

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 TWO/SEVEN MEADOWS, L.L.C., ACTING BY AND THROUGH TIMOTHY TOWELL, AUTHORIZED AGENT, BEING AN OFFICER OF TWO/SEVEN MEADOWS, L.L.C., OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 20.284 ACRES DESCRIBED IN THE ABOVE AND FOREGOING MAP OF AVALON AT SEVEN MEADOWS SEC. 6 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, SHOW HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 14TH DAY OF APRIL, 2005.

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 (5' 0") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO 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, 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, DRAINS, DROUGHTS, 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 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 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 SOME 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, L.L.C., 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, 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 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, POLICE 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 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.

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 TWO/SEVEN MEADOWS, L.L.C., ITS GENERAL PARTNER BY TIMOTHY TOWELL, AUTHORIZED AGENT OF TWO/SEVEN MEADOWS, L.L.C. THIS 14TH DAY OF NOVEMBER 2004.

TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, L.L.C., ITS GENERAL PARTNER

*Timothy Towell*  
TIMOTHY TOWELL, AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY TOWELL, AUTHORIZED AGENT OF TWO/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 15 DAY OF November, 2004.

PATRICIA E. HANSON  
Notary Public, State of Texas  
My Commission Expires  
April 11, 2008

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

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

I, PAREENA TERHUNGRUNGLERT, 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 Terhungerglert*  
PAREENA TERHUNGRUNGLERT  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 90318

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. 6 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, SHOW HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 14TH DAY OF APRIL, 2005.

By: *Carol A. Lewis*  
CAROL A. LEWIS, CHAIRMAN

By: *Robert M. Litke*  
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 COMMISSIONERS' COURT, HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREAS OR SUBDIVISION WITHIN THE WATERSHED.

*D. Jesse Hedemeier*  
D. JESSE HEDEMEIER, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS 30th DAY OF May, 2005.

*Tom D. Stavina*  
TOM D. STAVINA, COMMISSIONER, PRECINCT 1

*Greg Prestage*  
GREG PRESTAGE, COMMISSIONER, PRECINCT 2

*Robert E. Hebert*  
ROBERT E. HERBERT, COUNTY JUDGE

*W.A. (Andy) Meyers*  
W.A. (ANDY) MEYERS, COMMISSIONER, PRECINCT 3

*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 1:57 P.M. DAY OF May, 2005 A.D., AT 1:57 O'CLOCK, P.M., IN PLAT NO. 20050830 OF THE PLAT RECORDS OF SAID COUNTY.

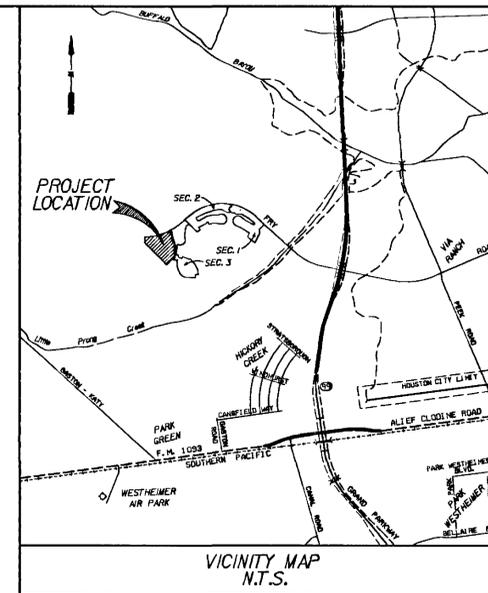
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.



*Dianne Wilson*  
DIANNE WILSON, COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
*Jim Twardowski*  
DEPUTY  
JIM TWARDOWSKI

GENERAL NOTES:

- ALL BEARINGS ARE REFERENCED TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRY ROAD (342.35' 11.2').
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99987973
- ALL LOTS SHALL HAVE A MINIMUM 5-FOOT SIDE BUILDING LINE.
- THE PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS PLAT ARE AS SHOWN.
- THE MINIMUM SLAB ELEVATION SHALL BE 115.00 FT. M.S.L. IN NO CASE SHALL THE SLAB ELEVATION BE LESS THAN 18 INCHES ABOVE NATURAL GROUND.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. 1929 M.S.L. DATUM, 1978 ADJUSTMENT.
- IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48127C0083, MAP REVISED JANUARY 3, 1997 AND FURTHER REVISED IN MARCH 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.
- 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, TEXAS.
- FIVE EIGHTS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "L1A END" SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED, BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE, FILE NO. PL03019 DATED APRIL 12, 2005. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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 800 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.
- 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.
- THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE NO. 3
- THIS PLAT SUBJECT TO EASEMENT AS RECORDED UNDER CLERK'S FILE NOS. 2000-086104, F.B.C.O.R.



VICINITY MAP  
N.T.S.  
KEY MAP NO. 525 A

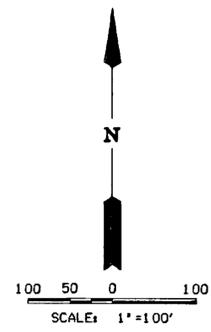
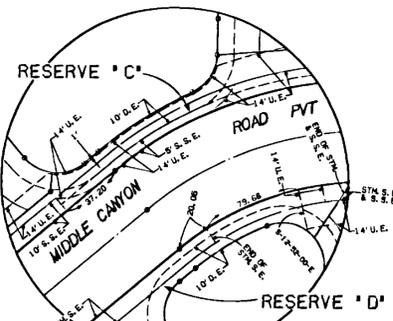
# AVALON AT SEVEN MEADOWS SEC. 6

BEING 20.284 ACRES OF LAND OUT OF THE  
S.M. WILLIAMS SURVEY, ABSTRACT 347  
FORT BEND COUNTY, TEXAS

49 LOTS 6 RESERVES 1 BLOCK  
NOVEMBER 4, 2004 JOB NO. 0074-0362-006

OWNER / DEVELOPER:  
**TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, LTD.**  
TIMOTHY TOWELL, AUTHORIZED AGENT  
4001 WEST SAM HOUSTON PARKWAY NORTH SUITE 150  
HOUSTON, TEXAS 77043  
PHONE: 713-830-6365 FAX: 713-830-6366  
ENGINEER:  
**LJA Engineering & Surveying, Inc.**  
2928 Briarpark Drive Suite 600 Houston, Texas 77042-3703  
Phone 713.953.5200 Fax 713.953.5026

PLAT ATTAC#2005050318  
27 PGS  
**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS  
*Dr. Diane Wilson*  
2005 May 03 01:57 PM 20050802  
CT \$2,958.00  
Dianne Wilson, Ph.D. COUNTY CLERK  
FT BEND COUNTY TEXAS



**CURVE TABLE**

CURVE	POINT	MANAGER	CHORD	CHORD BEARING
1	2050.00	502.50	502.50	90°00'00"
2	2050.00	23.48	23.48	90°00'00"
3	249.00	20.87	20.87	90°00'00"
4	684.00	98.37	192.00	16°08'14"
5	330.00	24.43	46.72	08°28'01"
6	830.00	64.39	163.09	16°08'14"
7	270.00	21.27	42.41	09°00'34"
8	25.00	33.74	35.38	09°00'34"
9	25.00	31.74	35.38	09°00'34"
10	330.00	31.50	178.34	30°59'37"
11	25.00	111.59	111.59	90°00'00"
12	75.00	24.68	62.38	04°57'51"
13	25.00	123.33	123.33	90°00'00"
14	275.00	43.37	85.32	09°00'34"
15	318.00	28.24	52.42	08°48'24"
16	170.00	78.02	138.79	142.97
17	25.00	25.00	25.00	90°00'00"
18	177.50	58.11	105.26	04°29'42"
19	50.00	25.00	25.00	90°00'00"
20	1870.00	122.79	244.54	245.59
21	290.25	74.80	144.87	148.42
22	50.00	25.00	25.00	90°00'00"
23	48.00	48.00	86.38	08.22
24	1630.00	127.49	254.20	254.48
25	25.00	25.00	25.00	90°00'00"
26	230.00	68.30	136.49	170.38
27	25.00	25.00	25.00	90°00'00"
28	170.00	143.40	239.72	239.72
29	100.00	24.38	47.32	47.77
30	50.00	4324.88	39.39	156.33
31	2020.00	148.24	296.24	296.24
32	50.00	102.24	85.88	111.63
33	50.00	53.38	61.12	67.17
34	230.00	57.58	110.12	118.08
35	25.00	28.11	38.11	46.38
36	111.20	22.38	44.76	57.14
37	2050.00	502.50	502.50	90°00'00"
38	25.00	23.48	23.48	90°00'00"
39	249.00	20.87	20.87	90°00'00"
40	684.00	98.37	192.00	16°08'14"
41	330.00	24.43	46.72	08°28'01"
42	830.00	64.39	163.09	16°08'14"
43	270.00	21.27	42.41	09°00'34"
44	25.00	33.74	35.38	09°00'34"
45	25.00	31.74	35.38	09°00'34"
46	330.00	31.50	178.34	30°59'37"
47	25.00	111.59	111.59	90°00'00"
48	75.00	24.68	62.38	04°57'51"
49	25.00	123.33	123.33	90°00'00"
50	275.00	43.37	85.32	09°00'34"
51	318.00	28.24	52.42	08°48'24"
52	170.00	78.02	138.79	142.97
53	25.00	25.00	25.00	90°00'00"
54	177.50	58.11	105.26	04°29'42"
55	50.00	25.00	25.00	90°00'00"
56	1870.00	122.79	244.54	245.59
57	290.25	74.80	144.87	148.42
58	50.00	25.00	25.00	90°00'00"
59	48.00	48.00	86.38	08.22
60	1630.00	127.49	254.20	254.48
61	25.00	25.00	25.00	90°00'00"
62	230.00	68.30	136.49	170.38
63	25.00	25.00	25.00	90°00'00"
64	170.00	143.40	239.72	239.72
65	100.00	24.38	47.32	47.77
66	50.00	4324.88	39.39	156.33
67	2020.00	148.24	296.24	296.24
68	50.00	102.24	85.88	111.63
69	50.00	53.38	61.12	67.17
70	230.00	57.58	110.12	118.08
71	25.00	28.11	38.11	46.38
72	111.20	22.38	44.76	57.14
73	2050.00	502.50	502.50	90°00'00"
74	25.00	23.48	23.48	90°00'00"
75	249.00	20.87	20.87	90°00'00"
76	684.00	98.37	192.00	16°08'14"
77	330.00	24.43	46.72	08°28'01"
78	830.00	64.39	163.09	16°08'14"
79	270.00	21.27	42.41	09°00'34"
80	25.00	33.74	35.38	09°00'34"
81	25.00	31.74	35.38	09°00'34"
82	330.00	31.50	178.34	30°59'37"
83	25.00	111.59	111.59	90°00'00"
84	75.00	24.68	62.38	04°57'51"
85	25.00	123.33	123.33	90°00'00"
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94	50.00	25.00	25.00	90°00'00"
95	48.00	48.00	86.38	08.22
96	1630.00	127.49	254.20	254.48
97	25.00	25.00	25.00	90°00'00"
98	230.00	68.30	136.49	170.38
99	25.00	25.00	25.00	90°00'00"
100	170.00	143.40	239.72	239.72
101	100.00	24.38	47.32	47.77
102	50.00	4324.88	39.39	156.33
103	2020.00	148.24	296.24	296.24
104	50.00	102.24	85.88	111.63
105	50.00	53.38	61.12	67.17
106	230.00	57.58	110.12	118.08
107	25.00	28.11	38.11	46.38
108	111.20	22.38	44.76	57.14
109	2050.00	502.50	502.50	90°00'00"
110	25.00	23.48	23.48	90°00'00"
111	249.00	20.87	20.87	90°00'00"
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122	275.00	43.37	85.32	09°00'34"
123	318.00	28.24	52.42	08°48'24"
124	170.00	78.02	138.79	142.97
125	25.00	25.00	25.00	90°00'00"
126	177.50	58.11	105.26	04°29'42"
127	50.00	25.00	25.00	90°00'00"
128	1870.00	122.79	244.54	245.59
129	290.25	74.80	144.87	148.42
130	50.00	25.00	25.00	90°00'00"
131	48.00	48.00	86.38	08.22
132	1630.00	127.49	254.20	254.48
133	25.00	25.00	25.00	90°00'00"
134	230.00	68.30	136.49	170.38
135	25.00	25.00	25.00	90°00'00"
136	170.00	143.40	239.72	239.72
137	100.00	24.38	47.32	47.77
138	50.00	4324.88	39.39	156.33
139	2020.00	148.24	296.24	296.24
140	50.00	102.24	85.88	111.63
141	50.00	53.38	61.12	67.17
142	230.00	57.58	110.12	118.08
143	25.00	28.11	38.11	46.38
144	111.20	22.38	44.76	57.14
145	2050.00	502.50	502.50	90°00'00"
146	25.00	23.48	23.48	90°00'00"
147	249.00	20.87	20.87	90°00'00"
148	684.00	98.37	192.00	16°08'14"
149	330.00	24.43	46.72	08°28'01"
150	830.00	64.39	163.09	16°08'14"
151	270.00	21.27	42.41	09°00'34"
152	25.00	33.74	35.38	09°00'34"
153	25.00	31.74	35.38	09°00'34"
154	330.00	31.50	178.34	30°59'37"
155	25.00	111.59	111.59	90°00'00"
156	75.00	24.68	62.38	04°57'51"
157	25.00	123.33	123.33	90°00'00"
158	275.00	43.37	85.32	09°00'34"
159	318.00	28.24	52.42	08°48'24"
160	170.00	78.02	138.79	142.97
161	25.00	25.00	25.00	90°00'00"
162	177.50	58.11	105.26	04°29'42"
163	50.00	25.00	25.00	90°00'00"
164	1870.00	122.79	244.54	245.59
165	290.25	74.80	144.87	148.42
166	50.00	25.00	25.00	90°00'00"
167	48.00	48.00	86.38	08.22
168	1630.00	127.49	254.20	254.48
169	25.00	25.00	25.00	90°00'00"
170	230.00	68.30	136.49	170.38
171	25.00	25.00	25.00	90°00'00"
172	170.00	143.40	239.72	239.72
173	100.00	24.38	47.32	47.77
174	50.00	4324.88	39.39	156.33
175	2020.00	148.24	296.24	296.24
176	50.00	102.24	85.88	111.63
177	50.00	53.38	61.12	67.17
178	230.00	57.58	110.12	118.08
179	25.00	28.11	38.11	46.38
180	111.20	22.38	44.76	57.14
181	2050.00	502.50	502.50	90°00'00"
182	25.00	23.48	23.48	90°00'00"
183	249.00	20.87	20.87	90°00'00"
184	684.00	98.37	192.00	16°08'14"
185	330.00	24.43	46.72	08°28'01"
186	830.00	64.39	163.09	16°08'14"
187	270.00	21.27	42.41	09°00'34"
188	25.00	33.74	35.38	09°00'34"
189	25.00	31.74	35.38	09°00'34"
190	330.00	31.50	178.34	30°59'37"
191	25.00	111.59	111.59	90°00'00"
192	75.00	24.68	62.38	04°57'51"
193	25.00	123.33	123.33	90°00'00"
194	275.00	43.37	85.32	09°00'34"
195	318.00	28.24	52.42	08°48'24"
196	170.00	78.02	138.79	142.97
197	25.00	25.00	25.00	90°00'00"
198	177.50	58.11	105.26	04°29'42"
199	50.00	25.00	25.00	90°00'00"
200	1870.00	122.79	244.54	245.59
201	290.25	74.80	144.87	148.42
202	50.00	25.00	25.00	90°00'00"
203	48.00	48.00	86.38	08.22
204	1630.00	127.49	254.20	254.48
205	25.00	25.00	25.00	90°00'00"
206	230.00	68.30	136.49	170.38
207	25.00	25.00	25.00	90°00'00"
208	170.00	143.40	239.72	239.72
209	100.00	24.38	47.32	47.77
210	50.00	4324.88	39.39	156.33
211	2020.00	148.24	296.24	296.24
212	50.00	102.24	85.88	111.63
213	50.00	53.38	61.12	67.17
214	230.00	57.58	110.12	118.08
215	25.00	28.11	38.11	46.38
216	111.20	22.38	44.76	57.14
217	2050.00	502.50	502.50	

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, LTD., A TEXAS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER TIMOTHY TOWELL, AUTHORIZED AGENT, BEING AN OFFICER OF TWO SEVEN MEADOWS, L.L.C. OWNER, HEREBY REFERRED TO AS OWNERS OF THE 20.284 ACRES OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF AVALON AT SEVEN MEADOWS SEC. 6, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DECLARATIONS, 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 HEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSLY AND OTHERWISE, 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, UNOBTSTRUCTED 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 (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, UNOBTSTRUCTED 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 (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 CENTRAL LINE OF ANY AND ALL DRAINS, CREEKS, GULLIES, RAVINES, DRAINS, 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 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 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 PUBLIC FIREMEN, FIRE FIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND 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 WITHIN THE JOINDER OF ANY OTHER PARTY, NOT WITHSTANDING 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 TIS 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.

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 TWO SEVEN MEADOWS, L.L.C., ITS GENERAL PARTNER BY TIMOTHY TOWELL, AUTHORIZED AGENT OF TWO SEVEN MEADOWS, L.L.C. THIS 15th DAY OF November 2004.

TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, LTD.  
BY: *Timothy Towell*  
TIMOTHY TOWELL, AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY TOWELL, AUTHORIZED AGENT OF TWO 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 15 DAY OF November 2004.

*Patricia E. Hanson*  
PATRICIA E. HANSON  
Notary Public, State of Texas  
My Commission Expires  
April 11, 2008  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES

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 CORRECTLY 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 ONE EIGHTH (1/8") 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*  
KEITH W. MONROE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4797

I, PARENA TERHRUNGRUNGLERT, 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.

*Parena Terhrungrunglert*  
PARENA TERHRUNGRUNGLERT, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 90318

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. 6 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 14th DAY OF April 2005.

BY: *Carol A. Lewis*  
CAROL A. LEWIS, CHAIRMAN  
BY: *Robert M. Litke*  
ROBERT M. LITKE, SECRETARY



I, D. JESSE HEGERBER, 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 COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

*D. Jesse Hegerber*  
D. JESSE HEGERBER, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS 3rd DAY OF May 2005.

*Tom Stavinoha*  
TOM S. STAVINOKA, COMMISSIONER, PRECINCT 1  
*Grady Prestage*  
GRADY PRESTAGE, COMMISSIONER, PRECINCT 2  
*Robert E. Hebert*  
ROBERT E. HEBERT, COUNTY JUDGE  
*W.A. (Andy) Meyers*  
W.A. (ANDY) MEYERS, COMMISSIONER, PRECINCT 3  
*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 THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON THE 3rd DAY OF May 2005 A.D. AT 1:57 O'CLOCK, P.M. IN PLAT NO. 20050082 OF THE PLAT RECORDS OF SAID COUNTY.

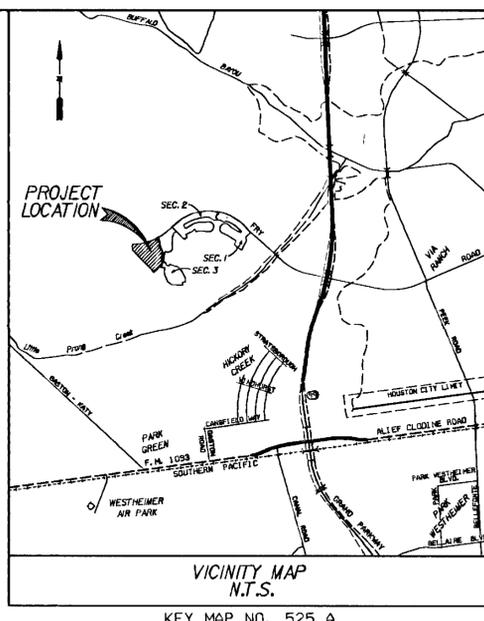
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.



*Dianne Wilson*  
DIANNE WILSON, COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
*Gindy Twardowski*  
GINDY TWARDOWSKI  
DEPUTY

GENERAL NOTES:

- 1. ALL BEARINGS ARE REFERENCED TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRY ROAD (S43°39'11"E).
- 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99907973.
- 3. ALL LOTS SHALL HAVE A MINIMUM 5-FOOT SIDE BUILDING LINE.
- 4. THE PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS PLAT ARE AS SHOWN.
- 5. THE MINIMUM SLAB ELEVATION SHALL BE 118.00 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 U.S.C. & G.S. 1929 M.S.L. DATUM, 1978 ADJUSTMENT.
- 7. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48370008 J, 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.
- 8. 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.
- 9. FIVE EIGHTHS (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 TITLE, FILE NO. PLO3019 DATED APRIL 12, 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 300 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. THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE NO. 3.
- 17. THIS PLAT SUBJECT TO EASEMENT AS RECORDED UNDER CLERK'S FILE NOS. 2000-086104, F.B.C.O.R.

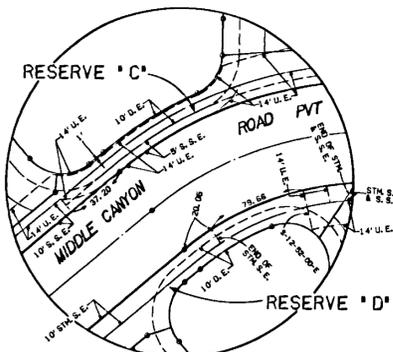


**AVALON**  
AT SEVEN MEADOWS  
SEC. 6  
BEING 20.284 ACRES OF LAND OUT OF THE  
S.M. WILLIAMS SURVEY, ABSTRACT 347  
FORT BEND COUNTY, TEXAS  
49 LOTS 6 RESERVES 1 BLOCK  
NOVEMBER 4, 2004 JOB NO. 0074-0362-006

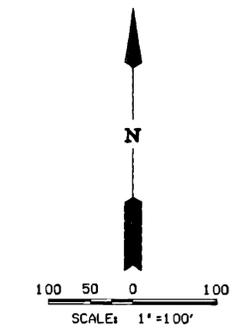
OWNER / DEVELOPER:  
**TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, LTD.**  
TIMOTHY TOWELL, AUTHORIZED AGENT  
4001 WEST SAM HOUSTON PARKWAY NORTH SUITE 150  
HOUSTON, TEXAS 77043  
PHONE: 713-830-6365 FAX: 713-830-6366  
ENGINEER:

PLAT ATRCO 2005050318  
27 PGS  
FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
*Dr. Anne Arison*  
2005 May 03 01:57 PM 20050082  
CT \$2,950.00  
Dianne Wilson, Ph.D. COUNTY CLERK  
FT BEND COUNTY TEXAS

**LJA Engineering & Surveying, Inc.**  
2926 Briarpark Drive  
Suite 600  
Houston, Texas 77042-3103  
Phone / 713 953-5200  
Fax / 713 953-5028



INSET 'A'  
NOT TO SCALE



CURVE	STATION	CHORD	ARC	DELTA	CHORD BEARING
1	2050.00	502.80	978.68	988.14	27°33'43"
2	25.00	24.48	34.23	37.71	88°28'07"
3	245.00	41.58	192.65	18°08'14"	5°13'01"22"E
4	664.00	98.97	192.65	18°08'14"	5°13'01"22"E
5	330.00	24.43	48.78	48.77	08°28'31"
6	830.00	64.38	165.08	111°41'23"	5°09'11"16"E
7	270.00	21.27	42.41	42.48	08°28'31"
8	25.00	33.97	40.27	48.52	107°10'00"
9	25.00	31.74	39.28	45.18	103°31'37"
10	330.00	98.50	178.34	178.31	30°58'37"
11	25.00	11.58	22.11	22.00	52°29'30"
12	75.00	24.58	62.96	64.57	43°37'51"
13	25.00	12.33	22.11	22.00	52°29'30"
14	275.00	45.37	85.58	85.32	18°40'09"
15	516.00	88.24	168.48	168.44	08°28'31"
16	170.00	78.02	136.79	142.37	48°11'07"
17	25.00	28.00	35.38	35.27	90°00'00"
18	177.50	58.11	105.28	106.96	34°28'42"
19	65.00	22.79	45.58	45.18	21°42'42"
20	1570.00	122.79	244.64	245.09	08°28'31"
21	230.28	74.00	144.67	146.42	28°54'11"
22	50.00	25.00	50.00	50.00	90°00'00"
23	81.38	48.00	95.98	98.02	62°06'42"
24	1630.00	127.49	254.20	254.48	08°28'31"
25	25.00	25.00	35.38	35.27	90°00'00"
26	230.00	69.30	138.60	138.57	08°28'31"
27	25.00	25.00	35.38	35.34	90°00'00"
28	170.00	143.60	287.20	287.18	08°28'31"
29	100.00	24.38	47.38	47.77	27°22'17"
30	50.00	430.68	39.59	108.33	178°40'42"
31	2020.00	148.24	296.48	148.24	08°28'31"
32	50.00	102.24	85.68	111.63	127°58'18"
33	50.00	50.00	70.71	70.71	90°00'00"
34	230.00	57.58	115.16	115.08	08°28'31"
35	25.00	25.00	35.38	35.27	90°00'00"
36	25.00	28.11	36.11	40.35	52°29'30"
37	51.00	25.50	51.00	51.00	90°00'00"
38	2050.00	502.80	978.68	988.14	27°33'43"
39	25.00	24.48	34.23	37.71	88°28'07"
40	245.00	41.58	192.65	18°08'14"	5°13'01"22"E
41	664.00	98.97	192.65	18°08'14"	5°13'01"22"E
42	330.00	24.43	48.78	48.77	08°28'31"
43	830.00	64.38	165.08	111°41'23"	5°09'11"16"E
44	270.00	21.27	42.41	42.48	08°28'31"
45	25.00	33.97	40.27	48.52	107°10'00"
46	25.00	31.74	39.28	45.18	103°31'37"
47	330.00	98.50	178.34	178.31	30°58'37"
48	25.00	11.58	22.11	22.00	52°29'30"
49	75.00	24.58	62.96	64.57	43°37'51"
50	25.00	12.33	22.11	22.00	52°29'30"
51	275.00	45.37	85.58	85.32	18°40'09"
52	516.00	88.24	168.48	168.44	08°28'31"
53	170.00	78.02	136.79	142.37	48°11'07"
54	25.00	28.00	35.38	35.27	90°00'00"
55	177.50	58.11	105.28	106.96	34°28'42"
56	65.00	22.79	45.58	45.18	21°42'42"
57	1570.00	122.79	244.64	245.09	08°28'31"
58	230.28	74.00	144.67	146.42	28°54'11"
59	50.00	25.00	50.00	50.00	90°00'00"
60	81.38	48.00	95.98	98.02	62°06'42"
61	1630.00	127.49	254.20	254.48	08°28'31"
62	25.00	25.00	35.38	35.27	90°00'00"
63	230.00	69.30	138.60	138.57	08°28'31"
64	25.00	25.00	35.38	35.34	90°00'00"
65	170.00	143.60	287.20	287.18	08°28'31"
66	100.00	24.38	47.38	47.77	27°22'17"
67	50.00	430.68	39.59	108.33	178°40'42"
68	2020.00	148.24	296.48	148.24	08°28'31"
69	50.00	102.24	85.68	111.63	127°58'18"
70	50.00	50.00	70.71	70.71	90°00'00"
71	230.00	57.58	115.16	115.08	08°28'31"
72	25.00	25.00	35.38	35.27	90°00'00"
73	25.00	28.11	36.11	40.35	52°29'30"
74	51.00	25.50	51.00	51.00	90°00'00"
75	2050.00	502.80	978.68	988.14	27°33'43"
76	25.00	24.48	34.23	37.71	88°28'07"
77	245.00	41.58	192.65	18°08'14"	5°13'01"22"E
78	664.00	98.97	192.65	18°08'14"	5°13'01"22"E
79	330.00	24.43	48.78	48.77	08°28'31"
80	830.00	64.38	165.08	111°41'23"	5°09'11"16"E
81	270.00	21.27	42.41	42.48	08°28'31"
82	25.00	33.97	40.27	48.52	107°10'00"
83	25.00	31.74	39.28	45.18	103°31'37"
84	330.00	98.50	178.34	178.31	30°58'37"
85	25.00	11.58	22.11	22.00	52°29'30"
86	75.00	24.58	62.96	64.57	43°37'51"
87	25.00	12.33	22.11	22.00	52°29'30"
88	275.00	45.37	85.58	85.32	18°40'09"
89	516.00	88.24	168.48	168.44	08°28'31"
90	170.00	78.02	136.79	142.37	48°11'07"
91	25.00	28.00	35.38	35.27	90°00'00"
92	177.50	58.11	105.28	106.96	34°28'42"
93	65.00	22.79	45.58	45.18	21°42'42"
94	1570.00	122.79	244.64	245.09	08°28'31"
95	230.28	74.00	144.67	146.42	28°54'11"
96	50.00	25.00	50.00	50.00	90°00'00"
97	81.38	48.00	95.98	98.02	62°06'42"
98	1630.00	127.49	254.20	254.48	08°28'31"
99	25.00	25.00	35.38	35.27	90°00'00"
100	230.00	69.30	138.60	138.57	08°28'31"
101	25.00	25.00	35.38	35.34	90°00'00"
102	170.00	143.60	287.20	287.18	08°28'31"
103	100.00	24.38	47.38	47.77	27°22'17"
104	50.00	430.68	39.59	108.33	178°40'42"
105	2020.00	148.24	296.48	148.24	08°28'31"
106	50.00	102.24	85.68	111.63	127°58'18"
107	50.00	50.00	70.71	70.71	90°00'00"
108	230.00	57.58	115.16	115.08	08°28'31"
109	25.00	25.00	35.38	35.27	90°00'00"
110	25.00	28.11	36.11	40.35	52°29'30"
111	51.00	25.50	51.00	51.00	90°00'00"
112	2050.00	502.80	978.68	988.14	27°33'43"
113	25.00	24.48	34.23	37.71	88°28'07"
114	245.00	41.58	192.65	18°08'14"	5°13'01"22"E
115	664.00	98.97	192.65	18°08'14"	5°13'01"22"E
116	330.00	24.43	48.78	48.77	08°28'31"
117	830.00	64.38	165.08	111°41'23"	5°09'11"16"E
118	270.00	21.27	42.41	42.48	08°28'31"
119	25.00	33.97	40.27	48.52	107°10'00"
120	25.00	31.74	39.28	45.18	103°31'37"
121	330.00	98.50	178.34	178.31	30°58'37"
122	25.00	11.58	22.11	22.00	52°29'30"
123	75.00	24.58	62.96	64.57	43°37'51"
124	25.00	12.33	22.11	22.00	52°29'30"
125	275.00	45.37	85.58	85.32	18°40'09"
126	516.00	88.24	168.48	168.44	08°28'31"
127	170.00	78.02	136.79	142.37	48°11'07"
128	25.00	28.00	35.38	35.27	90°00'00"
129	177.50	58.11	105.28	106.96	34°28'42"
130	65.00	22.79	45.58	45.18	21°42'42"
131	1570.00	122.79	244.64	245.09	08°28'31"
132	230.28	74.00	144.67	146.42	28°54'11"
133	50.00	25.00	50.00	50.00	90°00'00"
134	81.38	48.00	95.98	98.02	62°06'42"
135	1630.00	127.49	254.20	254.48	08°28'31"
136	25.00	25.00	35.38	35.27	90°00'00"
137	230.00	69.30	138.60	138.57	08°28'31"
138	25.00	25.00	35.38	35.34	90°00'00"
139	170.00	143.60	287.20	287.18	08°28'31"
140	100.00	24.38	47.38	47.77	27°22'17"
141	50.00	430.68	39.59	108.33	178°40'42"
142	2020.00	148.24	296.48	148.24	08°28'31"
143	50.00	102.24	85.68	111.63	127°58'18"
144	50.00	50.00	70.71	70.71	90°00'00"
145	230.00	57.58	115.16	115.08	08°28'31"
146	25.00	25.00	35.38	35.27	90°00'00"
147	25.00	28.11	36.11	40.35	52°29'30"
148	51.00	25.50	51.00	51.00	90°00'00"
149	2050.00	502.80	978.68	988.14	27°33'43"
150	25.00	24.48	34.23	37.71	88°28'07"
151	245.00	41.58	192.65	18°08'14"	5°13'01"22"E
152	664.00	98.97	192.65	18°08'14"	5°13'01"22"E
153	330.00	24.43	48.78	48.77	08°28'31"
154	830.00	64.38	165.08	111°41'23"	5°09'11"16"E
155	270.00	21.27	42.41	42.48	08°28'31"
156	25.00	33.97	40.27	48.52	107°10'00"
157	25.00	31.74	39.28	45.18	103°31'37"
158	330.00	98.50	178.34	178.31	30°58'37"
159	25.00	11.58	22.11	22.00	52°29'30"
160	75.00	24.58	62.96	64.57	43°37'51"
161	25.00	12.33	22.11	22.00	52°29'30"
162	275.00	45.37	85.58	85.32	18°40'09"
163	516.00	88.24	168.48	168.44	08°28'31"
164	170.00	78.02	136.79	142.37	48°11'07"
165	25.00	28.00	35.38	35.27	90°00'00"
166	177.50	58.11	105.28	106.96	34°28'42"
167	65.00	22.79	45.58	45.18	21°42'42"
168	1570.00	122.79	244.64	245.09	08°28'31"
169	230.28	74.00	144.67	146.42	28°54'11"
170	50.00	25.00	50.00	50.00	90°00'00"
171	81.38	48.00	95.98	98.02	62°06'42"
172	1630.00	127.49	254.20	254.48	08°28'31"
173	25.00	25.00	35.38	35.27	90°00'00"
174	230.00	69.30	138.60	138.57	08°28'31"
175	25.00	25.00	35.38	35.34	90°00'00"
176	170.00	143.60	287.20	287.18	08°28'31"
177	100.00	24.38	47.38	47.77	27°22'17"
178	50.00	430.68	39.59	108.33	178°40'42"
179	2020.00	148.24			