STATE OF TEXAS

COUNTY OF FORT BEND

WE, TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER TWC/SEVEN MEADOWS, L.L.C., ACTING BY AND THROUGH JEFF SMITH, VICE PRESIDENT, BEING AN OFFICER OF TWC/SEVEN MEADOWS, L.L.C. OWNER, HEREINAFTER REFFERED TO AS OWNERS OF THE 19.906 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF AVALON AT SEVEN MEADOWS SEC. 3, 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, 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 TO THE LAND SO DEDICATED.

FURTHER, OWNERS 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 ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS 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 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, OWNERS 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, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS 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, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY FEET (20') WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT AS EASEMENTS FOR DRAINAGE PURPOSES GIVING THE CITY OF HOUSTON, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, 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, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT 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, PLANTING 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, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THE PLAT SPECIFICALLY NOTED AS PRIVATE STREETS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FIREMEN, FIRE FIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS.

THE ROADS AND STREETS IN THIS SUBDIVISION ARE NOT DEDICATED TO THE PUBLIC AND OWNERS DO HEREBY DEDICATE SAME AS EASEMENTS FOR THE USE AND BENEFIT OF ALL PURCHASERS OR OWNERS OF LOTS FRONTING THEREON OR ADJACENT THERETO, WHICH EASEMENTS SHALL INCLUDE RIGHTS OF INGRESS, EGRESS AND PASSAGE OVER AND ALONG SUCH STREETS IN FAVOR OF TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, LTD., ITS SUCCESSORS AND ASSIGNS, ITS INVITEES, DESIGNEES AND SUCCESSORS-IN-TITLE, TO EACH LOT SHOWN HEREON, AND IN FAVOR OF THE INVITEES AND DESIGNEES OF EACH SUCCESSOR-IN-TITLE TO EACH LOT SHOWN HEREON, BUT NOT IN FAVOR OF THE PUBLIC, HOWEVER, TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, LTD., DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO DEDICATE THE ROADS AND STREETS IN THE SUBDIVISION TO THE PUBLIC AND/OR GRANT ADDITIONAL INGRESS AND EGRESS EASEMENTS THEREON WITHOUT THE JOINDER OF ANY LOT OWNER OR OTHER PARTIES. NOTWITHSTANDING THE FACT THAT THE ROADS AND STREETS IN THIS SUBDIVISION ARE NOT DEDICATED TO THE PUBLIC, THE LAW ENFORCEMENT OFFICERS OF FORT BEND COUNTY, TEXAS, THE STATE OF TEXAS, OTHER OFFICIAL LAW ENFORCEMENT BODIES, FIRE DEPARTMENT OFFICIALS AND FIRE PROTECTION PERSONNEL, VEHICLES AND EQUIPMENT ARE HEREBY EXPRESSLY GIVEN THE RIGHT TO ENTER UPON THE ROADS AND STREETS IN THE SUBDIVISION TO ENFORCE ALL APPLICABLE REGULATIONS AND LAWS AND TO PROTECT THE SAFETY OF THE RESIDENTS AND THEIR PROPERTY.

TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, LTD. ITS DESIGNEES, SUCCESSORS AND ASSIGNS, SHALL ALSO HAVE THE RIGHT TO USE SAID STREETS FOR THE INSTALLATION, MAINTENANCE AND IMPROVEMENT OF WATER, SANITARY AND STORM SEWER LINES AND OTHER UTILITIES ABOVE, IN OR UNDER SAID STREETS.

FORT BEND COUNTY SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE OF STREETS WITHIN THE SUBDIVISION, UNLESS SUCH STREETS HAVE BEEN DEDICATED TO THE PUBLIC BY THE CURRENT OWNER OF SAID STREETS (WITHOUT THE JOINDER OF ANY OTHER PARTY) AND MEET COUNTY STANDARDS AND COUNTY MAINTENANCE HAS BEEN REQUESTED BY THE CURRENT OWNER OF SAID STREETS.

IN TESTIMONY WHEREOF, TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, LTD. HAS CAUSED THESE PRESENTS TO BE SIGNED BY TWC/SEVEN MEADOWS, L.L.C., ITS GENERAL PARTNER BY JEFF SMITH, VICE PRESIDENT OF TWC/SEVEN MEADOWS, L.L.C. THIS 29th DAY OF MARCH 2004.

TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, LTD.
BY: TWC/SEVEN MEADOWS, L.L.C., ITS GENERAL PARTNER

BY: _____
JEFF SMITH, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF SMITH, VICE PRESIDENT OF TWC/SEVEN MEADOWS, L.L.C. 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 COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29th DAY OF March, 2004.

MARY E. VAN DUZER
Notary Public, State of Texas
My Commission Expires
08-22-06

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES 08-22-06

I, KEITH W. MONROE, AM AUTHORIZED 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; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3') (SEE NOTE 9) AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

STATE OF TEXAS
REGISTERED
KEITH W. MONROE
4797
PROFESSIONAL
LAND SURVEYOR

KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

I, PAREENA TERMRUNGRUANGLERT, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY, TO THE BEST OF MY KNOWLEDGE.

STATE OF TEXAS
PAREENA TERMRUNGRUANGLERT
90316
LICENSED
PROFESSIONAL ENGINEER

PAREENA TERMRUNGRUANGLERT, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 90316

THIS IS TO CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF AVALON AT SEVEN MEADOWS SEC. 3 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 2nd DAY OF APRIL, 2004.

BY: _____
M. MARVIN KATZ, CHAIRMAN
L.S. BROWN, VICE-CHAIRMAN

BY: _____
ROBERT M. LITKE, SECRETARY

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

I, D. JESSE HEGEMIER, THE FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONER'S 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.

D. JESSE HEGEMIER, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS, THIS 13TH DAY OF APRIL, 2004.

TOM D. STAVINOHA, COMMISSIONER, PRECINCT 1

GRADY PRESTAGE, COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT, COUNTY JUDGE

W.A. (ANDY) MEYERS, COMMISSIONER, PRECINCT 3

JAMES PATTERSON, COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF FORT BEND

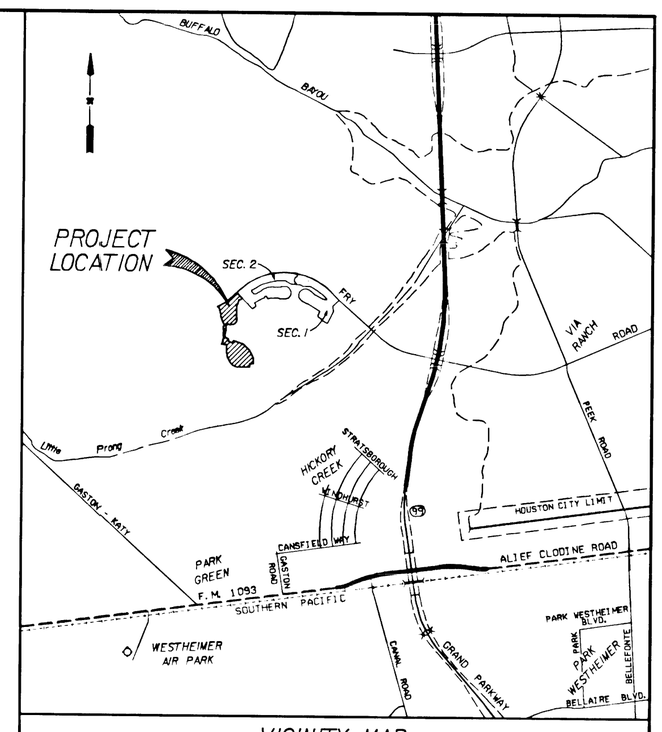
I, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON THE 13TH DAY OF APRIL, 2004 A.D., AT 2:37 O'CLOCK, P. M., IN PLAT NO. 20040069 OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

DEPUTY

COUNTY COURT OF FORT BEND COUNTY, TEXAS



VICINITY MAP
N.T.S.

KEY MAP NO. 525 A

GENERAL NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRY ROAD (S-43-39-11-E).
2. THIS SURVEY IS NOT TIED TO THE OFFICIAL CITY OF HOUSTON SURVEY SYSTEM IN COMPLIANCE WITH ORDINANCE NO. 69-1978 BECAUSE A CITY SURVEY MARKER HAS NOT BEEN ESTABLISHED WITHIN 2000 FEET OF THIS PROPERTY.
3. A MINIMUM DISTANCE OF 10 FEET SHALL BE PROVIDED BETWEEN SIDES OF RESIDENTIAL STRUCTURES.
4. THE PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS PLAT ARE AS SHOWN.
5. THE MINIMUN SLAB ELEVATION SHALL BE 114.50 FT. M.S.L. IN NO CASE SHALL THE SLAB ELEVATION BE LESS THAT 18 INCHES ABOVE NATURAL GROUND.
6. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88 (1991 ADJUSTMENT).
7. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0085 J, MAP REVISED JANUARY 3, 1997 AND FURTHER REVISED ON MARCH 31, 2000 TO REFLECT AN APPROVED LETTER OF MAP REVISION (LOMR), THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
8. ALL LOTS WITHIN THIS PLAT LIE WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 35 AND PARTIALLY WITHIN GRAND LAKES WATER CONTROL IMPROVEMENT DISTRICT. THIS PLAT ALSO LIES WITHIN FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND SUBSIDENCE DISTRICT AND THE CITY OF HOUSTON ETJ.
9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.
10. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. PL03012 DATED MARCH 14, 2004. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
11. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE NOTED.
12. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
13. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
14. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
15. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
16. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS 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 AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
17. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
18. THE ENTIRE R.O.W. OF SAID PRIVATE STREET IS DEDICATED AS A PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT. THE CITY OF HOUSTON DOES NOT GUARANTEE THE REPAIR OF PRIVATE STREETS DAMAGED WHEN REPAIRING PUBLIC UTILITIES IN SAID PRIVATE STREET.
19. ALL BUILDING LINES ARE MEASURED FROM THE PERMANENT ACCESS EASEMENT BOUNDARY OR PUBLIC STREET RIGHT-OF-WAY.
20. PROPERTY OWNERS MAY CONSTRUCT A DRIVEWAY AND SIDEWALKS OVER THE PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.
21. WATER LINE SYSTEM WILL BE BUILT ACCORDING TO CITY OF HOUSTON DESIGN CRITERIA.
22. ALL PRIVATE UTILITIES PROPOSED WITHIN THE PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT SHALL OBTAIN APPROVAL FROM THE CITY OF HOUSTON PRIOR TO INSTALLATION.
23. ALL 10' X 10' SANITARY SEWER EASEMENTS ARE 10' IN LENGTH BEGINNING AT THE RIGHT-OF-WAY.
24. THIS SUBDIVISION IS ADJACENT TO BARKER RESERVOIR AND IS SUBJECT TO EXTENDED CONTROLLED INUNDATION UNDER THE MANAGEMENT OF THE U.S. ARMY CORPS OF ENGINEERS.

PLAT ATTACH 2004043247
31 PGS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
2004 Apr 13 02:37 PM 20040069
AN $3.150 00
Dianne Wilson, Ph.D. COUNTY CLERK
FT BEND COUNTY TEXAS

AVALON
AT SEVEN MEADOWS
SEC. 3

BEING 19.906 ACRES OF LAND OUT OF THE
S.M. WILLIAMS SURVEY, ABSTRACT 347 AND THE
L.A. PATILLO SURVEY, ABSTRACT 307
FORT BEND COUNTY, TEXAS

48 LOTS 11 RESERVES 4 BLOCKS

MARCH 24, 2004 JOB NO. 0074-0332-006

OWNER / DEVELOPER:
TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, LTD.
JEFF SMITH, VICE PRESIDENT
4001 W SAM HOUSTON PARKWAY N, SUITE 150
HOUSTON, TEXAS 77043
PHONE: 713-830-6365 FAX: 713-830-6366

PLANNER / ENGINEER:
LJA Engineering & Surveying, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5026

SHEET 1 OF 2

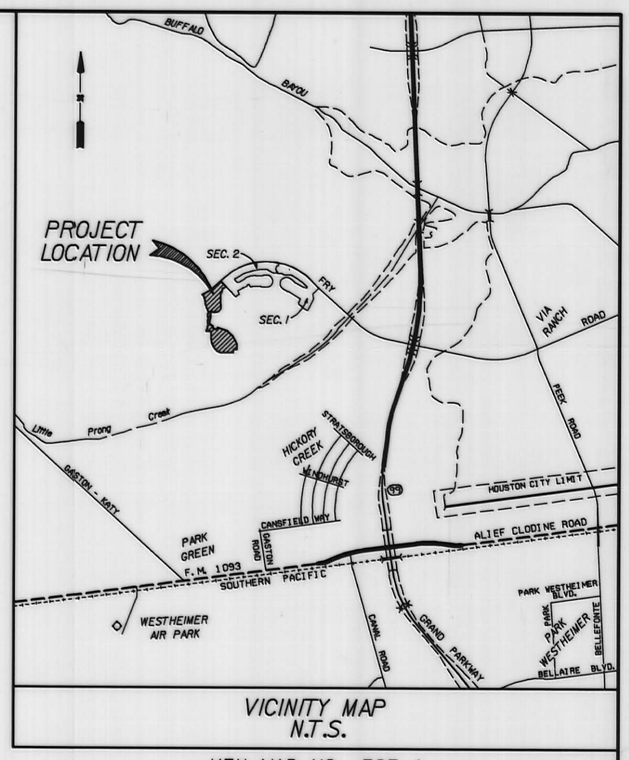
FP 62-18

LEGEND

B. L.	INDICATES BUILDING LINES
D. E.	INDICATES DRAINAGE EASEMENT
U. E.	INDICATES UTILITY EASEMENT
S. S. E.	INDICATES SANITARY SEWER EASEMENT
STM. S. E.	INDICATES STORM SEWER EASEMENT
W. L. E.	INDICATES WATER LINE EASEMENT
A. E.	INDICATES AERIAL EASEMENT
P. A. E. & U. E.	INDICATES PERMANENT ACCESS EASEMENT AND UTILITY EASEMENT
▶	INDICATES ZERO LOT LINE.
F. B. C. D. R.	INDICATES FORT BEND COUNTY DEED RECORDS
F. B. C. O. P. R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F. B. C. P. R.	INDICATES FORT BEND COUNTY PLAT RECORDS

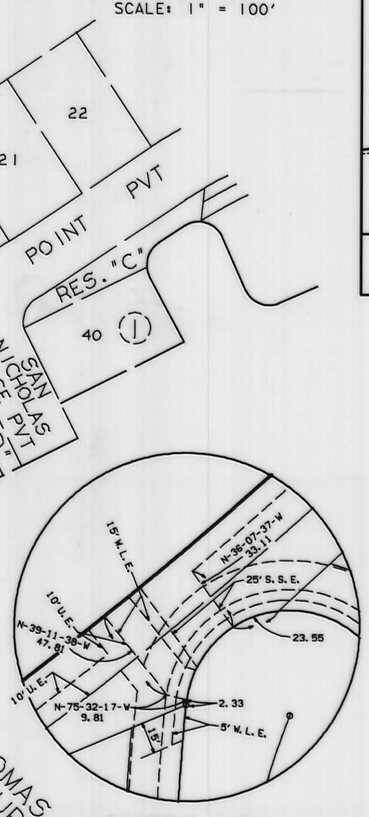
N

0' 100' 200'
SCALE IN FEET
SCALE: 1" = 100'



VICINITY MAP
N.T.S.

KEY MAP NO. 525 A



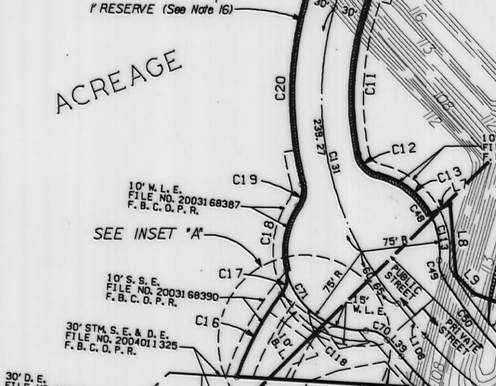
INSET "B"
NOT TO SCALE

CURVE TABLE

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	2050.00	316.00	624.63	627.07	17°31'34"	N-54-08-44-E
2	25.00	54.96	45.51	57.20	131°04'56"	S-69-49-15-W
3	150.00	12.81	25.53	25.56	09°45'46"	S-09-09-40-W
4	370.00	45.44	90.20	90.42	14°00'07"	S-21-02-37-W
5	100.00	22.97	44.77	45.15	25°52'12"	S-15-06-34-W
6	300.00	43.29	85.70	85.99	16°25'25"	S-06-02-14-E
7	150.00	16.57	32.93	33.00	12°36'18"	S-07-56-48-E
8	172.14	309.09	300.78	365.85	121°46'16"	S-59-14-29-W
9	20.00	49.22	37.06	47.39	135°46'10"	S-52-14-32-W
10	330.00	87.62	169.38	171.30	29°44'27"	S-01-19-30-W
11	270.00	67.26	130.53	131.83	27°58'34"	S-02-12-27-W
12	25.00	16.22	27.21	28.77	65°56'33"	S-44-45-07-E
13	75.00	34.32	62.42	64.38	49°11'00"	S-53-07-53-E
14	630.00	17.74	35.47	35.48	03°13'35"	S-89-54-52-W
15	650.00	297.39	540.85	557.81	49°10'12"	N-11-29-27-W
16	275.00	45.37	89.52	89.92	18°44'07"	N-28-17-12-E
17	25.00	12.33	22.11	22.90	52°29'32"	N-11-24-30-E
18	75.00	34.68	62.95	64.97	49°37'51"	N-09-58-39-E
19	25.00	11.55	20.97	21.64	49°35'28"	N-09-59-50-E
20	330.00	91.50	176.34	178.51	30°59'37"	N-00-41-55-E
21	25.00	31.74	39.28	45.18	103°32'51"	N-35-34-42-W
22	25.00	33.97	40.27	46.82	107°18'06"	N-37-32-47-E
23	270.00	21.27	42.41	42.46	09°00'34"	N-20-36-33-W
24	830.00	84.99	169.09	169.38	11°41'34"	N-19-16-03-W
25	330.00	24.43	48.72	48.77	08°28'01"	N-09-11-16-W
26	684.00	96.97	192.01	192.65	16°08'14"	N-13-01-07-W
27	249.00	20.87	41.59	41.64	09°34'53"	N-25-52-56-W
28	25.00	23.48	34.23	37.71	86°25'07"	N-73-52-55-W
29	2050.00	75.15	150.20	150.23	04°11'56"	N-60-48-33-E
30	25.00	24.47	34.98	38.74	88°47'00"	S-14-19-05-W
31	351.00	106.04	203.02	205.96	33°37'14"	S-13-15-48-E
32	25.00	25.59	35.77	39.85	91°20'14"	S-42-07-18-E
33	516.00	24.14	48.23	48.25	05°21'28"	S-85-06-41-E
34	25.00	27.47	36.98	41.62	95°23'35"	N-49-52-15-E
35	1200.00	34.01	67.99	68.00	03°14'46"	N-03-47-52-E
36	50.00	*	96.66	183.01	209°42'47"	S-69-43-21-E
37	210.00	62.12	119.14	120.80	32°57'34"	S-18-39-15-W
38	100.00	26.73	51.64	52.23	29°55'37"	S-12-47-20-E
39	50.00	*	86.67	209.31	239°51'10"	N-87-49-34-W
40	100.00	14.60	28.90	29.00	16°37'06"	N-23-47-28-E
41	25.00	34.81	40.61	47.40	108°37'48"	N-38-49-59-W
42	516.00	21.27	42.51	42.52	04°43'17"	S-89-12-45-W
43	25.00	31.83	39.32	45.25	103°41'57"	S-39-43-25-W
44	484.00	55.01	109.32	109.55	12°58'08"	S-18-36-38-E
45	330.00	124.40	232.80	237.92	41°18'33"	S-04-27-33-E
46	270.00	67.26	130.53	131.83	27°58'34"	S-02-12-27-W
47	25.00	16.22	27.21	28.77	65°56'33"	S-44-45-07-E
48	75.00	67.14	100.05	109.53	83°40'23"	S-35-53-12-E
49	25.00	8.77	16.55	16.87	38°39'39"	S-13-22-50-E
50	484.00	61.55	122.11	122.44	14°29'38"	S-39-57-28-E
51	25.00	37.83	41.71	49.34	113°04'47"	N-76-15-19-E
52	25.00	24.10	34.70	38.36	87°54'26"	S-24-14-17-E
53	700.00	71.54	142.34	142.59	11°40'15"	S-62-21-22-E
54	500.00	131.41	254.18	257.00	29°27'01"	S-41-47-44-E
55	130.00	33.13	64.22	64.89	28°35'53"	S-12-46-17-E
56	25.00	25.00	35.36	39.27	90°00'00"	S-43-28-50-E
57	570.00	16.05	32.09	32.10	03°13'35"	N-89-54-52-E
58	25.00	25.00	35.36	39.27	90°00'00"	N-46-31-40-E
59	70.00	17.84	34.58	34.94	28°35'53"	N-12-46-17-W
60	440.00	115.64	223.68	226.16	29°27'01"	N-41-47-44-W
61	640.00	65.41	130.14	130.36	11°40'15"	N-62-21-22-W
62	25.00	36.64	41.30	48.60	111°23'39"	S-56-06-41-W
63	447.97	133.19	255.33	258.92	33°06'58"	S-16-08-37-E
64	140.00	74.08	130.96	136.27	55°46'14"	S-60-35-13-E
65	200.00	105.83	187.08	194.68	55°46'14"	N-60-35-13-W
66	507.97	151.03	289.53	293.60	33°06'58"	N-16-08-37-W
67	330.00	11.78	23.55	23.55	04°05'22"	N-02-27-32-E
68	25.00	16.98	28.10	29.84	68°22'44"	N-29-41-09-W
69	380.00	76.59	150.15	151.15	22°47'23"	N-52-28-50-W
70	25.00	12.28	22.05	22.83	52°19'49"	N-67-15-03-W
71	75.00	154.49	134.94	167.82	128°12'32"	N-29-18-42-W
72	25.00	11.55	20.97	21.64	49°35'28"	N-09-59-50-E
73	330.00	91.50	176.34	178.51	30°59'37"	N-00-41-55-E
74	25.00	33.97	40.27	46.82	107°18'06"	N-37-32-47-E
75	270.00	21.27	42.41	42.46	09°00'34"	N-20-36-33-W
76	25.00	10.49	19.35	19.87	45°32'37"	N-67-24-35-W
77	2050.00	28.98	57.96	57.96	01°37'12"	N-48-11-33-E
78	2050.00	210.17	418.15	418.88	11°42'26"	N-52-51-22-E
79	50.00	40.59	63.02	68.18	78°08'00"	S-44-29-11-W
80	15.00	9.24	15.74	16.57	63°17'35"	S-87-01-08-W
81	2080.00	51.34	102.65	102.66	02°49'41"	S-56-47-11-W
82	25.00	7.28	13.99	14.18	32°29'26"	S-41-57-18-W
83	40.00	31.98	49.96	53.95	77°17'02"	S-12-55-57-E
84	50.00	28.14	49.04	51.25	58°44'02"	S-22-12-27-E
85	40.00	19.30	34.77	35.97	51°31'09"	S-18-36-01-E
86	30.00	11.42	21.35	21.83	41°41'46"	S-23-30-42-E
87	25.00	24.59	35.06	38.86	89°03'24"	S-47-11-31-E
88	20.00	8.20	15.17	15.56	44°34'05"	N-65-59-44-E
89	25.00	25.49	35.69	39.75	91°06'19"	S-52-00-53-W
90	516.00	24.14	48.23	48.25	05°21'28"	N-85-06-41-W
91	25.00	25.59	35.77	39.85	91°20'14"	N-42-07-18-W
92	351.00	106.04	203.02	205.96	33°37'14"	N-13-15-48-W
93	25.00	24.47	34.98	38.74	88°47'00"	N-14-19-05-E
94	30.00	11.42	21.35	21.83	41°41'46"	N-23-30-42-W
95	40.00	19.30	34.77	35.97	51°31'09"	N-18-36-01-W
96	50.00	28.14	49.04	51.25	58°44'02"	N-22-12-27-W
97	40.00	31.98	49.96	53.95	77°17'02"	N-12-55-57-W
98	25.00	7.28	13.99	14.18	32°29'26"	N-41-57-18-E
99	2080.00	51.34	102.65	102.66	02°49'41"	N-56-47-11-E
100	15.00	29.96	26.82	33.20	126°48'08"	S-61-13-36-E
101	20.00	18.68	27.31	30.06	86°06'19"	S-45-13-37-W
102	25.00	24.59	35.06	38.86	89°03'24"	N-47-11-31-W
103	516.00	21.27	42.51	42.52	04°43'17"	N-89-12-45-E
104	25.00	22.00	33.03	36.08	82°41'29"	S-51-48-08-E
105	172.14	99.81	172.69	180.90	60°12'37"	S-29-46-04-E
106	20.00	49.22	37.06	47.39	135°46'10"	S-52-14-32-W
107	330.00	33.43	66.52	66.63	11°34'06"	N-19-19-47-W
108	484.00	55.01	109.32	109.55	12°58'08"	N-18-36-38-W
109	25.00	31.83	39.32	45.25	103°41'57"	N-38-43-25-E
110	25.00	37.83	41.71	49.34	113°04'47"	N-76-15-19-W
111	484.00	61.55	122.11	122.44	14°29'38"	N-39-57-28-W
112	25.00	8.77	16.55	16.87	38°39'39"	N-13-22-50-W
113	75.00	23.28	44.47	45.15	34°29'23"	N-11-17-42-W
114	200.00	12.52	25.00	25.02	07°10'00"	S-50-10-33-E
115	650.00	36.43	72.75	72.79	06°24'58"	N-09-53-09-E
116	275.00	45.37	89.52	89.92	18°44'07"	N-28-17-12-E
117	25.00	12.33	22.11	22.90	52°29'32"	N-11-24-30-E
118	75.00	61.36	94.98	102.86	78°34'41"	S-54-07-37-E
119	25.00	12.28	22.05	22.83	52°19'49"	S-67-15-03-E
120	380.00	76.59	150.15	151.15	22°47'23"	S-52-28-50-E
121	25.00	15.00	25.73	27.02	61°56'03"	S-32-54-29-E
122	640.00	30.52	60.97	60.99	05°27'36"	S-59-15-03-E
123	440.00	115.64	223.68	226.16	29°27'01"	S-41-47-44-E
124	70.00	17.84	34.58	34.94	28°35'53"	S-12-46-17-E
125	25.00	25.00	35.36	39.27	90°00'00"	S-46-31-40-W
126	25.00	24.10	34.70	38.36	87°54'26"	S-24-14-17-E
127	300.00	70.04	136.42	137.62	26°17'00"	S-16-05-36-E
128	300.00	27.49	54.74	54.82	10°28'10"	S-08-11-11-E
129	800.00	81.92	162.98	163.26	11°41'34"	S-19-16-03-E
130	300.00	113.09	211.64	216.29	41°18'33"	S-04-27-33-E
131	300.00	163.84	287.59	299.92	57°16'52"	S-12-26-43-E
132	350.00	84.37	164.04	165.58	27°06'21"	S-54-38-19-E
133	670.00	68.47	136.24	136.48	11°40'15"	S-62-21-22-E
134	470.00	123.52	238.93	241.58	29°27'01"	S-41-47-44-E
135	100.00	25.49	49.40	49.91	28°35'53"	S-12-46-17-E
136	400.00	67.02	132.20	132.81	19°01'24"	N-11-41-10-E
137	600.00	16.90	33.78	33.79	03°13'35"	S-89-54-52-W
138	170.00	89.95	159.02	165.47	55°46'14"	N-60-35-13-W
139	477.97	142.11	272.43	276.26	33°06'58"	N-16-08-37-W
140	300.00	41.84	82.87	83.14	15°52'40"	N-08-21-11-E
141	500.00	14.94	29.87	29.88	03°25'25"	N-18-00-13-E

LINE TABLE

LINE	BEARING	DISTANCE
1	N-45-07-02-E	77.05
2	S-45-23-00-W	80.79
3	S-14-02-33-W	22.88
4	S-01-38-39-E	56.00
5	S-76-27-16-W	26.07
6	S-16-11-43-W	50.28
7	N-61-27-37-E	20.98
8	S-04-57-44-E	67.48
9	S-43-49-24-E	25.18
10	S-70-11-42-E	107.46
11	N-19-42-56-E	69.17
12	S-70-52-10-E	97.37
13	S-42-05-29-E	108.31
14	S-48-53-32-E	113.85
15	S-01-41-56-E	60.00
16	N-88-28-20-W	72.66
17	N-53-42-07-W	20.02
18	N-40-10-59-W	75.69
19	N-16-11-43-E	38.31
20	N-01-02-09-E	97.84
21	N-25-06-50-W	65.49
22	S-87-47-25-E	7.32
23	S-82-25-57-E	104.15
24	S-86-51-07-W	102.21
25	S-25-06-50-E	65.74
26	S-16-11-43-W	50.28
27	N-19-42-56-E	102.75
28	S-70-17-04-E	60.00
29	S-19-42-56-W	113.78
30	S-68-11-30-E	81.25
31	S-01-31-40-W	45.00
32	S-88-28-20-E	72.92
33	N-01-31-40-E	60.00
34	N-01-31-40-E	45.00
35	N-68-11-30-W	56.93
36	S-00-24-51-W	14.79
37	S-01-31-40-W	60.00
38	N-00-24-51-E	33.45
39	N-41-05-09-W	20.88
40	N-16-11-43-E	38.31
41	N-25-06-50-W	65.49
42	N-02-10-28-E	16.54
43	N-46-19-04-W	23.79
44	S-28-39-55-W	18.05
45	S-33-03-44-E	24.39
46	S-14-02-33-W	22.88
47	S-02-10-28-W	6.60
48	S-02-10-28-W	10.67
49	S-01-38-39-E	9.06
50	N-44-28-03-E	21.53
51	S-68-11-30-E	6.19
52	S-70-52-10-E	24.68
53	S-48-53-32-E	17.28
54	S-48-53-32-E	22.08
55	N-53-42-07-W	16.19
56	N-00-24-51-E	1.39
57	S-00-24-51-W	14.79
58	N-45-07-02-E	40.00
59	N-33-03-44-W	87.17
60	N-44-38-17-W	73.37
61	N-44-12-44-E	30.86
62	N-44-36-58-W	50.81
63	N-45-07-02-E	37.05
64	S-44-36-58-E	50.81
65	S-44-12-44-W	30.86
66	S-47-12-53-W	64.18
67	N-44-36-58-W	50.04
68	S-44-36-58-E	50.04
69	S-47-12-53-W	81.13
70	S-67-03-59-W	106.86
71	S-54-11-40-W	32.25
72	S-28-39-55-W	18.05
73	S-07-09-34-W	25.69
74	S-02-39-49-E	17.44
75	N-88-16-47-E	17.32
76	S-46-19-04-E	23.79
77	S-87-49-32-E	107.14
78	N-82-25-57-W	104.15
79	N-87-47-25-W	7.32
80	N-02-39-49-W	17.44
81	N-07-09-34-E	25.69
82	S-88-16-47-W	17.32
83	N-86-51-07-E	102.21
84	S-44-28-03-W	21.53
85	S-00-20-15-W	44.75
86	S-76-27-16-W	26.07
87	N-25-06-50-W	65.74
88	S-19-42-56-W	33.58
89	S-88-28-20-E	25.00
90	N-88-28-20-W	25.00
91	N-53-42-07-W	3.84
92	N-40-10-59-W	21.50
93	S-41-05-09-E	20.88
94	S-01-31-40-W	45.00
95	N-88-28-20-W	12.36
96	N-32-43-24-W	35.04
97	N-88-28-20-W	78.50
98	N-75-36-29-W	37.69
99	N-24-42-20-W	52.73
100	N-14-33-08-W	52.73
101	N-05-37-57-W	39.94
102	S-68-11-30-E	15.06
103	N-70-17-04-W	44.23
104	S-29-14-06-E	29.17
105	S-02-57-07-E	100.00
106	S-25-06-50-E	65.49
107	S-16-11-43-W	50.28
108	S-41-05-09-E	39.79
109	S-01-31-40-W	100.00
110	S-88-48-09-E	65.95
111	N-00-24-51-E	33.45



INSET "A"
NOT TO SCALE
(STORM SEWER EASEMENT CROSS-HATCHED FOR CLARITY)

TYPICAL ZERO LOT LINE DETAIL

PLAT ATTACH 2004043247
31 PGS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dr. Dianne Wilson
2004 Apr 13 02:37 PM 20040069
AN $3,150.00
Dianne Wilson, Ph.D. COUNTY CLERK
FT BEND COUNTY TEXAS

AVALON
AT SEVEN MEADOWS
SEC. 3

BEING 19.906 ACRES OF LAND OUT OF THE S.M. WILLIAMS SURVEY, ABSTRACT 347 AND THE L.A. PATILLO SURVEY, ABSTRACT 307 FORT BEND COUNTY, TEXAS

48 LOTS II RESERVES 4 BLOCKS

MARCH 24, 2004 JOB NO. 0074-0332-006

OWNER / DEVELOPER:
TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, LTD.
JEFF SMITH, VICE PRESIDENT
4001 W SAM HOUSTON PARKWAY N, SUITE 150
HOUSTON, TEXAS 77043
PHONE: 713-830-6365 FAX: 713-830-6366
PLANNER / ENGINEER:
LJA Engineering & Surveying, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5026