

**PLAT RECORDING SHEET**

**PLAT NAME:** Briarwood Crossing, Section 7

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**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 13.521

\_\_\_\_\_

**LEAGUE:** Angus J. James Survey

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**ABSTRACT NUMBER:** 37

\_\_\_\_\_

**NUMBER OF BLOCKS:** 3

\_\_\_\_\_

**NUMBER OF LOTS:** 49

\_\_\_\_\_

**NUMBER OF RESERVES:** 3

\_\_\_\_\_

**OWNERS:** Woodmere Development Co., Ltd.

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(DEPUTY CLERK)





L:\3260-FBOMJD-51BRIARWOOD\_CROSSING\3371-007-PLATE-091417.DWG FEB. 20, 2018--10:49am TIXON

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.

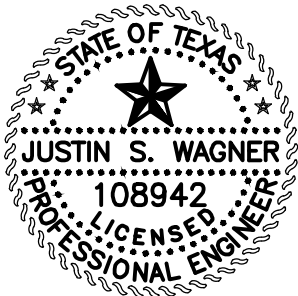
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME:

MY COMMISSION EXPIRES: \_\_\_\_\_

I, 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.

JUSTIN S. WAGNER  
TEXAS REGISTRATION NO. 108942



I, 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 UNLESS OTHERWISE NOTED.

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



STATE OF TEXAS  
COUNTY OF FORT BEND

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.

DAVID THIELEMANN, CHAIRPERSON

JOHN GONZALES, VICE-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 BITTNER, MAYOR

ERIN WALLEY, CITY SECRETARY

MICHAEL JOHN, MAYOR PRO-TEM

AL WARNASCH, ALDERMAN

BRENDA JAYNES, ALDERWOMAN

WADE A. GOATES, ALDERMAN

DAMON KUHN, 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 TRACT;

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 AN ANGLE POINT;

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

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 DESCRIBED TRACT;

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 ORONEY 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 ANGLE POINT;

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;

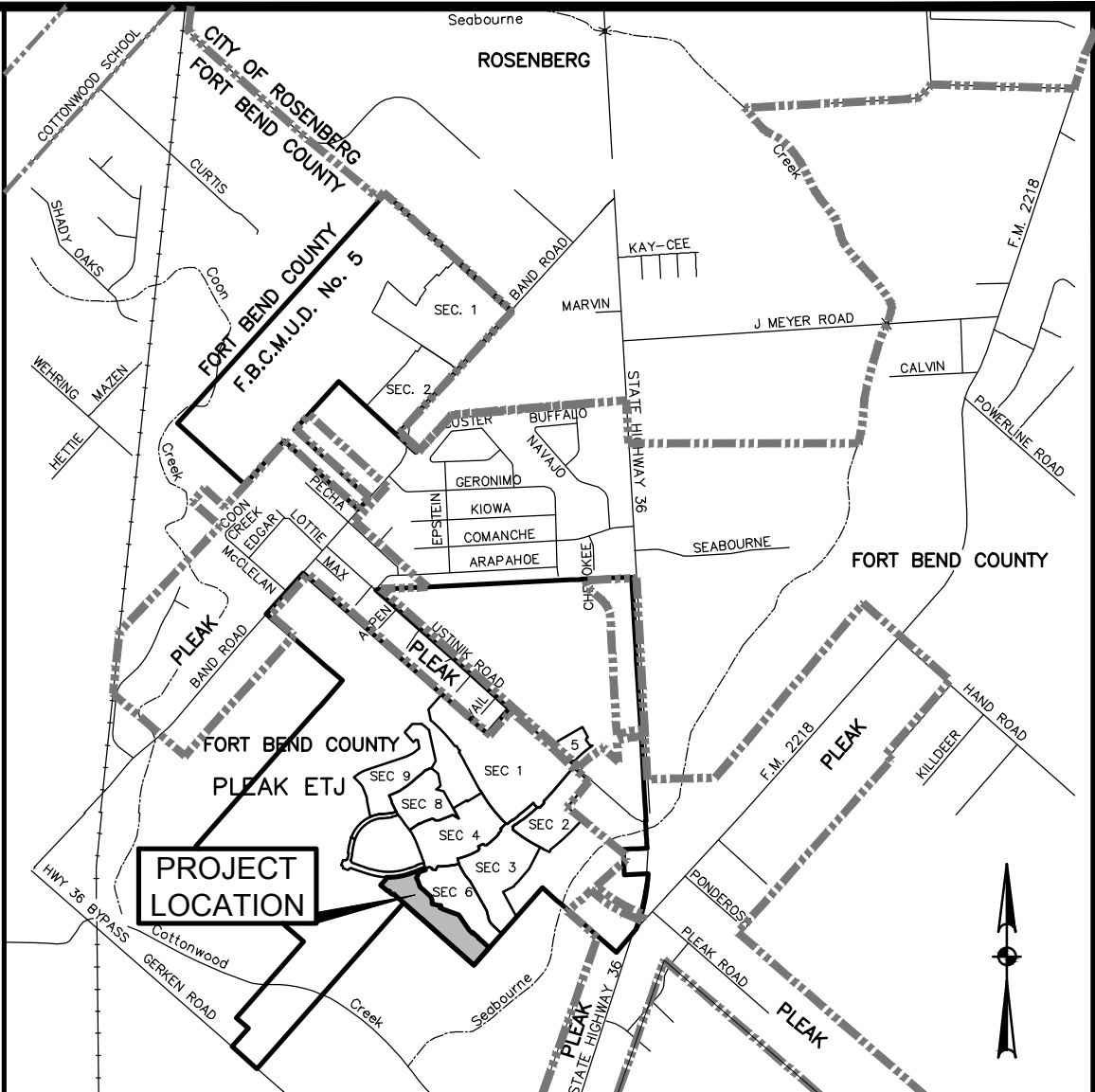
THENCE, WITH THE LINE COMMON TO SAID 0.1067 ACRE TRACT AND SAID 27.488 ACRE DETENTION EASEMENT, NORTH 49 DEGREES 07 MINUTES 52 SECONDS WEST, A DISTANCE OF 136.77 FEET TO A 5/8--INCH IRON ROD WITH M.S.G. CAP SET ON THE SOUTHEAST LINE OF A CALLED 2.538 ACRE TRACT RECORDED IN THE NAME OF WOODMERE DEVELOPMENT 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.



KEY MAP  
644P & Q

VICINITY MAP  
SCALE: 1" = 1/2 MILE

I, RICHARD W. STOLLEIS, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL 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 OR 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 \_\_\_\_\_, 2018.

VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT  
COUNTY JUDGE

W.A. "ANDY" MEYERS  
COMMISSIONER, PRECINCT 3

JAMES PATTERSON  
COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECDATION IN MY OFFICE ON \_\_\_\_\_, 2018, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

BY: \_\_\_\_\_  
DEPUTY

## 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      1.2534 ACRES IN 3 RESERVES

DATE: FEBRUARY, 2018      SCALE: 1" = 100'

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

15915 KATY FREEWAY, SUITE 405  
HOUSTON, TEXAS 77064  
PHONE: 281-646-1727  
ROGER WEDORS, MANAGER

ENGINEER  
**r.g.miller**  
engineers  
since 1966

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

TEXAS FIRM REGISTRATION NO. F--487  
JACK P. MILLER, P.E.

SURVEYOR

**MILLER**  
SURVEY GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043  
PHONE 713-413-1900 FAX 713-413-1944

BRIAN E. WILSON, R.P.L.S.