

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, L.L.C., A TEXAS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER TWC/SEVEN MEADOWS, L.L.C., ACTING BY AND THROUGH DAVE RUPP, AUTHORIZED AGENT, BEING AN OFFICER OF TWC/SEVEN MEADOWS, L.L.C. OWNER, HEREBY REFERRED TO AS THE "OWNER", OF THE LAND OF THE STATE OF TEXAS DESCRIBED ABOVE AND FOREGOING MAP OF AVALON AT SEVEN MEADOWS SEC. 5, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS AND NOTATIONS ON SAID MAPS OF PLAT AND HEREIN 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 TO SURETY 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") 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 (L.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 (L.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON 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 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 CREEKS, CREEKS, RAVINES, DRAINS, BLOODS, 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 GOVERNMENT AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME AND TO CONSTRUCT, MAINTAIN, OPERATE 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 COURSE SHALL 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 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 THIS PLAN 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 ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID PROPERTY AND 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 AND EGRESS TO EACH LOT SHOWN HEREON, AND IN FAVOR OF THE INVIETES, DESIGNEES AND SUCCESSORS OF THE PUBLIC, AND IN FAVOR OF THE INVIETES AND DESIGNEES AND SUCCESSORS OF EACH SUCCESSOR-IN-TITLE TO EACH LOT SHOWN HEREON, BUT NOT IN FAVOR OF THE PUBLIC, HOWEVER, TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, L.L.C., 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 TO ANY LOT WITHIN THE BOUNDARIES OF THIS PLAN AND/OR GRANT ADDITIONAL INGRESS AND EGRESS EASEMENTS TO THE PUBLIC AND/OR GRANT ADDITIONAL INGRESS AND EGRESS EASEMENTS TO ANY LOT WITHIN THE BOUNDARIES OF THIS PLAN. 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 BODY, 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, L.L.C., 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 ARE 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.

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, L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY TWC/SEVEN MEADOWS, L.L.C., ITS GENERAL PARTNER BY DAVE RUPP, AUTHORIZED AGENT OF TWC/SEVEN MEADOWS, L.L.C. THIS 3rd DAY OF MAY 2005.

TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, L.L.C., ITS GENERAL PARTNER
BY: *Dave Rupp*
DAVE RUPP, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF FORT BEND
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVE 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 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 3rd DAY OF May 2005.

PATRICIA E. HANSON
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 4-11-09

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 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.

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

Keith Monroe
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

I, PAREENA TERMMUNDRUNGLERT, 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.

PAREENA TERMMUNDRUNGLERT, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 90388

Pareena Termmundruglert
PAREENA TERMMUNDRUNGLERT, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 90388

THIS IS TO CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAN AND SUBDIVISION OF AVALON AT SEVEN MEADOWS SEC. 5 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAN THIS 6TH DAY OF MAY 2005.

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



I, D. JESSE HEGEMER, THE FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAN 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 AREAS OR SUBDIVISION WITHIN THE WATERSHED.

D. JESSE HEGEMER, R.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS, THIS 24th DAY OF May 2005.

TOM D. STAVINHA, COMMISSIONER, PRECINCT 1
GRAY PRESTAGE, COMMISSIONER, PRECINCT 2

Tom Stavinha
Gray Prestage
ROBERT E. HEBERT, COUNTY JUDGE
Robert E. Hebert
W.A. (ANDY) MEYERS, COMMISSIONER, PRECINCT 3
JAMES PATTERSON, COMMISSIONER, PRECINCT 4
James Patterson

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 24th DAY OF May 2005, A.D., AT 2:18 O'CLOCK, P.M., IN PLAT NO. 20050097 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
Terry Drake
TERRY DRAKE

- 1. ALL BEARINGS REFERENCED TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRY ROAD (S-43-39-11-E).
- 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE SUBJECT TO SURVEY BY APPLYING THE FOLLOWING COMBINED SCALE 0.99987973
- 3. ALL LOTS SHALL HAVE A MINIMUM 5-FOOT SIDE BUILDING LINE.
- 4. ALL PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS PLAN ARE AS SHOWN.
- 5. THE MINIMUM SLAB ELEVATION SHALL BE 114.50 FT. M.S.L. IN NO CASE SHALL THE SLAB ELEVATION BE LESS THAN 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 400370003 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 E.T.J.
- 9. FIVE EIGHTS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "LJA END 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 TILE COMPANY, FILE NO. PLO4009 DATED APRIL 21, 2005. 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 PLAN 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 PLAN 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 BATHING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE OR MORE THAN TWO SEPARATE UNITS AND 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. P.A.E. & U.E. INDICATES PERMANENT ACCESS EASEMENT AND UTILITY EASEMENT.
- 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 5' X 10' SANITARY SEWER EASEMENTS ARE 5' IN LENGTH BEGINNING AT THE RIGHT-OF-WAY AND ARE 10' WIDE.
- 24. ALL 10' X 10' SANITARY SEWER EASEMENTS ARE 10' IN LENGTH BEGINNING AT THE RIGHT-OF-WAY.
- 25. 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.
- 26. THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE NO. 3
- 27. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITH ALL ROAD RIGHTS-OF-WAY.

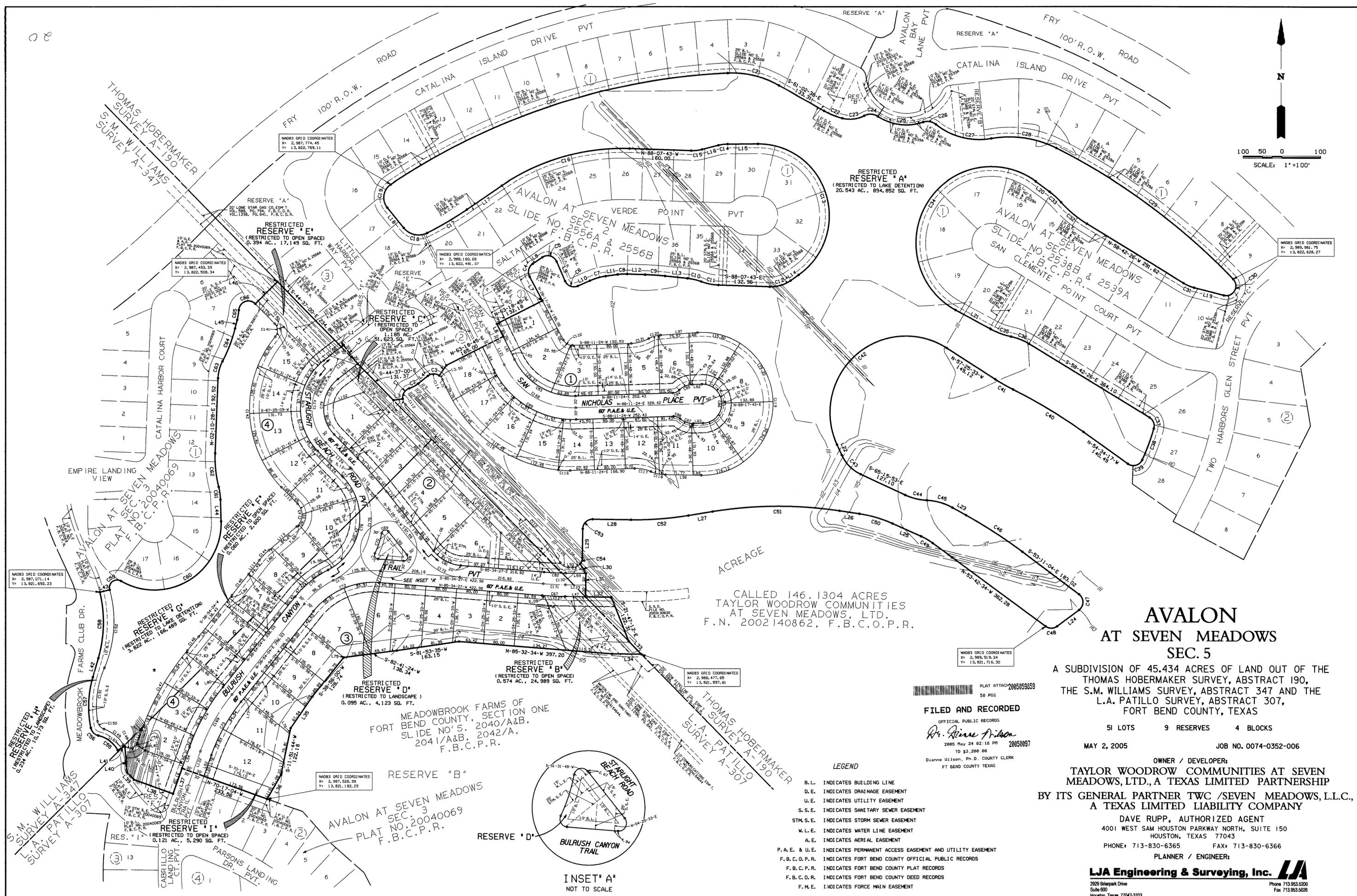
CURVE TABLE

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	25.00	20.93	32.10	34.85	79°52'17"	N-32°16'08"E
2	25.00	45.84	61.53	76.20	131°23'59"	N-60°23'49"E
3	25.00	18.56	26.80	31.93	73°10'17"	N-80°20'41"E
4	25.00	22.67	33.59	36.63	84°23'53"	N-13°44'29"E
5	25.00	124.28	144.48	144.64	134°11'22"	N-73°23'52"E
6	25.00	24.93	35.31	39.20	89°50'43"	S-68°47'28"E
7	150.00	21.38	42.23	42.47	18°13'26"	N-74°23'53"E
8	150.00	124.28	144.48	144.64	134°11'22"	N-73°23'52"E
9	800.00	25.83	51.64	51.65	03°41'56"	S-86°16'45"E
10	140.00	15.41	30.50	30.60	18°40'44"	S-76°56'23"E
11	140.00	23.03	45.44	45.64	18°40'44"	S-76°56'23"E
12	90.00	29.56	56.17	57.12	36°21'56"	N-73°41'19"E
13	150.00	124.28	144.48	144.64	134°11'22"	N-73°23'52"E
14	100.00	12.15	24.12	24.18	13°51'50"	S-82°39'24"E
15	100.00	14.18	28.08	28.17	16°08'33"	S-83°48'00"E
16	55.00	39.30	62.38	67.35	77°10'56"	N-77°06'22"E
17	40.00	44.33	65.40	66.94	90°59'49"	N-08°33'31"E
20	1724.60	476.39	918.38	925.60	30°53'01"	N-71°56'26"E
21	250.00	70.88	136.03	137.77	31°34'26"	S-76°49'51"E
22	200.00	78.93	151.81	151.32	14°42'11"	S-68°23'43"E
23	80.00	30.47	56.34	56.22	41°41'43"	N-83°24'19"E
24	25.00	20.48	28.38	28.46	60°39'38"	S-67°06'43"E
25	134.50	65.94	117.83	121.97	51°57'23"	S-82°45'35"E
26	35.00	19.11	33.54	34.98	67°16'01"	S-80°06'16"E
27	180.00	81.04	147.79	152.29	48°28'36"	S-75°42'34"E
28	270.00	85.48	165.88	172.82	36°40'22"	S-81'36'41"E
29	171.45	286.46	566.09	567.68	18°58'18"	S-53°47'21"E
30	25.00	20.93	32.10	34.85	79°52'17"	N-32°16'08"E
31	100.00	14.97	29.60	29.71	17°01'27"	N-47°13'09"E
32	300.00	43.58	86.26	86.96	16°31'56"	N-50°26'28"E
33	200.00	20.17	40.14	40.20	17°47'56"	N-47°56'28"E
34	134.50	65.94	117.83	121.97	51°57'23"	S-82°45'35"E
35	200.00	28.26	56.18	56.25	16°08'33"	S-83°48'00"E
36	150.00	45.71	90.46	90.47	18°13'26"	N-74°23'53"E
37	25.00	18.95	30.26	32.49	74°27'18"	S-21°28'47"E
38	25.00	45.84	61.53	76.20	131°23'59"	N-60°23'49"E
39	25.00	25.98	38.40	43.78	100°20'44"	S-75°15'21"E
40	1370.83	106.38	212.12	212.33	08°52'36"	N-59°00'35"E
41	80.00	30.47	56.34	56.22	41°41'43"	N-83°24'19"E
42	198.00	67.02	376.28	374.06	147°26'05"	S-48°51'26"E
43	100.00	36.80	63.07	70.62	40°24'12"	S-49°03'45"E
44	150.00	45.71	90.46	90.47	18°13'26"	N-74°23'53"E
45	150.00	35.28	68.58	69.30	28°20'10"	S-74°04'42"E
46	1300.00	87.02	173.65	173.78	07°39'53"	S-67°00'50"E
47	25.00	23.58	40.11	46.54	100°40'10"	N-09°01'01"E
48	25.00	18.43	25.67	31.77	72°48'20"	S-89°53'16"E
49	25.00	45.84	61.53	76.20	131°23'59"	N-60°23'49"E
50	325.00	44.36	89.07	89.38	15°49'07"	N-73°39'59"E
51	1075.67	166.37	326.80	330.11	17°39'59"	S-89°39'30"E
52	80.00	30.47	56.34	56.22	41°41'43"	N-83°24'19"E
53	25.00	25.00	35.36	39.27	90°00'00"	S-45°46'05"E
54	25.00	6.71	13.45	15.76	38°24'50"	S-19°58'30"E
55	25.00	34.32	42.42	44.32	49°11'22"	N-53°38'31"E
56	25.00	16.22	27.21	28.77	65°58'33"	N-44°45'07"E
57	270.00	67.26	130.53	131.83	27°58'34"	N-02°12'27"E
58	330.00	87.62	163.38	163.90	24°20'44"	N-01°20'24"E
59	20.00	49.22	37.06	47.39	138°46'10"	N-52°14'32"E
60	221.14	308.09	308.09	305.00	12°36'12"	N-07°56'48"E
61	150.00	31.97	32.58	33.00	12°36'12"	N-07°56'48"E
62	300.00	43.29	86.70	85.99	16°25'25"	N-06°02'14"E
63	130.00	42.73	85.47	87.72	17°15'06"	N-07°12'41"E
64	375.00	45.44	90.20	90.42	14°00'07"	N-01°02'37"E
65	150.00	12.81	25.53	25.56	09°45'45"	N-09°09'40"E
66	150.00	14.06	28.16	28.17	16°08'33"	N-83°48'00"E
67	930.00	23.70	47.40	47.40	03°39'28"	N-76°03'31"E
68	10.00	22.94	18.33	23.19	132°53'49"	N-27°08'41"E
69	15.00	21.91	18.19	22.86	130°09'09"	N-26°03'31"E
70	210.00	27.97	55.45	55.61	18°10'23"	S-18°11'04"E
71	150.00	45.71	90.46	90.47	18°13'26"	N-74°23'53"E
72	200.00	106.28	186.32	193.82	58°39'29"	S-66°35'49"E
73	470.00	79.43	156.65	157.38	19°11'09"	S-23°18'30"E
74	25.00	45.84	61.53	76.20	131°23'59"	N-60°23'49"E
75	265.00	55.64	108.91	108.62	24°09'29"	

08



100 50 0 100
SCALE: 1"=100'



CALLLED 146.1304 ACRES
TAYLOR WOODROW COMMUNITIES
AT SEVEN MEADOWS, LTD.
F.N. 2002140862, F.B.C.O.P.R.

AVALON AT SEVEN MEADOWS SEC. 5

A SUBDIVISION OF 45.434 ACRES OF LAND OUT OF THE
THOMAS HOBERMAKER SURVEY, ABSTRACT 190,
THE S.M. WILLIAMS SURVEY, ABSTRACT 347 AND THE
L.A. PATILLO SURVEY, ABSTRACT 307,
FORT BEND COUNTY, TEXAS

51 LOTS 9 RESERVES 4 BLOCKS
MAY 2, 2005 JOB NO. 0074-0352-006

OWNER / DEVELOPER:
**TAYLOR WOODROW COMMUNITIES AT SEVEN
MEADOWS, LTD., A TEXAS LIMITED PARTNERSHIP**
BY ITS GENERAL PARTNER TWC /SEVEN MEADOWS, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY

DAVE RUPP, AUTHORIZED AGENT
4001 WEST SAM HOUSTON PARKWAY NORTH, SUITE 150
HOUSTON, TEXAS 77043
PHONE: 713-830-6365 FAX: 713-830-6366

PLANNER / ENGINEER:

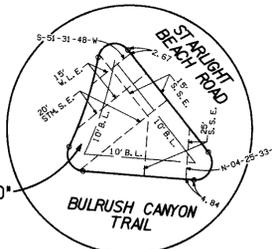
LJA Engineering & Surveying, Inc.

2829 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.6200
Fax 713.953.6026

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dr. Diane Wilson
2005 May 24 02:18 PM 20050097
TD \$3,200.00
Dianne Wilson, Ph.D. COUNTY CLERK
FT BEND COUNTY TEXAS

- 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
 - F.M.E. INDICATES FORCE MAIN EASEMENT



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

RESERVE "B"
RESERVE "D"
RESERVE "I"
RESERVE "H"
RESERVE "G"
RESERVE "F"
RESERVE "E"
RESERVE "C"
RESERVE "A"

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, L.L.C., A TEXAS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER TWC/SEVEN MEADOWS, L.L.C., ACTING BY AND THROUGH DAVE RUPP, AUTHORIZED AGENT, BEING AN OFFICER OF TWC/SEVEN MEADOWS, L.L.C. OWNER, HEREBY CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF AVALON AT SEVEN MEADOWS, L.L.C. 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 6TH DAY OF MAY, 2005.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES, FOREVER UNDESTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FROM TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PER METER GROUND EASEMENTS ON FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PER METER 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 (A.E.) & E.I. 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 UNDESTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FROM TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS ON 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 AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (A.E.) & E.I. 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, DRAINS, BLOODS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT AS EASEMENTS FOR DRAINAGE PURPOSES TO THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT 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 FACILITIES, GULLIES, 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 OBSTRUCTING 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 THIS PLAT AND ADJACENT TO ANY 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 PROPERTY AND TO THE PUBLIC FIRE-FIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS 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 SAID STREETS, WHICH EASEMENTS INCLUDE RIGHTS OF IMPROVEMENT, EGRESS AND PASSAGE OVER AND ALONG SUCH STREETS IN FAVOR OF TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, L.L.C. ITS SUCCESSORS AND ASSIGNS, ITS HEIRS, SUCCESSORS AND ASSIGNS-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, L.L.C. DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO DEDICATE THE ROADS AND STREETS IN THIS SUBDIVISION TO THE PUBLIC OR TO ANY OTHER PARTY, AND THAT SUCH DEDICATION SHALL BE 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 AGENCIES 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 PERMITTED 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, L.L.C. ITS DESIGNEES, SUCCESSORS AND ASSIGNS, SHALL ALSO HAVE THE RIGHT TO USE SAID STREETS FOR THE INSTALLATION, MAINTENANCE AND IMPROVEMENT OF WATER, SEWAGE 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 IN WRITING TO THE ORDER OF ANY OTHER PARTY AND MEET COUNTY 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, L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY TWC/SEVEN MEADOWS, L.L.C., ITS GENERAL PARTNER BY DAVE RUPP, AUTHORIZED AGENT OF TWC/SEVEN MEADOWS, L.L.C. THIS 6TH DAY OF MAY, 2005.

TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, L.L.C. BY TWC/SEVEN MEADOWS, L.L.C.'S GENERAL PARTNER

DAVE RUPP, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED INSTRUMENT, ON THIS DAY PERSONALLY APPEARED DAVE RUPP, AUTHORIZED AGENT OF TWC/SEVEN MEADOWS, L.L.C., AND KEITH W. MONROE, LAND SURVEYOR, WHO IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS AN ACT AND DEED OF SAID COUNTY AND CITY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF May, 2005.

KEITH W. MONROE, AN 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 (5/8") AND A LENGTH OF NOT LESS THAN FIVE (5') FEET, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

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.

I, PAREMIA TERREUNORIANI, 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.

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, L.L.C. 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 6TH DAY OF MAY, 2005.

BY: CAROL A. KLEWIS, PH.D., CHAIR OR MARK A. LITKE, VICE CHAIRMAN

BY: ROBERT M. LITKE, SECRETARY

I, D. JESSE HEDEMEIER, 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 WATERWAY OR PARENT STREAM, OR ON ANY OTHER ADJACENT SUBDIVISION WITHIN THE WATERSHED.

D. JESSE HEDEMEIER, FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS, THIS 24th DAY OF May, 2005.

TOM D. STAVINOKA, COMMISSIONER, PRECINCT 1
GRADY PRESTAGE, COMMISSIONER, PRECINCT 2

ROBERT E. HERBERT, COUNTY JUDGE

M. W. ANDY KEYSER, 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 24th DAY OF May, 2005 A.D., AT 2:18 O'CLOCK, P.M., IN PLAT NO. 0505007 OF THE PLAT RECORDS OF SAID COUNTY.

DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

TERRY DRAKE

DEPUTY

NOTES:

- 1. ALL BEARINGS REFERENCED TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRY ROAD (S-43-29-11-D).
- 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NAD 83 STATE PLANE GRID COORDINATES (METERS) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 9,999,975/3
- 3. ALL LOTS SHALL HAVE A MINIMUM 5-FOOT SIDE BUILDING LINE.
- 4. ALL PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS PLAT ARE AS SHOWN.
- 5. THE MINIMUM SLAB ELEVATION SHALL BE 114.50 FT. M.S.L. IN NO CASE SHALL THE SLAB ELEVATION BE LESS THAN 18 INCHES ABOVE NATURAL GROUND.
- 6. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 83, 1981 ADJUSTMENT.
- 7. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0002C, J, MAP REVISED JANUARY 3, 1997 AND FURTHER REVISED ON MARCH 31, 2000 TO REFLECT AN APPROVED LETTER OF MAP REVISION (LOW), THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADED).
- 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 SUBDIVISION DISTRICT AND THE CITY OF HOUSTON ETJ.
- 9. FIVE EIGHTHS (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "LJA END" SET ON ALL PERMETER 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. PLO4008 DATED APRIL 21, 2005. 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 500 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. P.A.E. & U.E. INDICATES PERMANENT ACCESS EASEMENT AND UTILITY EASEMENT.
- 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 REQUIRE APPROVAL FROM THE CITY OF HOUSTON PRIOR TO INSTALLATION.
- 23. ALL 5' X 10' SANITARY SEWER EASEMENTS ARE 5' IN LENGTH BEGINNING AT THE RIGHT-OF-WAY AND ARE 10' WIDE.
- 24. ALL 10' X 10' SANITARY SEWER EASEMENTS ARE 10' IN LENGTH BEGINNING AT THE RIGHT-OF-WAY.
- 25. THIS SUBDIVISION IS ADJACENT TO BARKER RESERVOIR AND IS SUBJECT TO EXTENDED CONTROLLED FLOODING UNDER THE MANAGEMENT OF THE U.S. ARMY CORPS OF ENGINEERS.
- 26. THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE NO. 3
- 27. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY.



CURVE TABLE

CURVE	ANGLE	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	25.00	20.93	32.10	34.95	79.52 17'	N-32-16-06"E
2	13.13	13.13	18.18	18.18	134.44 44'	S-44-44-44"E
3	25.00	18.96	28.80	31.93	73.01 17'	N-85-20-41"E
4	25.00	22.67	33.93	37.96	82.22 17'	N-13-54-29"E
5	25.00	25.81	38.39	43.64	100.01 20"	S-73-52-50"E
6	25.00	24.93	35.31	38.20	89.50 17'	S-68-47-29"E
7	25.00	21.38	29.07	31.93	77.10 17'	N-87-17-27"E
8	150.00	12.28	24.48	24.51	09.21 40"	N-87-11-27"E
9	80.00	25.83	51.64	51.65	09.41 59"	S-86-16-45"E
10	140.00	18.41	36.60	36.60	14.98 30"	N-76-38-23"E
11	140.00	23.03	48.44	48.44	18.40 44"	S-78-47-21"E
12	80.00	25.96	58.17	57.12	38.91 59"	N-73-41-19"E
13	120.00	29.77	39.07	46.61	10.91 27"	N-27-01-50"E
14	100.00	12.15	24.12	24.18	13.51 20"	S-82-39-24"E
15	100.00	14.16	29.08	29.08	15.91 20"	S-82-39-24"E
16	80.00	18.68	34.98	34.95	38.45 51"	S-73-59-21"E
17	80.00	18.68	34.98	34.95	38.45 51"	S-73-59-21"E
18	90.00	15.96	116.88	116.86	07.19 44"	S-59-46-18"E
19	80.00	25.90	62.39	62.39	17.10 17'	N-77-58-23"E
20	40.00	44.33	59.40	66.94	58.52 49"	N-08-33-31"E
21	1724.00	476.39	918.38	925.60	30.93 01"	N-1-56-26"E
22	280.00	70.68	136.03	137.77	31.34 26"	S-68-49-01"E
23	200.00	26.80	51.18	51.32	14.42 11"	S-68-23-43"E
24	80.00	30.47	58.94	58.22	41.41 43"	N-83-24-19"E
25	25.00	29.48	38.30	37.06	60.39 39"	S-87-06-43"E
26	134.50	65.94	117.83	121.97	51.57 23"	S-82-45-35"E
27	25.00	15.11	33.94	34.96	19.16 01"	S-87-06-43"E
28	180.00	61.04	147.78	152.28	48.78 38"	S-75-42-34"E
29	270.00	85.48	185.88	172.82	38.40 22"	S-81-35-41"E
30	1714.45	286.45	562.90	567.68	18.98 18"	S-53-47-21"E
31	25.00	88.86	48.13	64.83	148.34 19"	S-29-58-58"E
32	100.00	14.97	28.60	28.71	17.01 27"	N-67-13-09"E
33	80.00	13.48	26.92	26.96	18.31 36"	N-67-13-09"E
34	200.00	20.17	40.14	40.20	11.31 03"	N-47-56-02"E
35	194.00	28.36	56.06	63.02	18.78 56"	S-32-19-59"E
36	200.00	28.36	56.16	56.26	18.08 56"	S-49-42-02"E
37	150.00	25.20	49.71	49.94	19.04 24"	S-68-14-43"E
38	25.00	18.59	27.07	27.07	17.10 17'	S-78-28-19"E
39	50.00	43.11	65.53	66.03	09.50 07"	S-20-24-56"E
40	25.00	25.98	38.40	43.78	100.20 44"	S-75-15-21"E
41	50.00	43.11	65.53	66.03	09.50 07"	S-20-24-56"E
42	196.00	67.02	376.28	304.36	147.28 09"	S-48-81-25"E
43	180.00	29.48	58.30	57.78	07.39 33"	N-76-10-09"E
44	180.00	29.48	58.30	57.78	07.39 33"	N-76-10-09"E
45	150.00	25.20	49.71	49.94	19.04 24"	S-68-14-43"E
46	180.00	87.02	173.60	173.78	10.79 33"	N-76-10-09"E
47	25.00	33.98	40.11	46.94	108.40 10"	S-00-09-01"E
48	150.00	25.20	49.71	49.94	19.04 24"	S-68-14-43"E
49	180.00	17.44	34.88	34.74	12.03 51"	N-93-23-30"E
50	325.00	44.96	89.07	89.38	18.48 07"	N-73-38-59"E
51	80.00	18.66	37.32	37.32	18.66 18"	S-87-24-11"E
52	860.00	74.93	149.29	149.48	09.57 32"	S-85-47-19"E
53	25.00	26.00	35.36	38.27	90.00 00"	S-45-46-05"E
54	74.00	16.41	32.82	32.82	15.76 24"	N-61-53-30"E
55	78.00	34.32	62.42	64.38	49.11 00"	N-53-07-53"E
56	25.00	16.22	27.21	28.77	89.98 38"	N-44-49-07"E
57	270.00	87.26	130.93	131.83	27.98 24"	N-1-03-12-27"E
58	380.00	86.62	169.38	171.30	28.44 27"	N-01-19-30"E
59	25.00	43.22	50.08	57.39	138.67 09"	N-87-24-11"E
60	480.00	309.05	300.78	365.95	21.46 18"	N-95-14-29"E
61	190.00	16.57	32.93	33.00	12.38 18"	N-07-56-48"E
62	200.00	18.13	36.28	36.28	13.13 28"	N-07-56-48"E
63	100.00	22.97	44.77	45.15	28.52 12"	N-15-06-34"E
64	370.00	45.44	90.20	90.42	14.00 07"	N-21-02-37"E
65	150.00	12.61	25.21	25.26	12.61 07"	N-76-10-09"E
66	28.00	54.96	48.51	87.20	131.04 58"	N-63-49-15"E
67	90.00	25.20	49.71	49.94	19.04 24"	N-87-24-11"E
68	80.00	22.94	18.33	23.19	132.43 49"	N-27-58-41"E
69	10.00	21.91	18.19	22.85	130.98 59"	S-76-03-51"E
70	210.00	67.02	376.28	304.36	147.28 09"	S-48-81-25"E
71	10.00	14.64	18.52	19.43	11.01 24"	S-29-64-06"E
72	200.00	105.28	186.32	193.82	99.31 29"	S-68-39-49"E
73	74.00	16.41	32.82	32.82	15.76 24"	N-61-53-30"E
74	530.00	85.97	176.64	177.47	19.11 09"	N-29-18-30"E
75	260.00	35.64	108.81	108.62	24.99 59"	N-50-58-47"E
76	180.00	274.12	247.72	246.86	97.50 54"	N-03-14-52"E
77	940.00	2.48	4.98	4.96	00.18 09"	N-44-29-12"E