

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 JEFF SMITH, VICE PRESIDENT, BEING AN OFFICER OF TWC/SEVEN MEADOWS, L.L.C., OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 18.739 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF AVALON AT SEVEN MEADOWS SEC. 1 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 ALL 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 ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.L.E. & P.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 (U.L.E. & P.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 BAYS, 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 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 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 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, 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 POLICE, 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 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.

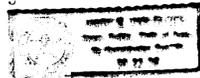
IN TESTIMONY WHEREOF, TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, LTD. HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEFF SMITH, VICE PRESIDENT OF TWC/SEVEN MEADOWS, L.L.C., ITS GENERAL PARTNER, THIS 1ST DAY OF AUGUST, 2003.

TAYLOR WOODROW COMMUNITIES AT SEVEN MEADOWS, LTD.
BY: TWC/SEVEN MEADOWS, L.L.C., ITS GENERAL PARTNER
By: Jeff Smith
JEFF SMITH, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF SMITH, VICE PRESIDENT 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 1ST DAY OF August, 2003.



Mary E. Van Duizer
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 8-22-06
MARY E. VAN DUIZER

I, KEITH W. MONROE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT 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 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, WILLIAM T. EHLER, 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.

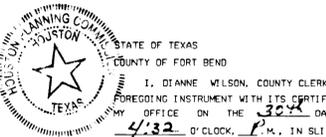


William T. Ehler
WILLIAM T. EHLER, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 95444

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. 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 30th DAY OF Sept., 2003.

By: M. Marvin Katz
M. MARVIN KATZ, CHAIRMAN OR
L.S. BROWN, VICE-CHAIRMAN

By: Robert M. Litke
ROBERT M. LITKE, SECRETARY



APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS, THIS 30th DAY OF Sept., 2003.

Tom D. Stavitski
TOM D. STAVITSKI, 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

I, D. JESSE HEGEMIER, THE FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE 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 ARTERY OR SUBDIVISION WITHIN THE WATERSHED.

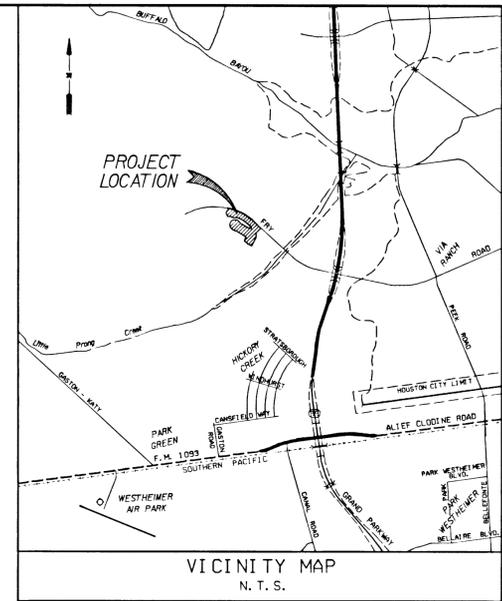
D. Jesse Hegemier
D. JESSE HEGEMIER, P.E.
FORT BEND COUNTY ENGINEER

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 30th DAY OF Sept., 2003 A.D., AT 4:32 O'CLOCK, P.M., IN SLIDE NO. 25398 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 Ann Schick



NOTES:

- 1. ALL BEARINGS REFERENCED TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRY ROAD (S 43° 39' 11" E).
- 2. THIS SURVEY IS NOT TIED TO THE OFFICIAL CITY OF HOUSTON SURVEY SYSTEM IN COMPLIANCE WITH ORDINANCE NO. 69-1978 BECAUSE A CITY SURVEY MARKER HAS NOT BEEN ESTABLISHED WITHIN 2000 FEET OF THIS PROPERTY.
- 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 PLAT.
- 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 48167C0085, 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 (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 SUBDUGENCE DISTRICT AND THE CITY OF HOUSTON E.T.J.
- 9. FIVE EIGHTS (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. FLOODS DATED JULY 6, 2003. 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 400 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.L.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. TEMPORARY TURNAROUND RIGHT-OF-WAY TO BE VACATED AND ABANDONED AT SUCH TIME AS THE STREET RIGHT-OF-WAY EXTENSION HAS BEEN DEDICATED IN A RECORDED PLAT. THE PAVING AND DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED BY FORT BEND COUNTY COMMISSIONER'S COURT AND THE TEMPORARY TURNAROUND PAVEMENT HAS BEEN REMOVED.
- 24. ALL 5' X 10' SANITARY SEWER EASEMENTS ARE 5' IN LENGTH BEGINNING AT THE RIGHT-OF-WAY AND ARE 10' WIDE CENTERED ON THE LOT LINES.
- 25. ALL 10' X 10' SANITARY SEWER EASEMENTS ARE 10' IN LENGTH BEGINNING AT THE RIGHT-OF-WAY AND ARE 10' WIDE CENTERED ON THE LOT LINES.
- 26. THIS SUBDIVISION IS ADJACENT TO BARKER RESERVOIR AND IS SUBJECT TO EXTENDED CONTROLLED FLOODATION UNDER THE MANAGEMENT OF THE U.S. ARMY CORPS OF ENGINEERS.

PLAT 2 PGS 20010606

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dr. Dianne Wilson
2003 Sep 30 04 32 pm 2003137928
TO \$0.00
Dr. Dianne Wilson COUNTY CLERK
FT BEND COUNTY TEXAS

AVALON AT SEVEN MEADOWS SEC. 1

A SUBDIVISION OF 18.739 ACRES OF LAND OUT OF THE THOMAS HOBERMAKER SURVEY, ABSTRACT 190 AND BEING A PARTIAL REPLAT OF RESTRICTED RESERVE "B" OF MEADOWBROOK FARMS OF FORT BEND COUNTY SECTION ONE RECORDED IN SLIDE NO'S. 2040A & B, 2041A & B AND 2042A OF THE FORT BEND COUNTY PLAT RECORDS, FORT BEND COUNTY, TEXAS

36 LOTS 3 RESERVES 2 BLOCKS
AUGUST 1, 2003 JOB NO. 0074-0312-006
100 50 0 100 200

SCALE: 1" = 100'

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

JEFF SMITH, VICE PRESIDENT
5725 COMMONWEALTH BOULEVARD
SUGAR LAND, TEXAS 77479
PHONE: 281-242-4004 FAX: 281-242-6968

PLANNER / ENGINEER:

LJA Engineering & Surveying, Inc.

2929 Briarpark Drive
Suite 602
Houston Texas 77042-3703
Phone 713 953 5200
Fax 713 953 5026

LINE	BEARING	DISTANCE
1	N-88-42-13-W	21.11
2	N-02-11-04-E	46.48
3	N-81-38-30-W	103.23
4	S-53-41-33-E	44.94
5	S-75-43-53-E	79.21
6	N-33-13-07-E	28.50
7	N-26-41-01-E	30.00
8	N-09-51-41-E	52.52
9	N-09-51-41-W	45.30
10	N-84-06-47-E	54.82
11	S-46-18-27-W	66.52
12	S-06-09-14-W	63.80
13	S-26-41-48-W	71.03
14	N-81-42-09-W	60.00
15	N-26-41-48-E	71.03
16	N-06-09-14-E	46.48
17	N-83-50-49-W	40.31
18	S-58-42-26-W	25.00
19	S-58-42-26-E	25.00
20	S-83-50-49-E	47.53
21	N-46-18-27-E	66.11
22	N-26-41-01-E	30.00
23	N-09-51-41-E	52.52
24	N-75-43-53-W	10.06
25	N-58-42-26-W	25.00
26	S-58-42-26-E	25.00
27	S-61-38-30-E	12.15
28	S-58-42-26-E	2.91
29	S-58-42-26-E	28.94
30	S-58-42-26-E	16.51
31	S-09-34-09-E	13.65
32	S-06-09-14-W	63.80
33	S-46-22-54-W	14.88
34	N-88-58-31-W	44.87
35	S-64-06-47-W	54.82
36	N-09-51-41-E	46.50
37	N-84-06-47-E	74.13
38	N-33-13-07-E	28.50
39	S-46-18-27-W	66.11
40	N-83-50-49-E	40.31
41	N-45-36-29-E	110.71
42	S-63-18-59-E	105.24
43	S-46-18-27-W	66.11
44	S-06-09-14-W	63.80
45	S-26-41-48-E	71.03
46	S-58-42-26-E	63.80
47	S-46-22-54-W	105.10
48	S-46-22-54-W	8.22

S.M. WILLIAMS
SURVEY A-347

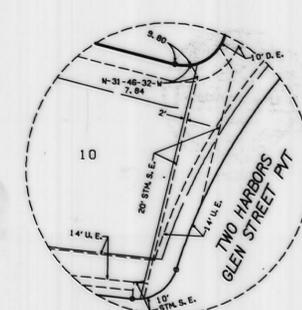
CALLED 146.1304 ACRES
TAYLOR WOODROW COMMUNITIES
AT SEVEN MEADOWS, LTD.
F.N. 2002 140862, F.B.C.O.P.R.

THOMAS HOBERMAKER
SURVEY A-190
L.A. PATILLO
SURVEY A-307

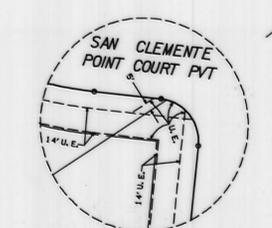
CALLER 146.1304 ACRES
TAYLOR WOODROW COMMUNITIES
AT SEVEN MEADOWS, LTD.
F.N. 2002 140862, F.B.C.O.P.R.

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

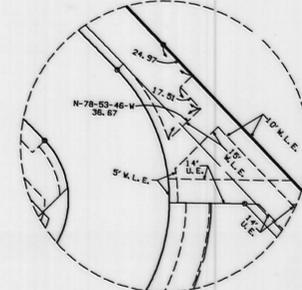
CURVE	ADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	1960.00	638.57	1233.72	1234.22	36°19'30"	S-61-47-26-E
2	670.00	9.36	18.72	18.72	01°30'00"	N-27-29-00-E
3	25.00	16.98	27.63	28.28	67°58'00"	N-56-38-02-E
4	528.00	43.11	86.22	86.03	05°20'07"	N-20-24-56-E
5	25.00	18.99	30.25	32.43	74°27'18"	N-21-28-47-W
6	150.00	43.71	87.42	87.04	17°04'34"	N-68-14-43-W
7	200.00	28.36	56.72	56.35	15°08'30"	N-63-42-45-W
8	134.50	388.08	838.02	187.58	56°56'56"	N-32-15-03-E
9	200.00	20.17	40.34	40.20	11°31'00"	S-47-58-02-E
10	300.00	43.68	87.36	86.56	15°31'56"	S-50-28-28-E
11	100.00	14.57	29.14	28.71	17°01'22"	N-67-13-03-E
12	25.00	88.65	177.30	176.63	148°34'13"	N-29-58-58-E
13	1714.45	286.48	568.09	567.88	18°58'18"	N-53-47-21-W
14	270.00	85.48	170.96	172.82	35°42'22"	N-61-36-41-W
15	180.00	81.04	162.08	162.29	48°28'36"	N-78-42-34-W
16	35.00	13.11	26.22	26.38	57°16'01"	N-80-06-16-W
17	134.50	65.94	131.87	131.97	51°57'23"	N-65-45-35-W
18	105.00	45.95	91.90	92.25	50°53'10"	N-31-20-18-W
19	25.00	13.69	27.38	28.00	57°29'18"	N-34-38-21-W
20	25.00	13.69	27.38	28.00	57°29'18"	N-34-38-21-W
21	105.00	4.92	9.83	9.83	05°21'52"	N-61-58-41-E
22	25.00	12.99	25.98	25.90	54°48'56"	N-37-14-33-E
23	25.00	24.51	49.02	48.97	89°47'03"	N-38-01-51-W
24	1960.00	76.10	152.20	152.13	04°28'11"	S-77-41-18-E
25	25.00	22.13	44.26	44.31	94°41'58"	S-53-15-15-W
26	25.00	12.99	25.98	25.90	54°48'56"	S-17-31-17-E
27	105.00	5.31	10.62	10.60	06°26'18"	S-41-41-08-E
28	25.00	13.69	27.38	28.00	57°29'18"	S-41-41-08-E
29	800.00	136.78	273.56	267.02	30°39'59"	S-80-35-15-E
30	1960.00	362.41	724.82	716.40	21°22'43"	S-84-36-57-E
31	110.00	110.00	155.56	172.78	90°00'00"	S-91-58-24-W
32	270.00	58.68	117.36	117.32	40°03'13"	S-28-13-51-W
33	730.00	132.23	264.46	261.73	20°32'34"	S-16-28-31-W
34	730.00	132.23	264.46	261.73	20°32'34"	S-16-28-31-W
35	670.00	121.41	242.82	240.22	20°32'34"	N-18-29-31-E
36	25.00	28.00	56.00	55.27	90°00'00"	N-38-58-47-W
37	230.00	51.28	102.56	100.92	25°08'24"	N-71-18-37-W
38	25.00	8.81	17.62	17.69	42°50'00"	N-80-07-28-W
39	50.00	15.61	31.22	31.38	42°50'00"	N-80-07-28-W
40	50.00	15.61	31.22	31.38	42°50'00"	N-31-17-34-E
41	50.00	15.61	31.22	31.38	42°50'00"	S-33-17-28-E
42	25.00	8.81	17.62	17.69	42°50'00"	S-33-17-28-E
43	170.00	37.51	75.02	74.95	25°08'24"	S-71-18-37-E
44	25.00	20.31	40.62	40.12	78°11'09"	N-57-03-38-E
45	330.00	83.30	166.60	163.23	28°20'20"	N-50-08-24-E
46	50.00	50.19	70.28	70.73	90°13'03"	N-01-11-56-E
47	1860.00	362.41	724.82	716.40	21°22'43"	N-56-13-27-W
48	300.00	83.18	166.36	164.14	31°20'54"	N-41-41-08-W
49	25.00	13.69	27.38	28.00	57°29'18"	S-55-24-09-W
50	105.00	395.22	790.44	774.15	147°34'49"	N-79-38-56-W
51	25.00	13.69	27.38	28.00	57°29'18"	N-34-38-21-W
52	105.00	4.92	9.83	9.83	05°21'52"	N-61-58-41-E
53	25.00	12.99	25.98	25.90	54°48'56"	N-37-14-33-E
54	1960.00	76.10	152.20	152.13	04°28'11"	S-77-41-18-E
55	110.00	110.00	155.56	172.78	90°00'00"	S-91-58-24-W
56	270.00	58.68	117.36	117.32	40°03'13"	S-28-13-51-W
57	730.00	132.23	264.46	261.73	20°32'34"	S-16-28-31-W
58	1960.00	362.41	724.82	716.40	21°22'43"	S-84-36-57-E
59	110.00	110.00	155.56	172.78	90°00'00"	S-91-58-24-W
60	270.00	58.68	117.36	117.32	40°03'13"	S-28-13-51-W
61	730.00	132.23	264.46	261.73	20°32'34"	S-16-28-31-W
62	1960.00	362.41	724.82	716.40	21°22'43"	S-84-36-57-E
63	25.00	13.69	27.38	28.00	57°29'18"	N-34-38-21-W
64	180.00	78.38	156.76	156.10	43°02'17"	N-85-24-09-E
65	35.00	13.11	26.22	26.38	57°16'01"	N-80-06-16-W
66	134.50	65.94	131.87	131.97	51°57'23"	N-65-45-35-W
67	50.00	29.62	59.24	59.38	54°19'32"	S-13-11-41-W
68	330.00	83.30	166.60	163.23	28°20'20"	S-32-08-15-W
69	25.00	16.73	33.46	33.43	87°34'51"	S-51-46-27-W
70	25.00	16.73	33.46	33.41	78°33'49"	N-01-07-41-E
71	360.00	98.40	196.80	192.11	30°34'31"	S-80-35-15-E
72	1860.00	362.41	724.82	716.40	21°22'43"	S-84-36-57-E
73	80.00	80.00	113.14	125.97	90°13'03"	S-01-11-56-W
74	300.00	103.69	207.38	210.24	40°09'13"	S-28-13-51-W
75	700.00	126.85	253.70	256.98	20°32'34"	S-16-28-31-W
76	700.00	126.85	253.70	256.98	20°32'34"	S-16-28-31-W
77	200.00	44.60	89.20	87.78	25°08'24"	S-71-18-37-E



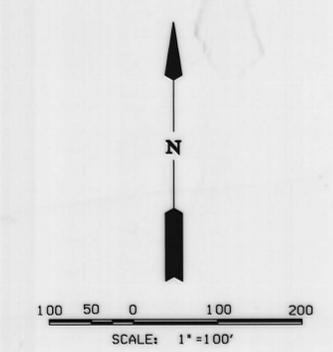
INSET "B"
NOT TO SCALE



INSET "C"
NOT TO SCALE



INSET "A"
NOT TO SCALE



- LEGEND**
- B.L. INDICATES BUILDING LINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - W.S.E. INDICATES WATER AND SEWER EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - R.M.E. INDICATES ROAD MAINTENANCE 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.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS

2539A

PLAT 20010606
2 PGS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dr. Diane Wilson

2003 Sep 30 04:32 PM
TD \$0.00
2003137928

Dr. Dianne Wilson COUNTY CLERK
FT BEND COUNTY TEXAS

**AVALON
AT SEVEN MEADOWS
SEC. 1**

A SUBDIVISION OF 18.739 ACRES OF LAND OUT OF THE THOMAS HOBERMAKER SURVEY, ABSTRACT 190 AND BEING A PARTIAL REPLAT OF RESTRICTED RESERVE "B" OF MEADOWBROOK FARMS OF FORT BEND COUNTY SECTION ONE RECORDED IN SLIDE NO'S. 2040A & B, 2041A & B AND 2042A OF THE FORT BEND COUNTY PLAT RECORDS, FORT BEND COUNTY, TEXAS

36 LOTS 3 RESERVES 2 BLOCKS
AUGUST 1, 2003 JOB NO. 0074-0312-006

SCALE: 1" = 100'

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'
JEFF SMITH, VICE PRESIDENT
5725 COMMONWEALTH BOULEVARD
SUGAR LAND, TEXAS 77479

PHONE: 281-242-4004 FAX: 281-242-6968

PLANNER / ENGINEER:

LJA Engineering & Surveying, Inc.

2928 Briarpark Drive
Suite 600
Houston, Texas 77042-3703

Phone 713.953.5200
Fax 713.953.5026

FP01-01