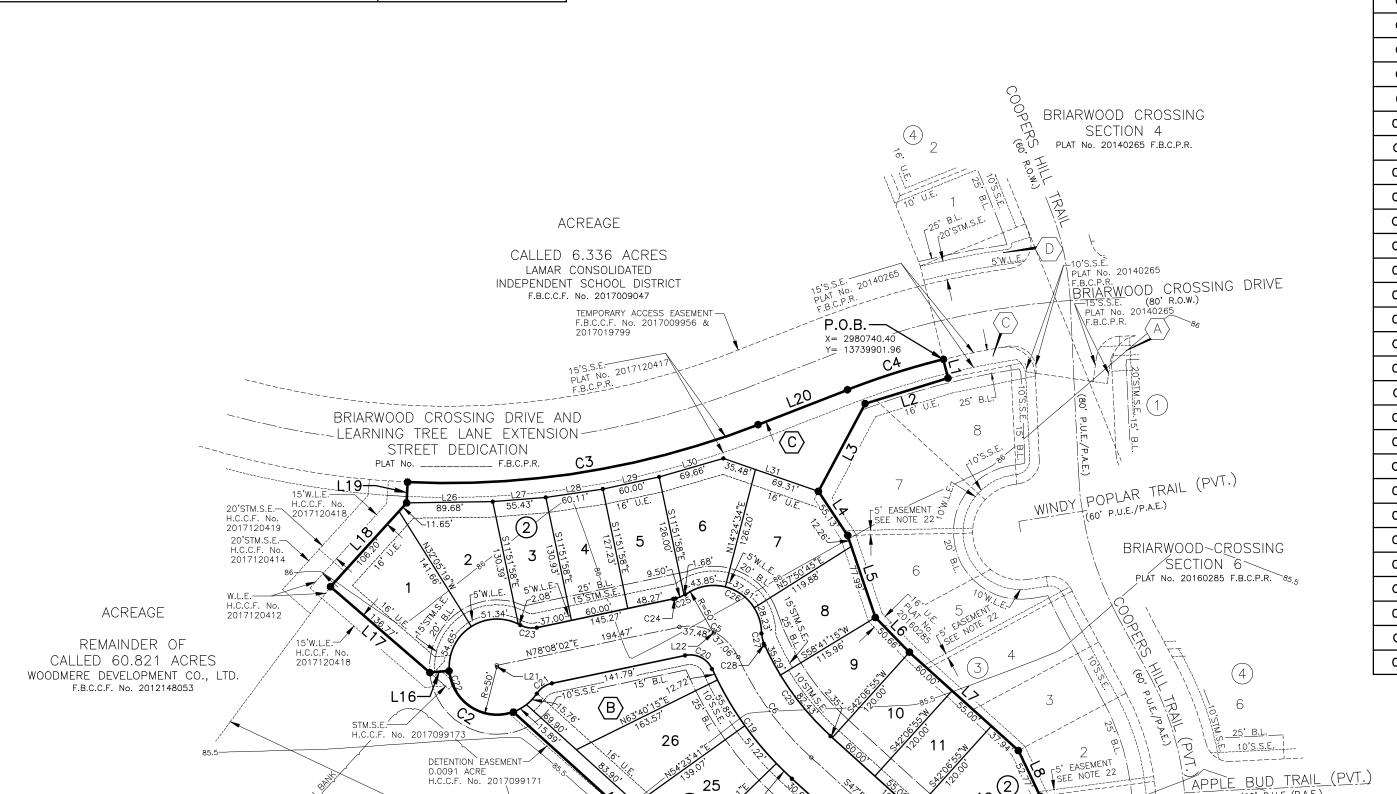
PLAT RECORDING SHEET

PLAT NAME:	Briarwood Crossing, Section 7
PLAT NO:	
ACREAGE:	13.521
ACKEAGE.	13.321
LEAGUE:	Angus J. James Survey
ABSTRACT NU	JMBER: 37
NUMBER OF B	OLOGUS. 2
NUMBER OF B	BLOCKS: 3
NUMBER OF L	OTS: 49
NUMBER OF R	RESERVES: 3
OWNERS: W	oodmere Development Co., Ltd.
(DEPUTY CLERK	

SYMBOL	DESCRIPTION	RESERVE USE	AREA
A	RESTRICTED RESERVE "A"	RESTRICTED TO DRAINAGE USE	0.6360 AC 27,703 S.F.
B	RESTRICTED RESERVE "B"	RESTRICTED TO PARK USE	0.2237 AC 9,746 S.F.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO PARK USE	0.3937 AC 17,149 S.F.
TOTAL			1.2534 AC 54,598 S.F.



52.73 ACRES

WILLIAM H. NORDT

VOL. 1659, PG. 786 F.B.C.D.R.

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	270.00'	7*00'02"	32.99'	S16*35'07"W	32.97*
C2	50.00'	105*29'20"	92.06'	N57*27'37"W	79.59'
С3	890.00'	23*59'35"	372.70'	N80°41'24"E	369.98'
C4	810.00'	7*24'59"	104.85	N72*24'05"E	104.77'
C5	55.00'	77°38'55"	74.54'	S63°02'30"E	68.96'
C6	315.00'	23°40'02"	130.12'	S36°03'04"E	129.19'
C7	5000.00'	0°13'45"	20.00'	S47*59'58"E	20.00'
C8	55.00'	90°02'50"	86.44'	N86°51'45"E	77.81'
С9	300.00'	21°48'02"	114.15'	N30°59'09"E	113.46'
C10	330.00'	15°30'27"	89.32'	S27°50'22"W	89.04*
C11	25.00'	83°42'25"	36.52'	S6°15'38"E	33.36'
C12	25.00'	90°02'50"	39.29'	N86*51'45"E	35.37'
C13	85.00'	6 ° 02'18"	8.96'	S44°51'29"W	8.95'
C14	25.00'	28°20'25"	12.37'	S33°42'25"W	12.24'
C15	50.00'	134*39'05"	117.51'	S86°51'45"W	92.27'
C16	25.00'	28°20'25"	12.37'	N39*58'55"W	12.24'
C17	85.00'	6 ° 02'18"	8.96'	N51°07'59"W	8.95'
C18	5030.00'	0°13'45"	20.12'	N47*59'58"W	20.12'
C19	345.00'	23°40'02"	142.51	N36°03'04"W	141.50'
C20	25.00'	77*38'55"	33.88'	N63°02'30"W	31.35'
C21	25.00'	44*36'44"	19.47'	S55°49'40"W	18.98'
C22	50.00'	265*36'19"	231.78'	N13°40'33"W	73.37'
C23	25.00'	40°59'34"	17.89'	S81°22'11"E	17.51'
C24	85.00'	1*37'45"	2.42'	N78°56'54"E	2.42'
C25	25.00'	25*36'04"	11.17'	N66°57'45"E	11.08'
C26	50.00'	126*02'02"	109.99'	S62°49'16"E	89.11'
C27	25.00'	25*36'04"	11.17'	S12°36'17"E	11.08'
C28	85.00'	1°11'16"	1.76'	S24°48'41"E	1.76*
C29	285.00'	23°40'02"	117.73'	S36°03'04"E	116.89'
C30	4970.00'	0°13'45"	19.88'	S47*59'58"E	19.88'
C31	25.00'	99*08'20"	43.26'	N82*19'00"E	38.06'
C32	270.00'	12*39'42"	59.67'	N26°24'59"E	59.54'

BRIARWOOD CROSSING

SECTION 6

PLAT No. 20160285 F.B.C.P.R.

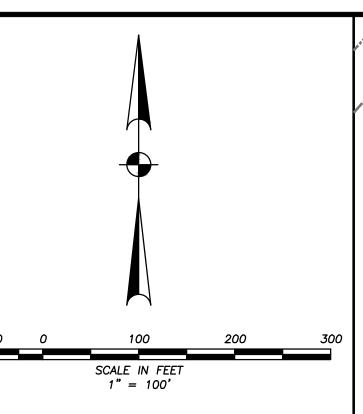
ACREAGE

150 ACRES

HUGO ORDNEY

VOĹ. 237, PG. 167 F.B.C.D.R.

CURVE TABLE



LEGEND

A.E. = AERIAL EASEMENT B.L. = BUILDING LINE F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS

LTD. = LIMITED NO. = NUMBER P.A.E. = PERMANENT ACCESS EASEMENT PG. = PAGE

AC. = ACRE

P.U.E. = PUBLIC UTILITY EASEMENT R= = RADIUS R.O.W. = RIGHT-OF-WAY

S.F. = SQUARE FEET S.S.E. = SANITARY SEWER EASEMENT STM.S.E. = STORM SEWER EASEMENT U.E. = UTILITY EASEMENT VOL. = VOLUME

W.L.E. = WATER LINE EASEMENT X = EASTING COORDINATE = NORTHING COORDINATE

= STREET NAME CHANGE 1 = BLOCK NUMBER

 SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)

 = FOUND 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)

= FORT BEND COUNTY M.U.D. No. 5 LIMITS

VICINITY MAP KEY MAP 644P & Q SCALE: 1" = 1/2 MILE

PROJECT

LOCATION

ROSENBERG

ARAPAHOE

J MEYER ROAD

FORT BEND COUNTY

SEABOURNE

- I. BENCH MARK: RM145A F.E.M.A. DISK LOCATED ON THE NORTH END OF THE TOP OF THE EAST CONCRETE HEADWALL OF A CULVERT 24 FEET EAST OF THE CENTER LINE OF HIGHWAY 36, APPROXIMATELY 3.7 MILES NORTH OF ITS INTERSECTION WITH F.M. 360. - ELEVATION= 85.71' (NGVD '29, 1987 ADJUSTMENT).

DETENTION EASEMENT

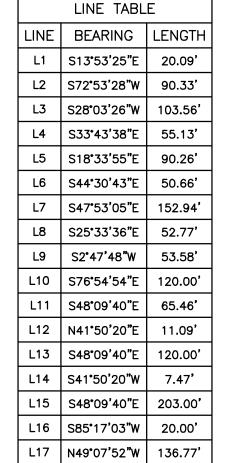
- SOUTH OF USTINIK ROAD AND ON THE WEST R.O.W. OF STATE HIGHWAY 36. ELEVATION= 84.70' 3. THIS PLAT WAS PREPARED TO MEET VILLAGE OF PLEAK AND FORT BEND COUNTY REQUIREMENTS.
- 4. THIS PLAT LIES WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 5, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE ETJ OF THE VILLAGE OF PLEAK AND FORT
- 5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C0400L REVISED DATE APRIL 2, 2014, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 6. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO VISIBLE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION, HOWEVER IT IS SUBJECT TO AN UNLOCATED PIPELINE EASEMENT GRANTED TO HOUSTON GULF GAS CO. AS RECORDED IN VOLUME 120, PAGE 68 OF THE FORT BEND COUNTY DEED RECORDS.
- 8. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 88.00 FEET ABOVE MEAN SEA LEVEL. 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.
- 9. ALL RESIDENTIAL LOTS SHALL HAVE A FIVE (5) FOOT SIDE LOT BUILDING LINE UNLESS OTHERWISE NOTED.
- 10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 11. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE LZ2.
- 12. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- 13. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999867.
- 14. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDE 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 A.D.A..
- 15. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDING, VEGETATION AND OTHER OBSTRUCTIONS

FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

- 16. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE. 17. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 18. RESTRICTED RESERVES "A", "B" AND "C" ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS. 19. THE STREETS WILL BE MAINTAINED IN PERPETUITY BY THE OWNERS IN BRIARWOOD CROSSING SECTION 7, AND

MUST CONTAIN A MECHANISM FOR ASSESSING THE OWNERS TO PRODUCE ADEQUATE REVENUE FOR PERPETUAL

- 20. SUBJECT TO A RIGHT OF WAY GRANT AS GRANTED TO TEXAS EASTERN TRANSMISSION CORPORATION AS
- RECORDED UNDER VOLUME 264, PAGE 514 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. 21. SUBJECT TO AN UNLOCATED PIPELINE EASEMENT GRANTED TO HOUSTON GULF GAS COMPANY AS RECORDED UNDER VOLUME 120, PAGE 68 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. (WITH RIGHTS FOR
- 22. EASEMENT FOR CERTAIN UTILITIES GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, ET AL AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2017053870.
- 23. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED



LINE	BEARING	LENGTH
L18	N42*13'49"E	117.85
L19	N2*41'11"E	21.69'
L20	N68°41'36"E	100.00'
L21	N11*51'58"W	1.61'
L22	S27°10'44"W	1.66'
L23	N41°53'10"E	16.09'
L24	N41°50'20"E	104.62
L25	N3*08'15"W	1.59'
L26	S89*11'53"W	89.68'
L27	N85°18'24"E	55.43'
L28	N81°40'06"E	60.11
L29	S77°53'11"W	60.00
L30	N73°50'02"E	69.66
L31	S70°49'27"E	104.79
L32	S41°53'10"W	58.35'
L33	S41°50'20"W	125.92'

ACREAGE

150 ACRES HUGO ORDNEY

VOL. 237, PG. 167 F.B.C.D.R.

LINE TABLE

BRIARWOOD CROSSING

SECTION 7

A SUBDIVISION OF 13.521 ACRES OF LAND LOCATED IN THE ANGUS J. JAMES SURVEY, A-37 VILLAGE OF PLEAK FORT BEND COUNTY, TEXAS

49 LOTS 3 BLOCKS

1.2534 ACRES IN 3 RESERVES

SCALE: 1" = 100'

DATE: FEBRUARY, 2018

WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP

15915 KATY FREEWAY, SUITE 405 ROGER MEDORS, MANAGER



Houston, Texas 77084

(713) 461-9600

TEXAS FIRM REGISTRATION NO. F-487

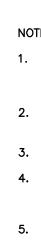
JACK P. MILLER, P.E.

SURVEY*GROUP 1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043 16340 Park Ten Place - Suite 350

PHONE 713-413-1900 FAX 713-413-1944 BRIAN E. WILSON, R.P.L.S.

<u>SURVEYOR</u>

SHEET 1 OF



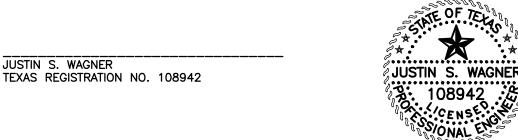
FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

STATE OF TEXAS COUNTY OF FORT BEND
WE, WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH RICHARD RUE, PRESIDENT, AND JASON ERVIN, VICE PRESIDENT, BOTH BEING OFFICERS OF WOODMERE GP, L.L.C.,, A LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, OWNERS OF THE 13.521 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BRIARWOOD CROSSING SECTION 7, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, 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 PURPOSE 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 OR 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND 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 PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK—TO—BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK—TO—BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK TO BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.
FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE 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, WE 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, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.
FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION 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, EXCESSIVE VEGETATION 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, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF BRIARWOOD CROSSING SECTION 7 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.
FURTHER, WE 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, THE WOODMERE DEVELOPMENT CO., LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD RUE, ITS PRESIDENT, HEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT, JASON ERVIN, BOTH BEING OFFICERS OF WOODMERE GP, L.L.C., A LIMITED LIABILITY COMPANY, ITS GENERAL
PARTNER, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS DAY OF, 2018.
WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP BY: WOODMERE GP, L.L.C., A LIMITED LIABILITY COMPANY ITS GENERAL PARTNER
BY: RICHARD RUE, PRESIDENT
ATTEST: JASON ERVIN, VICE PRESIDENT
STATE OF TEXAS COUNTY OF FORT BEND
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD RUE, PRESIDENT AND JASON ERVIN, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF, 2018.

DAMON KUHN, ALDERMAN

ACT AND NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: _____ JUSTIN S. WAGNER, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS

PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND VILLAGE OF PLEAK TO THE BEST OF MY KNOWLEDGE.



CAROLYN J. QUINN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE EIGHTH OF ONE INCH (5/8) AND A LENGTH OF THREE (3) FEET

CAROLYN J. QUINN REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6033



STATE OF TEXAS COUNTY OF FORT BEND

JUSTIN S. WAGNER

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE VILLAGE OF PLEAK, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BRIARWOOD CROSSING SECTION 7 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE VILLAGE OF PLEAK AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____, DAY OF _____, 2018.

JOHN GONZALES, VICE-CHAIRPERSON DAVID THIELEMANN, CHAIRPERSON

THIS IS TO CERTIFY THAT THE CITY COUNCIL FOR THE VILLAGE OF PLEAK, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BRIARWOOD CROSSING SECTION 7 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE VILLAGE OF PLEAK AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS	DAY OF	, 2018.
LARRY BITTN	NER, MAYOR	ERIN WALLEY, CITY SECRETARY
MICHAEL JO	HN, MAYOR PRO-TEM	AL WARNASCH, ALDERMAN
BRENDA JAY	'NES, ALDERWOMAN	WADE A. GOATES, ALDERMAN

FIELD NOTES FOR 13.521 ACRES OF LAND

BEING 13.521 ACRES (588,963 SQUARE FEET) OF LAND LOCATED IN THE ANGUS J. JAMES SURVEY, ABSTRACT-37, FORT BEND COUNTY, TEXAS; SAID 13.521 ACRE TRACT BEING A PORTION OF A CALLED 60.821 ACRE TRACT RECORDED IN THE NAME OF WOODMERE DEVELOPMENT CO., LTD., UNDER FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 2012148053, AND BEING ALL OF A CALLED 0.1067 ACRE TRACT RECORDED IN THE NAME OF WOODMERE DEVELOPMENT CO., LTD. UNDER F.B.C.C.F. NO. 2017112194; SAID 13.521 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, COORDINATES ARE GRID AND MAY BE CONVERTED TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999867):

BEGINNING AT A 5/8-INCH IRON WITH "MILLER SURVEY GROUP" (MSG) CAP FOUND (X = 2,980,740.40 : Y = 13,739,901.96) AT THE SOUTH END OF THE WESTERLY TERMINUS LINE OF BRIARWOOD CROSSING DRIVE (80-FEET WIDE PER PLAT NO. 20140265, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.)), BEING THE NORTHWEST CORNER OF RESTRICTED RESERVE "C" OF BRIARWOOD CROSSING SECTION 6, A SUBDIVISION OF RECORD IN PLAT NO. 20160285, F.B.C.P.R., AT THE EASTERLY SOUTHEAST CORNER OF A CALLED 2.800 ACRE TEMPORARY ACCESS EASEMENT RECORDED IN THE NAME OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 5 UNDER F.B.C.C.F. NO. 2017019799, FOR THE NORTH CORNER OF THE HEREIN DESCRIBED

THENCE, WITH THE WEST LINE OF SAID RESTRICTED RESERVE "C", SOUTH 13 DEGREES 53 MINUTES 25 SECONDS EAST, A DISTANCE OF 20.09 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE NORTHERLY LINE OF LOT 8, BLOCK 3 OF SAID BRIARWOOD CROSSING SECTION 6, AT THE WESTERLY SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "C", FOR

THENCE, WITH THE WESTERLY LINE OF SAID BLOCK 3, THE FOLLOWING NINE (9) COURSES:

- 1. SOUTH 72 DEGREES 53 MINUTES 28 SECONDS WEST, A DISTANCE OF 90.33 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE NORTHWEST CORNER OF LOT 7 OF SAID BLOCK 3, FOR AN ANGLE POINT;
- 2. SOUTH 28 DEGREES 03 MINUTES 26 SECONDS WEST, A DISTANCE OF 103.56 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE WEST CORNER OF SAID LOT 7, FOR AN
- 3. SOUTH 33 DEGREES 43 MINUTES 38 SECONDS EAST, A DISTANCE OF 55.13 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE SOUTHWEST CORNER OF SAID LOT 7, AT THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 3, FOR AN ANGLE POINT;
- 4. SOUTH 18 DEGREES 33 MINUTES 55 SECONDS EAST, A DISTANCE OF 90.26 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

LOT 1, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

- 5. SOUTH 44 DEGREES 30 MINUTES 43 SECONDS EAST, A DISTANCE OF 50.66 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET IN THE SOUTHWEST LINE OF LOT 5 OF SAID BLOCK 3, FOR AN ANGLE POINT;
- 6. SOUTH 47 DEGREES 53 MINUTES 05 SECONDS EAST, A DISTANCE OF 152.94 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE SOUTH CORNER OF LOT 3 OF SAID BLOCK 3, AT THE NORTHWEST CORNER OF LOT 2 OF SAID BLOCK 3, FOR AN ANGLE POINT;
- 7. SOUTH 25 DEGREES 33 MINUTES 36 SECONDS EAST, A DISTANCE OF 52.77 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE SOUTHWEST CORNER OF SAID LOT 2, AT THE
- NORTHWEST CORNER OF LOT 1 OF SAID BLOCK 3, FOR AN ANGLE POINT; 8. SOUTH 02 DEGREES 47 MINUTES 48 SECONDS WEST, A DISTANCE OF 53.58 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE SOUTHWEST CORNER OF SAID LOT 1, FOR
- 9. SOUTH 76 DEGREES 54 MINUTES 54 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE WEST LINE OF COOPERS HILL TRAIL (60-FEET WIDE PRIVATE UTILITY EASEMENT (P.U.E.) AND PRIVATE ACCESS EASEMENT (P.A.E.) RECORDED IN PLAT NO. 20160285 OF THE F.B.C.P.R.), AT THE SOUTHEAST CORNER OF SAID

THENCE, WITH THE WEST LINE OF SAID COOPERS HILL TRAIL, 32.99 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 00 MINUTES 02 SECONDS, AND A CHORD THAT BEARS SOUTH 16 DEGREES 35 MINUTES 07 SECONDS WEST, A DISTANCE OF 32.97 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE WEST END OF THE TERMINUS LINE OF SAID COOPERS HILL TRAIL, FOR AN ANGLE POINT;

THENCE, WITH SAID TERMINUS LINE, AND THE WESTERLY LINE OF BLOCK 2 OF SAID BRIARWOOD CROSSING SECTION 6, SOUTH 69 DEGREES 54 MINUTES 52 SECONDS EAST, A DISTANCE OF 295.11 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT AN INTERIOR CORNER OF LOT 6 OF SAID BLOCK 2, FOR AN ANGLE POINT;

THENCE, WITH THE WESTERLY LINE OF SAID BLOCK 2, THE FOLLOWING FOUR (4) COURSES: 1. SOUTH 32 DEGREES 24 MINUTES 17 SECONDS EAST, A DISTANCE OF 258.87 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT AN ANGLE POINT OF LOT 2 OF SAID BLOCK 2;

- 2. SOUTH 48 DEGREES 09 MINUTES 40 SECONDS EAST, A DISTANCE OF 65.46 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE SOUTH CORNER OF SAID LOT 2;
- 3. NORTH 41 DEGREES 50 MINUTES 20 SECONDS EAST, A DISTANCE OF 11.09 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE WEST CORNER OF LOT 1 OF SAID BLOCK 2, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 4. SOUTH 48 DEGREES 09 MINUTES 40 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE WEST LINE OF DAWN LIGHT DRIVE (60-FEET WIDE P.U.E. AND P.A.E. RECORDED IN PLAT NO. 20160285 OF THE F.B.C.P.R.), AT THE SOUTH CORNER OF SAID LOT 1, FOR AN INTERIOR CORNER OF THE HEREIN

THENCE, WITH THE WEST LINE OF SAID DAWN LIGHT DRIVE, SOUTH 41 DEGREES 50 MINUTES 20 SECONDS WEST, A DISTANCE OF 7.47 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE NORTHWEST END OF THE TERMINUS LINE OF SAID DAWN LIGHT DRIVE, FOR AN ANGLE POINT;

THENCE, WITH SAID TERMINUS LINE, AND THE SOUTHWEST LINE OF BLOCK 1 OF SAID BRIARWOOD CROSSING SECTION 6, SOUTH 48 DEGREES 09 MINUTES 40 SECONDS EAST, A DISTANCE OF 203.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE SOUTHEAST LINE OF SAID 60.821 ACRE TRACT, ON THE NORTHWEST LINE OF A CALLED 150 ACRE TRACT RECORDED IN THE NAME OF HUGO ORDNEY UNDER VOLUME (VOL.) 237, PAGE (PG.) 167 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), AT THE SOUTH CORNER OF RESTRICTED RESERVE "B" OF SAID BRIARWOOD CROSSING SECTION 6, FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON LINES OF SAID 60.821 ACRE TRACT AND SAID 150 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 1. SOUTH 41 DEGREES 50 MINUTES 20 SECONDS WEST, A DISTANCE OF 332.81 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE SOUTH CORNER OF SAID 60.821 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;
- 2. NORTH 48 DEGREES 06 MINUTES 50 SECONDS WEST, A DISTANCE OF 1069.39 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT A NORTHWESTERLY CORNER OF SAID 150 ACRE TRACT, AT THE NORTHEAST CORNER OF A CALLED 52.73 ACRE TRACT RECORDED IN THE NAME OF WILLIAM N. NORDT UNDER VOL. 1659, PG. 786 OF THE F.B.C.D.R., FOR AN

THENCE, WITH THE NORTHEAST LINE OF SAID 52.73 ACRE TRACT AND THE NORTHEAST LINE OF A CALLED 0.0091 ACRE DETENTION EASEMENT RECORDED IN THE NAME OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 5 UNDER F.B.C.C.F. NO. 2017099171, NORTH 47 DEGREES 53 MINUTES 05 SECONDS WEST, A DISTANCE OF 462.68 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, THROUGH AND ACROSS SAID 60.821 ACRE TRACT, AND WITH THE SOUTHERLY LINE OF SAID 0.1067 ACRE TRACT, AND WITH THE NORTHWEST LINES OF SAID 0.0091 ACRE DETENTION EASEMENT, THE NORTHEAST LINES OF A CALLED 27.488 ACRES DETENTION EASEMENT RECORDED IN THE NAME OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 5 UNDER F.B.C.C.F. NO. 2017099171, AND THROUGH AND ACROSS SAID 0.1067 ACRE TRACT, 92.06 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105 DEGREES 29 MINUTES 20 SECONDS, AND A CHORD THAT BEARS NORTH 57 DEGREES 27 MINUTES 37 SECONDS WEST, A DISTANCE OF 79.59 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN INTERIOR CORNER;

THENCE, CONTINUING THROUGH AND ACROSS SAID 0.1067 ACRE TRACT, SOUTH 85 DEGREES 17 MINUTES 03 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT ON THE SOUTHWEST LINE OF SAID 0.1067 ACRES TRACT AND THE NORTHEAST LINE OF SAID 27.488 ACRE DETENTION EASEMENT; THENCE, WITH THE LINE COMMON TO SAID 0.1067 ACRE TRACT AND SAID 27.488 ACRE DETENTION EASEMENT, NORTH 49 DEGREES 07 MINUTES 52 SECONDS WEST, A DISTANCE OF 136.77

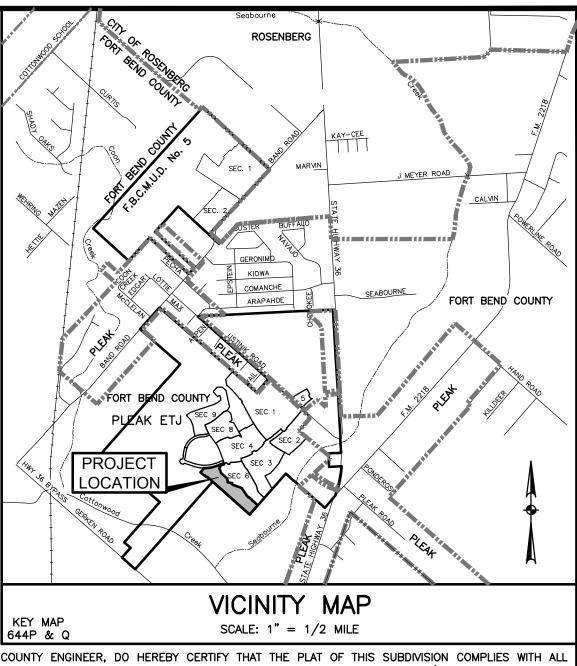
FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE SOUTHEAST LINE OF A CALLED 2.538 ACRE TRACT RECORDED IN THE NAME OF WOODMERE DEVELOPMENT CO., LTD., UNDER F.B.C.C.F. NO. 2017142172, FOR THE WEST CORNER OF SAID 0.1067 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO SAID 0.1067 AND 2.538 ACRE TRACTS AND THROUGH AND ACROSS SAID 60.821 ACRE TRACT, NORTH 42 DEGREES 13 MINUTES 49 SECONDS EAST, A DISTANCE OF 117.85 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT; THENCE, CONTINUING THROUGH AND ACROSS SAID 60.821 ACRE TRACT, NORTH 02 DEGREES 41 MINUTES 11 SECONDS EAST, A DISTANCE OF 21.69 FEET TO A 5/8-INCH IRON ROD WITH

M.S.G. CAP SET ON THE SOUTH LINE OF SAID 2.800 ACRE TEMPORARY ACCESS EASEMENT, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, WITH THE SOUTH LINE OF SAID 2.800 ACRE TEMPORARY ACCESS EASEMENT, THE FOLLOWING THREE (3) COURSES:

- 1. 372.70 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 59 MINUTES 35 SECONDS, AND A CHORD THAT BEARS NORTH 80 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF 369.98 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR A POINT OF TANGENCY;
- 2. NORTH 68 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 3. 104.85 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 810.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 24 MINUTES 59 SECONDS, AND A CHORD THAT BEARS NORTH 72 DEGREES 24 MINUTES 05 SECONDS EAST, A DISTANCE OF 104.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.521 ACRES OF LAND.



I, RICHARD W. STOLLEIS, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH AL OF THE EXISTING RULES AND REGULATIONS OF THIS 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 OF PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. STOLLEIS, P.E. FORT BEND COUNTY ENGINEER APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS ____ DAY OF _____ VINCENT M. MORALES. JR GRADY PRESTAGE COMMISSIONER, PRECINCT COMMISSIONER, PRECINCT 2 ROBERT E. HEBERT COUNTY JUDGE

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH IT CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON ____ O'CLOCK ____.M., IN PLAT NUMBER ______ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

JAMES PATTERSON

COMMISSIONER, PRECINCT 4

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

LAURA RICHARD, COUNTY CLERK FORT BEND COUNTY, TEXAS

W.A. "ANDY" MEYERS

COMMISSIONER, PRECINCT

BRIARWOOD CROSSING

SECTION 7

A SUBDIVISION OF 13.521 ACRES OF LAND LOCATED IN THE A.J. JAMES SURVEY, A-37 VILLAGE OF PLEAK FORT BEND COUNTY, TEXAS

49 LOTS

3 BLOCKS DATE: FEBRUARY, 2018

1.2534 ACRES IN 3 RESERVES SCALE: 1" = 100'

WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP

ROGER MEDORS, MANAGER

15915 KATY FREEWAY, SUITE 405 HOUSTON, TEXAS 77094 PHONE: 281-646-1727



TEXAS FIRM REGISTRATION NO. F-487

JACK P. MILLER, P.E.

16340 Park Ten Place - Suite 350 Houston, Texas 77084 (713) 461-9600

SURVEY GROUP

<u>SURVEYOR</u>

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043 PHONE 713-413-1900 FAX 713-413-1944 BRIAN E. WILSON, R.P.L.S.

SHEET 2 OF