

PLAT RECORDING SHEET

PLAT NAME: Biarwood Crossing Section 15

PLAT NO: _____

ACREAGE: 12.561

LEAGUE: Angus J. James Survey

ABSTRACT NUMBER: A-37

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 51

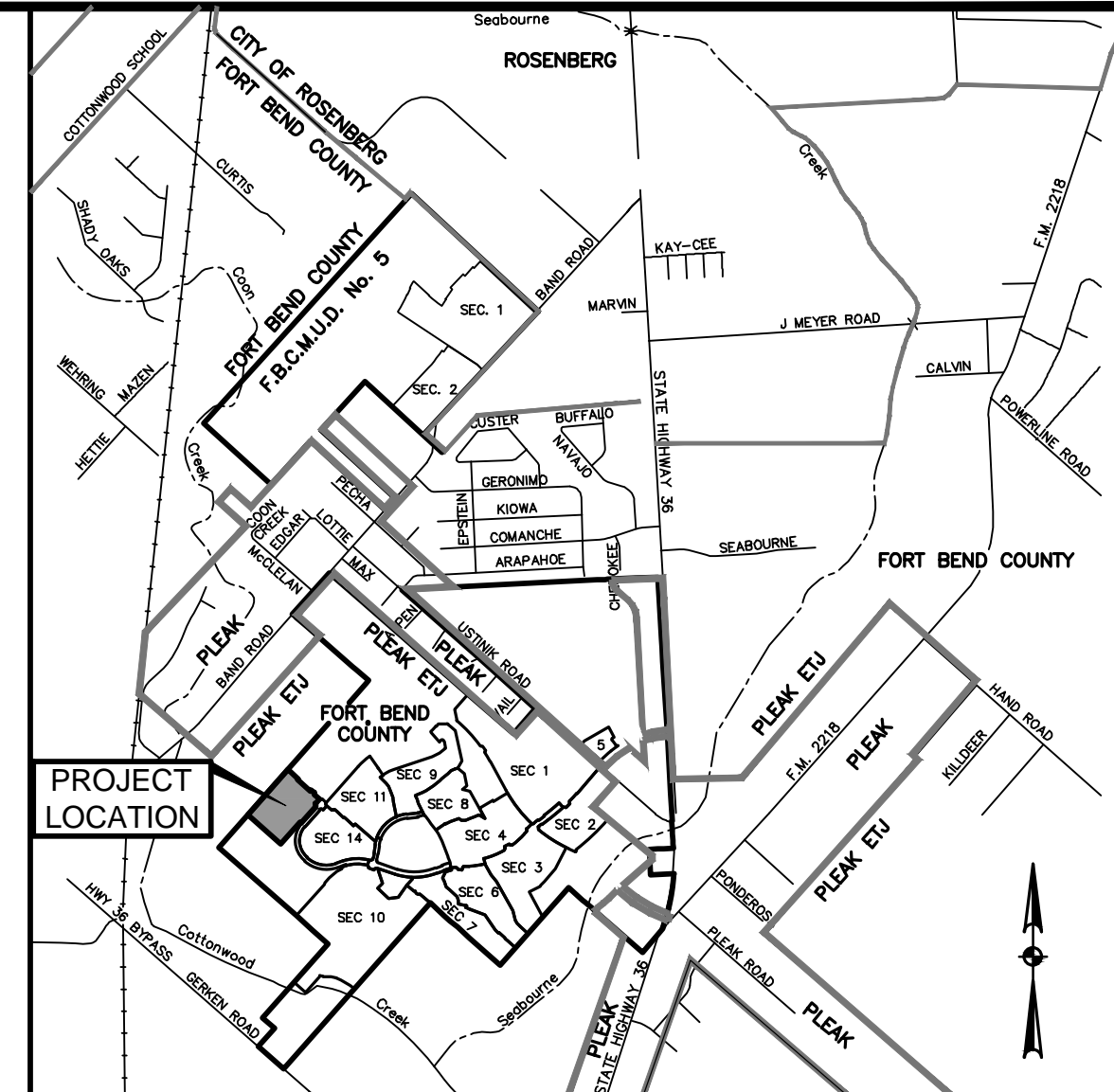
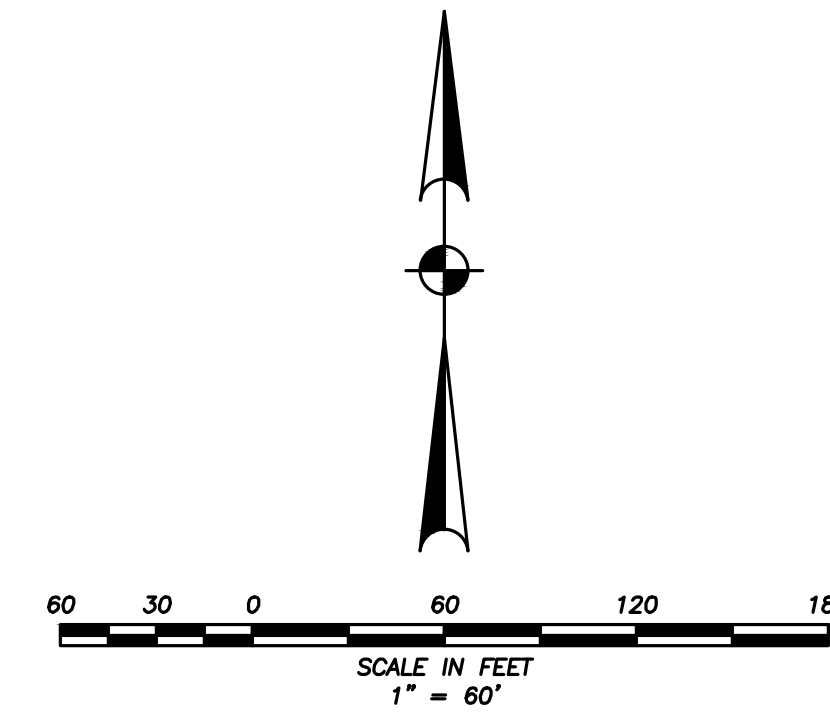
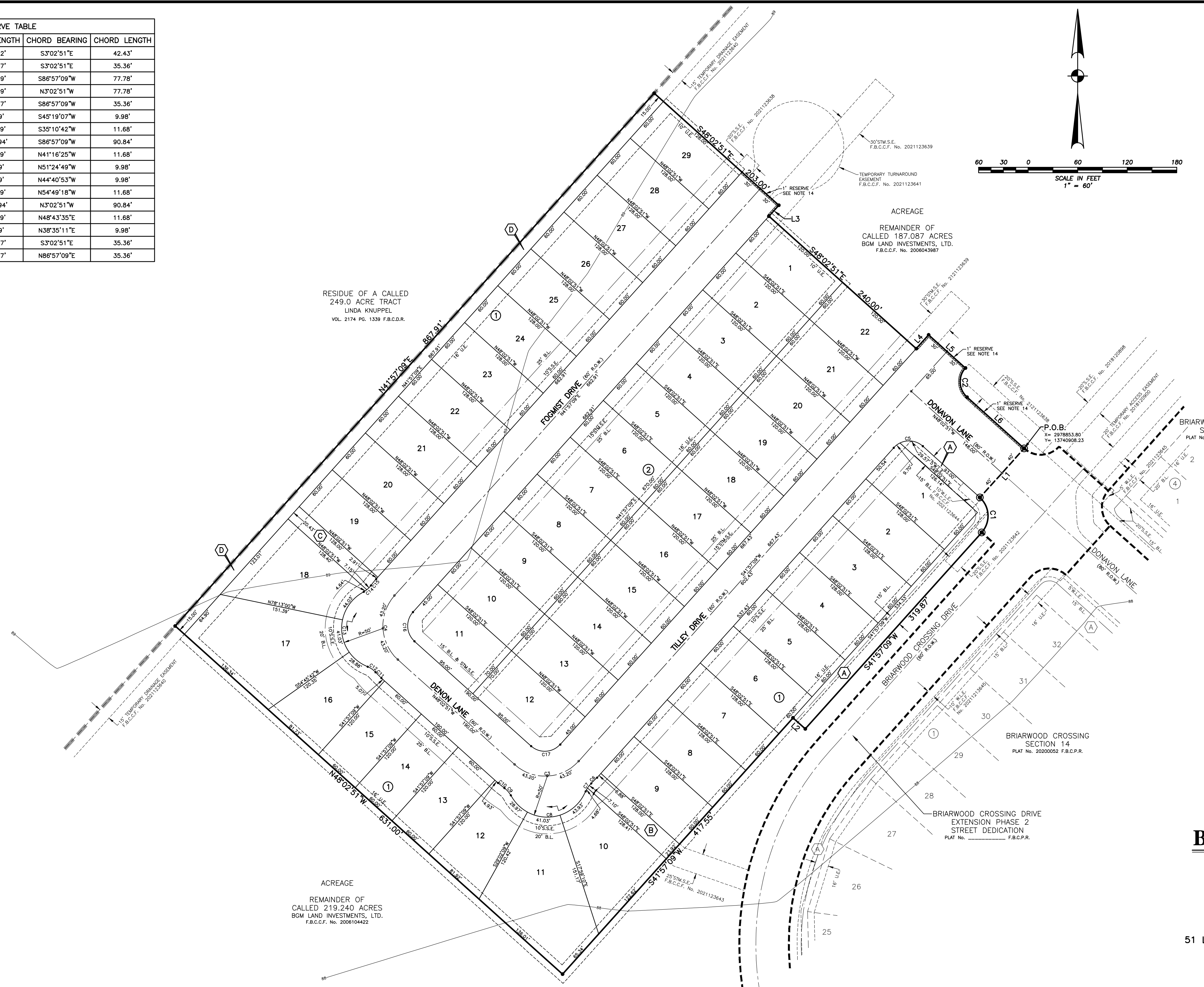
NUMBER OF RESERVES: 4

OWNERS: Woodmere Development Co., LTD.,

(DEPUTY CLERK)

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	90°00'00"	47.12'	S3°02'51"E	42.43'
C2	25.00'	90°00'00"	39.27'	S3°02'51"E	35.36'
C3	55.00'	90°00'00"	86.39'	S86°57'09"W	77.78'
C4	55.00'	90°00'00"	86.39'	N3°02'51"W	77.78'
C5	25.00'	90°00'00"	39.27'	S86°57'09"W	35.36'
C6	85.00'	6°43'56"	9.99'	S45°19'07"W	9.98'
C7	25.00'	27°00'44"	11.79'	S35°10'42"W	11.68'
C8	50.00'	130°33'37"	113.94'	S86°57'09"W	90.84'
C9	25.00'	27°00'44"	11.79'	N41°16'25"W	11.68'
C10	85.00'	6°43'56"	9.99'	N51°24'49"W	9.98'
C11	85.00'	6°43'56"	9.99'	N44°40'53"W	9.98'
C12	25.00'	27°00'44"	11.79'	N54°49'18"W	11.68'
C13	50.00'	130°33'37"	113.94'	N3°02'51"W	90.84'
C14	25.00'	27°00'44"	11.79'	N48°43'35"E	11.68'
C15	85.00'	6°43'56"	9.99'	N38°35'11"E	9.98'
C16	25.00'	90°00'00"	39.27'	S3°02'51"E	35.36'
C17	25.00'	90°00'00"	39.27'	N86°57'09"E	35.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S41°57'09"W	80.00'
L2	N48°02'51"W	20.00'
L3	S41°57'09"W	17.91'
L4	N41°57'09"E	22.43'
L5	S48°02'51"E	60.00'
L6	S48°02'51"E	93.00'



LEGEND

- AC. = ACRE
- 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
- PG. = PAGE
- R. = RADIUS
- R.O.W. = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- S.S.E. = SANITARY SEWER EASEMENT
- STW.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)
- - - - - = FORT BEND COUNTY M.U.D. No. 5 LIMITS

- LOT SUMMARY:**
- 759 TOTAL LOTS IN SECTIONS 1 - 11 AND 14-15
 - 19,304 ACRES IN PARK RESERVES IN SECTIONS 1 - 11 AND 14-15
 - 187 - 55' WIDE LOTS IN SECTIONS 1 - 11 AND 14-15
24.64% OF THE LOTS ARE 55' WIDE.

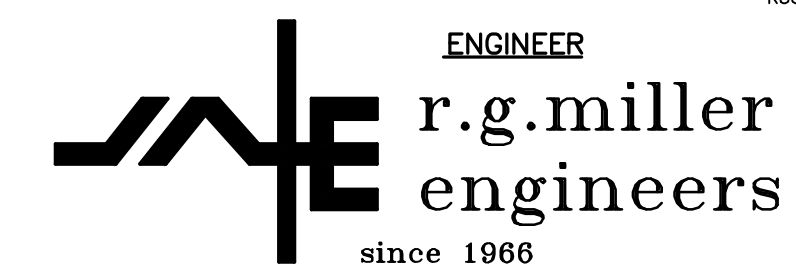
BRIARWOOD CROSSING SECTION 15

A SUBDIVISION OF 12,561 ACRES OF LAND
LOCATED IN THE ANGUS J. JAMES SURVEY, A-37
VILLAGE OF PLEAK
FORT BEND COUNTY, TEXAS

51 LOTS 2 BLOCKS 0.627 ACRES IN 4 RESERVES
DATE: AUGUST, 2021 SCALE: 1" = 60'

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

15915 KATY FREEWAY, 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.

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO OPEN SPACE/UTILITY USE	0.199 AC. - 8,665 S.F.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO UTILITY/DRAINAGE USE	0.070 AC. - 3,069 S.F.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO UTILITY/DRAINAGE USE	0.059 AC. - 2,567 S.F.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO UTILITY/DRAINAGE USE	0.299 AC. - 13,019 S.F.
TOTAL			0.627 AC. - 27,320 S.F.

L:\3260_FBCMUD_5\BRIARWOOD_CROSSING\3371-1015_PLAT\3371-015_PLAT_020821.DWG Aug. 31, 2021 1:15 PM TROY, NIXON

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 12.561 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BRIARWOOD CROSSING SECTION 15, 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, DRAINS 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 AND ADJOINING THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF BRIARWOOD CROSSING SECTION 15 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 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 _____, 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, 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 _____, 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 SECTION 15 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 THIELEMANN, 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 SECTION 15 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

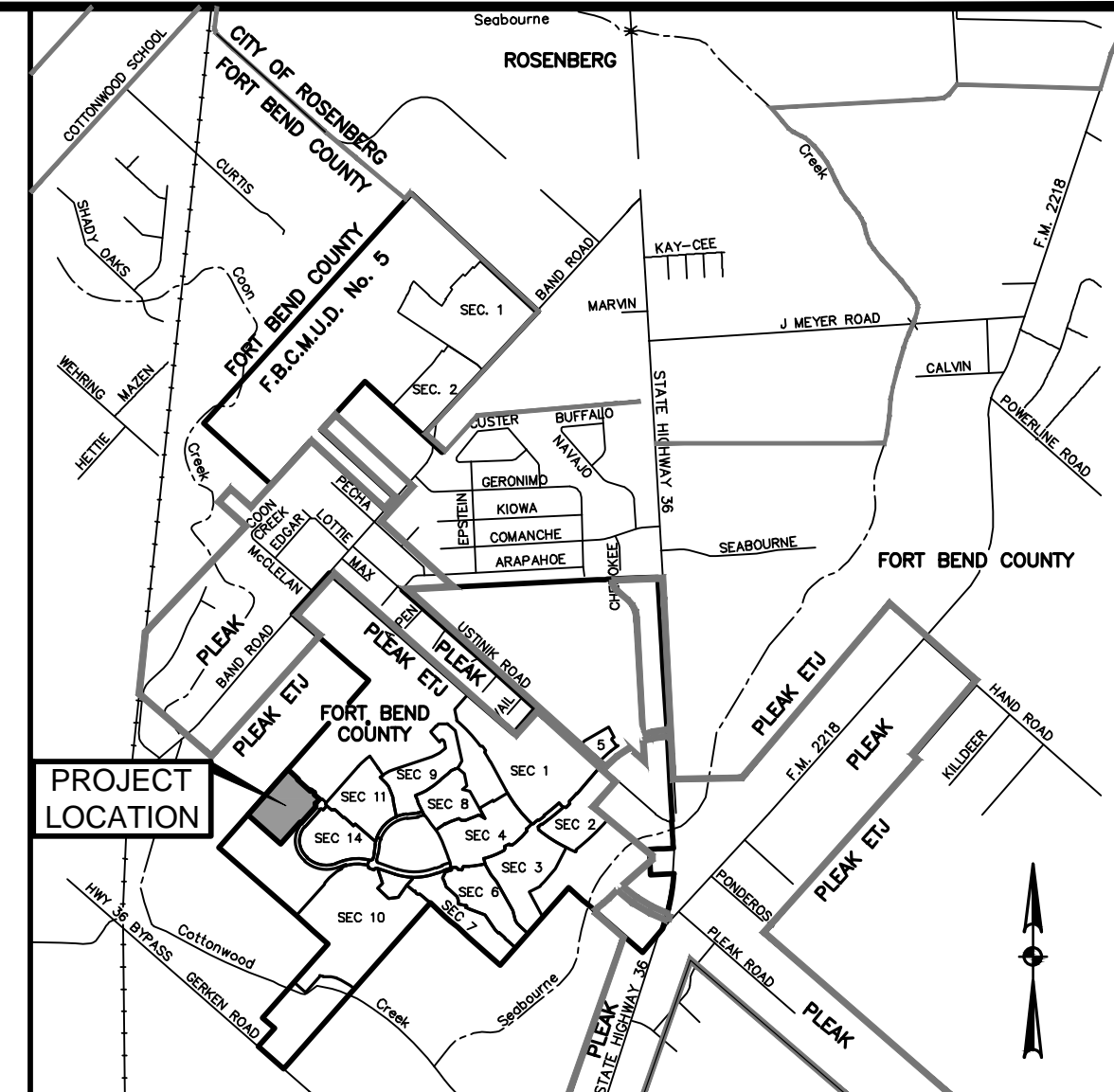
WADE A. GOATES, ALDERMAN

SOPHIA RICO, ALDERWOMAN

DAMON KUHN, ALDERMAN

NOTES:

- 1. PROJECT BENCHMARK: AW193 (RM145): A BRASS DISK STAMPED "G 1219 1973" LOCATED 3.7 MILES NORTH ALONG STATE HIGHWAY 36 FROM THE INTERSECTION WITH FM. 360 AT NEEDVILLE, 0.1 MILE SOUTH OF THE INTERSECTION OF OSBERGNER 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
- 2. 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
- 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 SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., CAD 12, THE ETJ OF THE VILLAGE OF PLEAK AND FORT BEND COUNTY.
- 5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C0400M REVISED DATE JANUARY 29, 2020, 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.
- 7. THERE ARE NO KNOWN PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- 8. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 89.88 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- 9. ALL RESIDENTIAL LOTS SHALL HAVE A FIVE (5) FOOT SIDE LOT BUILDING LINE UNLESS OTHERWISE NOTED.
- 10. 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.
- 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. 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.
- 15. 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 PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A..
- 16. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 17. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED STRUCTURE.
- 18. RESTRICTED RESERVE "A" TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
- 19. RESTRICTED RESERVES "B", "C" AND "D" TO BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 5.
- 20. 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.
- 21. A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 22. SUBJECT TO THE ZONING ORDINANCES NOW IN FORCE IN THE VILLAGE OF PLEAK, TEXAS; ALSO, UNDER FORT BEND COUNTY CLERK'S FILE NO.(S). 2000693046, 2007119310 AND 2007119311.



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

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 _____, 2020, 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

FIELD NOTES FOR 12.561 ACRES OF LAND

BEING 12.561 ACRES (547,141 SQUARE FEET) OF LAND LOCATED IN THE ANGUS J. JAMES SURVEY, ABSTRACT-37, FORT BEND COUNTY, TEXAS; SAID 12.561 ACRE TRACT BEING A PORTION OF A CALLED 219.240 ACRE TRACT, RECORDED IN THE NAME OF BGM LAND INVESTMENTS, LTD., UNDER FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 2006104422; SAID 12.561 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):

COMMENCING AT A 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP (M.S.G.) CAP SET ON A SOUTHWESTERLY LINE OF BRIARWOOD CROSSING SECTION 11, A SUBDIVISION OF RECORD IN PLAT NO. 20190100 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), FOR THE NORTHWEST CORNER OF BRIARWOOD CROSSING SECTION 14, A SUBDIVISION OF RECORD IN PLAT NO. 20200052 OF THE F.B.C.P.R., AT THE NORTHEAST END OF THE NORTHWEST TERMINUS LINE OF DONAVON LANE (80-FOOT WIDE PER PLAT NO. 20200052, F.B.C.P.R.), FROM WHICH A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND AT THE SOUTHWEST END OF SAID TERMINUS LINE BEARS SOUTH 41 DEGREES 57 MINUTES 09 SECONDS WEST, A DISTANCE OF 80.00 FEET;

THENCE, THROUGH AND ACROSS SAID 219.240 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES:

- 1. NORTH 48 DEGREES 02 MINUTES 51 SECONDS WEST, A DISTANCE OF 140.00 FEET TO A 5/8-INCH IRON ROD (X:2978853.80, Y:13740908.23) WITH M.S.G. CAP SET FOR THE EAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
- 2. SOUTH 41 DEGREES 57 MINUTES 09 SECONDS WEST, A DISTANCE OF 80.00 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 RIGHT;
- 3. 47.12 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, 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 SET AT A POINT OF TANGENCY;
- 4. 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 SET FOR AN ANGLE POINT;
- 5. 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 FOR AN ANGLE POINT;
- 6. SOUTH 41 DEGREES 57 MINUTES 09 SECONDS WEST, A DISTANCE OF 417.55 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR ANGLE POINT AND SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;
- 7. NORTH 48 DEGREES 02 MINUTES 51 SECONDS WEST, A DISTANCE OF 631.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT ON THE NORTHWEST LINE OF SAID 219.240 ACRE TRACT, BEING ON THE SOUTHEAST LINE OF THE RESIDUE OF A CALLED 249.0 ACRE TRACT RECORDED IN THE NAME OF LINDA KNUFFEL IN VOLUME 2174, PAGE 1339 OF THE FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO SAID 249.0 AND 218.240 ACRE TRACTS, NORTH 41 DEGREES 57 MINUTES 09 SECONDS EAST, A DISTANCE OF 867.91 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 219.240 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES:

- 1. SOUTH 48 DEGREES 02 MINUTES 51 SECONDS EAST, A DISTANCE OF 203.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
- 2. SOUTH 41 DEGREES 57 MINUTES 09 SECONDS WEST, A DISTANCE OF 17.91 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
- 3. SOUTH 48 DEGREES 02 MINUTES 51 SECONDS EAST, A DISTANCE OF 240.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
- 4. NORTH 41 DEGREES 57 MINUTES 09 SECONDS EAST, A DISTANCE OF 22.43 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;
- 5. SOUTH 48 DEGREES 02 MINUTES 51 SECONDS EAST, A DISTANCE OF 60.00 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;
- 6. 39.27 FEET CONTINUING ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 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 35.36 FEET TO A 5/8-INCH ROD WITH M.S.G. CAP SET AT A POINT OF TANGENCY;
- 7. SOUTH 48 DEGREES 02 MINUTES 51 SECONDS EAST, A DISTANCE OF 93.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.561 ACRES OF LAND.

BRIARWOOD CROSSING SECTION 15

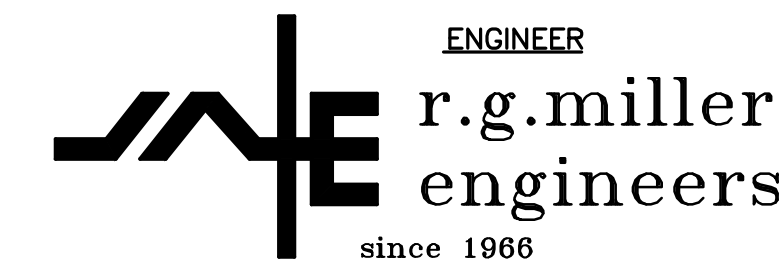
A SUBDIVISION OF 12.561 ACRES OF LAND
LOCATED IN THE ANGUS J. JAMES SURVEY, A-37
VILLAGE OF PLEAK
FORT BEND COUNTY, TEXAS

51 LOTS 2 BLOCKS 0.627 ACRES IN 4 RESERVES

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.



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.