

June 24, 2024

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 6
Within Fort Bend County Municipal Utility District No. 5
Project No. 3371.006

Dear Mr. Slawinski and Commissioner McCoy:

May this letter serve as a formal request for a variance within the Briarwood Crossing Section 6 plat. Currently, pedestrian mobility is provided at the entrance to the 48-lot gated section along Coopers Hill Trl. (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 esanchez@rgmiller.com.

Regards,

R.G. Miller Engineers, Inc.

Enrique Sanchez

Enrique Sanchez
Project Manager
esanchez@rgmiller.com

cc:

Briarwood Section 6 Sidewalk Variance Exhibit



FIELD NOTES FOR 13.974 ACRES OF LAND

BEING 13.974 ACRES (608,687 SQUARE FEET) OF LAND LOCATED IN THE ANGUS J. JAMES SURVEY, ABSTRACT-37, FORT BEND COUNTY, TEXAS; SAID 13.974 ACRE TRACT BEING A PORTION OF A CALLED 60.821 ACRE TRACT RECORDED IN THE NAME OF WOODMERE DEVELOPMENT CO., LTD., UNDER FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 2012148053; SAID 13.974 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, COORDINATES ARE GRID AND MAY BE CONVERTED TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999867):

BEGINNING AT A 5/8-INCH IRON WITH "MILLER SURVEY GROUP" (MSG) CAP FOUND (X = 2,980,740.40 : Y = 13,739,901.96) AT THE SOUTH END OF THE WESTERLY TERMINUS LINE OF BRIARWOOD CROSSING DRIVE (80'-FEET WIDE PER PLAT NO. 20140265, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.)), 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, 69.25 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 810.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 53 MINUTES 54 SECONDS, AND A CHORD THAT BEARS NORTH 78 DEGREES 33 MINUTES 32 SECONDS EAST, A DISTANCE OF 69.23 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR THE BEGINNING OF A FILLET CURVE TO THE RIGHT, FROM THE SOUTH R.O.W. LINE OF SAID BRIARWOOD CROSSING DRIVE TO THE WEST R.O.W. LINE OF COOPERS HILL TRAIL (60'-FEET WIDE PER PLAT NO. 20140265, F.B.C.P.R.);

THENCE, 46.74 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 107 DEGREES 07 MINUTES 44 SECONDS, AND A CHORD THAT BEARS SOUTH 45 DEGREES 25 MINUTES 39 SECONDS 00 EAST, A DISTANCE OF 40.23 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOUND FOR THE WEST END OF THE TERMINUS LINE OF SAID COOPERS HILL TRAIL;

THENCE, WITH SAID TERMINUS LINE, SOUTH 81 DEGREES 51 MINUTES 47 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR THE EAST END OF SAID TERMINUS LINE;

THENCE, WITH THE EAST R.O.W. LINE OF SAID COOPERS HILL TRAIL, NORTH 08 DEGREES 08 MINUTES 13 SECONDS EAST, A DISTANCE OF 25.89 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR THE BEGINNING OF A FILLET CURVE FROM THE EAST R.O.W. LINE OF SAID COOPER HILL TRAIL TO THE SOUTH R.O.W. LINE OF SAID BRIARWOOD CROSSING DRIVE;

THENCE, WITH THE SOUTH R.O.W. LINE OF SAID BRIARWOOD CROSSING DRIVE THE FOLLOWING THREE (3) COURSES:

1. 34.53 FEET ALONG THE ARC OF SAID FILLET CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 79 DEGREES 07 MINUTES 44 SECONDS, AND A CHORD THAT BEARS NORTH 47 DEGREES 50 MINUTES 07 SECONDS EAST, A DISTANCE OF 31.85 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR A POINT OF TANGENCY;

2. NORTH 87 DEGREES 15 MINUTES 47 SECONDS EAST, A DISTANCE OF 72.62 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT;

3. 234.63 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,240.00 FEET, A CENTRAL ANGLE OF 10 DEGREES 50 MINUTES 28 SECONDS, AND A CHORD THAT BEARS NORTH 81 DEGREES 50 MINUTES 32 SECONDS EAST, A DISTANCE OF 234.28 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND AT THE NORTHWEST CORNER OF RESTRICTED RESERVE "A" OF BRIARWOOD CROSSING SECTION 3, A SUBDIVISION OF RECORD IN PLAT NO. 20140263, F.B.C.P.R., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WEST LINE OF SAID BLOCK 1 THE FOLLOWING EIGHT (8) COURSES:

1. SOUTH 13 DEGREES 34 MINUTES 42 SECONDS EAST, 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 28 DEGREES 14 MINUTES 09 SECONDS EAST, A DISTANCE OF 160.62 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT AT THE SOUTH CORNER OF LOT 45, BLOCK 1 AT THE WEST CORNER OF LOT 44, BLOCK 1 OF SAID BRIARWOOD CROSSING SECTION 3;

3. SOUTH 42 DEGREES 16 MINUTES 19 SECONDS EAST, A DISTANCE OF 123.69 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT AT THE SOUTH CORNER OF SAID LOT 43, BLOCK 1 AND THE WEST CORNER OF LOT 42, BLOCK 1 OF SAID BRIARWOOD CROSSING SECTION 3;

4. SOUTH 28 DEGREES 14 MINUTES 09 SECONDS EAST, A DISTANCE OF 480.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT AT THE SOUTH CORNER OF LOT 35, BLOCK 1 AND THE WEST CORNER OF LOT 34, BLOCK 1 OF SAID BRIARWOOD CROSSING SECTION 3;

5. SOUTH 15 DEGREES 25 MINUTES 04 SECONDS EAST, A DISTANCE OF 143.44 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT ON THE SOUTHWEST LINE OF LOT 32, BLOCK 1 OF SAID BRIARWOOD CROSSING SECTION 3;

6. SOUTH 25 DEGREES 58 MINUTES 58 SECONDS EAST, A DISTANCE OF 50.74 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT ON THE SOUTHEAST LINE OF LOT 31, BLOCK 1 OF SAID BRIARWOOD CROSSING SECTION 3;

7. SOUTH 44 DEGREES 08 MINUTES 01 SECONDS EAST, A DISTANCE OF 60.51 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND FOR AN ANGLE POINT;

8. SOUTH 48 DEGREES 09 MINUTES 40 SECONDS EAST, A DISTANCE OF 151.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP FOUND ON THE SOUTHEAST LINE OF SAID 60.821 ACRE TRACT, BEING THE NORTHWEST LINE OF A CALLED 150 ACRE TRACT RECORDED IN THE NAME OF HUGO ORDEYNE UNDER VOLUME 237, PAGE 167 OF THE FORT BEND COUNTY DEED RECORDS, AT THE SOUTH CORNER OF RESTRICTED RESERVE "G" OF SAID BRIARWOOD CROSSING SECTION 3, FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHWEST LINE OF SAID 150 ACRE TRACT AND THE SOUTHEAST LINE OF SAID 60.821 ACRE TRACT, SOUTH 41 DEGREES 50 MINUTES 20 SECONDS WEST, A DISTANCE OF 270.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 60.821 ACRE TRACT, THE FOLLOWING EIGHTEEN (18) COURSES:

1. NORTH 48 DEGREES 09 MINUTES 40 SECONDS WEST, A DISTANCE OF 203.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

2. NORTH 41 DEGREES 50 MINUTES 20 SECONDS EAST, A DISTANCE OF 7.47 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN INTERIOR CORNER;

3. NORTH 48 DEGREES 09 MINUTES 40 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN INTERIOR CORNER;

4. SOUTH 41 DEGREES 50 MINUTES 20 SECONDS WEST, A DISTANCE OF 11.09 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

5. NORTH 48 DEGREES 09 MINUTES 40 SECONDS WEST, A DISTANCE OF 65.46 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

6. NORTH 32 DEGREES 24 MINUTES 17 SECONDS WEST, A DISTANCE OF 258.87 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

7. NORTH 69 DEGREES 54 MINUTES 52 SECONDS WEST, A DISTANCE OF 295.11 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;

8. 32.99 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 00 MINUTES 02 SECONDS, AND A CHORD THAT BEARS NORTH 16 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 32.97 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN INTERIOR CORNER;

9. NORTH 76 DEGREES 54 MINUTES 54 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

10. NORTH 02 DEGREES 47 MINUTES 48 SECONDS EAST, A DISTANCE OF 53.58 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

11. NORTH 25 DEGREES 33 MINUTES 36 SECONDS WEST, A DISTANCE OF 52.77 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

12. NORTH 47 DEGREES 53 MINUTES 05 SECONDS WEST, A DISTANCE OF 152.94 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

13. NORTH 44 DEGREES 30 MINUTES 43 SECONDS WEST, A DISTANCE OF 50.66 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

14. NORTH 18 DEGREES 33 MINUTES 55 SECONDS WEST, A DISTANCE OF 90.26 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

15. NORTH 33 DEGREES 43 MINUTES 38 SECONDS WEST, A DISTANCE OF 55.13 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

16. NORTH 28 DEGREES 03 MINUTES 26 SECONDS EAST, A DISTANCE OF 103.56 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN ANGLE POINT;

17. NORTH 72 DEGREES 53 MINUTES 28 SECONDS EAST, A DISTANCE OF 90.33 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET FOR AN INTERIOR CORNER;

18. NORTH 13 DEGREES 53 MINUTES 25 SECONDS WEST, A DISTANCE OF 20.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.974 ACRES OF LAND.

SYMBOL	DESCRIPTION	RESERVE USE	AREA
	RESTRICTED RESERVE "A"	RESTRICTED TO PARK USE	0.2388 AC. - 10,404 S.F.
	RESTRICTED RESERVE "B"	RESTRICTED TO DRAINAGE USE	0.0930 AC. - 4,050 S.F.
	RESTRICTED RESERVE "C"	RESTRICTED TO PARK USE	0.1070 AC. - 4,680 S.F.
TOTAL			0.4388 AC. - 19,114 S.F.

LINE	BEARING	LENGTH
L1	S13°34'42"E	20.00'
L2	S28°14'09"E	160.62'
L3	S42°16'19"E	123.69'
L4	S15°25'04"E	143.44'
L5	S25°58'58"E	50.74'
L6	S44°08'01"E	60.51'
L7	S48°09'40"E	151.00'
L8	N48°09'40"W	203.00'
L9	N41°50'20"E	7.47'
L10	N48°09'40"W	120.00'
L11	S41°50'20"W	11.09'
L12	N48°09'40"W	65.46'
L13	N76°54'54"W	120.00'
L14	N2°47'48"E	53.58'
L15	N25°33'36"W	52.77'
L16	N47°53'05"W	152.94'
L17	N44°30'43"W	50.66'
L18	N16°33'55"W	90.26'
L19	N33°43'38"W	55.13'

LINE	BEARING	LENGTH
L20	N28°03'26"E	103.56'
L21	N72°53'28"E	90.33'
L22	N13°53'25"W	20.09'
L23	S81°51'47"E	60.00'
L24	N8°08'13"E	25.89'
L25	N87°15'47"E	72.62'
L26	N9°03'12"W	11.33'
L27	S80°56'48"W	70.67'
L28	S42°16'19"E	33.96'
L29	S15°25'04"E	77.41'
L30	S41°50'20"W	70.22'
L31	S61°45'51"W	8.77'
L32	N87°11'48"E	60.00'
L33	N85°24'38"E	55.03'
L34	N82°47'27"E	60.18'
L35	N78°55'19"E	109.93'
L36	N41°50'20"E	59.20'
L37	N62°55'33"E	64.16'
L38	S78°27'12"W	66.80'

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	270.00'	7°00'02"	32.99'	N16°35'07"E	32.97'
C2	810.00'	4°53'54"	69.25'	N78°33'32"E	69.23'
C3	25.00'	107°07'44"	46.74'	S45°25'39"E	40.23'
C4	25.00'	79°07'34"	34.53'	N47°42'00"E	31.85'
C5	1240.00'	10°50'28"	234.63'	N81°50'32"E	234.28'
C6	350.00'	25°29'55"	155.76'	S15°29'11"E	154.48'
C7	300.00'	48°19'17"	253.01'	N4°04'30"W	245.58'
C8	300.00'	6°18'59"	33.07'	S84°06'17"W	33.06'
C9	55.00'	50°27'54"	48.44'	N67°30'16"W	46.89'
C10	1000.00'	14°02'10"	244.98'	N35°15'14"W	244.37'
C11	300.00'	12°49'05"	67.12'	N21°49'36"W	66.98'
C12	350.00'	23°32'10"	143.77'	S27°11'08"E	142.76'
C13	55.00'	80°47'33"	77.56'	N1°26'33"E	71.29'
C14	1000.00'	1°41'45"	29.60'	S86°24'54"W	29.60'
C15	100.00'	25°29'55"	44.50'	N74°30'49"E	44.14'
C16	30.00'	96°45'27"	50.66'	N51°06'57"W	44.85'
C17	25.00'	83°41'01"	36.51'	N39°06'17"E	33.35'
C18	50.00'	180°00'00"	157.08'	S9°03'12"E	100.00'
C19	25.00'	74°29'39"	32.50'	N61°48'23"W	30.26'
C20	380.00'	3°40'35"	24.38'	S26°23'51"E	24.38'
C21	270.00'	48°19'17"	227.71'	N4°04'30"W	221.02'
C22	330.00'	15°24'34"	88.75'	N12°22'51"E	88.49'
C23	25.00'	82°35'13"	36.04'	S45°58'10"W	33.00'

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C24	130.00'	8°08'39"	18.48'	N83°11'27"E	18.46'
C25	25.00'	72°38'44"	31.70'	N64°33'31"W	29.62'
C26	270.00'	12°49'05"	60.40'	N21°49'36"W	60.28'
C27	380.00'	23°32'10"	156.10'	S27°11'08"E	155.00'
C28	25.00'	80°47'33"	35.25'	N1°26'33"E	32.40'
C29	25.00'	24°44'45"	10.80'	S54°12'42"W	10.71'
C30	50.00'	130°13'35"	113.64'	N1°28'17"E	90.71'
C31	25.00'	23°50'57"	10.41'	S51°43'01"E	10.33'
C32	320.00'	24°22'29"	136.13'	S27°38'18"E	135.11'
C33	330.00'	12°49'05"	73.83'	N21°49'36"W	73.67'
C34	1030.00'	14°02'10"	252.33'	N35°15'14"W	251.70'
C35	25.00'	36°33'12"	15.95'	S23°59'44"E	15.68'
C36	50.00'	123°34'17"	107.84'	N67°30'16"W	88.12'
C37	25.00'	25°04'49"	15.95'	N68°59'11"E	15.68'
C38	25.00'	90°00'00"	39.27'	S47°44'13"E	35.36'
C39	30.00'	90°00'00"	47.12'	S42°15'47"W	42.43'
C40	25.00'	103°47'14"	45.29'	S35°22'10"W	39.34'
C41	25.00'	50°27'54"	22.02'	N67°30'16"W	21.31'
C42	970.00'	11°56'27"	202.16'	N36°18'06"W	201.79'
C43	25.00'	117°35'39"	51.31'	N28°27'57"E	42.77'
C44	25.00'	79°34'53"	34.72'	S52°56'47"E	32.00'
C45	330.00'	15°04'49"	86.86'	N20°41'44"W	86.61'
C46	320.00'	11°42'42"	65.41'	S22°22'48"E	65.30'



28 PGS
PLAT ATTACH

2016139107

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Anna Richard
Laura Richard, County Clerk
Fort Bend County, Texas
December 13, 2016 03:39:48 PM
FEE: \$2,844.00 CR1
PLAT

201608285



ENGINEER

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

since 1986

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PHONE: 281-646-1727
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BRIAN E. WILSON, R.P.L.S.

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

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

BRIARWOOD CROSSING SECTION 6

A SUBDIVISION OF 13.974 ACRES OF LAND
LOCATED IN THE A.J. JAMES SURVEY, A-37
VILLAGE OF PLEAK
FORT BEND COUNTY, TEXAS

48 LOTS 4 BLOCKS 0.4388 ACRES IN 3 RESERVES

DATE: OCTOBER, 2016 SCALE: 1" = 100'

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

15915 KATY FREEWAY, SUITE 405
HOUSTON, TEXAS 77057
PHONE: 281-646-1727
ROGER MEDORS, MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

WE, WOODMERE DEVELOPMENT CO., LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH RICHARD RUE, PRESIDENT, AND JASON ERVIN, VICE PRESIDENT, BOTH BEING OFFICERS OF WOODMERE GP, L.L.C., A LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, OWNERS OF THE 13.974 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BRIARWOOD CROSSING SECTION 6, 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, WE DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E.) AS SHOWN HEREON.

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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF BRIARWOOD CROSSING SECTION 6 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE WOODMERE DEVELOPMENT CO., LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD RUE, ITS PRESIDENT, HEREUNTO AUTHORIZED, ATTESTED BY ITS VICE PRESIDENT, JASON ERVIN, BOTH BEING OFFICERS OF WOODMERE GP, L.L.C., A LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER.

PARTNER, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 18th DAY OF October, 2016.

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 18th DAY OF October, 2016.

Teresta Fink
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: Teresta Fink
MY COMMISSION EXPIRES: 5-2-17



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 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 6 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 16 DAY OF November, 2016.

David Thielemann
DAVID THIELEMAN, CHAIRPERSON

John Gonzales
JOHN GONZALES, VICE-CHAIRPERSON

THIS IS TO CERTIFY THAT THE CITY COUNCIL FOR THE VILLAGE OF PLEAK, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BRIARWOOD CROSSING SECTION 6 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 16 DAY OF November, 2016.

Larry Bittner
LARRY BITTNER, MAYOR

Nancy Walker
NANCY WALKER, CITY SECRETARY

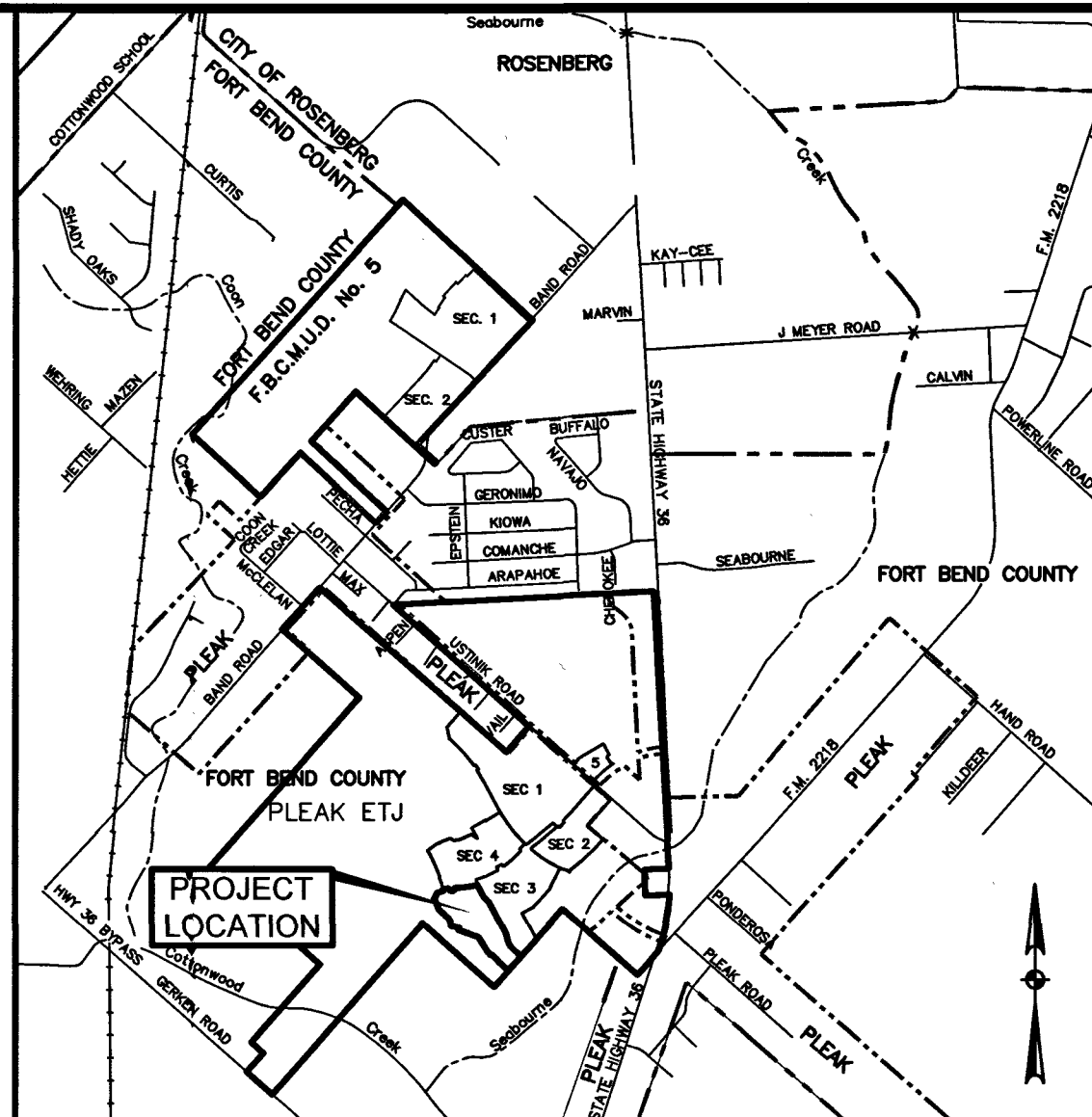
Michael John
MICHAEL JOHN, MAYOR PRO-TEM

Al Warnasch
AL WARNASCH, ALDERMAN

Brenda Jaynes
BRENDA JAYNES, ALDERMAN

Wade A. Goates
WADE A. GOATES, ALDERMAN

Joanne McRae
JOANNE MCRAE, ALDERWOMAN



KEY MAP
844K, L, P, Q
VICINITY MAP
SCALE: 1" = 1/2 MILE

I, RICHARD W. STOLLES, 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 PRESENT DRAIN OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

Richard W. Stollis
RICHARD W. STOLLES, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS 13th DAY OF December, 2016.

RICHARD MORRISON
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

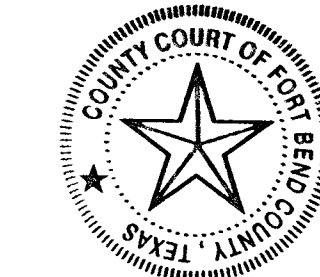
W.A. Meyers
W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

James Patterson
JAMES PATTERSON
COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON 10/13 2016, AT 3:39 O'CLOCK P.M., IN SLIDE NUMBER 20160205 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: Catherine Riendeau
DEPUTY
CATHERINE RIENDEAU



28 PGS 2016139107
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas
December 13, 2016 @ 3:39:48 PM
FEE: \$2,844.00 CR1 20160205
PLAT

BRIARWOOD CROSSING

SECTION 6

A SUBDIVISION OF 13.974 ACRES OF LAND
LOCATED IN THE A.J. JAMES SURVEY, A-37
VILLAGE OF PLEAK
FORT BEND COUNTY, TEXAS

48 LOTS 4 BLOCKS 0.4388 ACRES IN 3 RESERVES

DATE: OCTOBER, 2016 SCALE: 1" = 100'

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

15915 KATY FREEWAY, SUITE 405
HOUSTON, TEXAS 77057
PHONE: 281-546-1727
ROGER MEDORS, MANAGER

ENGINEER
r.g.miller
engineers
since 1966

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

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