

PLAT RECORDING SHEET

PLAT NAME: Brookewater Section Thirteen

PLAT NO: _____

ACREAGE: 28.50

LEAGUE: A. Vallet Survey, Sec. 6

ABSTRACT NUMBER: 535

NUMBER OF BLOCKS: 7

NUMBER OF LOTS: 102

NUMBER OF RESERVES: 4

OWNERS: Spur Brookewater Development, L.P.,

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Spur Brookewater Development, L.P., a Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Signatory of SPUR BROOKEWATER DEVELOPMENT 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 28.50 acre tract described in the above and foregoing map of Brookewater Section Thirteen, 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 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 bayous, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of 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 Thirteen where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

IN TESTIMONY WHEREOF, the SPUR BROOKEWATER DEVELOPMENT, L.P., a Delaware limited partnership, acting by and through Brian Stidham, Authorized Signatory of SPUR BROOKEWATER DEVELOPMENT 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, therunto authorized, this ___ day of _____, 20____.

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

Name: Brian Stidham, Authorized Signatory

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 _____, 20____.

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

I, Kevin M. Reidy, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct. The plat 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

GENERAL NOTES:

- 1. 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
So. 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 HCCSD 68, PID AW5544, BEING A STAINLESS STEEL ROD STAMPED "HCCSD 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 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-SOUTHEAST SIDE STREET, AND 3.5 FEET SOUTHWEST OF THE SOUTHWEST CURB OF THE POST OFFICE PARKING LOT. ELEVATION = 105.92' (NAVD 1988)(GEOID 18)
NAVD=88
Elev. = 105.92' feet
3. Project Benchmark
- 2-1/2" Brass Disc set in concrete, stamped "450" located approximately 1 foot south of the most southerly southwest corner of Restricted Reserve "A", Lamor Consolidated ISD, map or plat thereof recorded under Plat No. 20250135 F.B.C.P.R.
- 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. 1076552100357SEC13, effective date 02/17/2026. The surveyor has not abstracted the above property.
7. This plat lies wholly within Fort Bend County Municipal Utility District No. 253, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamor 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 Thirteen" 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. According to the city planning letter, dated 02/17/26, 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 105.72 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 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. LL2.
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 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 rest 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 dedicated hereby, provided that such owner may cross and cover the easements adjacent to and adjoining the road, in a near perpendicular fashion, with a paved driveway not to exceed eighteen feet (18') in width, 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 nor CenterPoint Energy 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 sanitary sewer, storm sewer, and water lines only.
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 plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with A.D.A
28. Subject to Water Facilities Easement Agreement, as recorded under F.B.C.C.F. No. 2023040122.
29. 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.
30. A minimum distance of 10 feet shall be maintained between residential dwellings.
31. 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.
32. Subject to blanket easement granted to CenterPoint Energy Houston Electric, LLC, as recorded under F.B.C.C.F. No. 2023110129.

METES AND BOUNDS DESCRIPTION
BEING 28.50 ACRES
IN THE A. VALLET SURVEY, SECTION 6, ABSTRACT NO. 535,
FORT BEND COUNTY, TEXAS

A 28.50 ACRE TRACT OF LAND IN THE A. VALLET SURVEY, SECTION 6, ABSTRACT NO. 535, FORT BEND COUNTY, TEXAS, BEING OUT OF AND A PART OF A TRACT OF LAND CONVEYED TO SPUR BROOKEWATER DEVELOPMENT, 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 28.50 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 northeast line of Brookewater Detention Pond No. Six, map or plat thereof recorded under plot number 20230196 of the Fort Bend County Plat Records (F.B.C.P.R.) marking the south corner of Lot 26, Block 3 of Brookewater Section Twelve, map or plat thereof recorded under plot number 20230254 F.B.C.P.R. and the east corner and POINT OF BEGINNING of the herein described tract:

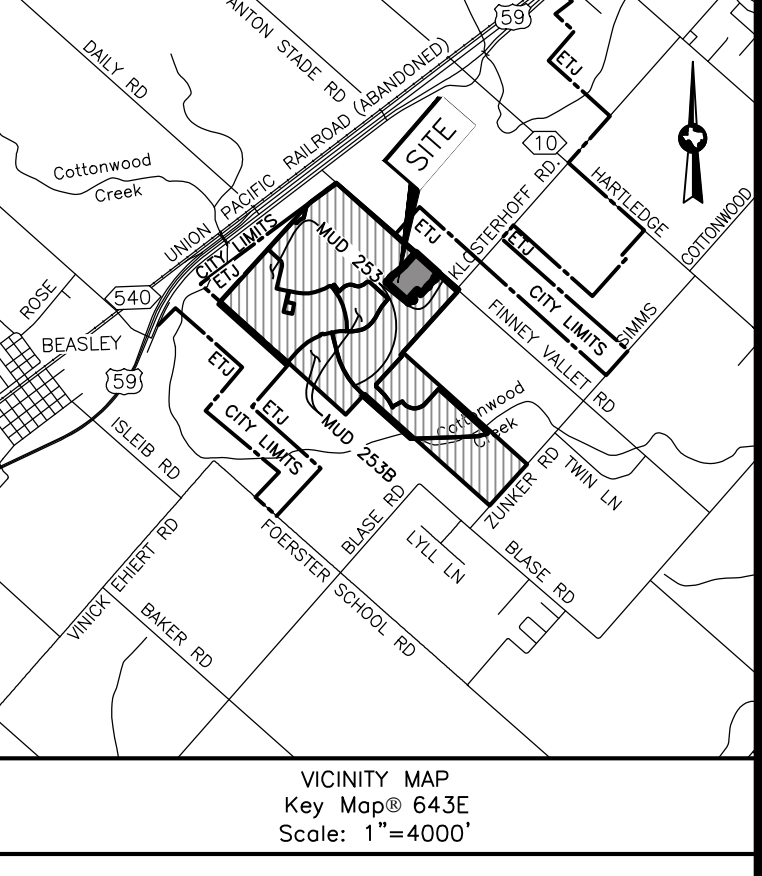
THENCE, along the southeast line of said Brookewater Section Twelve common to the northwest line of the herein described tract, the following Thirteen (13) courses and distances:

- 1. North 42°06'34" East, a distance of 180.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an interior corner on the northwest line of the herein described tract;
2. North 47°53'26" West, a distance of 14.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an exterior corner on the northwest line of the herein described tract;
3. North 47°57'04" East, a distance of 116.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on the northwest line of the herein described tract;
4. North 51°51'54" East, a distance of 55.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on the northwest line of the herein described tract;
5. North 52°04'53" East, a distance of 167.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on the northwest line of the herein described tract;
6. North 50°07'56" East, a distance of 115.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on the northwest line of the herein described tract;
7. North 46°27'24" East, a distance of 57.72 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on the northwest line of the herein described tract;
8. North 46°35'04" East, a distance of 93.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on the northwest line of the herein described tract;
9. North 41°28'21" East, a distance of 145.11 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on the northwest line of the herein described tract;
10. North 42°06'34" East, a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an exterior corner on the northwest line of the herein described tract;
11. South 47°53'26" East, a distance of 1.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an interior corner on the northwest line of the herein described tract;
12. North 41°51'07" East, a distance of 218.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking an angle on the northwest line of the herein described tract;
13. North 42°06'34" East, a distance of 103.88 feet to the northeast line of the afore said Spur Brookewater Tract and the north corner of the herein described tract;
THENCE, South 47°53'26" East, along the northeast line of said Spur Brookewater Tract a distance of 951.21 feet to the east corner of the herein described tract;

THENCE, over and across said Spur Brookewater Tract, the following twenty-two (22) courses and distances;

- 1. South 42°06'34" West, a distance of 55.00 feet to an angle on the southeast line of the herein described tract;
2. South 87°06'34" West, a distance of 14.14 feet to an angle on the southeast line of the herein described tract;
3. South 42°06'34" West, a distance of 120.00 feet to an interior corner on the southeast line of the herein described tract;
4. South 47°53'26" East, a distance of 64.70 feet to an exterior corner on the southeast line of the herein described tract;
5. South 42°06'34" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the left;
6. In a westerly direction, along said non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 89°23'12" (chord bears South 86°48'10" West, 35.17 feet), and an arc distance of 39.00 feet, to a point for tangency;
7. South 42°06'34" West, a distance of 200.00 feet to the beginning of a curve to the left;
8. In a southerly direction, along said curve to the left, having a radius of 25.00 feet, a central angle of 90°00'00" (chord bears South 02°53'26" East, 35.36 feet), and an arc distance of 39.27 feet, to a corner on the southwest line of the herein described tract;
9. South 42°06'34" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the left;
10. In a westerly direction, along said non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 90°00'00" (chord bears South 87°06'34" West, 35.36 feet), and an arc distance of 39.27 feet, to a point for tangency;
11. South 42°06'34" West, a distance of 300.00 feet to an exterior corner on the southeast line of the herein described tract;
12. North 47°53'26" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the left;
13. In a northerly direction, along said non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 90°00'00" (chord bears North 02°53'26" West, 35.36 feet), and an arc distance of 39.27 feet, to a point for tangency;
14. North 47°53'26" West, a distance of 101.00 feet to an interior corner on the southeast line of the herein described tract;
15. South 42°06'34" West, a distance of 292.02 feet to an angle on the southeast line of the herein described tract;
16. South 08°00'41" East, a distance of 20.98 feet to an angle on the southeast line of the herein described tract;
17. South 54°04'15" East, a distance of 108.15 feet to an angle on the southeast line of the herein described tract;
18. South 68°07'34" East, a distance of 25.00 feet to the beginning of a non-tangent curve to the left;
19. In a southerly direction, along said non-tangent curve to the left, having a radius of 325.00 feet, a central angle of 05°01'33" (chord bears South 19°21'40" West, 28.50 feet), and an arc distance of 285.1 feet, to the beginning of a reverse curve to the right;
20. In a southwesterly direction, along said reverse curve to the right, having a radius of 25.00 feet, a central angle of 70°08'10" (chord bears South 51°54'58" West, 28.73 feet), and an arc distance of 30.60 feet, to the beginning of a reverse curve to the left;
21. In a westerly direction, along said reverse curve to the left, having a radius of 345.00 feet, a central angle of 27°12'35" (chord bears South 73°22'46" West, 162.31 feet), and an arc distance of 163.84 feet, to the south corner of the herein described tract;
22. North 32°25'44" West, a distance of 61.74 feet to an angle on the southwest line of the herein described tract;

THENCE, North 47°53'26" West, continuing over and across said Spur Brookewater Tract and along the northeast line of the afore said Brookewater Detention Pond No. Six, a distance of 875.81 feet to the POINT OF BEGINNING and containing 28.50 acres of land.



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plot 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 _____, 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 THIRTEEN
BEING A SUBDIVISION OF 28.50 ACRES OUT OF THE A. VALLET SURVEY, SEC. 6, A-535 IN FORT BEND COUNTY, TEXAS.

102 LOTS 7 BLOCKS 4 RESERVES

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

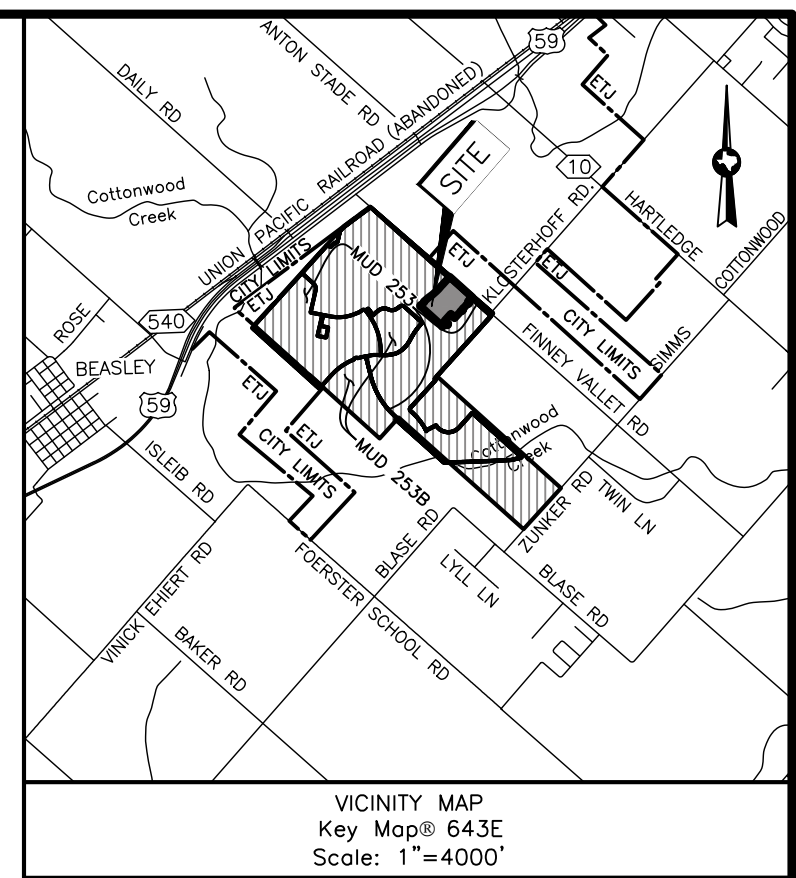
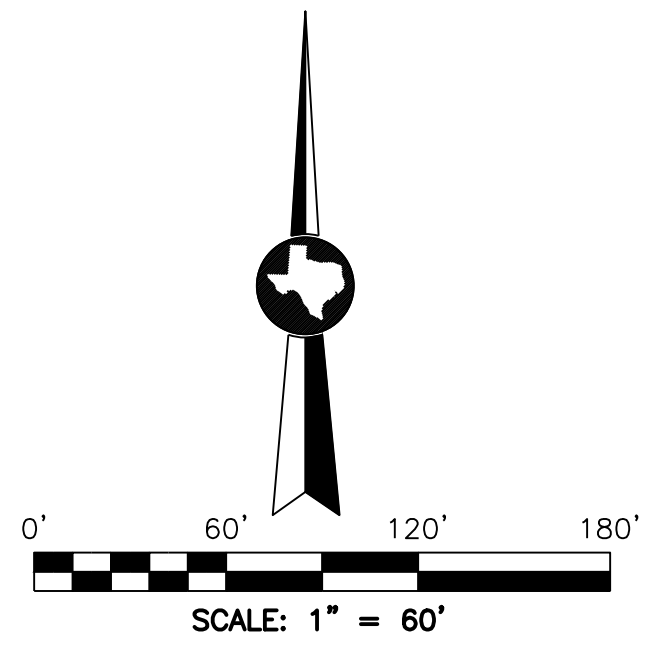
JANUARY 6, 2026

EHRA logo with text: ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA TEAM
FIRM NO. F-726
FIRM No. 10092300

BROOKEWATER SECTION THIRTEEN PARKLAND DEDICATION TABLE			
RESERVE	RECREATION CENTER / PARK (100% OF GROSS ACREAGE)	LANDSCAPE RESERVES / DETENTION (25% OF GROSS ACREAGE)	ACREAGE APPLIED TO PARKLAND DEDICATION
A	0.0000	0.2642 x 0.25 = 0.0661	0.0661
B	0.0000	0.5164 x 0.25 = 0.1291	0.1291
C	1.3293	0.0000 x 0.25 = 0.0000	1.3293
D	0.0000	0.0588 x 0.25 = 0.0147	0.0147
TOTAL	1.3293 ACRES	0.2099 ACRES	1.5392 ACRES

PRIVATE PARKLAND FEE: 102 LOTS @ \$180.35 = \$18,395.70
 REQUIRED PARKLAND (1.875 AC. / 100 DWELLING UNITS)*(102 LOTS) = 1.9125 ACRES
 PARKLAND PROVIDED: 1.5392 ACRES

TOTAL PARKLAND PROVIDED	
SUBMITTED PLAT	PARKLAND PROVIDED
SECTION 1	0.2435
SECTION 2	1.1652
SECTION 3	0.4484
SECTION 4	0.5651
SECTION 4 PARTIAL REPLAT NO. 1	0.0073
SECTION 5	0.5187
SECTION 6	0.2497
SECTION 7	0.5311
SECTION 8	0.1374
SECTION 9	0.1860
SECTION 10	1.9399
SECTION 11	1.2236
SECTION 12	0.7275
SECTION 13	1.5392
DETENTION POND NO. 6	4.1875
DETENTION POND NO. 7 AND RECREATION CENTER	8.8263
DETENTION POND NO. 8	1.8864
BROOKEWATER BOULEVARD PHASE 1	0.6852
TOTAL	24.8680
TOTAL REQUIRED FOR ENTIRE PROJECT	50.0000



BROOKEWATER TYPICAL LOT SIZE DATA	
SECTION	LOT WIDTH
	>60 to <45
	45 to <50
	50 to <60
	≥ 60'
SECTION 1	0 90 0 0
SECTION 2	0 0 0 0
SECTION 3	0 0 0 82
SECTION 4	0 4 93 0
SECTION 5	0 6 62 9
SECTION 6	8 116 13 10
SECTION 7	9 38 15 7
SECTION 8	4 60 19 2
SECTION 9	0 0 0 0
SECTION 10	4 73 27
SECTION 11	25 84 10 11
SECTION 12	0 0 111 0
SECTION 13	0 0 19 83
TOTALS	182 411 418 231 1342
PERCENTAGES	14.3% 33.0% 33.7% 18.0% 100.0%
REQUIRED	MIN 10% MIN 10% MIN 10% MIN 10%

* Phase 1 lot width data is based on typical lot width per section. All other sections are based on actual lot width for each individual lot.
 ** Lot width is measured at the building line per the Developer Agreement, City of Rosenberg Resolution No. R-3266 and R-3829.
 *** 2.800 Max Units.

LOT SIZE TABLE			
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH
1	1	7,749.16	60.00
	2	7,800.00	60.00
	3	7,800.00	60.00
	4	7,800.00	60.00
2	1	8,125.00	65.00
	2	8,125.00	65.00
	3	8,125.00	65.00
	4	8,125.00	65.00
	5	8,125.00	65.00
	6	8,125.00	65.00
	7	8,125.00	65.00
	8	8,125.00	65.00
	9	8,125.00	65.00
	10	8,125.00	65.00
	11	8,125.00	65.00
	12	8,125.00	65.00
	13	8,125.00	65.00
	14	8,125.00	65.00
15	8,125.00	65.00	
3	1	8,125.00	65.00
	2	8,125.00	65.00
	3	8,125.00	65.00
	4	8,125.00	65.00
	5	8,125.00	65.00
	6	8,125.00	65.00
	7	8,125.00	65.00
	8	8,125.00	65.00
	9	8,125.00	65.00
	10	8,125.00	65.00
	11	8,125.00	65.00
	12	8,125.00	65.00
	13	8,125.00	65.00
	14	8,125.00	65.00
15	8,125.00	65.00	
4	1	8,708.04	68.20
	2	7,743.40	60.91
	3	7,750.00	62.00
	4	7,750.00	62.00
	5	8,828.56	57.50
	6	9,430.64	61.50
	7	7,500.68	60.00
	8	7,591.97	60.12
	9	7,985.36	61.54
	10	8,591.02	63.76
	11	9,869.45	66.91
	12	8,147.34	63.37
	13	7,761.13	61.13
	14	9,259.51	60.45
15	8,805.81	55.95	
5	1	7,608.75	60.39
	2	7,560.00	60.00
	3	10,072.46	65.51
	4	10,566.73	65.00
	5	9,750.76	60.00
	6	9,584.06	60.30
	7	9,100.68	60.73
	8	8,538.81	60.73
	9	8,015.54	60.37
	10	7,805.98	60.00
	11	7,800.00	60.00
	12	7,800.00	60.00
	13	7,800.00	60.00
	14	7,800.00	60.00
15	7,800.00	60.00	
6	1	9,621.84	56.86
	2	7,586.89	55.00
	3	7,381.93	55.00
	4	7,396.07	55.00
	5	8,695.94	63.04
	6	9,803.95	62.94
	7	9,623.30	62.99
	8	10,303.03	63.00
	9	10,876.53	62.00
	10	12,693.79	69.87
	11	9,014.20	57.91
	12	7,500.00	60.00
	13	8,729.74	73.70
	14	7,096.95	55.07
15	9,548.72	56.59	
7	1	15,217.58	55.51
	2	10,092.14	56.06
	3	9,316.78	51.17
	4	9,316.78	51.17
	5	9,316.78	51.17

AVERAGE LOT SIZE: 8,381.20 SQ. FT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.00'	35.17'	S 86°48'10" W	89°23'12"
C2	25.00'	39.27'	35.36'	S 02°53'26" E	90°00'00"
C3	25.00'	39.27'	35.36'	S 87°06'34" W	90°00'00"
C4	25.00'	39.27'	35.36'	N 02°53'26" W	90°00'00"
C5	325.00'	28.51'	28.50'	S 19°21'40" W	5°01'33"
C6	25.00'	30.60'	28.73'	S 51°54'58" W	70°08'10"
C7	345.00'	163.84'	162.31'	S 73°22'46" W	27°12'35"
C8	450.00'	69.67'	69.60'	S 52°19'34" E	8°52'16"
C9	600.00'	93.09'	93.00'	S 52°19'01" E	8°53'23"
C10	50.00'	78.56'	70.72'	N 87°07'08" E	90°01'07"
C11	2000.00'	173.51'	173.46'	N 42°23'57" E	4°58'15"
C12	2000.00'	214.46'	214.36'	N 42°59'09" E	6°08'38"
C13	1800.00'	124.04'	124.01'	N 44°05'01" E	3°56'54"
C14	50.00'	78.54'	70.71'	N 87°06'34" E	90°00'00"
C15	500.00'	17.09'	17.09'	S 48°52'12" E	1°57'32"
C16	500.00'	34.45'	34.45'	S 45°54'59" E	3°56'54"
C17	475.00'	73.54'	73.47'	S 52°19'34" E	8°52'16"
C18	575.00'	89.21'	89.12'	S 52°19'01" E	8°53'23"
C19	75.00'	117.83'	106.08'	N 87°07'08" E	90°01'07"
C20	25.00'	39.27'	35.36'	N 87°06'34" E	90°00'00"
C21	25.00'	39.27'	35.36'	S 87°06'34" W	90°00'00"
C22	25.00'	39.27'	35.36'	S 02°53'26" E	90°00'00"
C23	25.00'	39.27'	35.36'	S 02°53'26" E	90°00'00"
C24	25.00'	39.27'	35.36'	S 87°06'34" W	90°00'00"
C25	25.00'	10.89'	10.80'	N 35°24'53" W	24°57'05"
C26	50.00'	126.14'	95.25'	S 84°47'18" W	144°32'42"
C27	25.00'	12.91'	12.77'	S 27°18'46" W	29°35'37"
C28	25.00'	39.27'	35.36'	S 87°06'34" W	90°00'00"
C29	25.00'	40.26'	36.05'	S 01°45'38" E	92°15'36"
C30	1775.00'	52.30'	52.30'	S 45°12'49" W	1°41'18"
C31	2025.00'	217.14'	217.04'	S 42°59'09" W	6°08'38"
C32	1975.00'	123.12'	123.10'	S 41°41'59" W	3°34'18"
C33	25.00'	38.67'	34.93'	S 87°47'51" W	88°37'26"
C34	2025.00'	123.83'	123.81'	N 41°39'57" E	3°30'13"
C35	25.00'	39.37'	35.43'	N 85°01'56" E	90°14'12"
C36	475.00'	16.24'	16.24'	S 48°52'12" E	1°57'32"
C37	25.00'	39.27'	35.36'	S 02°53'26" E	90°00'00"
C38	25.00'	39.28'	35.36'	S 87°07'08" W	90°01'07"
C39	625.00'	96.97'	96.87'	N 52°19'01" E	8°53'23"
C40	425.00'	71.18'	71.09'	N 51°57'50" W	9°35'45"
C41	25.00'	39.52'	35.53'	N 01°52'27" W	90°35'01"
C42	1975.00'	152.97'	152.94'	N 43°50'20" E	4°26'16"
C43	25.00'	38.61'	34.88'	S 89°42'02" E	88°29'01"
C44	525.00'	22.28'	22.28'	S 46°40'28" E	2°25'55"
C45	25.00'	39.27'	35.36'	S 02°53'26" E	90°00'00"
C46	25.00'	39.27'	35.36'	S 87°06'34" W	90°00'00"
C47	525.00'	17.95'	17.95'	N 48°52'12" W	1°57'32"
C48	25.00'	39.51'	35.81'	N 04°06'53" W	91°29'09"
C49	1825.00'	129.47'	129.44'	N 44°08'30" E	4°03'53"
C50	25.00'	39.27'	35.36'	N 87°06'34" E	90°00'00"
C51	25.00'	39.27'	35.36'	S 02°53'26" E	90°00'00"
C52	25.00'	39.27'	35.36'	S 87°06'34" W	90°00'00"
C53	475.00'	17.37'	17.37'	N 46°50'34" W	2°05'43"
C54	25.00'	40.13'	35.96'	N 00°11'22" E	91°58'09"

LINE	BEARING	DISTANCE
L1	N 47°53'26" W	14.99'
L2	N 51°51'54" E	55.00'
L3	N 46°27'24" E	57.72'
L4	N 42°06'34" E	50.00'
L5	N 47°53'26" E	1.31'
L6	S 42°06'34" W	55.00'
L7	S 87°06'34" W	14.14'
L8	S 47°53'26" E	64.70'
L9	S 42°06'34" W	50.00'
L10	S 42°06'34" W	50.00'
L11	N 47°53'26" W	50.00'
L12	S 06°00'41" E	20.98'
L13	S 68°07'34" E	25.00'
L14	N 32°25'44" W	61.74'
L15	N 42°06'34" E	68.57'
L16	S 49°50'58" E	66.02'
L17	S 43°56'32" E	35.45'
L18	S 05°16'39" E	2.74'
L19	N 47°53'26" W	43.10'
L20	S 42°06'34" W	32.54'
L21	S 49°50'58" E	15.83'
L22	N 46°03'28" E	50.53'
L23	S 49°50'58" W	15.38'
L24	N 42°06'34" E	68.57'
L25	N 02°53'26" W	14.14'
L26	N 87°06'34" E	14.14'
L27	N 02°53'26" W	14.14'
L28	N 51°52'40" W	124.21'

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	11,509	0.2642
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	22,492	0.5164
C	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	57,903	1.3293
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,562	0.0588
TOTAL		94,466	2.1687

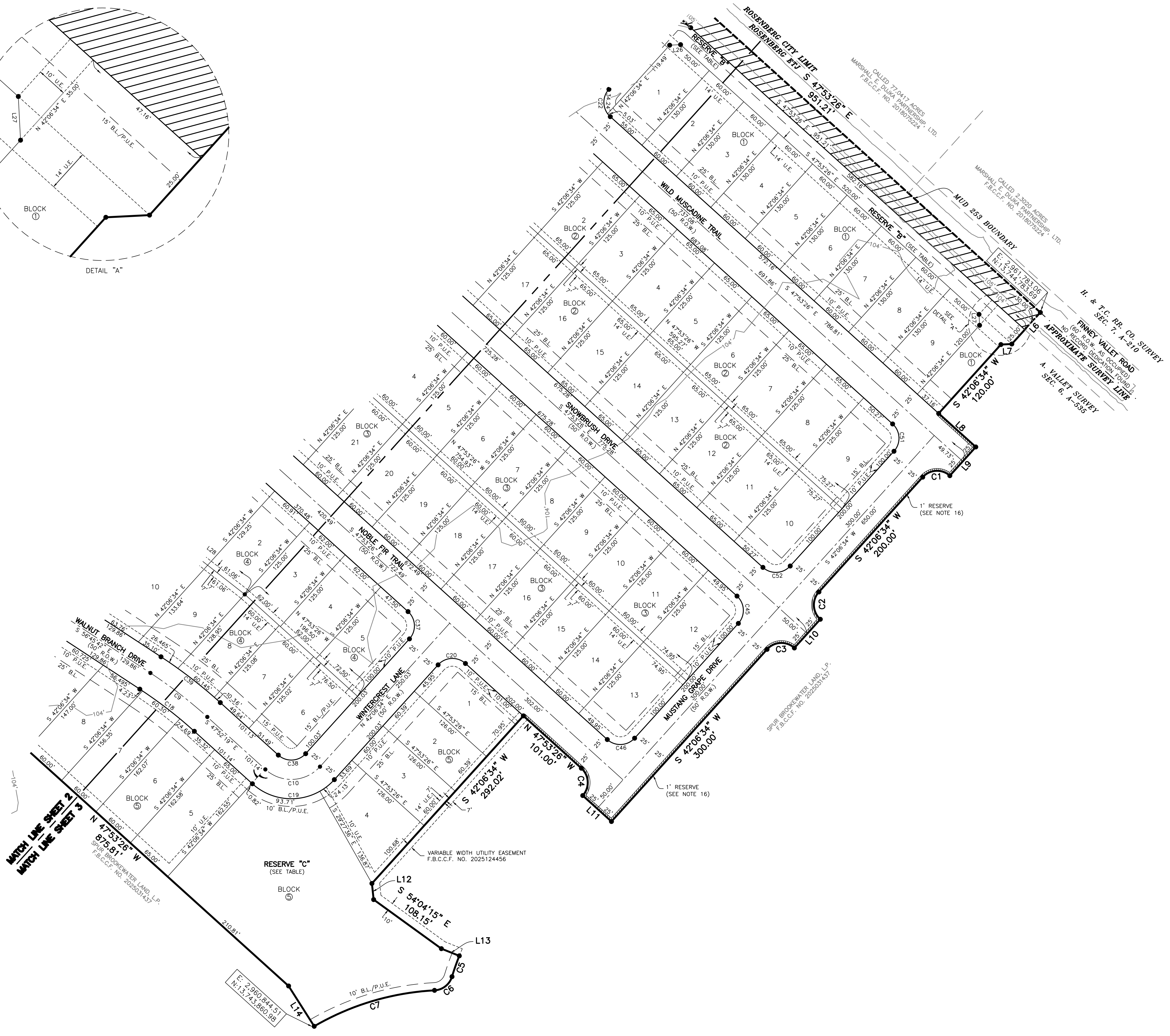
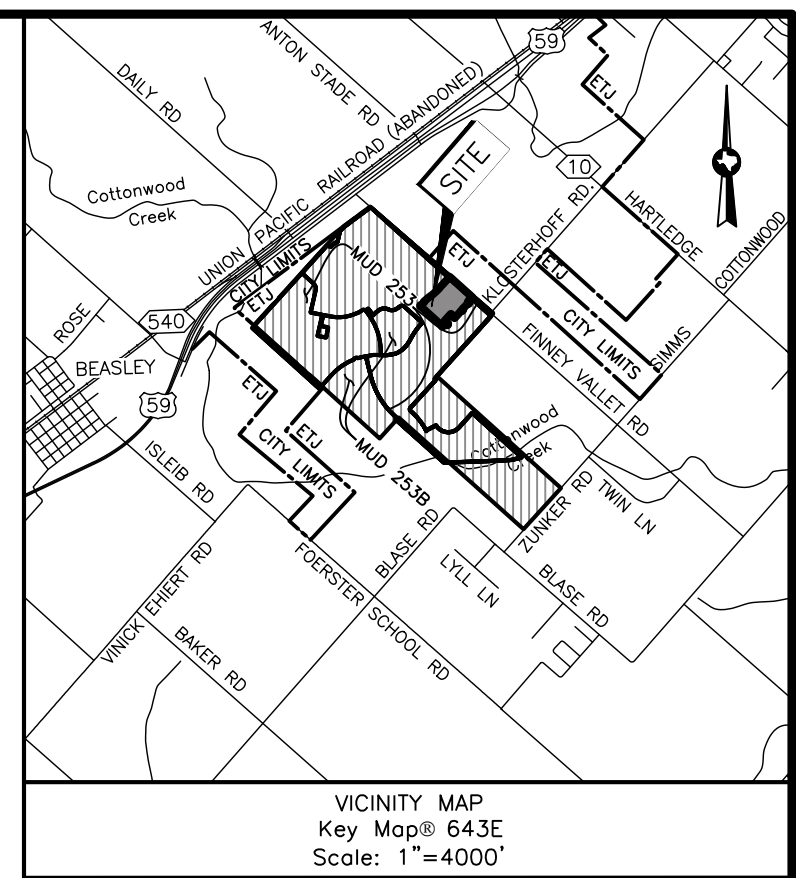
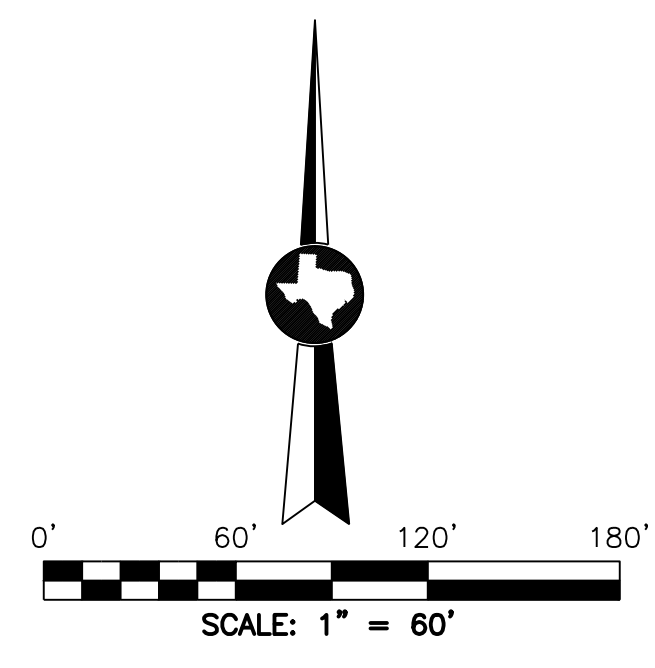
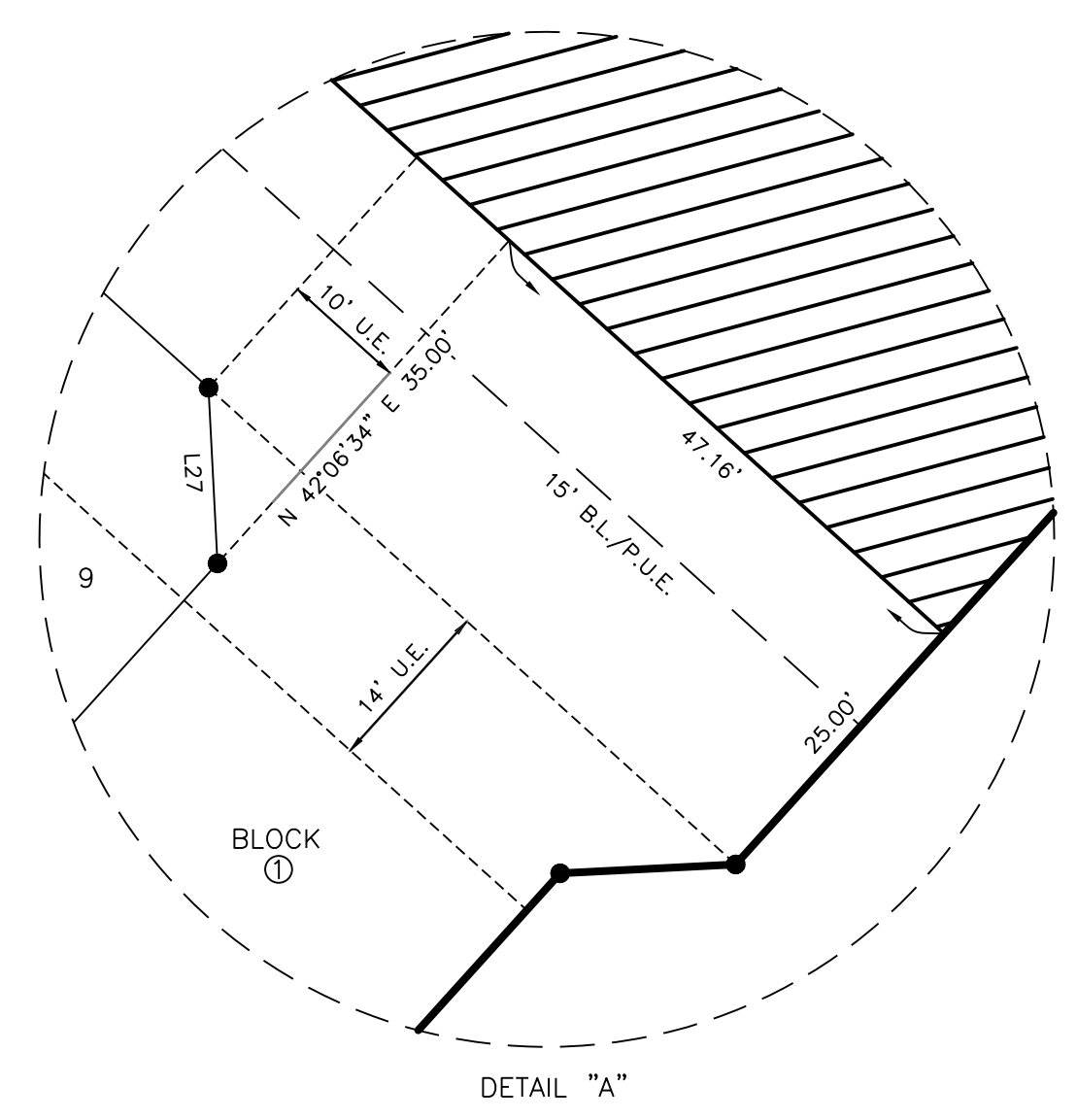
BROOKEWATER SECTION THIRTEEN
 BEING A SUBDIVISION OF 28.50 ACRES OUT OF THE A. VALLET SURVEY, SEC. 6, A-535 IN FORT BEND COUNTY, TEXAS.

102 LOTS 7 BLOCKS 4 RESERVES

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

JANUARY 6, 2026

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



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