

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, L.T.D., A TEXAS LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER TWC/SEVEN MEADOWS, L.L.C., ACTING BY AND THROUGH RICHARD A. YARBROUGH, AUTHORIZED AGENT, BEING AN OFFICER OF TWC/SEVEN MEADOWS, L.L.C. OWNER, HERINAFTER REFERRED TO AS OWNERS OF THE 11.165 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SEVEN MEADOWS SEC. 8, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES, FOREVER, UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADDING 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, 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, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOULEVARDES AND ADDING 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 THEREIN 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, SLOUGHS, OR OTHER NATURAL DRAINAGE CHANNELS 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, PLANTS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY, AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS 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 BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FIREMEN, FIRE FIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS.

THE ROADS AND STREETS IN THIS SUBDIVISION ARE NOT DEDICATED TO THE PUBLIC AND OWNERS DO HEREBY DEDICATE SAME AS EASEMENTS FOR THE USE AND BENEFIT OF ALL PURCHASERS OR OWNERS OF LOTS FRONTING THEREON ADJACENT HERETO, 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.T.D., ITS SUCCESSORS, ITS HEIRS, SUCCESSORS AND ASSIGNS AND SUCCESSORS-IN-TITLE, TO EACH LOT SHOWN HEREON, AND IN FAVOR OF THE INVITEES AND DESIGNEEES 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.T.D., DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO DEDICATE THE ROADS AND STREETS IN THE SUBDIVISION TO THE PUBLIC AND TO ACCEPT SUCH DEDICATIONS AND TO ACCEPT SUCH DEDICATIONS 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, 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, L.T.D., ITS DESIGNEEES, 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 MET COUNTY STANDARDS AND COUNTY MAINTENANCE HAS BEEN REQUESTED BY THE CURRENT OWNER OF SAID STREETS.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE 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.

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, and any subsequent amendments.

IN TESTIMONY WHEREOF, TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, L.T.D. HAS CAUSED THESE PRESENTS TO BE SIGNED BY TWC/SEVEN MEADOWS, L.L.C., ITS GENERAL PARTNER BY RICHARD A. YARBROUGH, AUTHORIZED AGENT OF TWC/SEVEN MEADOWS, L.L.C., THIS 15TH DAY OF FEB 2007.

TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, L.T.D.
BY: *Richard A. Yarbrough*
RICHARD A. YARBROUGH, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD A. YARBROUGH, 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 15TH DAY OF February 2007.



Brenda J. McCullah
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 12/1/2010



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

I, PAREENA TERUNGRUNGLERT, 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 Terungrunglert
PAREENA TERUNGRUNGLERT, 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. 8 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 16TH DAY OF FEB 2007.

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

BY: *Marlene L. Garrick*
MARLENE L. GARRICK, SECRETARY



I, D. JESSE HEGEMER, 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 Hegemer
D. JESSE HEGEMER, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS, THIS 21TH DAY OF February 2007.

Tom D. Stavinha
TOM D. STAVINHA
COMMISSIONER, PRECINCT 1

Grady Prestape
GRADY PRESTAPE,
COMMISSIONER, PRECINCT 2

Robert E. Hebert
ROBERT E. HEBERT, COUNTY JUDGE

W. Keith Meyers
W. K. 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 THE 28TH DAY OF February 2007 A.D. AT 8:19 O'CLOCK, A.M., IN PLAT NO. 20070044 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

Chelsea Chandler
CHELSEA CHANDLER
DEPUTY



NOTES:

1. ALL BEARINGS REFERENCED TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRY ROAD (S 42-39-11 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 0.99987973
3. ALL LOTS SHALL HAVE A MINIMUM 5-FOOT SIDE BUILDING LINE.
4. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
5. THE MINIMUM SLAB ELEVATION SHALL BE 114.50 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.
6. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 88, 1991 ADJUSTMENT.
7. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NUMBER 48157C0085 J, MAP REVISED JANUARY 21, 1997 AND FURTHER REVISED ON MARCH 31, 2000 TO REFLECT AN APPROVED LETTER OF MAP REVISION (LORM), 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 WHOLLY 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 TITLE COMPANY, FILE NO. 06202256 DATED NOVEMBER 14, 2006. 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 WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN TEN 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 NOT LESS THAN FIVE FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
28. RECORDED WITH THE AVALON AT SEVEN MEADOWS SEC. 5 PLAT IN PLAT NO. 20050097 OF THE FORT BEND COUNTY PLAT RECORDS.
29. RECORDED WITH THE AVALON AT SEVEN MEADOWS SEC. 4 PLAT IN PLAT NO. 20050097 OF THE FORT BEND COUNTY PLAT RECORDS.
30. THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED UNDER FILE NO. 200008096, 200008113, 200008104, 2002076212, 2002076213, 2002140861, 2002140870 AND 2004013961, FORT BEND COUNTY OFFICIAL RECORDS.
31. THIS PLAT IS SUBJECT TO A BLANKET EASEMENT FOR ERRANT GOLF BALLS FILED UNDER FILE NO. 2004013960, FORT BEND COUNTY OFFICIAL RECORDS.
32. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITIES IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 35.

PLAT ATTACH 2007024355
20 PGS
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dianne Wilson
2007 Feb 28 08:49 AM 20070044
CDC \$1,650.00
Dianne Wilson, Ph.D. COUNTY CLERK
FT BEND COUNTY TEXAS

AVALON AT SEVEN MEADOWS SEC 8

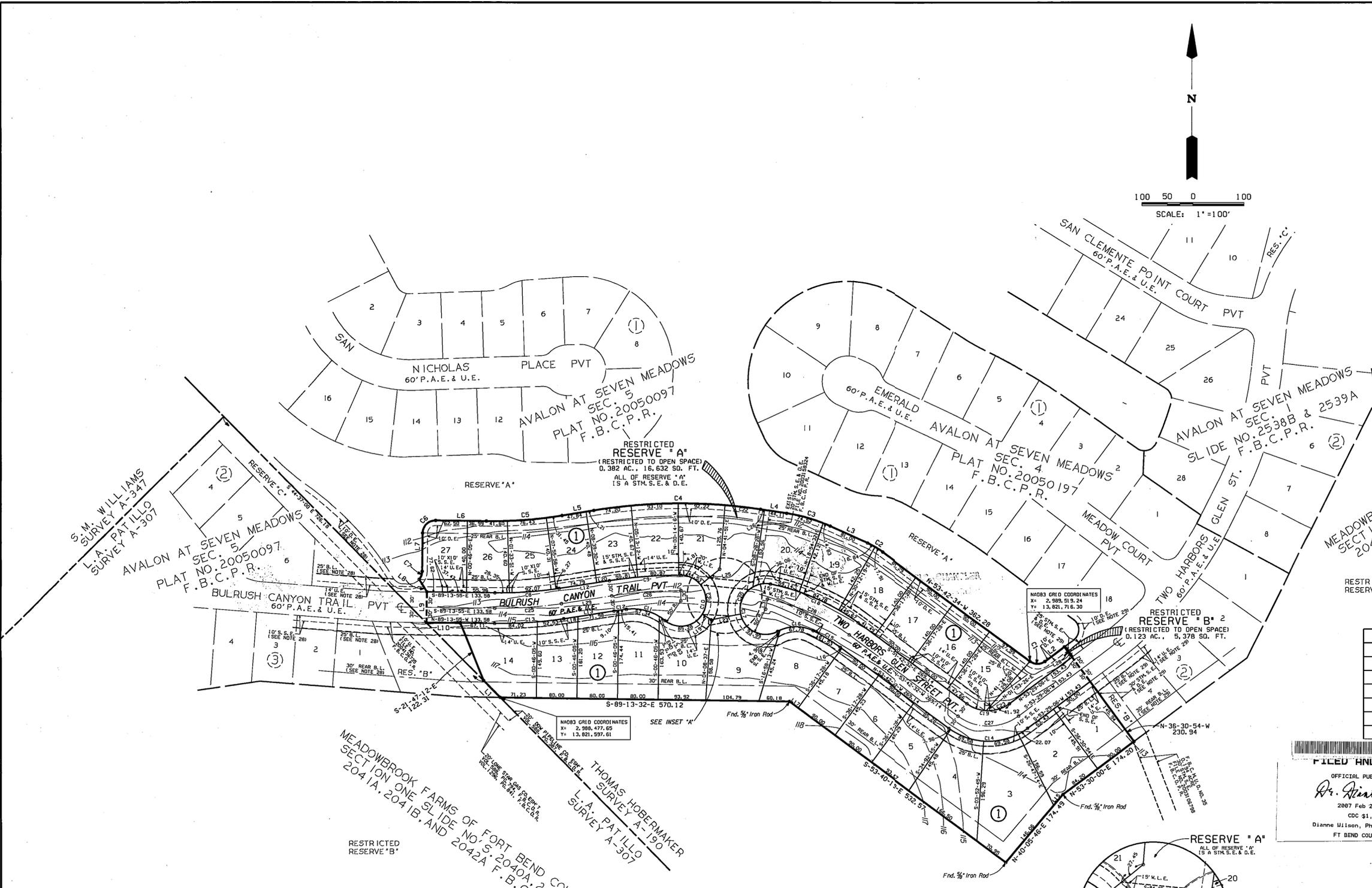
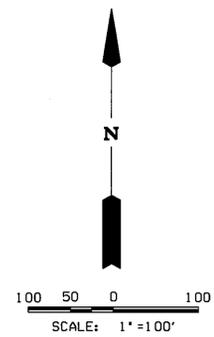
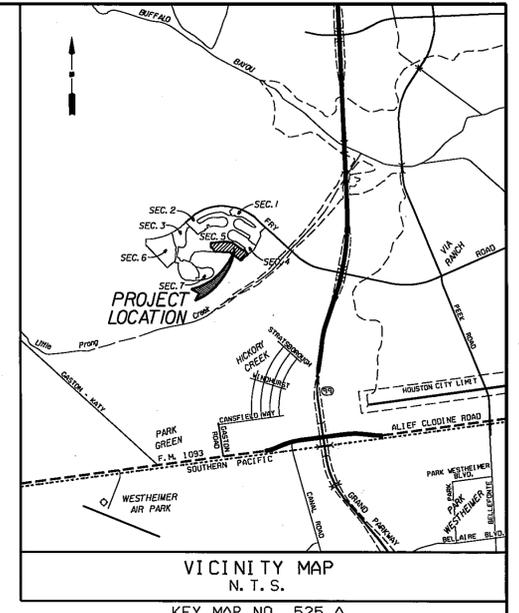
A SUBDIVISION OF 11.165 ACRES OF LAND SITUATED IN
THE THOMAS HOBERMAKER SURVEY, ABSTRACT 190,
FORT BEND COUNTY, TEXAS

27 LOTS 2 RESERVES 1 BLOCK
JANUARY 31, 2007 JOB NO. 0074-0582-309

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

RICHARD A. YARBROUGH, 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.
2929 Bairpark Drive
Suite 600
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5026



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

PLAT ATTACH 2007024355
 29 PGS
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
Dr. Anne Wilson
 2007 Feb 28 08:49 AM 20070044
 CDC \$1,650.00
 Dianne Wilson, Ph.D. COUNTY CLERK
 FT BEND COUNTY TEXAS

AVALON AT SEVEN MEADOWS SEC 8

A SUBDIVISION OF 11.165 ACRES OF LAND SITUATED IN THE THOMAS HOBERMAKER SURVEY, ABSTRACT 190, FORT BEND COUNTY, TEXAS

27 LOTS 2 RESERVES 1 BLOCK
 JANUARY 31, 2007 JOB NO. 0074-0582-309

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**
 RICHARD A. YARBROUGH, 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.
 2929 Entspark Drive Phone 713.953.5200
 Suite 600 Houston, Texas 77042-3703 Fax 713.953.5026

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	25.00	19.43	29.87	31.77	72°45'20"	S-89°53'18"-W
2	155.00	17.44	24.59	34.74	17°03'51"	N-95°44'30"-W
3	325.00	44.36	69.07	89.35	19°49'07"	N-73°38'59"-W
4	1076.67	166.37	326.80	330.11	17°39'59"	S-89°38'30"-W
5	860.00	74.93	149.23	149.48	09°59'32"	S-89°47'19"-W
6	25.00	25.00	35.36	39.27	90°00'00"	S-45°46'05"-E
7	25.00	8.71	16.45	18.75	38°24'50"	S-19°58'30"-W
8	770.00	63.88	126.54	126.68	09°23'30"	N-86°03'17"-E
9	930.00	70.88	141.38	141.49	08°43'02"	N-85°42'01"-E
10	50.00	49.15	191.46	219.24	02°19'24"	S-19°49'33"-W
11	100.00	42.97	78.99	81.16	40°30'12"	N-73°47'32"-W
12	870.00	12.26	24.51	24.51	01°36'59"	S-82°08'58"-W
13	830.00	68.43	136.40	136.55	09°25'38"	S-86°03'17"-W
14	135.00	86.86	154.30	155.19	7°24'22"	S-89°53'17"-W
15	370.00	30.84	61.46	61.53	09°31'44"	N-58°28'24"-W
16	75.00	39.48	69.87	72.68	59°31'18"	S-89°00'06"-W
17	50.00	44.00	94.03	101.00	21°47'16"	N-08°51'54"-W
18	430.00	96.36	186.06	189.59	25°19'44"	S-66°20'24"-E
19	70.00	61.61	85.08	88.59	72°49'22"	N-89°53'17"-E
20	50.00	38.91	57.90	61.75	70°45'59"	S-24°19'49"-W
21	45.00	39.44	57.82	61.66	70°39'13"	N-03°39'18"-W
22	1076.67	26.97	70.57	70.58	09°45'30"	S-89°24'51"-E
23	75.00	28.13	47.31	48.26	39°30'06"	S-73°14'09"-W
24	25.00	18.43	29.87	31.77	72°45'20"	N-89°53'18"-W
25	800.00	65.96	131.47	132.62	09°25'38"	N-86°03'17"-E
26	900.00	69.60	136.80	136.93	09°43'02"	N-85°42'01"-E
27	100.00	73.73	116.59	127.07	7°24'22"	S-89°53'17"-W
28	400.00	69.64	124.84	125.35	25°19'44"	N-66°20'24"-W

LINE	BEARING	DISTANCE
1	S-44°38'17"-E	46.12
2	S-43°29'08"-W	47.79
3	N-65°48'25"-W	81.00
4	N-81°31'32"-W	92.00
5	S-80°48'32"-W	63.40
6	N-89°13'55"-W	99.49
7	S-00°46'05"-W	75.00
8	S-11°41'15"-E	26.86
9	S-00°46'05"-W	60.00
10	S-89°13'55"-E	86.47
11	N-02°45'05"-E	60.00
12	N-81°20'30"-E	100.31
13	S-81°20'30"-W	100.31
14	S-36°30'54"-E	50.00
15	S-40°05'48"-W	28.43
16	N-53°42'34"-W	3.87
17	N-53°40'19"-W	21.46
18	S-81°20'30"-W	26.32
19	S-81°14'14"-W	26.72
20	S-81°20'30"-W	25.82
21	S-80°48'32"-W	15.87
22	N-31°14'14"-W	26.89
23	S-78°56'52"-W	99.32
24	N-58°15'28"-W	20.73
25	N-51°09'09"-E	48.28
26	S-81°31'32"-E	7.92
27	N-52°29'06"-E	47.79
28	S-36°30'54"-E	25.00
29	N-81°20'30"-E	100.31
30	S-00°03'32"-W	25.00
31	S-11°01'44"-W	20.00

- 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

