

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 DAVID RUPP, AUTHORIZED AGENT, BEING AN OFFICER OF TWC/SEVEN MEADOWS, L.L.C. OWNER, HERINAFTER REFERRED TO AS OWNERS OF THE 9.149 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF AVALON AT SEVEN MEADOWS SEC. 4, DO HEREBY REAFFIRM AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAN AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS, ALLEYS, PARKS, 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 TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET (5' 0") SIX INCHES (6' 0") 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") 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 THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS IN THIS PLAN 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 PLAN SHALL BE RESTRICTED TO PREVENT THE DRAINING 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, DRAVENS, BRANS, SLoughS, OR OTHER NATURAL DRAINAGE LOCATED IN SAID PLAN AS EASEMENTS FOR DRAINAGE PURPOSES GIVING THE CITY OF HOUSTON, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY THE RIGHT TO ENTER 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 PLAN 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 OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY, AND THAT SUCH ADJUTING 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 PRESENTLY 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 PLAN AND SHALL BE 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 ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

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, DESIGNERS AND SUCCESSORS-IN-TITLE TO EACH LOT SHOWN HEREON, AND IN FAVOR OF THE INVITEES AND DESIGNERS 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 OR TO ANY OTHER PARTY AT ANY TIME AND IN ANY MANNER WITHOUT THE JOINER OF ANY LOT OWNER OR OTHER PARTIES, NOTWITHSTANDING THE FACT THAT THE ROADS AND STREETS ARE SHOWN ON THIS PLAN AS DEDICATED TO THE PUBLIC BY 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 RESTRICTED TO ENTER SAID STREETS AND ALLEYS AND COURSEWAYS 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 DESIGNERS, 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 (OR THE JOINER OF ANY OTHER PARTY) IN ANY STANDARDS AND COUNTY MAINTENANCE HAS BEEN REQUESTED BY THE CURRENT OWNER OF SAID STREETS.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE ORDERS FOR 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.

IN TESTIMONY WHEREOF, TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID RUPP, AUTHORIZED AGENT OF TWC/SEVEN MEADOWS, L.L.C., THIS 25 DAY OF August 2005.

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

By: *David Rupp*  
DAVID RUPP, AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID RUPP, AUTHORIZED AGENT 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 25 DAY OF August 2005.



By: *Patricia E. Hanson*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 4-11-09

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 BOUNDARY CORNERS, 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-EIGHTH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'). (SEE NOTE 2.) AND THAT THE PLAN BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.



By: *Keith W. Monroe*  
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 PLAN MEETS ALL REQUIREMENTS OF FORT BEND COUNTY, TO THE BEST OF MY KNOWLEDGE.



By: *Pareena Termrunguanlert*  
PAREENA TERMRUNGRUANGLERT, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 90316

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAN AND SUBDIVISION OF AVALON AT SEVEN MEADOWS SEC. 4, 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 PLAN ON THIS DAY OF Sept 2005.

By: *Carol A. Lewis*  
CAROL A. LEWIS, PH.D., CHAIR, OR  
MARK A. KILKENNY, VICE CHAIRMAN

By: *Marlene L. Gaffrick*  
MARLENE L. GAFFRICK, SECRETARY



APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS, THIS 13th DAY OF September 2005.

By: *Tom D. Stavinocha*  
TOM D. STAVINOKHA, COMMISSIONER, PRECINCT 1  
By: *Grady Prestage*  
GRADY PRESTAGE, COMMISSIONER, PRECINCT 2  
By: *Robert E. Hebert*  
ROBERT E. HERBERT, COUNTY JUDGE  
By: *W.A. (Andy) Meyers*  
W.A. (ANDY) MEYERS, COMMISSIONER, PRECINCT 3  
By: *James Patterson*  
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 15th DAY OF September 2005 A.D., AT 8:10 O'CLOCK, A.M., IN PLAT NO. 20050927 OF THE PLAT RECORDS OF SAID COUNTY.

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



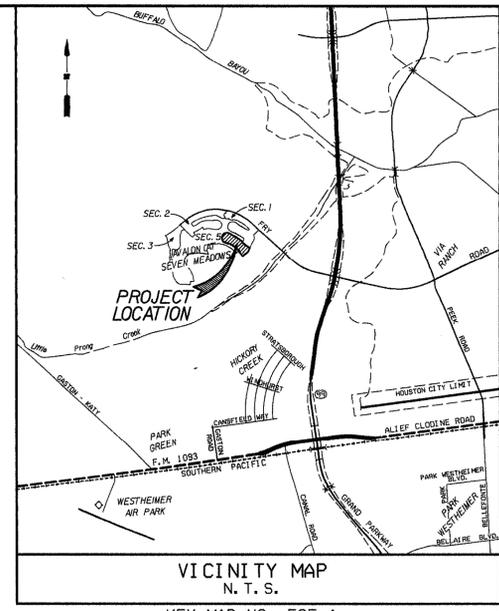
By: *Dianne Wilson*  
DIANNE WILSON, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

PUBLIC FACILITIES	DISTRICT NAMES
M.U.D.	F.B.C. M.U.D. NO. 35
W.C.I.D.	GRAND LAKES
SCHOOL	KATY I.S.D.
FIRE	FORT BEND ESD NO. 2 & 100
CITY OR CITY E.T.J.	HOUSTON E.T.J.
UTILITIES CO.	CENTERPOINT ENERGY
	CONSOLIDATED COMMUNICATION

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
By: *Dr. Anne Wilson*  
2005 Sep 15 08:16 AM 20050197  
JLS \$1,300.00  
Dianne Wilson, Ph.D. COUNTY CLERK  
FT BEND COUNTY TEXAS

CURVE TABLE				LINE TABLE			
CURVE	RADIUS	TANGENT	CHORD	LINE	BEARINGS	DISTANCE	
1	25.00	33.58	40.11	1	N-60-56-37-W	40.11	
2	1300.00	67.02	173.65	2	N-24-51-37-W	28.95	
3	150.00	36.00	68.58	3	S-02-11-04-W	46.46	
4	150.00	29.22	57.37	4	S-53-29-06-W	67.97	
5	100.00	36.00	69.07	5	N-36-30-54-W	60.00	
6	150.00	87.02	376.28	6	N-57-00-50-W	62.97	
7	500.00	26.30	52.93	7	N-60-07-50-W	110.17	
8	1370.53	106.38	212.12	8	N-65-07-50-W	26.00	
9	28.00	7.46	14.30	9	S-40-53-29-W	25.00	
10	670.00	9.36	18.72	10	S-27-29-50-W	110.17	
11	28.00	115.99	305.91	11	N-51-42-09-W	60.00	
12	670.00	98.24	110.11	12	N-54-34-17-W	3.49	
13	28.00	28.38	37.82	13	N-57-26-33-W	24.53	
14	1170.00	122.42	249.51	14	S-59-09-27-W	25.00	
15	25.00	9.81	19.26	15	S-68-07-80-E	26.00	
16	50.00	19.61	36.91	16	S-24-51-37-E	28.95	
17	50.00	105.00	107.08	17	S-60-50-37-E	7.41	
18	50.00	19.61	36.91	18	S-53-29-06-W	37.97	
19	25.00	9.81	19.26	19	N-36-30-54-W	26.00	
20	1300.00	128.03	269.99	20	S-49-09-54-E	50.39	
21	25.00	28.14	36.13	21	N-44-44-26-E	112.44	
22	670.00	34.93	69.77	22	N-31-18-58-E	37.97	
23	25.00	115.99	305.91	23	S-53-29-06-W	25.00	
24	670.00	98.24	110.11	24	N-53-29-06-E	30.00	
25	25.00	13.86	24.55	25	S-59-09-27-W	25.00	
26	700.00	158.39	305.25	26	S-53-30-00-W	30.00	
27	1200.00	128.06	249.75	27	N-59-09-27-W	30.00	

ACREAGE  
CALLED  
146.1304 ACRES  
TAYLOR WOODROW  
COMMUNITIES AT  
SEVEN MEADOWS, LTD.  
FILE NO. 2002140862,  
F.B.C.O.P.R.



MEADOWBROOK FARMS OF FORT BEND COUNTY  
SECTION ONE SLIDE NO. S.2040A, 2040B,  
2041A, 2041B, AND 2042A F.B.C.P.R.

- LEGEND
- B.L. INDICATES BUILDING LINE
  - 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
  - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
  - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS