

I, KEITH W. MONROE, HEREBY CERTIFY THAT THE FOLLOWING CHANGES WERE NECESSARY TO ELIMINATE ERRORS WHICH APPEAR ON THE PLAT OF AVALON AT SEVEN MEADOWS SEC. 3 RECORDED ON APRIL 13, 2004 IN PLAT NUMBER 20040069 OF THE FORT BEND COUNTY PLAT RECORDS.

(THE REASON FOR THIS AMENDING PLAT IS TO REVERSE THE ZERO LOT LINE SIDE ON LOTS 7 THROUGH 13, OF BLOCK 3 AND TO REVISE THE 25' STM.S.E. & D.E. IN RESERVE "H")



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

CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	25.00	1.41	2.81	2.81	00°00'41"	S-01-16-53-W
2	330.00	11.78	23.55	23.55	04°05'22"	S-02-27-32-W
3	507.97	191.03	289.53	289.50	33°06'58"	S-16-08-37-E
4	255.00	32.17	72.00	72.00	21°09'27"	S-43-13-50-E
5	650.00	284.43	473.85	485.03	42°45'14"	N-14-41-56-W
6	200.00	12.92	25.00	25.02	07°10'00"	S-50-10-33-E

LINE TABLE		
LINE	BEARING	DISTANCE
1	S-00°24'-01"-W	33.43
2	N-53°42'-07"-W	3.84
3	N-40°10'-09"-W	75.89
4	N-02°34'-01"-E	1.30
5	N-53°42'-07"-W	3.84
6	N-40°10'-09"-W	21.90

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., BEING THE SOLE OWNERS AND PROPRIETOR OF THE FOLLOWING DESCRIBED PROPERTY IN FORT BEND COUNTY, TEXAS:

AVALON AT SEVEN MEADOWS SEC. 3 AMENDING PLAT NO. 1, CONTAINS 1.619 ACRES WHICH IS LOCATED IN THE L.A. PATILLO SURVEY, ABSTRACT 307 IN FORT BEND COUNTY, TEXAS AND BEING ALL OF LOTS 7-13 AND RESERVE "H" OF BLOCK 3, AVALON AT SEVEN MEADOWS SEC. 3 RECORDED IN PLAT NO. 20040069 OF THE FORT BEND COUNTY PLAT RECORDS, FORT BEND COUNTY, TEXAS.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS AMENDING PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS AND FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

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 DAVID RUPP, AUTHORIZED AGENT OF TWC/SEVEN MEADOWS, L.L.C.
 THIS 26th DAY OF October, 2005.

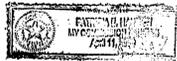
TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, LTD.
 BY: TWC/SEVEN MEADOWS, L.L.C., ITS GENERAL PARTNER

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 26th DAY OF October, 2005.



Patricia F. Hanson
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES

I, PAREENA TERUNJUNGLERT, 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.



Pareena Terunjunglert
 PAREENA TERUNJUNGLERT, 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 AMENDING PLAT NO. 1 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 DAY OF October, 2005.

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

BY: MARLENE L. GAFFICK, SECRETARY

I, D. JESSE HEGERER, 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 HEGERER, P.E.
 FORT BEND COUNTY ENGINEER

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

TOM D. STAVINOGA, 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

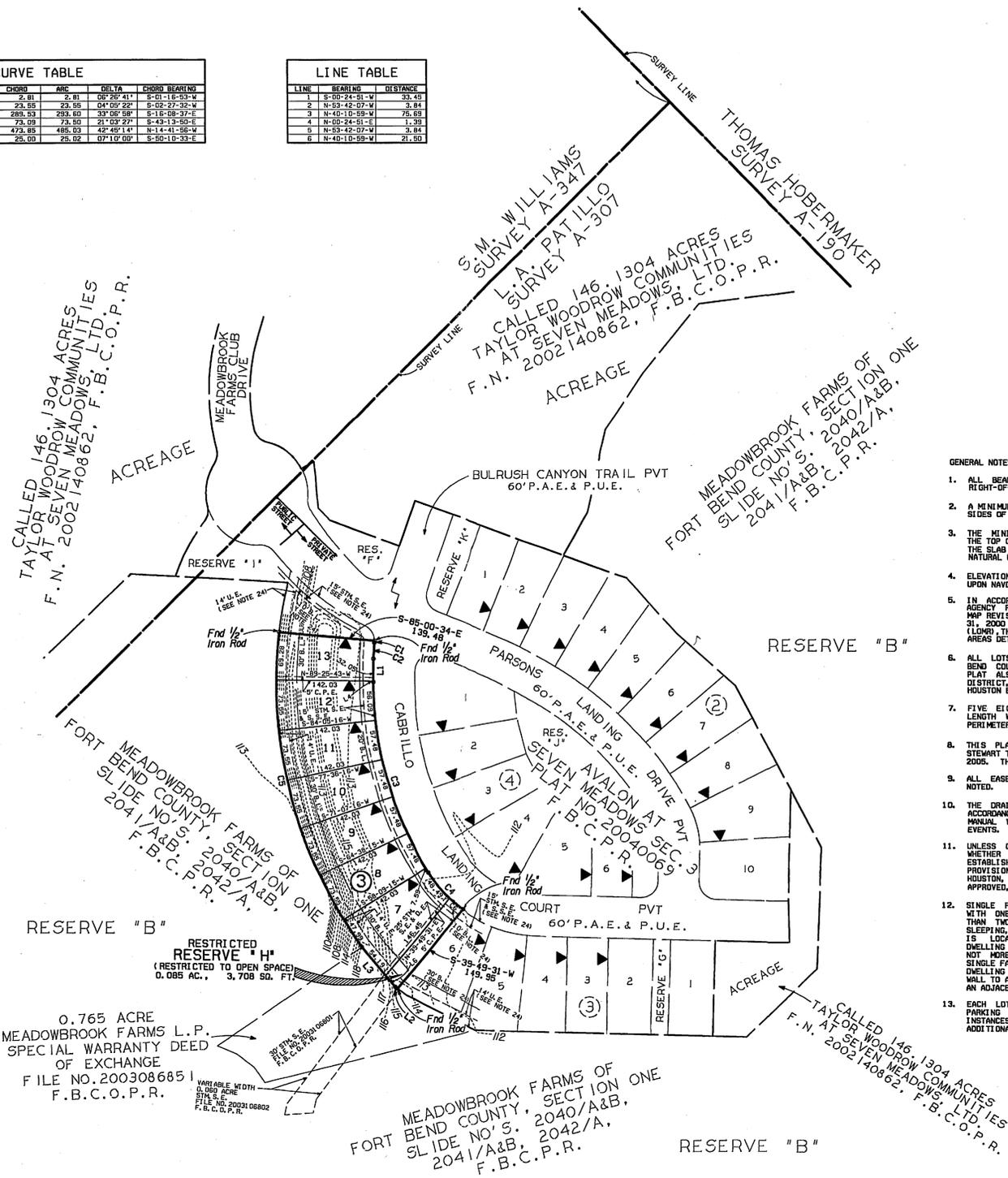
STATE OF TEXAS
 COUNTY OF FORT BEND

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 26th DAY OF October, 2005 A.D., AT O'CLOCK, P.M., IN PLAT NO. OF THE PLAT RECORDS OF SAID COUNTY.

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

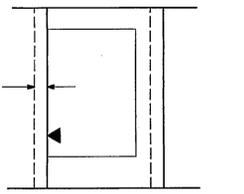
Dianne Wilson
 DIANNE WILSON, COUNTY CLERK
 FORT BEND COUNTY, TEXAS

DEPUTY



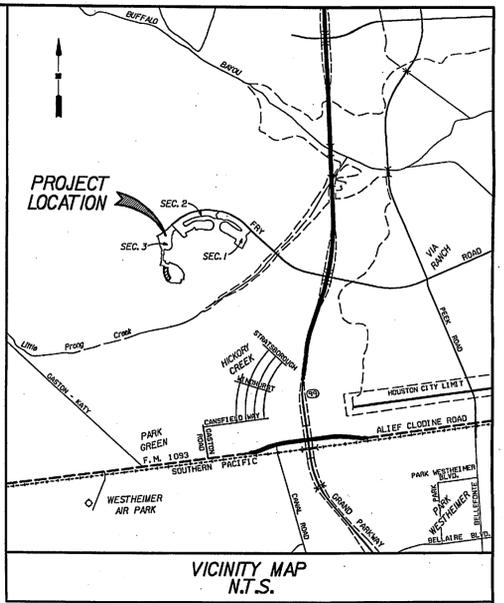
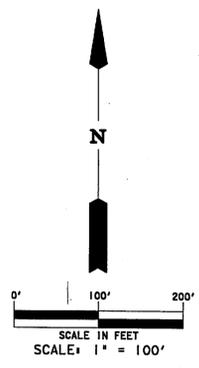
0.765 ACRE
 MEADOWBROOK FARMS L.P.
 SPECIAL WARRANTY DEED
 OF EXCHANGE
 FILE NO. 200308685
 F.B.C.O.P.R.

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



PUBLIC FACILITIES	DISTRICT NAMES
M.U.D.	F.B.C. M.U.D. NO. 23
SCHOOL	KATY I.S.D.
FIRE	FORT BEND ESD NO. 2
CITY OR CITY E.T.J.	HOUSTON E.T.J.
UTILITIES CO.	CENTERPOINT ENERGY SOUTHWESTERN BELL

- 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. & P.U.E. INDICATES PERMANENT ACCESS EASEMENT AND PUBLIC 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
 - C.P.E. INDICATES CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC & CENTERPOINT ENERGY HOUSTON (SEE NOTE 25)



GENERAL NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRY ROAD (S-43-39-11-E).
2. A MINIMUM DISTANCE OF 10 FEET SHALL BE PROVIDED BETWEEN SIDES OF RESIDENTIAL STRUCTURES.
3. THE MINIMUM SLAB ELEVATION SHALL BE 114.90 FT. M.S.L. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
4. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88 (1991 ADJUSTMENT).
5. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 481570008B, MAP REVISED JANUARY 3, 1997 AND FURTHER REVISED ON MARCH 31, 2000 TO REFLECT AN APPROVED LETTER OF MAP REVISION (LDMR), THE SUBJECT PROPERTY LIES WITHIN ZONE X (UNSHADDED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
6. ALL LOTS WITHIN THIS PLAT LIE WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 35. THIS PLAT ALSO LIES WITHIN FORT BEND COUNTY DRAINAGE DISTRICT FORT BEND SUBSIDENCE DISTRICT AND THE CITY OF HOUSTON E.T.J.
7. FIVE EIGHTHS (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "LJA" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
8. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 05301113 DATED OCTOBER 14, 2005. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
9. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE NOTED.
10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. ALL BUILDING LINES ARE MEASURED FROM THE PERMANENT ACCESS EASEMENT BOUNDARY OR PUBLIC STREET RIGHT-OF-WAY.
17. PROPERTY OWNERS MAY CONSTRUCT A DRIVEWAY AND SIDEWALKS OVER THE PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.
18. WATER LINE SYSTEM WILL BE BUILT ACCORDING TO CITY OF HOUSTON DESIGN CRITERIA.
19. ALL PRIVATE UTILITIES PROPOSED WITHIN THE PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT SHALL OBTAIN APPROVAL FROM THE CITY OF HOUSTON PRIOR TO INSTALLATION.
20. 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.
21. THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE NO. 3.
22. THIS PLAT IS SUBJECT TO BLANKET EASEMENTS RESERVED UNDER FILE NO. 2000088014, F.B.C.O.P.R.
23. THIS PLAT IS SUBJECT TO AGREEMENT WITH HOUSTON LIGHTING & POWER COMPANY FOR ELECTRICAL SERVICES, FILE NO. 2004088017, F.B.C.O.P.R. EASEMENTS GRANTED TO CENTERPOINT ENERGY HOUSTON FILE NO. 2004114500, F.B.C.O.P.R.
24. RECORDED WITH THE AVALON AT SEVEN MEADOWS SEC. 3 PLAT IN PLAT NUMBER 20040069 OF THE FORT BEND COUNTY PLAT RECORDS, FORT BEND COUNTY, TEXAS.
25. RECORDED IN FILE NO. 2004114500 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

**AVALON
 AT SEVEN MEADOWS
 SEC. 3 AMENDING PLAT NO. 1**

BEING LOTS 7 THROUGH 13 OF BLOCK 3,
 AND RESTRICTED RESERVE "H"
 AVALON AT SEVEN MEADOWS SEC. 3,
 A SUBDIVISION OF RECORD IN PLAT NO. 20040069
 FORT BEND COUNTY PLAT RECORDS
 AND ALSO BEING 1.619 ACRES OF LAND LOCATED IN
 THE L.A. PATILLO SURVEY, ABSTRACT 307
 FORT BEND COUNTY, TEXAS

(PURPOSE OF AMENDING PLAT IS TO REVERSE THE
 ZERO LOT LINE SIDE ON LOTS 7 THROUGH 13, OF BLOCK 3 AND
 REVISE THE 25' STM.S.E. & D.E. IN RESERVE "H")
 7 LOTS 1 RESERVE 1 BLOCK
 OCTOBER 24, 2005 JOB NO. 0074-Q342-M05

OWNER / DEVELOPER:
**TAYLOR WOODROW COMMUNITIES AT
 SEVEN MEADOWS, LTD.**
 DAVID RUPP, AUTHORIZED AGENT
 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