

**PLAT RECORDING SHEET**

**PLAT NAME:** Biarwood Crossing Drive Extension Phase 2 Street Dedication

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

**ACREAGE:** 3.009

**LEAGUE:** Angus J. James Survey

**ABSTRACT NUMBER:** A-37

**NUMBER OF BLOCKS:** 0

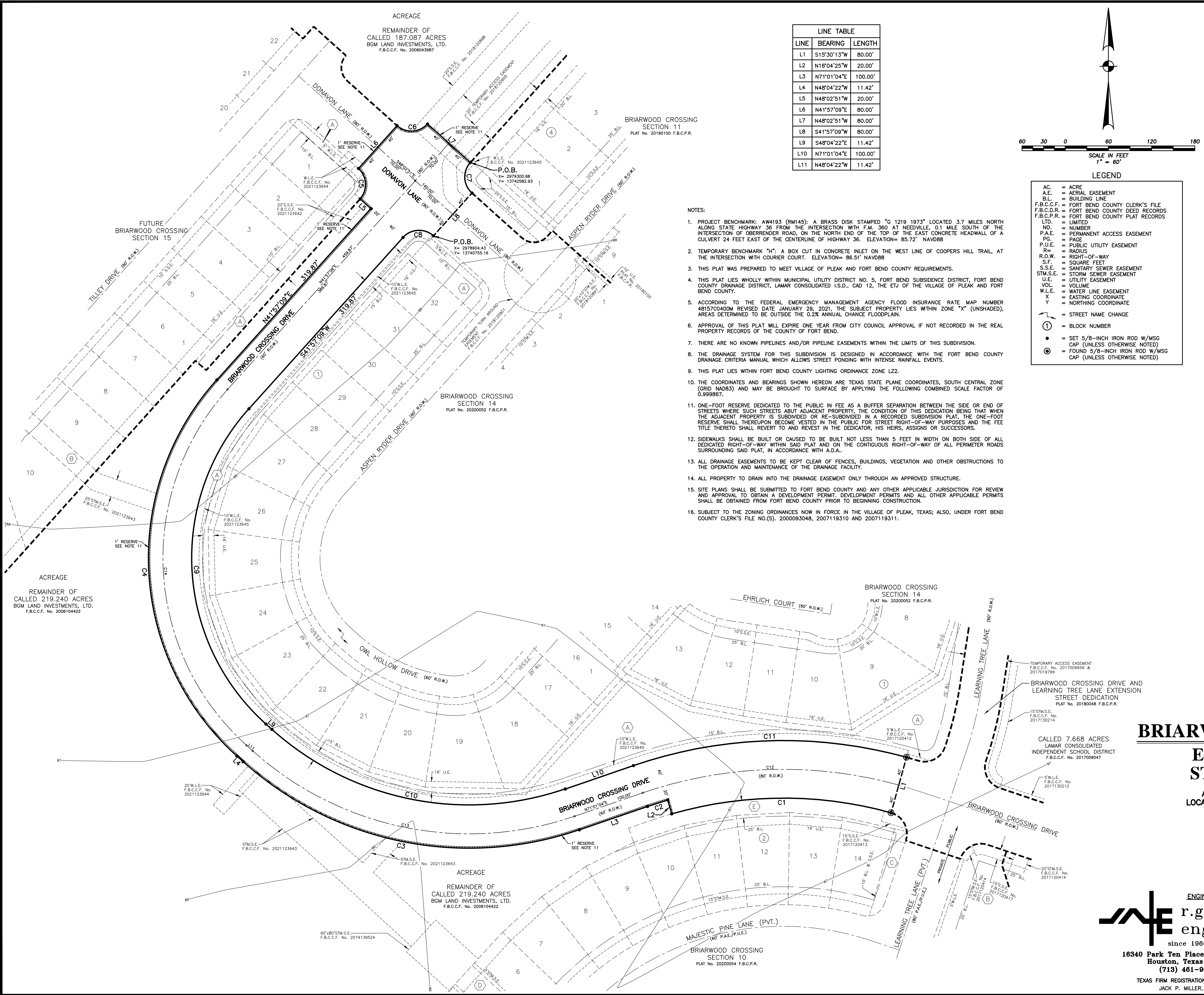
**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 0

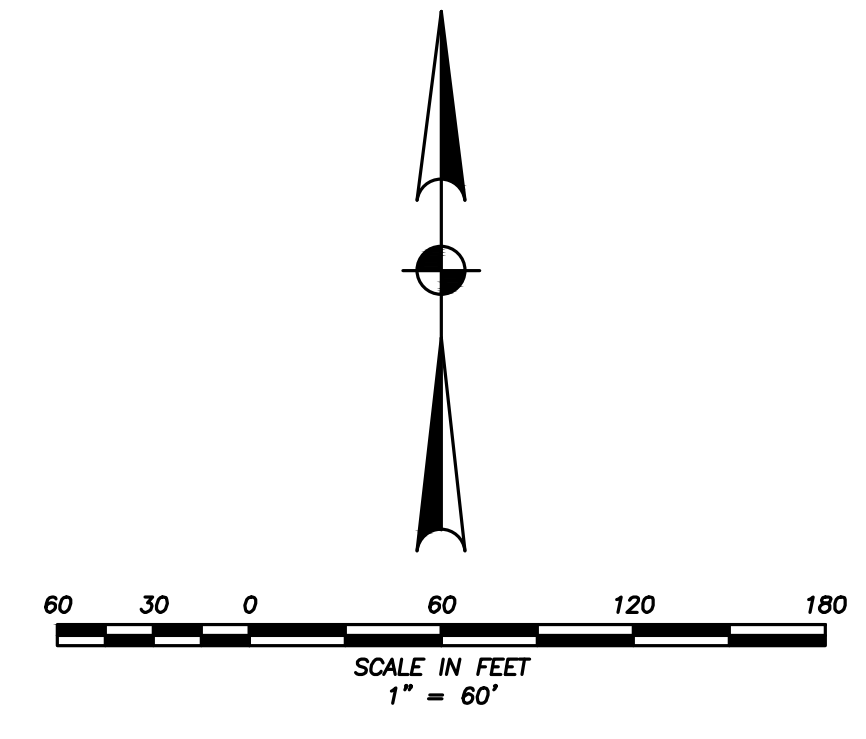
**OWNERS:** Woodmere Development Co., LTD.,

\_\_\_\_\_  
**(DEPUTY CLERK)**

L:\3260\_FBCMUD\_5\BRIARWOOD\_CROSSING\3371-910\_PLAT\_020821.DWG Aug. 31, 2021 1:18 PM TROY NIXON



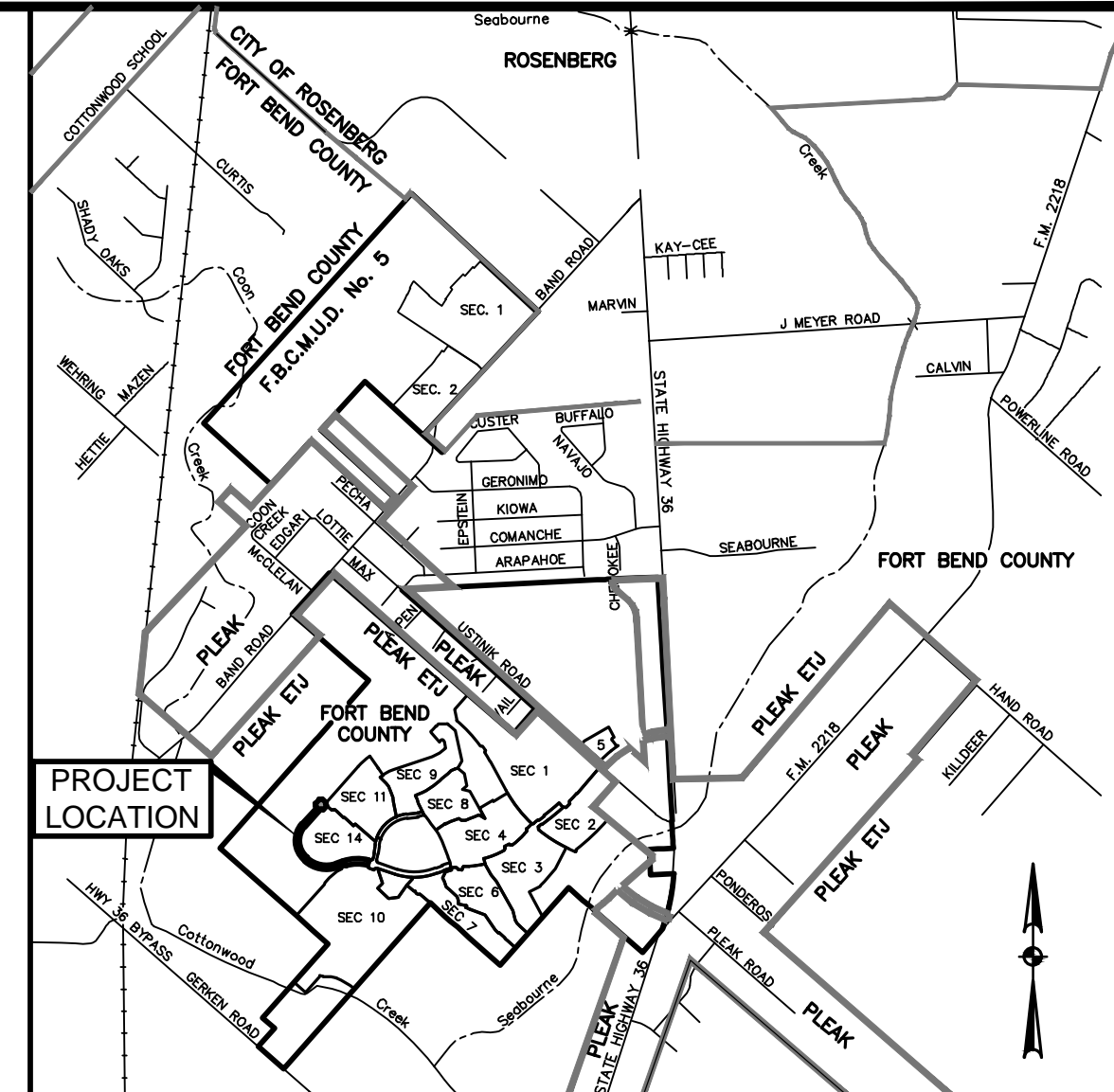
LINE	BEARING	LENGTH
L1	S15°30'13"W	80.00'
L2	N16°04'25"W	20.00'
L3	N71°01'04"E	100.00'
L4	N48°04'22"W	11.42'
L5	N48°02'51"W	20.00'
L6	N41°57'09"E	80.00'
L7	N48°02'51"W	80.00'
L8	S41°57'09"W	80.00'
L9	S48°04'22"E	11.42'
L10	N71°01'04"E	100.00'
L11	N48°04'22"W	11.42'



**LEGEND**

- AC. = ACRE
- A.E. = AERIAL EASEMENT
- BL. = 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
- 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
- Y = 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)

- NOTES:**
- PROJECT BENCHMARK: AW4193 (RM145): A BRASS DISK STAMPED "G 1219 1973" LOCATED 3.7 MILES NORTH ALONG STATE HIGHWAY 36 FROM THE INTERSECTION WITH F.M. 360 AT NEEDVILLE, 0.1 MILE SOUTH OF THE INTERSECTION OF OBERRENDER ROAD, ON THE NORTH END OF THE TOP OF THE EAST CONCRETE HEADWALL OF A CULVERT 24 FEET EAST OF THE CENTERLINE OF HIGHWAY 36. ELEVATION= 85.72' NAVD88
  - TEMPORARY BENCHMARK "H": A BOX CUT IN CONCRETE INLET ON THE WEST LINE OF COOPERS HILL TRAIL, AT THE INTERSECTION WITH COURIER COURT. ELEVATION= 86.51' NAVD88
  - THIS PLAT WAS PREPARED TO MEET VILLAGE OF PLEAK AND FORT BEND COUNTY REQUIREMENTS.
  - THIS PLAT LIES WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 5, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., CAD 12, THE ETJ OF THE VILLAGE OF PLEAK AND FORT BEND COUNTY.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C0400M REVISED DATE JANUARY 29, 2021, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - 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 KNOWN PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
  - 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.
  - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE L22.
  - 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.
  - ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
  - 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.
  - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED STRUCTURE.
  - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT, DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
  - SUBJECT TO THE ZONING ORDINANCES NOW IN FORCE IN THE VILLAGE OF PLEAK, TEXAS; ALSO, UNDER FORT BEND COUNTY CLERK'S FILE NO.(S). 2000093048, 2007119310 AND 2007119311.



**VICINITY MAP**  
KEY MAP 644K  
SCALE: 1" = 1/2 MILE

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	560.00'	31°34'38"	308.63'	S89°42'54"W	304.74'
C2	580.00'	2°54'31"	29.44'	S72°28'20"W	29.44'
C3	470.00'	60°54'33"	499.64'	N78°31'39"W	476.44'
C4	370.00'	90°01'31"	581.36'	N3°03'37"W	523.37'
C5	30.00'	90°00'00"	47.12'	N3°02'51"W	42.43'
C6	30.00'	90°00'00"	47.12'	N86°57'09"E	42.43'
C7	30.00'	90°00'00"	47.12'	S3°02'51"E	42.43'
C8	30.00'	90°00'00"	47.12'	S86°57'09"W	42.43'
C9	310.00'	90°01'31"	487.08'	S3°03'37"E	438.50'
C10	410.00'	60°54'33"	435.86'	S78°31'39"E	415.62'
C11	640.00'	34°29'09"	385.21'	N88°15'39"E	379.42'
C12	600.00'	34°29'09"	361.13'	S88°15'39"W	355.71'
C13	450.00'	60°54'33"	478.38'	S78°31'39"E	456.17'
C14	350.00'	90°01'31"	549.93'	S3°03'37"E	495.08'

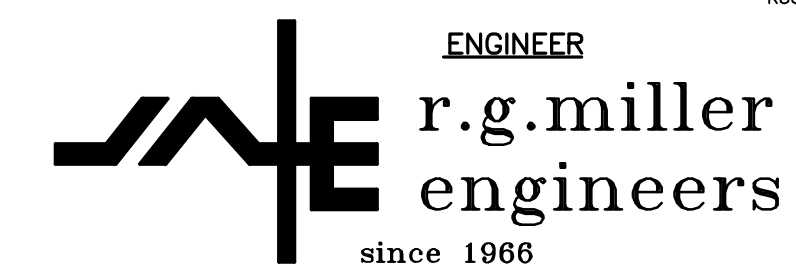
# BRIARWOOD CROSSING DRIVE EXTENSION PHASE 2 STREET DEDICATION

A SUBDIVISION OF 3.009 ACRES OF LAND  
LOCATED IN THE ANGUS J. JAMES SURVEY, A-37  
VILLAGE OF PLEAK  
FORT BEND COUNTY, TEXAS

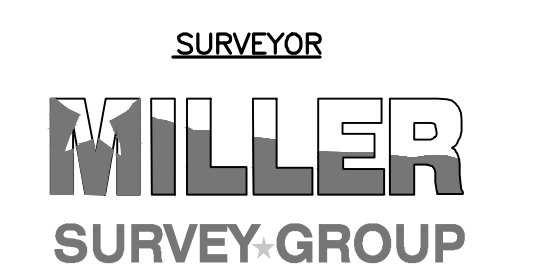
DATE: AUGUST, 2021 SCALE: 1" = 60'

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

15915 KATY FREEMAN, SUITE 405  
HOUSTON, TEXAS 77094  
PHONE: 281-646-1727  
ROGER MEDORS, MANAGER



16340 Park Ten Place - Suite 350  
Houston, Texas 77084  
(713) 461-9800  
TEXAS FIRM REGISTRATION NO. F-487  
JACK P. MILLER, P.E.



1760 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043  
PHONE 713-413-1900 FAX 713-413-1944  
TEXAS FIRM REGISTRATION NO. 10047100  
BRIAN E. WILSON, R.P.L.S.

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 3.009 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BRIARWOOD CROSSING DRIVE EXTENSION PHASE 2 STREET DEDICATION, 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 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 OPERATION 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 AND ADJOINING THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF BRIARWOOD CROSSING DRIVE EXTENSION PHASE 2 STREET DEDICATION WHERE PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH AND DEDICATE TO THE USE OF THE PUBLIC UTILITIES FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACRES.

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 \_\_\_\_\_, 2021.

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, OF 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 \_\_\_\_\_, 2021.

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 DRIVE EXTENSION PHASE 2 STREET DEDICATION 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 \_\_\_\_\_, 2021.

DAVID THIELEMAN, CHAIRPERSON  
GARY MILLER, 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 DRIVE EXTENSION PHASE 2 STREET DEDICATION 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 \_\_\_\_\_, 2021.

LARRY BITTNER, MAYOR

ERIN WALLEY, CITY SECRETARY

MICHAEL JOHN, MAYOR PRO-TEM

ANNE STARK, ALDERWOMAN

WADE A. GOATES, ALDERMAN

SOPHIA RICO, ALDERWOMAN

DAMON KUHN, ALDERMAN

FIELD NOTES FOR A 3.009 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 3.009 ACRES (131,080 SQUARE FEET) LOCATED IN THE ANGUS J. JAMES SURVEY, ABSTRACT NUMBER (NO.) 37 IN FORT BEND COUNTY, TEXAS; SAID 3.009 ACRE TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 219.240 ACRE TRACT RECORDED IN THE NAME OF BGM LAND INVESTMENTS, LTD. IN FORT BEND COUNTY CLERK'S FILE (F.B.C.P.R.) NO. 2009104422, SAID 3.009 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND 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 ROD (X:2979300.68, Y:13742582.93) WITH MILLER SURVEY GROUP (M.S.G.) CAP FOUND AT THE SOUTHWEST END OF THE NORTHWEST TERMINUS LINE OF DONAVON LANE (80-FEET WIDE PER PLAT NO. 20200052, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.));

THENCE, WITH THE SOUTH WESTERLY LINES OF BRIARWOOD CROSSING SECTION 14, A SUBDIVISION OF RECORD IN PLAT NO. 20200052 OF THE F.B.C.P.R., THE FOLLOWING SEVEN (7) COURSES:

- 1. 47.12 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 86 DEGREES 57 MINUTES 09 SECONDS WEST, A DISTANCE OF 42.43 FEET TO A 5/8-INCH ROD WITH M.S.G. CAP FOUND AT A POINT OF TANGENCY;
- 2. SOUTH 41 DEGREES 57 MINUTES 09 SECONDS WEST, A DISTANCE OF 319.87 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;
- 3. 487.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 01 MINUTES 31 SECONDS, AND A CHORD THAT BEARS SOUTH 03 DEGREES 03 MINUTES 39 SECONDS EAST, A DISTANCE OF 438.50 FEET TO A 5/8-INCH ROD WITH M.S.G. CAP FOUND AT A POINT OF TANGENCY;
- 4. SOUTH 48 DEGREES 04 MINUTES 22 SECONDS EAST, A DISTANCE OF 11.42 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;
- 5. 435.86 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 60 DEGREES 54 MINUTES 33 SECONDS, AND A CHORD THAT BEARS SOUTH 78 DEGREES 31 MINUTES 39 SECONDS EAST, A DISTANCE OF 415.62 FEET TO A 5/8-INCH ROD WITH M.S.G. CAP FOUND AT A POINT OF TANGENCY;
- 6. NORTH 71 DEGREES 01 MINUTES 04 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;
- 7. 385.21 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 34 DEGREES 29 MINUTES 09 SECONDS, AND A CHORD THAT BEARS NORTH 88 DEGREES 15 MINUTES 39 SECONDS EAST, A DISTANCE OF 379.42 FEET TO A 5/8-INCH ROD WITH M.S.G. CAP FOUND AT THE NORTHWEST END OF THE SOUTHWEST TERMINUS OF BRIARWOOD CROSSING DRIVE (80-FEET WIDE PER PLAT NO. 20180048 OF THE F.B.C.P.R.), FOR THE WESTERLY SOUTHWEST CORNER OF SAID BRIARWOOD CROSSING SECTION 14;

THENCE, WITH THE SOUTHWEST TERMINUS LINE OF SAID BRIARWOOD CROSSING DRIVE, SOUTH 15 DEGREES 30 MINUTES 13 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND ON THE NORTH LINE OF BRIARWOOD CROSSING SECTION 10, A SUBDIVISION OF RECORD IN PLAT NO. 20200054, F.B.C.P.R., AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

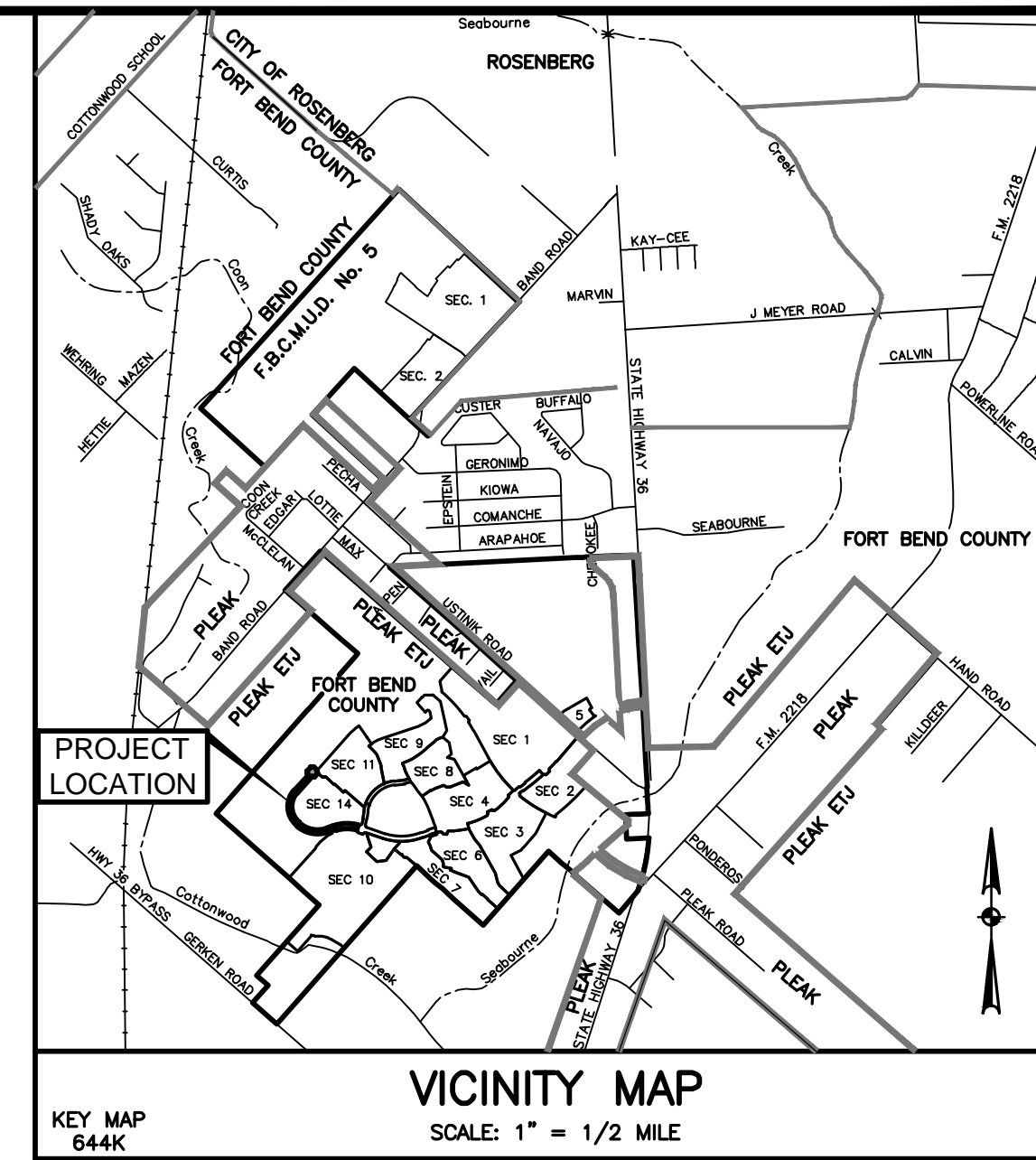
THENCE, WITH THE NORTH LINE OF SAID BRIARWOOD CROSSING SECTION 10, 308.63 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 34 MINUTES 38 SECONDS, AND A CHORD THAT BEARS SOUTH 89 DEGREES 42 MINUTES 54 SECONDS WEST, A DISTANCE OF 304.74 FEET TO A 5/8-INCH ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

THENCE, THROUGH AND ACROSS SAID 219.240 ACRE TRACT, THE FOLLOWING TWELVE (12) COURSES:

- 1. NORTH 16 DEGREES 04 MINUTES 25 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 AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- 2. 28.44 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 54 MINUTES 31 SECONDS, AND A CHORD THAT BEARS SOUTH 72 DEGREES 28 MINUTES 20 SECONDS WEST, A DISTANCE OF 29.44 FEET TO A 5/8-INCH ROD WITH M.S.G. CAP SET AT A POINT OF TANGENCY;
- 3. SOUTH 71 DEGREES 01 MINUTES 04 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 4. 489.64 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 60 DEGREES 54 MINUTES 33 SECONDS, AND A CHORD THAT BEARS NORTH 78 DEGREES 31 MINUTES 39 SECONDS WEST, A DISTANCE OF 476.44 FEET TO A 5/8-INCH ROD WITH M.S.G. CAP SET AT A POINT OF TANGENCY;
- 5. NORTH 48 DEGREES 04 MINUTES 22 SECONDS WEST, A DISTANCE OF 11.42 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 6. 581.36 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 01 MINUTES 31 SECONDS, AND A CHORD THAT BEARS NORTH 03 DEGREES 03 MINUTES 37 SECONDS WEST, A DISTANCE OF 523.37 FEET TO A 5/8-INCH ROD WITH M.S.G. CAP SET AT A POINT OF TANGENCY;
- 7. NORTH 41 DEGREES 57 MINUTES 09 SECONDS EAST, A DISTANCE OF 319.87 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
- 8. NORTH 48 DEGREES 02 MINUTES 51 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- 9. 47.12 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 03 DEGREES 02 MINUTES 51 SECONDS WEST, A DISTANCE OF 42.43 FEET TO A 5/8-INCH ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
- 10. NORTH 41 DEGREES 57 MINUTES 09 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- 11. 47.12 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 86 DEGREES 57 MINUTES 09 SECONDS EAST, A DISTANCE OF 42.43 FEET TO A 5/8-INCH ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
- 12. SOUTH 48 DEGREES 02 MINUTES 51 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE SOUTH WESTERLY LINE OF BRIARWOOD CROSSING SECTION 11, A SUBDIVISION OF RECORD IN PLAT NO. 20190100, F.B.C.P.R., AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, WITH THE SOUTHWESTERLY LINE OF SAID BRIARWOOD CROSSING SECTION 11, 47.12 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 03 DEGREES 02 MINUTES 51 SECONDS EAST, A DISTANCE OF 42.43 FEET TO A 5/8-INCH ROD WITH M.S.G. CAP FOUND FOR THE NORTHWEST CORNER OF SAID BRIARWOOD CROSSING SECTION 14 AND BEING AT THE NORTHEAST END OF THE NORTHWEST TERMINUS LINE OF SAID DONAVON LANE;

THENCE, WITH THE WESTERLY LINE OF SAID BRIARWOOD CROSSING SECTION 14, BEING THE NORTHWEST TERMINUS LINE OF SAID DONAVON LANE, SOUTH 41 DEGREES 57 MINUTES 09 SECONDS WEST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.009 ACRES (131,080 SQUARE FEET) OF LAND.



I, J. STACY SLAWINSKI, 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.

J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

VINCENT M. MORALES, JR. COMMISSIONER, PRECINCT 1  
GRADY PRESTAGE COMMISSIONER, PRECINCT 2

KP GEORGE  
COUNTY JUDGE

W.A. "ANDY" MEYERS COMMISSIONER, PRECINCT 3  
KEN R. DEMERCHANT 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 RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2021, 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 DRIVE EXTENSION PHASE 2 STREET DEDICATION

A SUBDIVISION OF 3.009 ACRES OF LAND  
LOCATED IN THE ANGUS J. JAMES SURVEY, A-37  
VILLAGE OF PLEAK  
FORT BEND COUNTY, TEXAS

DATE: AUGUST, 2021 SCALE: 1" = 60'

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

15915 KATY FREEWAY, SUITE 405  
HOUSTON, TEXAS 77054  
PHONE: 281-846-1727  
ROGER MEDORS, MANAGER



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

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

SURVEYOR



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

TEXAS FIRM REGISTRATION NO. 10047100  
BRIAN E. WILSON, R.P.L.S.

L:\3260\_FBCOMD\_5\BRIARWOOD\_CROSSING\3371.1910\_BRIARWOOD\_CROSSING DR. EXT. PH. 2\CAD\PLAT\3371-1-18 PM TROY NIXON