 03°26'16" E	88°54'20"
C36	25.00'	39.27'	35.36'	S 87°06'34" W	90°00'00"
C37	1100.00'	49.57'	49.56'	N 09°15'17" E	2°34'54"
C38	2000.00'	38.20'	38.20'	S 48°26'16" E	1°05'40"

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 02°25'52" W	38.61'
L2	N 12°16'46" E	38.49'
L3	N 27°40'52" E	38.48'
L4	S 78°54'55" E	64.61'
L5	S 79°27'16" E	50.00'
L6	N 10°30'09" E	1.69'
L7	S 09°02'22" W	73.09'
L8	S 14°10'25" W	44.59'
L9	S 15°43'20" W	44.59'
L10	S 17°16'14" W	44.59'
L11	S 18°49'08" W	44.59'
L12	S 20°22'03" W	44.59'
L13	S 22°41'24" W	89.17'
L14	S 28°03'06" W	89.15'
L15	S 30°27'19" W	88.95'
L16	N 50°31'14" W	50.00'
L17	S 46°25'41" E	50.00'
L18	S 45°47'35" E	39.96'
L19	S 31°20'55" E	40.50'
L20	S 15°02'01" E	40.72'
L21	S 05°11'52" E	41.20'
L22	S 12°08'20" W	41.89'
L23	S 21°10'34" W	42.54'
L24	S 33°27'33" W	42.54'
L25	S 41°55'46" W	42.45'
L26	S 53°34'51" W	62.02'
L27	S 51°37'00" W	88.83'
L28	N 47°53'26" W	23.11'
L29	N 41°00'53" E	83.35'
L30	N 77°45'43" E	13.56'
L31	N 43°34'19" E	38.09'
L32	N 83°52'41" E	4.13'
L33	S 15°02'07" E	39.45'
L34	S 32°46'08" E	40.00'
L35	S 43°08'36" E	41.77'



# BROOKWATER SECTION EIGHT

BEING A SUBDIVISION OF  
16.34 ACRES OUT OF THE  
W. J. JONES SURVEY, SEC. 6  
ABSTRACT NO. 553  
IN FORT BEND COUNTY, TEXAS

85 LOTS, 5 BLOCKS, AND 4 RESERVES

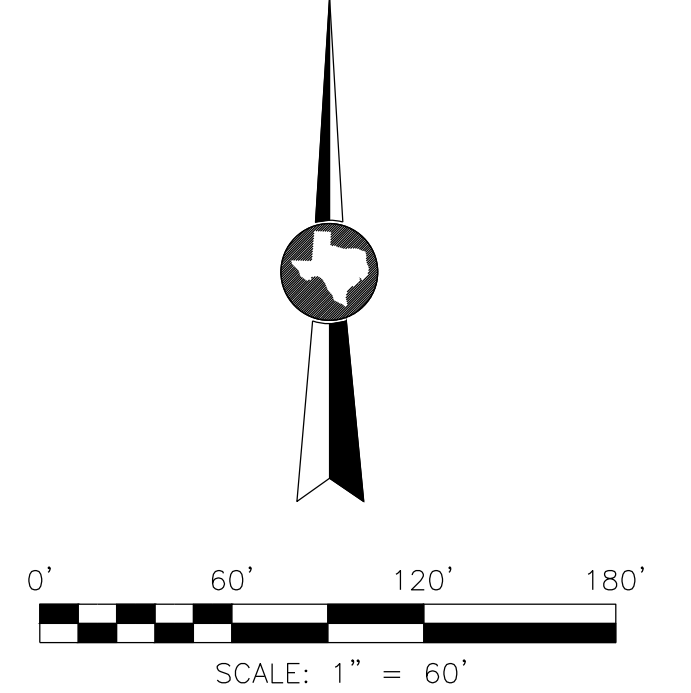
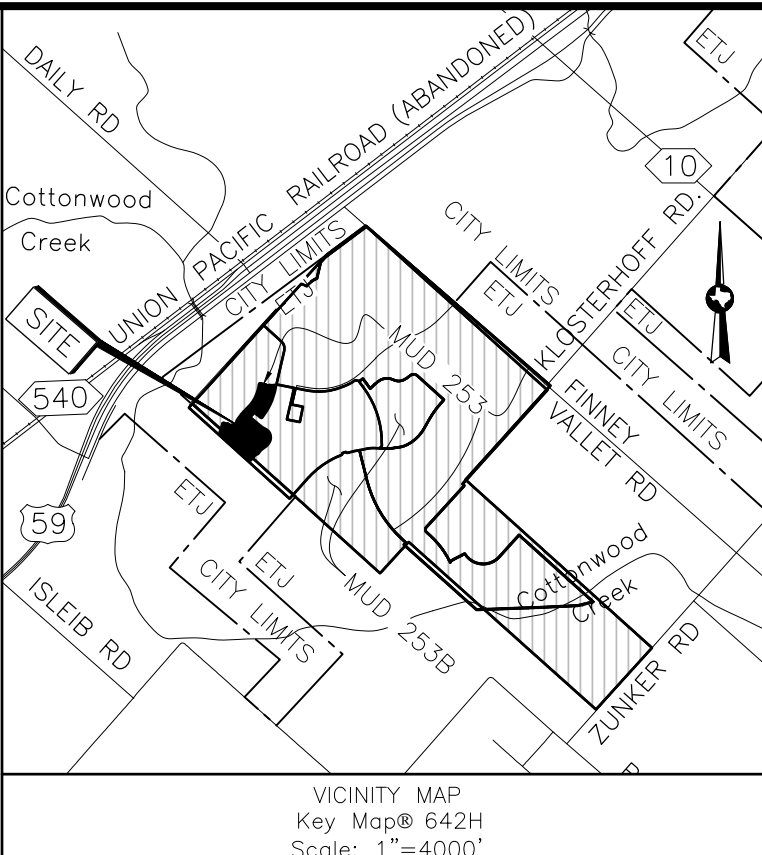
**OWNER**  
TAYLOR MORRISON OF TEXAS, INC.,  
A TEXAS CORPORATION  
3250 BRIARPARK DR., SUITE 300  
HOUSTON, TX 77042  
281-598-3000  
NOVEMBER 1, 2025



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



MATCH LINE SHEET 2  
 MATCH LINE SHEET 3



# BROOKEWATER SECTION EIGHT

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85 LOTS, 5 BLOCKS, AND 4 RESERVES

OWNER  
 TAYLOR MORRISON OF TEXAS, INC.,  
 A TEXAS CORPORATION  
 3250 BRIARPARK DR., SUITE 300  
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 281-598-3000

NOVEMBER 1, 2025



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