

September 14, 2023

Via: E-Mail

Mr. J. Stacy Slawinski, P.E.  
Fort Bend County Engineering  
301 Jackson St. Suite 401  
Richmond, Texas 77469

Commissioner Dexter McCoy  
Fort Bend County Precinct 4  
1517 Eugene Heimann Cir, Suite 300  
Richmond, TX 77469

Re: Briarwood Crossing Section 10  
Within Fort Bend County Municipal Utility District No. 5  
Project No. 3371.010

Dear Mr. Slawinski and Commissioner McCoy:

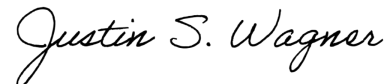
May this letter serve as a formal request for a variance within the Briarwood Crossing Section 10 plat. Currently, pedestrian mobility is provided at the entrance to the 60-lot gated section along Learning Tree Ln (Pvt.) and Briarwood Crossing Drive by a 5' sidewalk leading to the single pedestrian entry gate. We are requesting a variance from plat note 14 and are asking to remove the requirement for a sidewalk on the opposite side of road in the P.A.E./P.U.E. as this would extend and dead-end at an existing wall for the gated community and would not be utilized by pedestrian traffic.

Attached please find a diagram and the recorded plat for reference.

We respectfully request your consideration and approval of this variance request. Should you have any questions, please feel free to email me at [jwagner@rgmiller.com](mailto:jwagner@rgmiller.com).

Regards,

**R.G. Miller Engineers, Inc.**



**Justin S. Wagner, P.E.**  
Market Sector Leader  
[jwagner@rgmiller.com](mailto:jwagner@rgmiller.com)

cc:

# Briarwood Section 10 Variance Exhibit

Sidewalk Variance

Existing Brick Wall

Leaming

Leaming Tree Ln

Briarwood Crossing Drive

Briarwood Crossing Drive

Google Earth

Image © 2023 Airbus

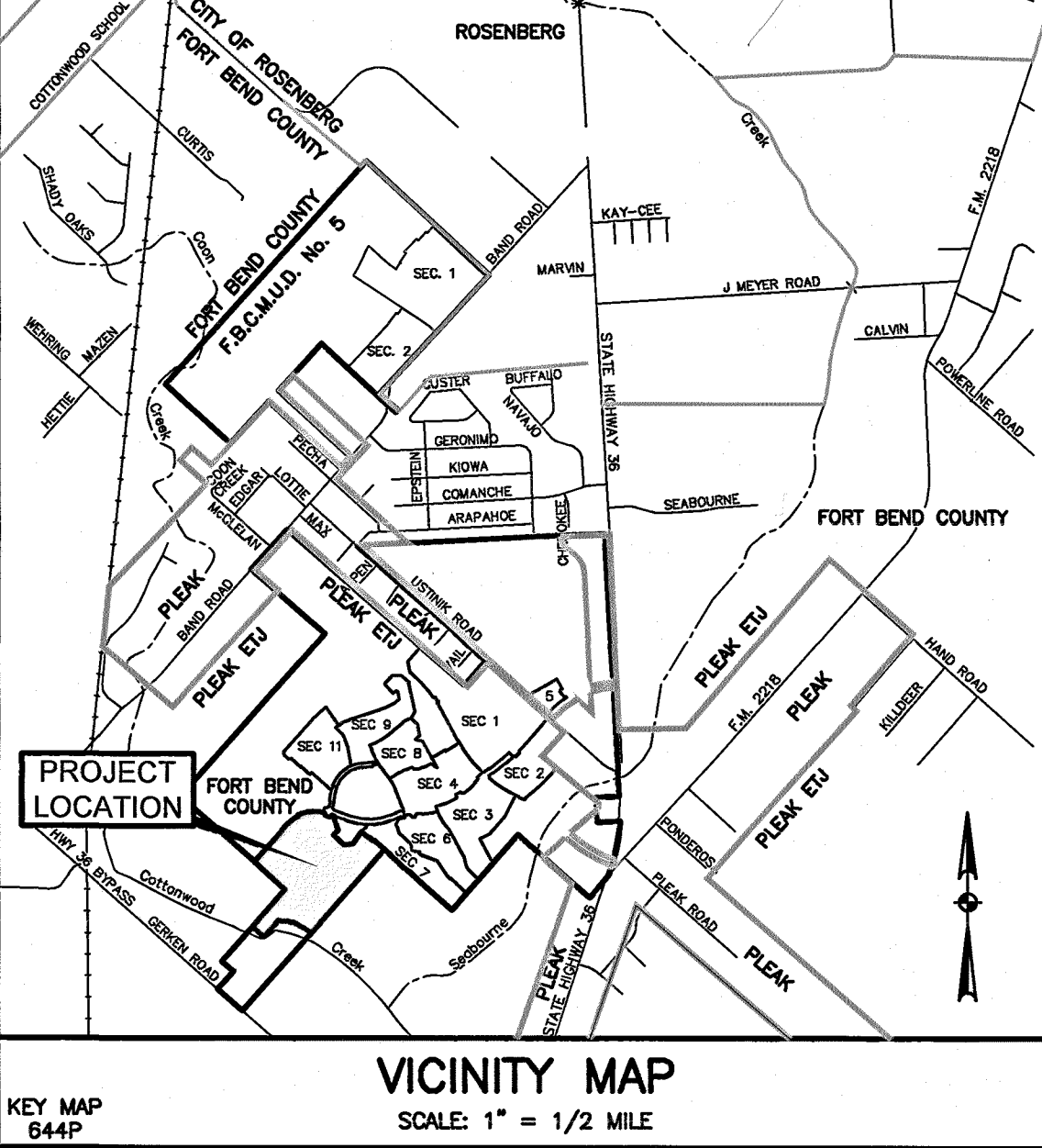
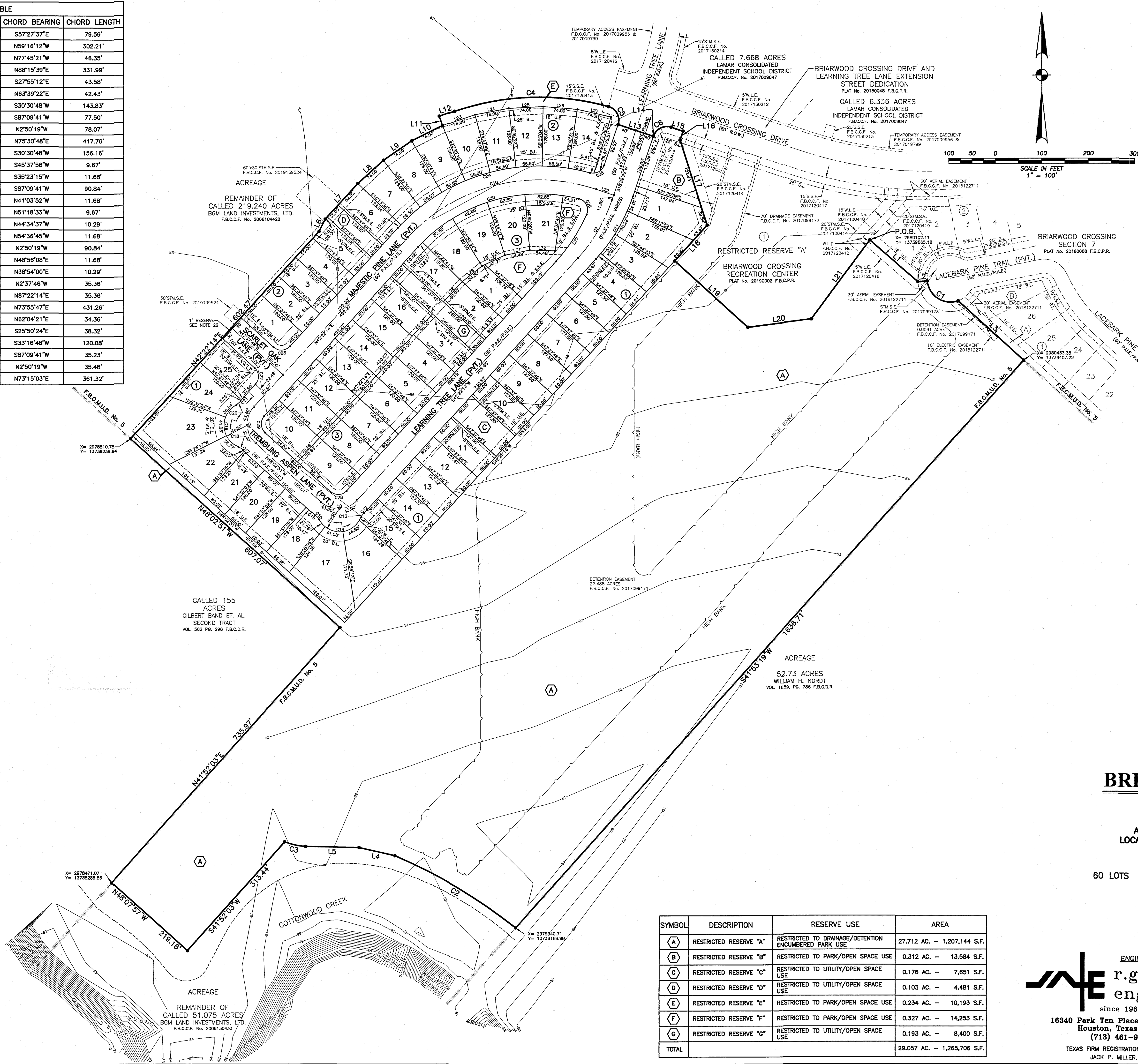


200 ft



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	105°29'20"	92.06'	S57°27'37"E	79.59'
C2	1129.20'	15°22'49"	303.12'	N59°16'12"W	302.21'
C3	152.71'	17°27'33"	46.53'	N77°45'21"W	46.35'
C4	560.00'	3°42'09"	337.06'	N88°15'39"E	331.99'
C5	30.00'	93°09'09"	48.77'	S27°55'12"E	43.58'
C6	30.00'	90°00'00"	47.12'	N63°39'22"E	42.43'
C7	350.00'	23°42'52"	144.86'	S30°30'48"W	143.83'
C8	55.00'	89°34'55"	85.99'	S87°09'41"W	77.50'
C9	55.00'	90°25'05"	86.80'	N2°50'19"W	78.07'
C10	382.00'	66°17'08"	441.94'	N75°30'48"E	417.70'
C11	380.00'	23°42'53"	157.28'	S30°30'48"W	156.16'
C12	85.00'	6°31'23"	9.68'	S45°37'56"W	9.67'
C13	25.00'	27°00'44"	11.79'	S35°23'15"W	11.66'
C14	50.00'	130°33'37"	113.94'	S87°09'41"W	90.84'
C15	25.00'	27°00'44"	11.79'	N41°03'52"W	11.66'
C16	85.00'	6°31'23"	9.68'	N51°18'33"W	9.67'
C17	85.00'	6°56'28"	10.30'	N44°34'37"W	10.29'
C18	25.00'	27°00'44"	11.79'	N5°36'45"W	11.66'
C19	50.00'	130°33'37"	113.94'	N2°50'19"W	90.84'
C20	25.00'	27°00'44"	11.79'	N48°56'08"E	11.66'
C21	85.00'	6°56'28"	10.30'	N38°54'00"E	10.29'
C22	25.00'	90°00'00"	39.27'	N2°37'46"W	35.36'
C23	25.00'	90°00'00"	39.27'	N87°22'14"E	35.36'
C24	412.00'	63°07'05"	453.87'	N73°55'47"E	431.26'
C25	25.00'	86°49'57"	37.89'	N62°04'21"E	34.36'
C26	25.00'	100°03'30"	43.66'	S25°50'24"E	38.32'
C27	380.00'	18°10'53"	120.58'	S33°16'48"W	120.08'
C28	25.00'	89°34'55"	39.09'	S87°09'41"W	35.23'
C29	25.00'	90°25'05"	39.45'	N2°50'19"W	35.48'
C30	352.00'	61°45'37"	379.43'	N73°15'03"E	361.32'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S49°07'52"E	136.77'
L2	N85°17'03"E	20.00'
L3	S47°53'05"E	189.87'
L4	N77°15'47"W	79.35'
L5	N88°50'05"W	114.92'
L6	N26°32'45"E	29.61'
L7	N42°28'44"E	104.03'
L8	N47°44'00"E	74.00'
L9	N55°33'34"E	74.00'
L10	N63°25'01"E	74.00'
L11	N16°58'56"W	21.11'
L12	N71°01'04"E	34.59'
L13	S71°20'38"E	80.00'
L14	N18°39'22"E	0.80'
L15	S71°20'38"E	27.24'
L16	S18°39'22"W	20.00'
L17	S17°43'00"E	192.48'
L18	S42°25'16"W	103.29'
L19	S47°37'46"E	212.60'
L20	N82°50'56"E	138.05'
L21	N36°35'50"E	210.63'
L22	S71°20'38"E	40.85'
L23	N71°16'27"E	74.00'
L24	N79°07'54"E	74.00'
L25	N86°59'21"E	74.00'
L26	S85°09'12"E	74.00'
L27	S77°17'45"E	74.00'
L28	N42°22'14"E	60.00'
L29	N51°33'06"E	54.50'
L30	N64°50'59"E	54.48'
L31	N78°20'06"E	54.48'
L32	S88°10'47"E	54.48'



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
P.A.E.	= PERMANENT ACCESS EASEMENT
PG.	= PAGE
P.U.E.	= PUBLIC UTILITY EASEMENT
P.V.T.	= PRIVATE
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)
—	= FORT BEND COUNTY M.U.D. No. 5 LIMITS

- LOT SUMMARY:**
- 658 TOTAL LOTS IN SECTIONS 1 - 11
  - 17.444 ACRES IN PARK RESERVES IN SECTIONS 1 - 11
  - 178 - 55' WIDE LOTS IN SECTIONS 1 - 11  
27.05% OF THE LOTS ARE 55' WIDE.

24 pgs 2020021985

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*  
Laura Richard, County Clerk  
Fort Bend County Texas  
February 25, 2020 02:41:28 PM  
FEE: \$5296.00 RR1 20200054

## BRIARWOOD CROSSING SECTION 10

A SUBDIVISION OF 43.806 ACRES OF LAND  
LOCATED IN THE ANGUS J. JAMES SURVEY, A-37  
VILLAGE OF PLEAK  
FORT BEND COUNTY, TEXAS

60 LOTS 3 BLOCKS 29.057 ACRES IN 7 RESERVES  
DATE: JANUARY, 2020 SCALE: 1" = 100'

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

ENGINEER  
**r.g.miller**  
engineers  
since 1966  
16340 Park Ten Place - Suite 350  
Houston, Texas 77084  
(713) 481-9800  
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  
TEXAS FIRM REGISTRATION NO. 10047100  
BRIAN E. WILSON, R.P.L.S.

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO DRAINAGE/DETENTION ENCUMBERED PARK USE	27.712 AC. - 1,207,144 S.F.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO PARK/OPEN SPACE USE	0.312 AC. - 13,584 S.F.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO UTILITY/OPEN SPACE USE	0.176 AC. - 7,651 S.F.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO UTILITY/OPEN SPACE USE	0.103 AC. - 4,481 S.F.
(E)	RESTRICTED RESERVE "E"	RESTRICTED TO PARK/OPEN SPACE USE	0.234 AC. - 10,193 S.F.
(F)	RESTRICTED RESERVE "F"	RESTRICTED TO PARK/OPEN SPACE USE	0.327 AC. - 14,253 S.F.
(G)	RESTRICTED RESERVE "G"	RESTRICTED TO UTILITY/OPEN SPACE USE	0.193 AC. - 8,400 S.F.
TOTAL			29.057 AC. - 1,265,706 S.F.



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 43.806 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BRIARWOOD CROSSING SECTION 10, 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 UNOBSERVED 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 UNOBSERVED 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 AND ADJOINING THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF BRIARWOOD CROSSING SECTION 10 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 17th DAY OF January, 2020.

WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP  
BY: WOODMERE GP, L.L.C., A LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER

BY: Richard Rue  
RICHARD RUE, PRESIDENT

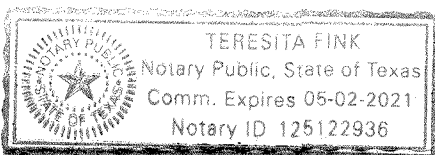
ATTEST: Jason Ervin  
JASON ERVIN, VICE PRESIDENT

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.

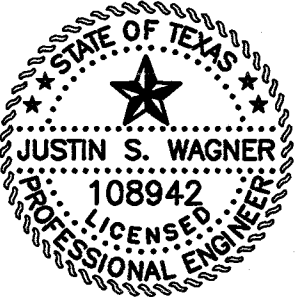
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF January, 2020.

Teresa Fink  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: Teresa Fink  
MY COMMISSION EXPIRES: 5-2-21



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  
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  
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 10 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 5th DAY OF February, 2020.

David Thielemann  
DAVID THIELEMANN, CHAIRPERSON

Gary Miller  
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 10 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 5th DAY OF February, 2020.

Larry Bittner  
LARRY BITTNER, MAYOR

Michael John  
MICHAEL JOHN, MAYOR PRO-TEM

Wade A. Goates  
WADE A. GOATES, ALDERMAN

Damon Kuhn  
DAMON KUHN, ALDERMAN

Erin Walley  
ERIN WALLEY, CITY SECRETARY

Carolyn Delmar  
CAROLYN DELMAR, ALDERWOMAN

Anne Stark  
ANNE STARK, ALDERWOMAN

FIELD NOTES FOR 43.806 ACRES OF LAND

BEING 43.806 ACRES (1,908,216 SQUARE FEET) OF LAND LOCATED IN THE ANGUS J. JAMES SURVEY, ABSTRACT-37, FORT BEND COUNTY, TEXAS; BEING A PORTION THE REMAINDER 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, AND A PORTION OF THE REMAINDER OF A CALLED 51.075 ACRE TRACT RECORDED IN THE NAME OF BGM LAND INVESTMENTS, LTD. UNDER F.B.C.C.F. NO. 2006130433 AND A PORTION OF THE REMAINDER OF A CALLED 27.488 ACRE TRACT RECORDED IN THE NAME OF WOODMERE DEVELOPMENT CO., LTD. UNDER F.B.C.C.F. NO. 2017094100; SAID 43.806 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, PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP (M.S.G.) CAP FOUND AT THE WEST CORNER OF LOT 1, BLOCK 2 OF BRIARWOOD CROSSING SEC. 7, A SUBDIVISION OF RECORD IN PLAT NO. 20180086, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), BEING ON THE SOUTHEAST LINE OF BRIARWOOD CROSSING RECREATION CENTER, A SUBDIVISION OF RECORD IN PLAT NO. 20190002, F.B.C.P.R., FOR THE NORTH CORNER OF SAID 27.488 ACRE TRACT;

THENCE, WITH THE LINES COMMON TO SAID BRIARWOOD CROSSING SEC 7 AND SAID 27.488 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 49 DEGREES 07 MINUTES 52 SECONDS EAST, A DISTANCE OF 136.77 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND AT AN ANGLE POINT;
2. NORTH 85 DEGREES 17 MINUTES 03 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
3. 92.06 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105 DEGREES 29 MINUTES 20 SECONDS, AND A CHORD THAT BEARS SOUTH 57 DEGREES 27 MINUTES 37 SECONDS EAST, A DISTANCE OF 79.59 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND AT AN ANGLE POINT;
4. SOUTH 47 DEGREES 53 MINUTES 05 SECONDS EAST, A DISTANCE OF 189.87 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND AT THE NORTH CORNER OF A CALLED 52.73 ACRE TRACT RECORDED IN THE NAME OF WILLIAM H. NORDT, IN VOLUME 1659, PAGE 786, FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), FOR THE EAST CORNER OF SAID 27.488 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINES COMMON TO SAID 27.488 AND 52.73 ACRE TRACTS, SOUTH 41 DEGREES 53 MINUTES 19 SECONDS WEST, A DISTANCE OF 1,636.72 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT A SOUTHERLY EAST CORNER OF SAID 27.488 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, WITH THE SOUTHWEST LINES OF SAID 27.488 ACRE TRACT, THE FOLLOWING SIX (6) COURSES:

1. 303.12 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,129.20 FEET, A CENTRAL ANGLE OF 15 DEGREES 22 MINUTES 50 SECONDS, AND A CHORD THAT BEARS NORTH 59 DEGREES 16 MINUTES 12 SECONDS WEST, A DISTANCE OF 302.21 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT A POINT OF TANGENCY;
2. NORTH 77 DEGREES 15 MINUTES 47 SECONDS WEST, A DISTANCE OF 79.35 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT AN ANGLE POINT;
3. NORTH 88 DEGREES 50 MINUTES 05 SECONDS WEST, A DISTANCE OF 114.92 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
4. 46.53 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 152.53 FEET, A CENTRAL ANGLE OF 17 DEGREES 29 MINUTES 41 SECONDS, AND A CHORD THAT BEARS NORTH 77 DEGREES 44 MINUTES 57 SECONDS WEST, A DISTANCE OF 46.35 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT AN ANGLE POINT;
5. NORTH 41 DEGREES 52 MINUTES 03 SECONDS WEST, A DISTANCE OF 313.44 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT AN ANGLE POINT;
6. NORTH 48 DEGREES 07 MINUTES 57 SECONDS WEST, A DISTANCE OF 219.16 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE WEST CORNER OF SAID 27.488 ACRE TRACT, AND BEING ON THE SOUTHEAST LINE OF A CALLED 155 ACRE TRACT-SECOND TRACT-RECORDED IN THE NAME OF GILBERT BAND ET AL UNDER VOLUME 562, PG. 296, F.B.C.D.R.;

THENCE, WITH THE LINE COMMON TO SAID 27.488 AND 155 ACRE TRACTS, NORTH 41 DEGREES 52 MINUTES 03 SECONDS EAST, A DISTANCE OF 735.97 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE EAST CORNER OF SAID 155 ACRE TRACT AND THE SOUTH CORNER OF SAID 219.240 ACRE TRACT, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH LINE OF SAID 155 ACRE TRACT, NORTH 48 DEGREES 02 MINUTES 51 SECONDS WEST, A DISTANCE OF 607.07 FEET TO AN ANGLE POINT FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 219.240 ACRE TRACT, THE FOLLOWING NINE (9) COURSES:

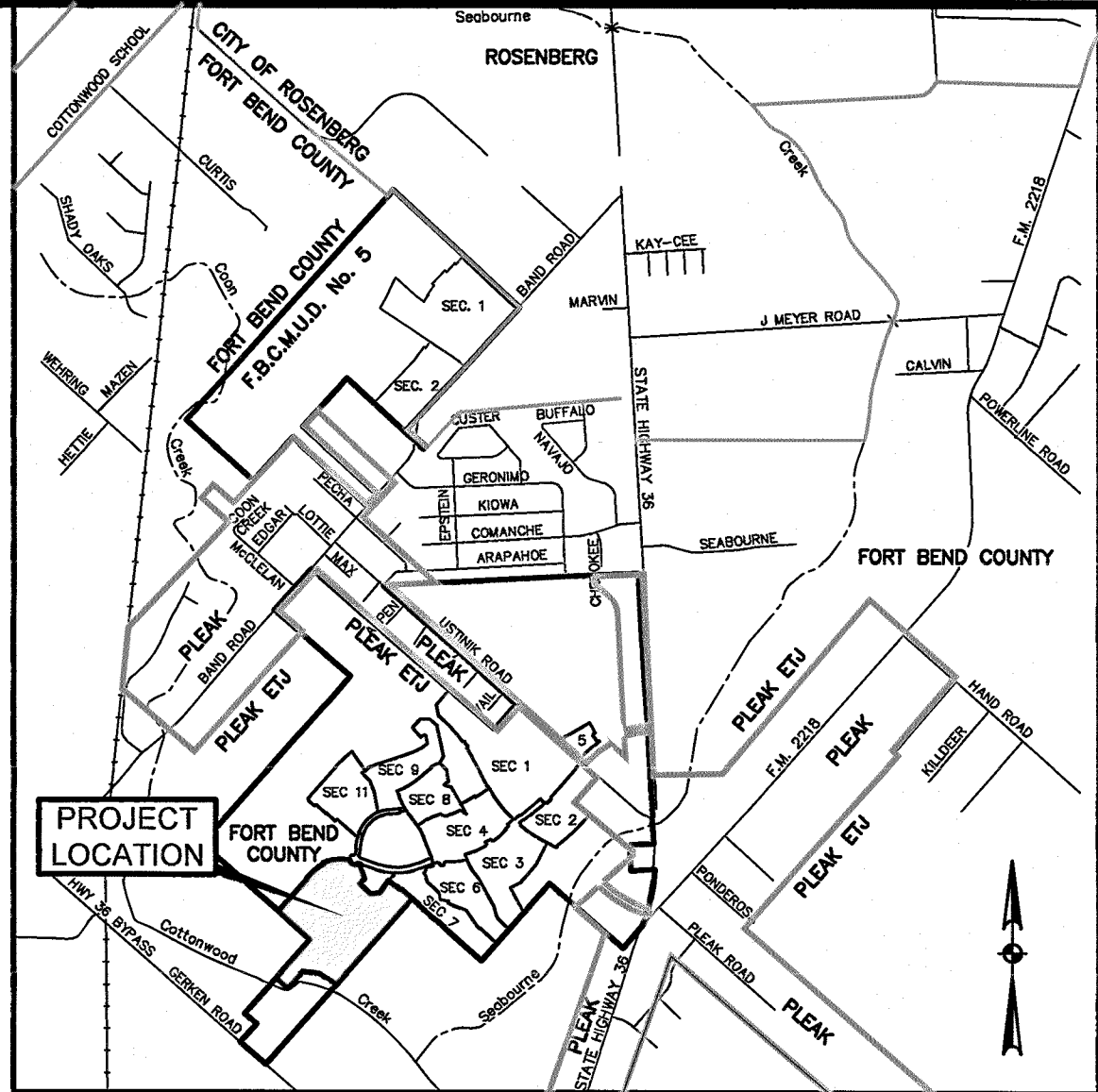
1. NORTH 42 DEGREES 22 MINUTES 14 SECONDS EAST, A DISTANCE OF 602.47 FEET TO AN ANGLE POINT;
2. NORTH 26 DEGREES 32 MINUTES 45 SECONDS EAST, A DISTANCE OF 29.61 FEET TO AN ANGLE POINT;
3. NORTH 42 DEGREES 28 MINUTES 44 SECONDS EAST, A DISTANCE OF 104.03 FEET TO AN ANGLE POINT;
4. NORTH 47 DEGREES 44 MINUTES 00 SECONDS EAST, A DISTANCE OF 74.00 FEET TO AN ANGLE POINT;
5. NORTH 55 DEGREES 33 MINUTES 34 SECONDS EAST, A DISTANCE OF 74.00 FEET TO AN ANGLE POINT;
6. NORTH 63 DEGREES 25 MINUTES 01 SECONDS EAST, A DISTANCE OF 74.00 FEET TO AN ANGLE POINT;
7. NORTH 18 DEGREES 58 MINUTES 56 SECONDS WEST, A DISTANCE OF 21.11 FEET TO AN ANGLE POINT;
8. NORTH 71 DEGREES 01 MINUTES 04 SECONDS EAST, A DISTANCE OF 34.59 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT;
9. 337.06 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 560.00 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 331.99 FEET TO AN -K-CUT IN CONCRETE FOUND FOR THE WEST TERMINUS OF BRIARWOOD CROSSING DRIVE (80'-FEET WIDE PER PLAT NO. 20180048, F.B.C.P.R.), AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF SAID BRIARWOOD CROSSING DRIVE, THE FOLLOWING FIVE (5) COURSES:

1. 48.77 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 93 DEGREES 09 MINUTES 09 SECONDS, AND A CHORD THAT BEARS SOUTH 27 DEGREES 55 MINUTES 12 SECONDS EAST, A DISTANCE OF 43.58 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT;
2. SOUTH 71 DEGREES 20 MINUTES 38 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT;
3. NORTH 18 DEGREES 39 MINUTES 22 SECONDS EAST, A DISTANCE OF 0.80 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;
4. 47.12 FEET ALONG THE ARC OF SAID 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 NORTH 63 DEGREES 39 MINUTES 22 SECONDS EAST, A DISTANCE OF 42.43 FEET TO AN -K-CUT IN CONCRETE FOUND FOR A POINT OF TANGENCY;
5. SOUTH 71 DEGREES 20 MINUTES 38 SECONDS EAST, A DISTANCE OF 27.24 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND AT THE NORTHWEST CORNER OF SAID BRIARWOOD CROSSING RECREATION CENTER;

THENCE, WITH THE WEST LINE OF SAID BRIARWOOD CROSSING RECREATION CENTER, THE FOLLOWING SIX (6) COURSES;

1. SOUTH 18 DEGREES 39 MINUTES 22 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT;
2. SOUTH 17 DEGREES 43 MINUTES 00 SECONDS EAST, A DISTANCE OF 192.48 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT;
3. SOUTH 42 DEGREES 25 MINUTES 16 SECONDS WEST, A DISTANCE OF 103.29 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT;
4. SOUTH 47 DEGREES 37 MINUTES 46 SECONDS EAST, A DISTANCE OF 212.60 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT;
5. NORTH 82 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 138.05 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT;
6. NORTH 36 DEGREES 35 MINUTES 50 SECONDS EAST, A DISTANCE OF 210.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.806 ACRES OF LAND.



VICINITY MAP  
SCALE: 1" = 1/2 MILE

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 AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, 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  
J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS 25th DAY OF February, 2020.

Vicent J. Morales  
VICENT J. MORALES, P.E.  
COMMISSIONER, PRECINCT 1

Garry Preswidge  
GARRY PRESWIDGE  
COMMISSIONER, PRECINCT 2

KP George  
KP GEORGE  
COUNTY JUDGE

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

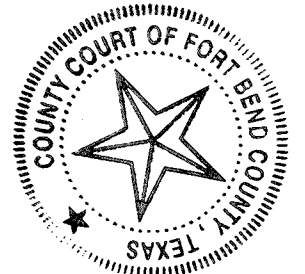
Ken R. Dimerchant  
KEN R. DIMERCHANT  
COMMISSIONER, PRECINCT 4

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 February 26, 2020, AT 2:11 O'CLOCK P.M., IN PLAT NUMBER 2020021985 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  
LAURA RICHARD,  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: Roxana Ramos  
DEPUTY



24 PGS 2020021985

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Laura Richard  
Laura Richard, County Clerk  
Fort Bend County Texas  
February 25, 2020 02:41:28 PM  
FEE: \$5266.00 RR1 20200054

## BRIARWOOD CROSSING SECTION 10

A SUBDIVISION OF 43.806 ACRES OF LAND  
LOCATED IN THE ANGUS J. JAMES SURVEY, A-37  
VILLAGE OF PLEAK  
FORT BEND COUNTY, TEXAS

60 LOTS 3 BLOCKS 29.057 ACRES IN 7 RESERVES

DATE: JANUARY, 2020 SCALE: 1" = 100'

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

15915 KATY FREEWAY, SUITE 405  
HOUSTON, TEXAS 77054  
PHONE: 281-968-1127  
ROGER MEDDORS, MANAGER

ENGINEER  
**r.g.miller**  
engineers  
since 1986

16340 Park Ten Place - Suite 350  
Houston, Texas 77084  
(713) 461-9800

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

TEXAS FIRM REGISTRATION NO. 10047100

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