

PLAT RECORDING SHEET

PLAT NAME: Briarwood Crossing Section 13

PLAT NO: _____

ACREAGE: 11.895

LEAGUE: Angus J. James Survey

ABSTRACT NUMBER: A-37

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 43

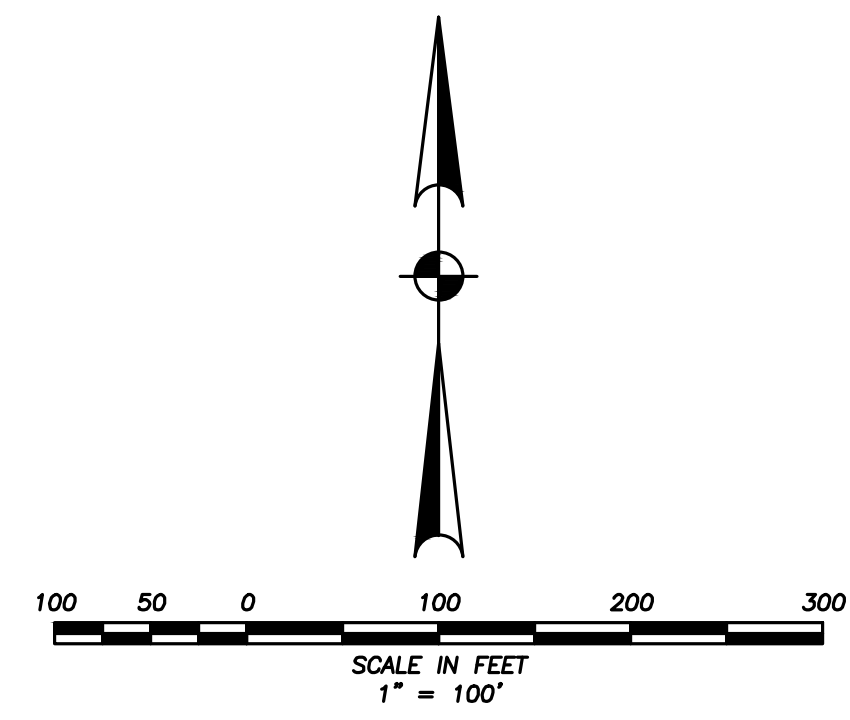
NUMBER OF RESERVES: 2

OWNERS: Woodmere Development Co., LTD.,

(DEPUTY CLERK)

NOTES:

- PROJECT BENCHMARK: AW193 (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, ESD No. 6, 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 TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 80.07 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.
- ALL RESIDENTIAL LOTS SHALL HAVE A FIVE (5) FOOT SIDE LOT BUILDING LINE UNLESS OTHERWISE NOTED.
- 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 LZ2.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- 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.
- RESTRICTED RESERVE "A" TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
- RESTRICTED RESERVES "B" TO BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 5.
- 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.
- A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 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.
- SUBJECT TO AN AERIAL EASEMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE No. 2022098870.
- THE PRIVATE ROADS WILL BE MAINTAINED IN PERPETUITY BY THE OWNERS IN THE SUBDIVISION, AND MUST CONTAIN A MECHANISM FOR ASSESSING THE OWNERS TO PRODUCE ADEQUATE REVENUE FOR PERPETUAL MAINTAIN.
- SUBJECT TO ALL APPLICABLE REQUIREMENTS LISTED UNDER SECTION 5.9 OF THE FORT BEND COUNTY SUBDIVISION REGULATIONS.

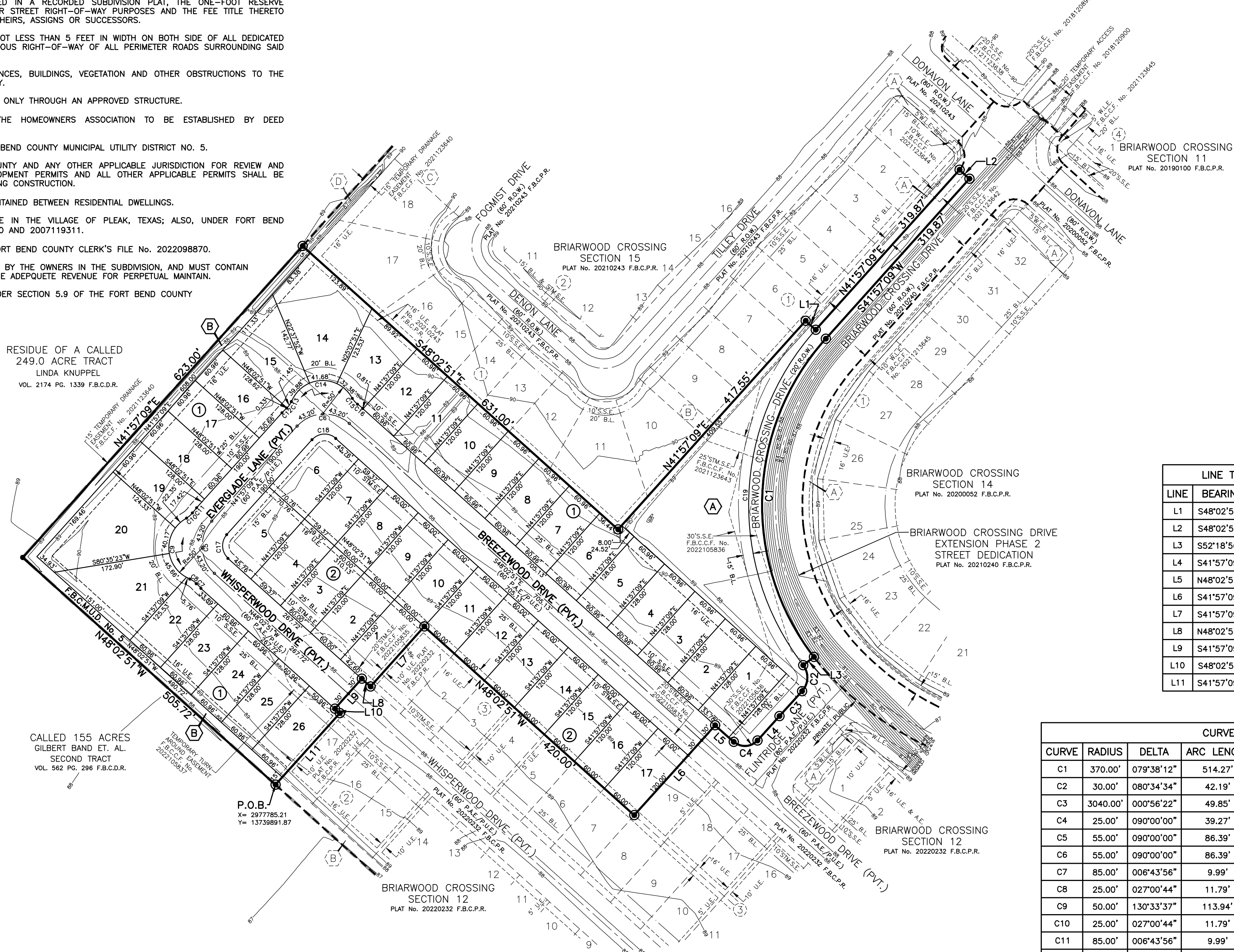
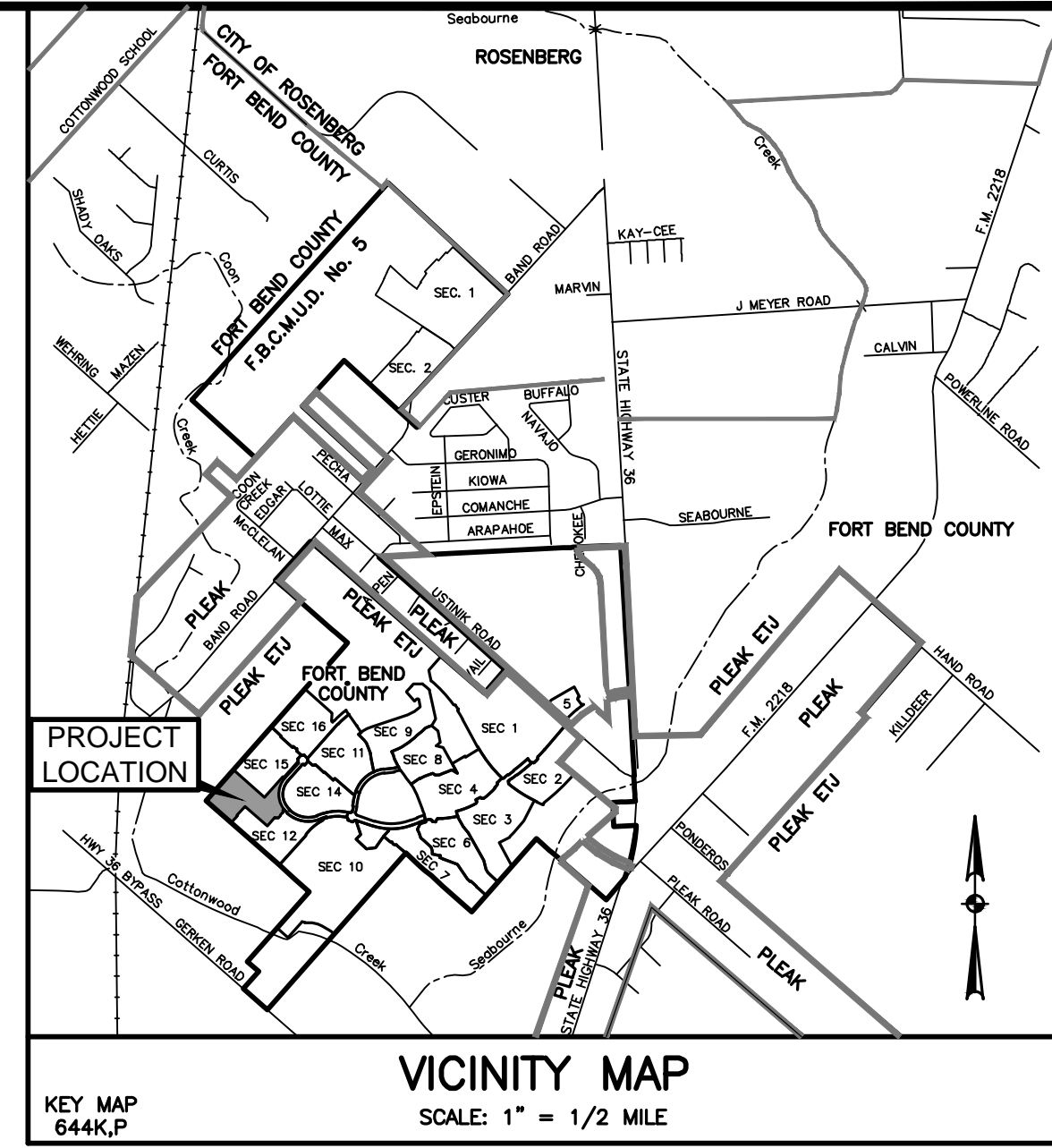


LEGEND

- 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
- 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:

- 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.



LINE TABLE

LINE	BEARING	LENGTH
L1	S48°02'51"E	20.00'
L2	S48°02'51"E	20.00'
L3	S52°18'56"W	20.00'
L4	S41°57'09"W	49.07'
L5	N48°02'51"W	36.91'
L6	S41°57'09"W	180.00'
L7	S41°57'09"W	120.00'
L8	N48°02'51"W	17.40'
L9	S41°57'09"W	60.00'
L10	S48°02'51"E	10.00'
L11	S41°57'09"W	143.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	370.00'	079°38'12"	514.27'	S02°08'03"W	473.86'
C2	30.00'	080°34'34"	42.19'	S02°36'14"W	38.80'
C3	3040.00'	000°56'22"	49.85'	S42°25'20"W	49.85'
C4	25.00'	090°00'00"	39.27'	N86°57'09"E	35.36'
C5	55.00'	090°00'00"	86.39'	N03°02'51"W	77.78'
C6	55.00'	090°00'00"	86.39'	S86°57'09"W	77.78'
C7	85.00'	006°43'56"	9.99'	N44°40'53"W	9.98'
C8	25.00'	027°00'44"	11.79'	N54°49'18"W	11.68'
C9	50.00'	130°33'37"	113.94'	N03°02'51"W	90.84'
C10	25.00'	027°00'44"	11.79'	N48°43'35"E	11.68'
C11	85.00'	006°43'56"	9.99'	N38°35'11"E	9.98'
C12	85.00'	006°43'56"	9.99'	N45°19'07"E	9.98'
C13	25.00'	027°00'44"	11.79'	N35°10'42"E	11.68'
C14	50.00'	130°33'37"	113.94'	S86°57'09"W	90.84'
C15	25.00'	027°00'44"	11.79'	S41°16'25"E	11.68'
C16	85.00'	006°43'56"	9.99'	S51°24'49"E	9.98'
C17	25.00'	090°00'00"	39.27'	N03°02'51"W	35.36'
C18	25.00'	090°00'00"	39.27'	S86°57'09"W	35.36'
C19	390.00'	079°38'12"	542.07'	S02°08'03"W	499.48'

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO PARK/UTILITY USE	1.187 AC. - 51,714 S.F.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO UTILITY/DRAINAGE USE	0.384 AC. - 16,706 S.F.
TOTAL			1.571 AC. - 68,420 S.F.

BRIARWOOD CROSSING SECTION 13

A SUBDIVISION OF 11.895 ACRES OF LAND LOCATED IN THE ANGUS J. JAMES SURVEY, A-37 VILLAGE OF PLEAK FORT BEND COUNTY, TEXAS

43 LOTS 2 BLOCKS 2 RESERVES

DATE: JANUARY, 2024 SCALE: 1" = 100'

OWNER:
WOODMERE DEVELOPMENT CO., LTD.,
A TEXAS LIMITED PARTNERSHIP
15915 KATY FREEWAY, SUITE 405
HOUSTON, TEXAS 77094
PHONE: 281-846-1727
ROGER WOODS, MANAGER

ENGINEER
r.g. miller

DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487
16340 Park Ten Place, Ste 350
Houston, TX 77084
713.461.9600 | rgmiller.com

SURVEYOR
MILLER SURVEY

DCCM

Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

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 11.895 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BRIARWOOD CROSSING SECTION 13, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAN 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 PLAN 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 PLAN 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 13 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 _____, 2024.

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.

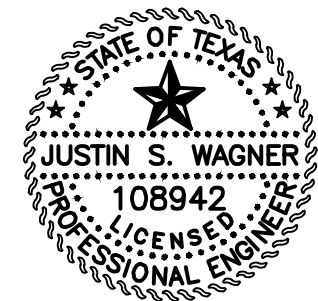
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

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 PLAN 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 PLAN AND SUBDIVISION OF BRIARWOOD CROSSING SECTION 13 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 PLAN

THIS _____ DAY OF _____, 2024.

DAVID THIELEMANN, CHAIRPERSON

IVAN WOOD, VICE-CHAIRPERSON

THIS IS TO CERTIFY THAT THE CITY COUNCIL FOR THE VILLAGE OF PLEAK, TEXAS HAS APPROVED THIS PLAN AND SUBDIVISION OF BRIARWOOD CROSSING SECTION 13 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 PLAN

THIS _____ DAY OF _____, 2024.

LARRY BITTNER, MAYOR

ERIN WALLEY, CITY SECRETARY

MICHAEL JOHN, MAYOR PRO-TEM

WAYNE KELLEY, ALDERMAN

WADE A. GOATES, ALDERMAN

ALEX GUTIERREZ, ALDERMAN

SOPHIA RICO, ALDERWOMAN

FIELD NOTES FOR A 11.895 ACRES OF LAND

BEING A TRACT OF LAND CONTAINING 11.895 ACRES (518,147 SQUARE FEET), LOCATED IN THE ANGUS J. JAMES SURVEY, A-37 FORD BEND COUNTY, TEXAS; SAID 11.895 ACRE TRACT BEING OUT OF A CALLED 24.190 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.) 2020187995; SAID 11.895 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS, COORDINATES SHOWN HEREON ARE GRID AND MAY BE BROUGHT TO SURFACE USING THE COMBINED SCALE FACTOR OF 0.999867):

BEGINNING AT A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP (X: 2,977,785.21; Y: 13,739,891.87) FOUND AT THE WEST CORNER OF LOT 17, BLOCK 2 OF BRIARWOOD CROSSING SECTION 12, A SUBDIVISION OF RECORD IN PLAT NO. 20220232, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), BEING ON THE SOUTHWEST LINE OF SAID 24.190 ACRE TRACT, AND ON THE NORTHEAST LINE OF A CALLED 155 ACRE TRACT RECORDED IN THE NAME OF GILBERT BAND, ET AL (SECOND TRACT) IN VOLUME 562, PAGE 296, FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.D.R.);

THENCE, WITH THE LINE COMMON TO THE SAID 155 AND 24.190 ACRE TRACTS, NORTH 48 DEGREES 02 MINUTES 51 SECONDS WEST, A DISTANCE OF 505.72 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP (X: 2,977,409.15; Y: 13,740,229.91) SET FOR THE WEST CORNER OF SAID 24.190 ACRE TRACT, BEING ON THE SOUTHWEST LINE OF A RESIDUE OF A CALLED 249.0 ACRE TRACT RECORDED IN THE NAME OF LINDA KNUFFEL IN VOLUME 2174, PAGE 1339, FORT BEND COUNTY DEED RECORD (F.B.C.D.R.) FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT TRACT;

THENCE, WITH THE LINE COMMON TO SAID 249.0 AND 24.190 ACRE TRACTS, NORTH 41 DEGREES 57 MINUTES 09 SECONDS EAST, A DISTANCE OF 623.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE WEST CORNER OF LOT 17, BLOCK 1 OF BRIARWOOD CROSSING SECTION 15, A SUBDIVISION OF RECORD IN PLAT NO. 20210243, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST LINE OF SAID BRIARWOOD CROSSING SECTION 15, SOUTH 48 DEGREES 02 MINUTES 51 SECONDS EAST, A DISTANCE OF 631.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT AT THE SOUTH CORNER OF SAID BRIARWOOD CROSSING SEC 15;

THENCE, WITH THE SOUTHEAST LINES OF SAID BRIARWOOD CROSSING SECTION 15, THE FOLLOWING THREE (3) COURSES:

- 1. NORTH 41 DEGREES 57 MINUTES 09 SECONDS EAST, A DISTANCE OF 417.55 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- 2. SOUTH 48 DEGREES 02 MINUTES 51 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- 3. NORTH 41 DEGREES 57 MINUTES 09 SECONDS EAST, A DISTANCE OF 319.87 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING ON A LINE COMMON TO SAID BRIARWOOD CROSSING SEC 15 WITH BRIARWOOD CROSSING DRIVE EXTENSION PHASE 2 STREET DEDICATION, A SUBDIVISION OF RECORD IN PLAT NO. 20210240, F.B.C.P.R., FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

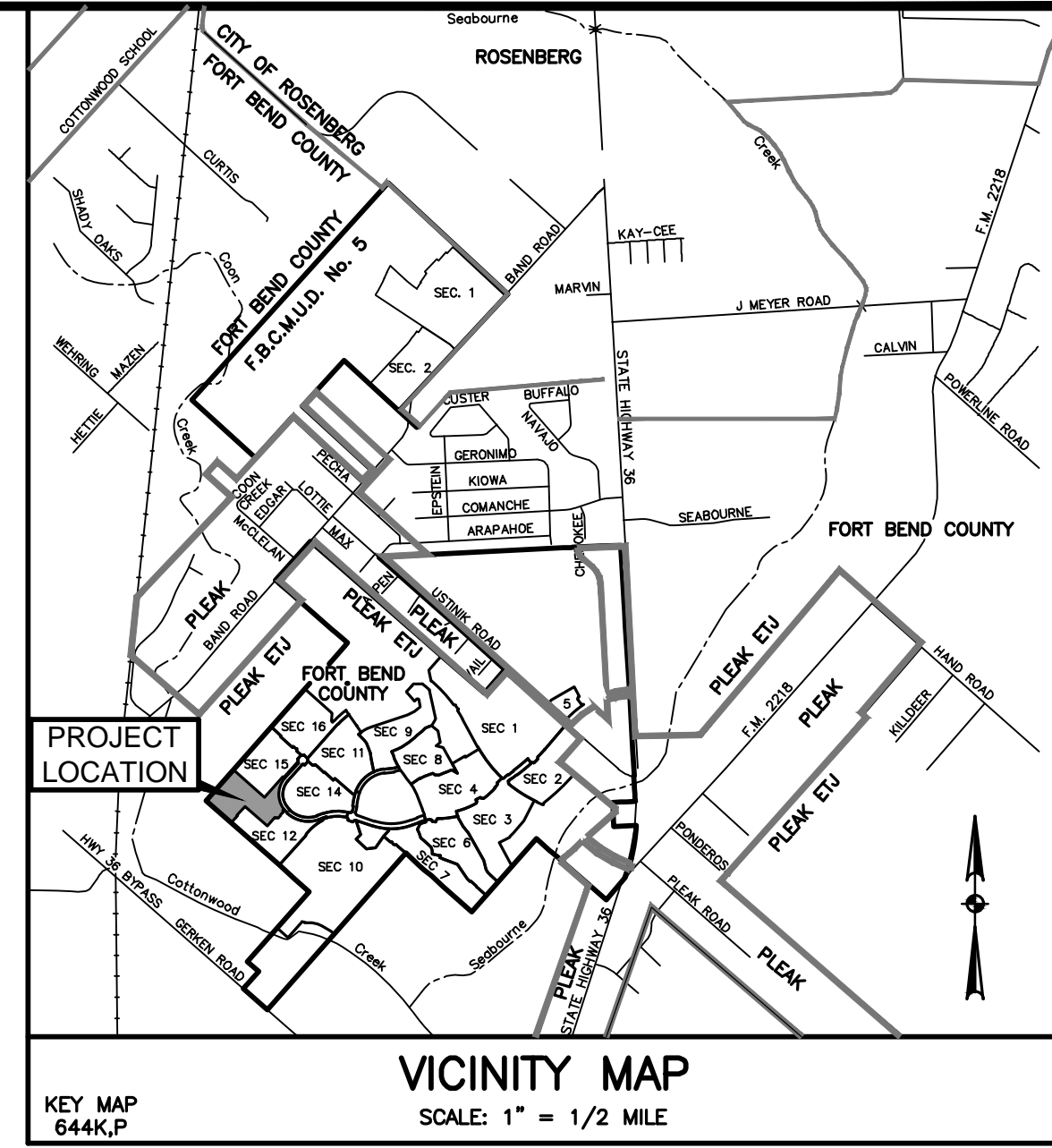
THENCE, WITH A SOUTHWESTERLY LINE OF SAID STREET DEDICATION PLAT, SOUTH 48 DEGREES 02 MINUTES 51 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT ON THE NORTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF BRIARWOOD CROSSING DRIVE (CALLED 60-FEET WIDE PER PLAT NO. 20210240, F.B.C.P.R.);

THENCE, WITH THE WESTERLY R.O.W. LINE OF SAID BRIARWOOD CROSSING DRIVE, THE FOLLOWING TWO (2) COURSES:

- 1. SOUTH 41 DEGREES 57 MINUTES 09 SECONDS WEST, A DISTANCE OF 319.87 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;
- 2. 514.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 79 DEGREES 38 MINUTES 12 SECONDS, AND A CHORD THAT BEARS SOUTH 02 DEGREES 09 MINUTES 03 SECONDS WEST, A DISTANCE OF 473.86 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT ON THE NORTHWEST LINE OF SAID BRIARWOOD CROSSING SEC 12;

THENCE, WITH THE NORTH LINES OF SAID BRIARWOOD CROSSING SEC 12, THE FOLLOWING THIRTEEN (13) COURSES:

- 1. SOUTH 52 DEGREES 18 MINUTES 56 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- 2. 42.19 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 80 DEGREES 34 MINUTES 34 SECONDS, AND A CHORD THAT BEARS SOUTH 02 DEGREES 36 MINUTES 13 SECONDS WEST, A DISTANCE OF 38.80 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;
- 3. 49.85 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3040.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 56 MINUTES 22 SECONDS, AND A CHORD THAT BEARS SOUTH 42 DEGREES 25 MINUTES 20 SECONDS WEST, A DISTANCE OF 49.85 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR A POINT OF TANGENCY;
- 4. SOUTH 41 DEGREES 57 MINUTES 09 SECONDS WEST, A DISTANCE OF 49.07 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 5. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 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 35.36 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR A POINT OF TANGENCY;
- 6. NORTH 48 DEGREES 02 MINUTES 51 SECONDS WEST, A DISTANCE OF 36.91 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- 7. SOUTH 41 DEGREES 57 MINUTES 09 SECONDS WEST, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND ON THE NORTHWESTERLY LINE OF SAID BRIARWOOD CROSSING SECTION 12, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- 8. NORTH 48 DEGREES 02 MINUTES 51 SECONDS WEST, A DISTANCE OF 420.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT ON THE WESTERLY LINE OF SAID BRIARWOOD CROSSING SECTION 12;
- 9. SOUTH 41 DEGREES 57 MINUTES 09 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- 10. NORTH 48 DEGREES 02 MINUTES 51 SECONDS WEST, A DISTANCE OF 17.40 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- 11. SOUTH 41 DEGREES 57 MINUTES 09 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- 12. SOUTH 48 DEGREES 02 MINUTES 51 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- 13. SOUTH 41 DEGREES 57 MINUTES 09 SECONDS WEST, A DISTANCE OF 143.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.895 ACRES OF LAND.



I, J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAN 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 _____, 2024.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

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

DEXTER L. McCOY
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 _____, 2024, 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 13

A SUBDIVISION OF 11.895 ACRES OF LAND
LOCATED IN THE ANGUS J. JAMES SURVEY, A-37
VILLAGE OF PLEAK
FORT BEND COUNTY, TEXAS

43 LOTS 2 BLOCKS 2 RESERVES

DATE: JANUARY, 2024 SCALE: 1" = 100'

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

15915 KATY FREEWAY, SUITE 405
HOUSTON, TEXAS 77094
PHONE: 281-846-1727
RODER MEDORS, MANAGER

ENGINEER
r.g. miller

SURVEYOR
MILLER SURVEY

DCCM

DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487

16340 Park Ten Place, Ste 350
Houston, TX 77084

713.461.9600 | rgmiller.com

Miller Survey | Firm Reg. No. 10047100

1760 W. Sam Houston Pkwy N.
Houston, TX 77043

713.413.1900 | millersurvey.com SHEET 2 OF 2

L:\3260_FBCMID-5\BRIARWOOD_CROSSING\3371-013 CAD\PLAT\3371-013 PLAT 080723.DWG Jan. 30, 2024-2:00 PM CHAD MILLER