PLAT RECORDING SHEET

PLAT NAME: **Brookewater Detention Pond No. One**

PLAT NO:

ACREAGE: **60.21**

LEAGUE: **H. & T.C. RR. CO. Survey, Section 5**

ABSTRACT NUMBER: **209**

NUMBER OF BLOCKS: **1**

NUMBER OF LOTS: **0**

NUMBER OF RESERVES: **3**

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 60.21 acre tract described in the above and foregoing map of Brookewater Detention Pond No. One, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, We have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally 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 Detention Pond No. One where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

IN TESTIMONY WHEREOF, 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, thereunto authorized, this ___ day of_____, 20__.

OWNER

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

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

By: _____
Name: Brian Stidham,
Title: 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: _____

This is to certify that the City Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Detention Pond No. One in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this_____, day of _____, 20__.

By: _____
Wayne Poldrack, Chairperson

By: _____
Cecilio Moreno, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of Brookewater Detention Pond No. One in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this plat this _____, day of _____, 20__.

By: _____
William Benton, Mayor

By: _____
Danyel Swint, City Secretary

I, 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

I, Camaaron 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.

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

BROOKEWATER DETENTION POND NO. ONE 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	4.6121 x 0.25 = 1.1530	1.1530
B	3.2630	0.0000 x 0.25 = 0.0000	3.2630
C	0.0000	0.0000 x 0.25 = 0.0000	0.0000
TOTAL	3.2630 ACRES	1.1530 ACRES	4.4160 ACRES

PRIVATE PARKLAND FEE: 0 LOTS @ $0 = $0

REQUIRED PARKLAND (1.875 AC. / 100 DWELLING UNITS)*(0 LOTS) = 0 ACRES

PARKLAND PROVIDED: 4.4160 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. 1	4.4160
DETENTION POND NO. 2	0.4983
DETENTION POND NO. 3	0.7595
DETENTION POND NO. 4 & 5	0.9421
DETENTION POND NO. 6	4.1875
DETENTION POND NO. 7 AND RECREATION CENTER	8.8263
DETENTION POND NO. 8	1.6864
DETENTION POND NO. 8 PHASE 2	1.5024
BROOKEWATER BOULEVARDS PHASE ONE	0.6852
TOTAL	32.9863
TOTAL REQUIRED FOR ENTIRE PROJECT	50.0000

JOB NO. 211-028-31

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
FND. indicates Found
I.P. indicates Iron Pipe
M.U.D. indicates Municipal Utility District
Pg. indicates Book Page
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way
U.E. indicates Utility Easement
Vol. indicates Volume

2. Benchmark: AN NGS MONUMENT HGCSD 68, PID AW5544, BEING A STAINLESS STEEL ROD STAMPED "HGCSD 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-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 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 2,600 feet southeast of the southeasterly R.O.W. line of US Highway 59, 3,240 feet southwest of the centerline of Finney Valet 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. CPL10765521003 57Detention Pond One, effective date February 23, 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, Lamar Consolidated I.S.D., and the ETJ of the City of Rosenberg, Fort Bend County, Fort Bend ESD8, and West Fort Bend Management District.

8. "Brookewater Detention Pond No. One" 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. The Fort Bend County Municipal Utility District No. 253 will have the maintenance responsibility for Reserves A and C. The Homeowner's Association will have the maintenance responsibility for the Reserve B.

10. 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.

11. According to City Planning Letter dated February 23, 2026, from Charter Title Company there are no pipeline easements within the subdivision.

12. 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.

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 tied to the Texas Coordinate System, 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 revest 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. 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.

24. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with A.D.A

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

26. 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.

27. 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.

28. Lot sizes shall comply with the City of Rosenberg Resolution No. R-3629, the Development Agreement, approved on March 19, 2024. Furthermore lot sizes shall adhere to the maximum required number of units provided in the Lot Size Data Table upon the submission of the final plat for the Brookewater project.

29. This plat is subject to a CenterPoint Engergy Houston Electric Company, LLC, blanket easement recorded under F.B.C.C.F. No. 2023110129.

METES AND BOUNDS DESCRIPTION
BEING 60.21 ACRES
IN THE H.& T.C. RR. CO. SURVEY, SECTION 5, ABSTRACT NO. 209,
FORT BEND COUNTY, TEXAS

A 60.21 ACRE TRACT OF LAND IN THE H. & T.C. RR. CO. SURVEY, SECTION 5, ABSTRACT NO. 209, FORT BEND COUNTY, TEXAS, BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO SPUR BROOKEWATER LAND, L.P. (SPUR BROOKEWATER TRACT) AS DESCRIBED BY DOCUMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 2025031437, THE SAID 60.21 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 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found marking the south corner of Restricted Reserve "A", Block 1 of Brookewater Detention Pond No. Six, map or plat thereof recorded under plat number 20230196 of the Fort Bend County Plat Records (F.B.C.P.R.), from which a 5/8-inch iron with cap stamped "E.H.R.A. 713-784-4500" found on the southwest line of said Reserve "A" marking the beginning of a curve to the right bears for reference North 47°53'26" West a distance of 746.47 feet;

THENCE, South 07°20'11" East, over and across said Spur Brookewater Tract, a distance of 3,193.94 feet to the westerly most north corner and POINT OF BEGINNING of the herein described tract;

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

1. South 35°40'22" East, a distance of 114.39 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for an angle of the herein described tract;
2. South 48°45'32" East, a distance of 126.47 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for an angle of the herein described tract;
3. South 64°39'33" East, a distance of 122.49 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for an angle of the herein described tract;
4. South 80°37'32" East, a distance of 127.49 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for an angle of the herein described tract;
5. North 83°23'17" East, a distance of 122.81 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for an angle of the herein described tract;
6. North 67°48'36" East, a distance of 121.14 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for an angle of the herein described tract;
7. North 54°14'21" East, a distance of 91.50 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for an angle of the herein described tract;
8. North 44°36'07" East, a distance of 62.08 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for an angle of the herein described tract;
9. North 42°02'55" East, a distance of 602.75 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set on the southwest line of a called 156.78 acre tract conveyed to Louis Cummings III as described by document recorded under Volume (Vol.) 422, Page (Pg.) 44 of the Fort Bend County Deed Records (F.B.C.D.R.), common to a northeast line of said Spur Brookewater Tract marking the easterly most north corner of the herein described tract;

THENCE, South 47°57'05" East, along the common line of said Spur Brookewater Tract, said 156.78 acre tract and a called 162.6199 acre tract conveyed to Marshall E. Dujka Partnership, LTD. as described by document recorded under F.B.C.C.F. No. 2014082605, passing at a distance of 998.05 feet a 1-inch iron pipe found marking the south corner of said 156.78 acre tract and the west corner of said 162.6199 acre tract, continuing a total distance of 2,079.87 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for the southeast corner of the herein described tract;

THENCE, over and across said Spur Brookewater Tract, the following three (3) courses and distances;

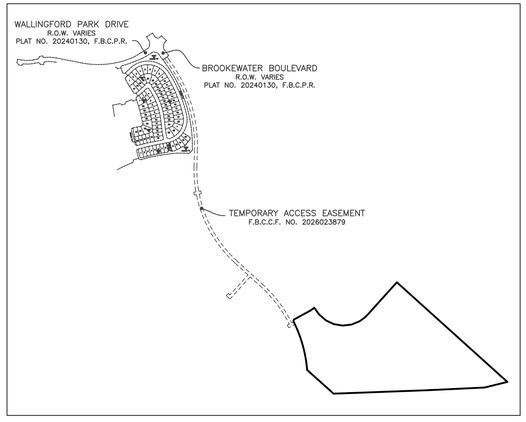
1. South 76°11'58" West, a distance of 327.71 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for an angle of the herein described tract;
2. South 87°16'55" West, a distance of 792.15 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for an angle of the herein described tract;
3. South 87°54'33" West, a distance of 1,319.40 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set on the northeast line of the Irma Blase Estate willed to Stephen W. Deiss, et al. (Irma Blase Tract) as described by document recorded under Vol. 180, Pg. 402 of the F.B.D.R., common with the southwest line of said Spur Brookewater Tract, marking the southerly most southwest corner of the herein described tract;

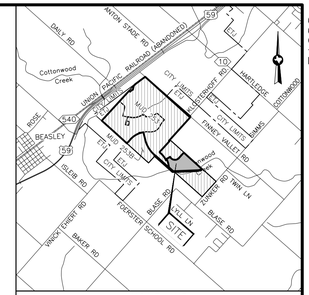
THENCE, North 48°11'25" West, along the common line of said Irma Blase Tract and said Spur Brookewater Tract a distance of 496.04 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a non-tangent curve to the left;

THENCE, over and across said Spur Brookewater Tract, the following five (5) courses and distances;

1. In a northerly direction, along said non-tangent curve to the left, having a radius of 1,850.00 feet, a central angle of 21°42'28" (chord bears North 15°33'42" West, 696.73 feet), and an arc distance of 700.92 feet, to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a reverse curve to the right;
2. In a northerly direction, along said reverse curve to the right, having a radius of 30.00 feet, a central angle of 87°42'49" (chord bears North 17°26'28" East, 41.57 feet), and an arc distance of 45.93 feet, to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency;
3. North 61°17'52" East, a distance of 245.13 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a curve to the left;
4. In a northeasterly direction, along said curve to the left, having a radius of 300.00 feet, a central angle of 12°50'19" (chord bears North 54°52'43" East, 67.08 feet), and an arc distance of 67.22 feet, to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a reverse curve to the right;
5. In a northeasterly direction, along said reverse curve to the right, having a radius of 300.00 feet, a central angle of 00°58'49" (chord bears North 48°56'58" East, 5.13 feet), and an arc distance of 5.13 feet, to the POINT OF BEGINNING and containing 60.21 acres of land.

DETAIL "A"
SCALE: 1"=1000'





VICINITY MAP
Key Map® 643K
Scale: 1"=4000'

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

_____
Daniel Wong
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 of 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 DETENTION POND NO. ONE

BEING A SUBDIVISION OF 60.21 ACRES OUT OF THE H. & T.C. RR. CO. SURVEY, SECTION 5 ABSTRACT NO. 209 IN FORT BEND COUNTY, TEXAS.

1 BLOCK 3 RESERVES

FEBRUARY 17, 2026

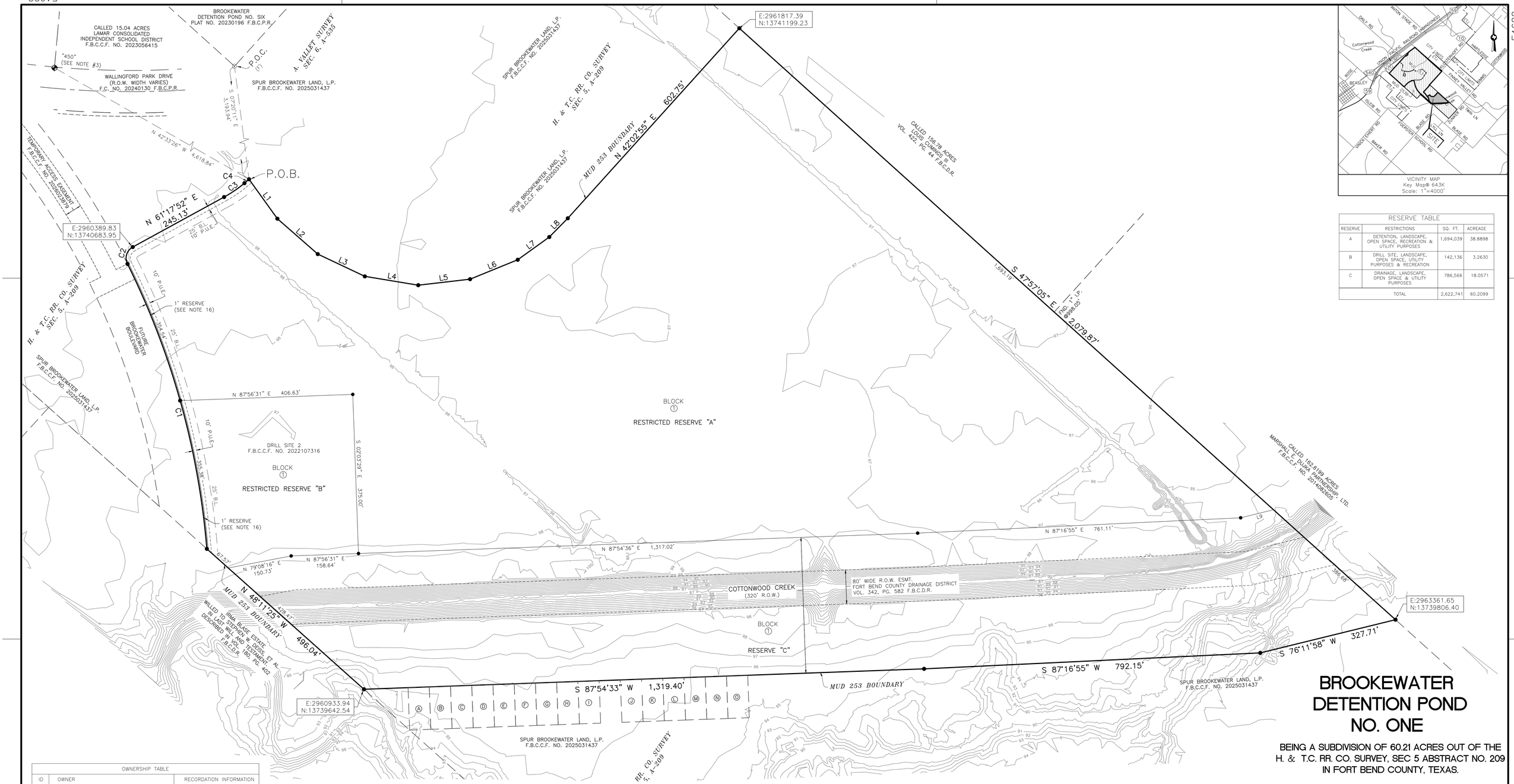
OWNER

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

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

E4688

E4688



VICINITY MAP
Key Map® 643K
Scale: 1"=4000'

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	1,694,039	38.8898
B	DRILL SITE, LANDSCAPE, OPEN SPACE, UTILITY PURPOSES & RECREATION	142,136	3.2630
C	DRAINAGE, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	786,566	18.0571
	TOTAL	2,622,741	60.2099

OWNERSHIP TABLE		
ID	OWNER	RECORDATION INFORMATION
A	JEFF PERRY	F.B.C.C.F. NO. 2025037728
B	STEVE SHELDON	F.B.C.C.F. NO. 2025037729
C	KENDALL BECKMAN	F.B.C.C.F. NO. 2025037730
D	DAVID GARRETT	F.B.C.C.F. NO. 2025037731
E	JOHN P. RICHARDSON	F.B.C.C.F. NO. 2025037732
F	HINES TEXAS HERITAGE INVESTORS, LP	F.B.C.C.F. NO. 2025090764
G	MARK J. WELCH	F.B.C.C.F. NO. 2025037770
H	BRADLEY HOLUBEC	F.B.C.C.F. NO. 2025037771
I	HINES TEXAS HERITAGE INVESTORS, LP	F.B.C.C.F. NO. 2025097065
J	WELSEY SPIDLE	F.B.C.C.F. NO. 2025033221
K	BRANDON CHEVALIER	F.B.C.C.F. NO. 2025033223
L	JACK SULLIVAN RACHEL TYER	F.B.C.C.F. NO. 2025033224 F.B.C.C.F. NO. 2025033225
M	REID LEZAK	F.B.C.C.F. NO. 2025038027
N	BRADY BABIN MADISON WAVRA	F.B.C.C.F. NO. 2025038028 F.B.C.C.F. NO. 2025038029
O	MELANIE MIKULENKA MICHAEL ALVAREZ	F.B.C.C.F. NO. 2025038030 F.B.C.C.F. NO. 2025038031

JOB NO. 211-028-31

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1850.00'	700.92'	696.73'	N 15°33'42" W	21°42'28"
C2	30.00'	45.93'	41.57'	N 17°26'28" E	87°42'49"
C3	300.00'	67.22'	67.08'	N 54°52'43" E	12°50'19"
C4	300.00'	5.13'	5.13'	N 48°56'58" E	00°58'49"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°40'22" E	114.39'
L2	S 48°45'32" E	126.47'
L3	S 64°39'33" E	122.49'
L4	S 80°37'32" E	127.49'
L5	N 83°23'17" E	122.81'
L6	N 67°48'36" E	121.14'
L7	N 54°14'21" E	91.50'
L8	N 44°36'07" E	62.08'
L9	N 76°11'58" E	79.59'

0' 100' 200' 300'
SCALE: 1" = 100'

BROOKEWATER DETENTION POND NO. ONE

BEING A SUBDIVISION OF 60.21 ACRES OUT OF THE H. & T.C. RR. CO. SURVEY, SEC 5 ABSTRACT NO. 209 IN FORT BEND COUNTY, TEXAS.

1 BLOCK 3 RESERVES

FEBRUARY 17, 2026

OWNER

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

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

PATH:R:\2021\211-028-31\DRAWING\PLAT\BROOKEWATER DET 1_FP BY:---- DATE:2026-04-24

E4688