

PLAT RECORDING SHEET

PLAT NAME: Courageous Trail Extension Phase 1 Street Dedication

PLAT NO: _____

ACREAGE: 6.040

LEAGUE: Angus J. James Survey

ABSTRACT NUMBER: A-37

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: Woodmere Development Co., LTD., and Fort Bend County Municipal Utility
District No. 5

(DEPUTY CLERK)

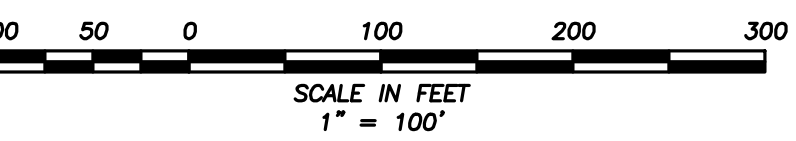
L:\3260\FBCMUD_5\BRIARWOOD_CROSSING\3371-906_PLAT-072924.DWG Apr. 29, 2025-11:01 AM CHAD MILLER

THIS 0.0008 AC. / 37.63 SQ.FT. IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES

THIS 0.159 AC. / 6,968 SQ.FT. IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES

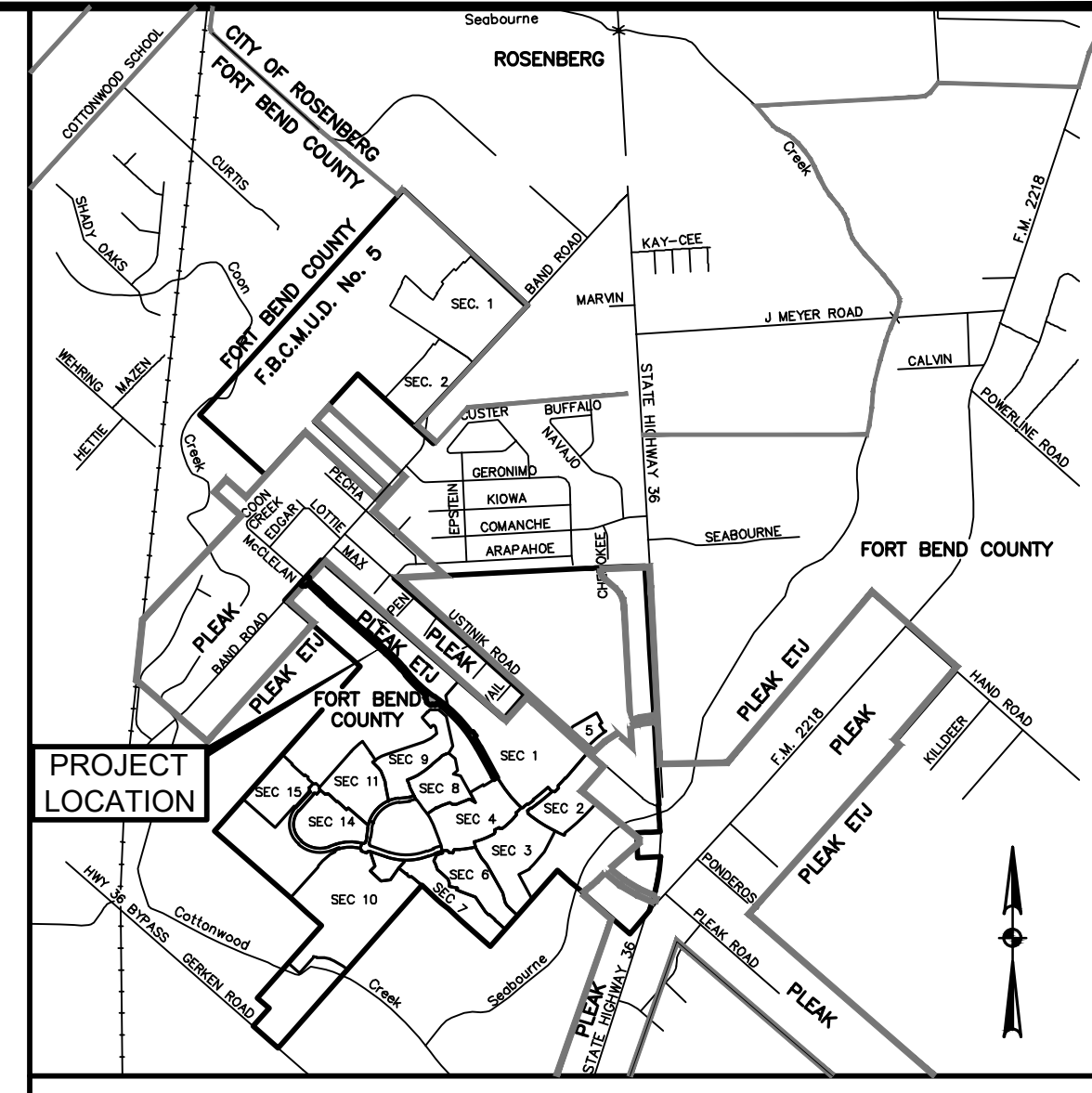
FBCMUD No. 5 WATER PLANT No. 1 PLAT No. 20080197 F.B.C.P.R.

FBCMUD No. 5 WATER PLANT No. 1 PLAT No. 20080197 F.B.C.P.R.



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.O.B. = POINT OF BEGINNING
- PG. = PAGE
- 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
- = SET 5/8-INCH IRON ROD W/ MILLER SURVEY CAP (UNLESS OTHERWISE NOTED)
- ⊙ = FOUND 5/8-INCH IRON ROD W/ MILLER SURVEY CAP (UNLESS OTHERWISE NOTED)
- = CITY LIMITS



LINE TABLE

LINE	BEARING	LENGTH
L1	S60°26'13"W	60.00'
L2	N53°51'27"W	13.49'
L3	S36°08'33"W	40.00'
L4	N53°51'27"W	16.51'
L5	S36°08'36"W	6.65'
L6	N53°51'24"W	80.00'
L7	N36°08'36"E	7.83'
L8	N38°51'25"E	40.00'
L9	N39°02'50"W	111.53'
L10	N47°36'25"W	153.18'
L11	S42°23'35"W	40.00'
L12	N42°23'35"E	6.95'
L13	N47°36'25"W	34.58'
L14	N42°23'35"E	139.43'
L15	S47°36'25"E	50.00'
L16	S47°36'25"E	153.18'
L17	S39°02'50"E	111.53'
L18	S53°51'27"E	100.00'
L19	S34°00'00"E	60.00'
L20	S39°02'50"E	111.53'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2010.00'	1°19'38"	46.56'	N28°53'58"W	46.56'
C2	1990.00'	2°53'18"	889.89'	N41°02'48"W	882.49'
C3	30.00'	89°59'57"	47.12'	S81°08'35"W	42.43'
C4	30.00'	88°04'20"	46.11'	N7°53'34"W	41.71'
C5	2050.00'	0°47'09"	28.11'	N51°32'09"W	28.11'
C6	2010.00'	1°20'45"	424.34'	N45°05'42"W	423.55'
C7	1990.00'	9°21'15"	324.89'	N43°43'27"W	324.52'
C8	2010.00'	1°53'31"	66.37'	N47°27'19"W	66.37'
C9	1990.00'	1°05'52"	38.13'	N47°03'29"W	38.13'
C10	30.00'	90°00'00"	47.12'	S87°23'35"W	42.43'
C11	25.00'	34°37'13"	15.11'	N59°42'11"E	14.88'
C12	2060.00'	0°33'08"	19.86'	N49°18'10"W	19.86'
C13	30.00'	90°00'00"	47.12'	S2°36'25"E	42.43'
C14	2050.00'	1°05'52"	39.28'	S47°03'29"E	39.28'
C15	1950.00'	1°53'31"	64.39'	S47°27'19"E	64.39'
C16	2050.00'	9°21'15"	334.68'	S43°43'27"E	334.31'
C17	1950.00'	14°48'37"	504.05'	S46°27'08"E	502.65'
C18	2050.00'	18°20'19"	656.14'	S44°41'17"E	653.34'
C19	25.00'	88°28'52"	38.61'	S79°45'34"E	34.88'
C20	25.00'	88°28'52"	38.61'	S11°45'34"W	34.88'
C21	2050.00'	4°14'43"	151.90'	S30°21'31"E	151.86'
C22	1950.00'	1°19'38"	45.17'	S28°53'58"E	45.17'
C23	2000.00'	1°19'38"	46.33'	N28°53'58"W	46.33'
C24	2000.00'	2°53'18"	894.36'	N41°02'48"W	886.93'
C25	2000.00'	14°48'37"	516.97'	N46°27'08"W	515.54'
C26	2000.00'	9°21'15"	326.52'	N43°43'27"W	326.16'
C27	2000.00'	1°53'31"	66.04'	N47°27'19"W	66.04'
C28	2000.00'	1°05'52"	38.32'	N47°03'29"W	38.32'

COURAGEOUS TRAIL EXTENSION PHASE 1 STREET DEDICATION

A SUBDIVISION OF 6.040 ACRES OF LAND LOCATED IN THE ANGUS J. JAMES SURVEY, A-37, ALSO BEING A PORTION OF RESTRICTED RESERVE "A" OF FBCMUD No. 5 WATER PLANT No. 1, A SUBDIVISION OF RECORD IN PLAT No. 20080197, FORT BEND COUNTY PLAT RECORDS VILLAGE OF PLEAK FORT BEND COUNTY, TEXAS

DATE: MARCH, 2025 SCALE: 1" = 100'

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

15915 KATY FREEWAY, SUITE 405
HOUSTON, TEXAS 77084
PHONE: 281-646-1727
ROGER MEDDORS, MANAGER

ENGINEER

RG Miller

DCCM

R.G. Miller Engineers, Inc. | Firm Reg. No. 487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.com

OWNER:
FORT BEND COUNTY MUNICIPAL UTILITY
DISTRICT No. 5, A TEXAS BODY POLITIC AND
CORPORATE OF THE STATE OF TEXAS

C/O ALLEN BOONE HUMPHRIES ROBINSON LLP
3200 SOUTHWEST FREWAY SUITE 2600
HOUSTON, TEXAS 77027
PHONE: 713-860-1400

SURVEYOR

MillerSurvey

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 6.040 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF COURAGEOUS TRAIL EXTENSION PHASE 1 STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK TO BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE 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 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., A TEXAS LIMITED PARTNERSHIP, 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 _____, 2025.

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.

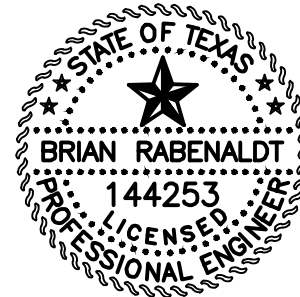
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME:

MY COMMISSION EXPIRES: _____

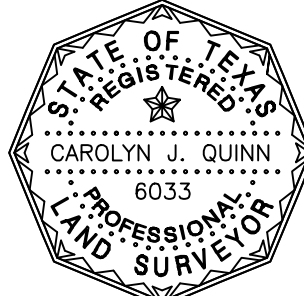
I, BRIAN RABENALDT, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND VILLAGE OF PLEAK TO THE BEST OF MY KNOWLEDGE.

BRIAN RABENALDT
TEXAS REGISTRATION NO. 144253



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



THIS IS TO CERTIFY THAT THE CITY COUNCIL FOR THE VILLAGE OF PLEAK, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF COURAGEOUS TRAIL EXTENSION PHASE 1 STREET DEDICATION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE VILLAGE OF PLEAK AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 2025.

LARRY BITTNER, MAYOR

ERIN WALLEY, CITY SECRETARY

MICHAEL JOHN, MAYOR PRO-TEM

WAYNE KELLEY, ALDERMAN

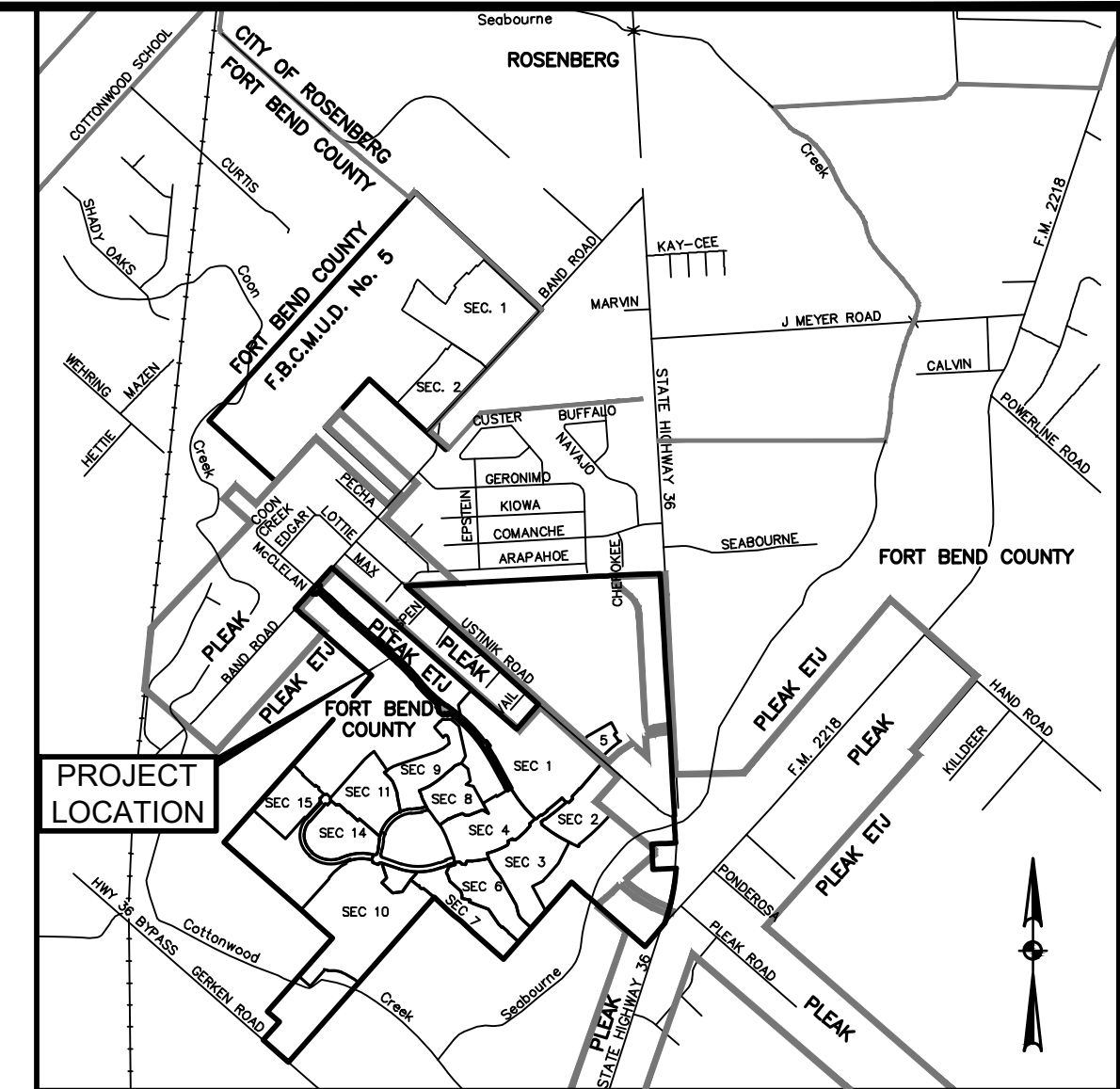
WADE A. GOATES, ALDERMAN

ALEX GUTIERREZ, ALDERMAN

SOPHIA RICO, ALDERWOMAN

NOTES:

- 1. PROJECT BENCHMARK: AH4193 (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 NEDVILLE, 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
- 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 SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED (L.S.D.), FORT BEND EMERGENCY SERVICES DISTRICT (ESD) NO. 5, CAD 12, THE VILLAGE OF PLEAK CITY LIMITS, 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, 2021, AND 48157C0240L REVISED DATE APRIL 2, 2014, 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. THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION ARE AS SHOWN.
- 8. 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.
- 9. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE LZ2.
- 10. 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.
- 11. 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.
- 12. 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..
- 13. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 14. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED STRUCTURE.
- 15. 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.
- 16. THIS PLAT IS SUBJECT TO THE ORDINANCES OF THE VILLAGE OF PLEAK, INCLUDING BUT NOT LIMITED TO THE ZONING ORDINANCE APPLICABLE TO PROPERTY WITHIN THE CITY LIMITS.



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

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 _____, 202 _____

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 _____, 202 _____ 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

COURAGEOUS TRAIL EXTENSION PHASE 1 STREET DEDICATION

A SUBDIVISION OF 6.040 ACRES OF LAND
LOCATED IN THE ANGUS J. JAMES SURVEY, A-37,
ALSO BEING A PORTION OF RESTRICTED RESERVE
"A" OF FBCMUD No. 5 WATER PLANT No. 1, A
SUBDIVISION OF RECORD IN PLAT No. 20080197,
FORT BEND COUNTY PLAT RECORDS
VILLAGE OF PLEAK
FORT BEND COUNTY, TEXAS

DATE: MARCH, 2025 SCALE: 1" = 100'

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

15915 KATY FREEMAN, SUITE 405
HOUSTON, TEXAS 77056
PHONE: 281-646-1727
ROGER WEDDORS, MANAGER

ENGINEER

RG Miller

DCCM

R.G. Miller Engineers, Inc. | TxEng F - 487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.com

OWNER:
FORT BEND COUNTY MUNICIPAL UTILITY
DISTRICT No. 5, A TEXAS BODY POLITIC AND
CORPORATE OF THE STATE OF TEXAS

C/O ALLEN BOONE HUMPHRIES ROBINSON LLP
3200 SOUTHWEST FREEDWAY SUITE 2600
HOUSTON, TEXAS 77027
PHONE: 713-860-1400

SURVEYOR

MillerSurvey

DCCM

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

BEING A TRACT OF LAND CONTAINING 6.040 ACRES (263,109 SQUARE FEET) OF LAND LOCATED IN THE ANGUS J. JAMES SURVEY, ABSTRACT--37, FORT BEND COUNTY, TEXAS; BEING A PORTION OF A CALLED 9.992 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, BEING ALL OF A CALLED 0.0122 ACRE TRACT RECORDED IN THE NAME OF WOODMERE DEVELOPMENT CO., LTD., UNDER F.B.C.C.F. NO. 2021172928, AND BEING A PORTION OF A CALLED 2.366 ACRE TRACT RECORDED IN THE NAME OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 5, UNDER F.B.C.C.F. NO. 2007103065, ALSO BEING A PORTION OF RESTRICTED RESERVE "A" OF FBCMUD NO. 5 WATER PLANT NO. 1, A SUBDIVISION OF RECORD IN PLAT NO. 20080197, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.); SAID 6.040 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; COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 0.999867):

BEGINNING AT A 5/8-INCH IRON ROD WITH MILLER SURVEY (M.S.) CAP (X:2981557.40, Y:13740977.46) FOUND AT THE EAST END OF THE NORTH TERMINUS LINE OF COURAGEOUS TRAIL (100-FEET WIDE PER PLAT NO. 20140265, F.B.C.P.R.), BEING ON THE WEST LINE OF BRIARWOOD CROSSING SECTION 1, A SUBDIVISION OF RECORD IN PLAT NO. 20080025, F.B.C.P.R., AND THE NORTH LINE OF BRIARWOOD CROSSING SECTION 4, A SUBDIVISION OF RECORD IN PLAT NO. 20140265, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID TERMINUS LINE, SOUTH 60 DEGREES 28 MINUTES 13 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP (X:2981505.22, Y:13740947.86) SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 9.992 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

- 46.56 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,010.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 19 MINUTES 38 SECONDS, AND A CHORD THAT BEARS NORTH 28 DEGREES 53 MINUTES 58 SECONDS WEST, A DISTANCE OF 46.56 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT A POINT OF TANGENCY;
- NORTH 28 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 466.46 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT A POINT AT THE BEGINNING OF A CURVE TO THE LEFT;
- 889.89 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,990.00 FEET, A CENTRAL ANGLE OF 25 DEGREES 37 MINUTES 18 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 02 MINUTES 48 SECONDS WEST, A DISTANCE OF 882.49 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT A POINT OF TANGENCY;
- NORTH 53 DEGREES 51 MINUTES 27 SECONDS WEST, A DISTANCE OF 13.49 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT AN ANGLE POINT;
- SOUTH 36 DEGREES 08 MINUTES 33 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT AN ANGLE POINT ON THE SOUTHWEST LINE OF SAID 9.992 ACRE TRACT;

THENCE, WITH THE SOUTHWEST LINES OF SAID 9.992 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- NORTH 53 DEGREES 51 MINUTES 27 SECONDS WEST, A DISTANCE OF 16.51 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
- 47.12 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 57 SECONDS, AND A CHORD THAT BEARS SOUTH 81 DEGREES 08 MINUTES 35 SECONDS WEST, A DISTANCE OF 42.43 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT A POINT OF TANGENCY, AND BEING THE EASTERLY CORNER OF SAID 0.0122 ACRE TRACT, ON THE SOUTHWEST LINE OF SAID 9.992 ACRE TRACT;

THENCE, WITH THE SOUTHEAST, SOUTHWEST AND NORTHWEST LINES OF SAID 0.0122 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

- SOUTH 36 DEGREES 08 MINUTES 36 SECONDS WEST, A DISTANCE OF 6.65 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT AN ANGLE POINT;
- NORTH 53 DEGREES 51 MINUTES 24 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT AN ANGLE POINT;
- NORTH 36 DEGREES 08 MINUTES 36 SECONDS EAST, A DISTANCE OF 7.83 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT, AT THE NORTH CORNER OF SAID 0.0122 ACRE TRACT, AND BEING ON THE SOUTHWEST LINE OF SAID 9.992 ACRE TRACT;

THENCE, WITH THE SOUTHWEST LINES OF SAID 9.992 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- 46.11 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88 DEGREES 04 MINUTES 20 SECONDS, AND A CHORD THAT BEARS NORTH 07 DEGREES 53 MINUTES 34 SECONDS WEST, A DISTANCE OF 41.71 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 28.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2050.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 47 MINUTES 09 SECONDS, AND A CHORD THAT BEARS NORTH 51 DEGREES 32 MINUTES 09 SECONDS WEST, A DISTANCE OF 28.11 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT AN ANGLE POINT;

THENCE, THROUGH AND ACROSS SAID 9.992 ACRE TRACT, THE FOLLOWING TEN (10) COURSES:

- NORTH 38 DEGREES 51 MINUTES 25 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT AN ANGLE POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- 424.34 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2010.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 05 MINUTES 45 SECONDS, AND A CHORD THAT BEARS NORTH 45 DEGREES 05 MINUTES 42 SECONDS WEST, A DISTANCE OF 423.55 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT A POINT OF TANGENCY;
- NORTH 39 DEGREES 02 MINUTES 50 SECONDS WEST, A DISTANCE OF 111.53 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
- 324.89 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,990.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 21 MINUTES 15 SECONDS, AND A CHORD THAT BEARS NORTH 43 DEGREES 43 MINUTES 27 SECONDS WEST, A DISTANCE OF 324.52 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT A POINT OF TANGENCY;
- NORTH 48 DEGREES 24 MINUTES 04 SECONDS WEST, A DISTANCE OF 1,040.91 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 66.37 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,010.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 53 MINUTES 31 SECONDS, AND A CHORD THAT BEARS NORTH 47 DEGREES 27 MINUTES 19 SECONDS WEST, A DISTANCE OF 66.37 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT A POINT OF TANGENCY;
- NORTH 46 DEGREES 30 MINUTES 33 SECONDS WEST, A DISTANCE OF 240.42 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
- 38.13 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,990.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 05 MINUTES 52 SECONDS, AND A CHORD THAT BEARS NORTH 47 DEGREES 03 MINUTES 29 SECONDS WEST, A DISTANCE OF 38.13 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT A POINT OF TANGENCY;
- NORTH 47 DEGREES 36 MINUTES 25 SECONDS WEST, A DISTANCE OF 153.18 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT AN ANGLE POINT;
- SOUTH 42 DEGREES 23 MINUTES 35 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT AN ANGLE POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT ON THE SOUTHWEST LINE OF SAID 9.992 ACRE TRACT;

THENCE, WITH THE SOUTHWEST LINES OF SAID 9.992 ACRE TRACT, AND THROUGH AND ACROSS SAID 2.366 ACRE TRACT, 47.12 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 87 DEGREES 23 MINUTES 35 SECONDS WEST, A DISTANCE OF 42.43 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT AN ANGLE POINT ON THE NORTHWEST LINE OF SAID RESTRICTED RESERVE "A", AND BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF BAND ROAD (80-FEET WIDE AT THIS POINT PER VOLUME 30, PAGE 586, MINUTES OF THE COMMISSIONER COURT, FORT BEND COUNTY, ADOPTED 02/03/1986; AND PLAT NO. 20080197, F.B.C.P.R.); THENCE, WITH THE NORTHWEST LINES OF SAID 2.366 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

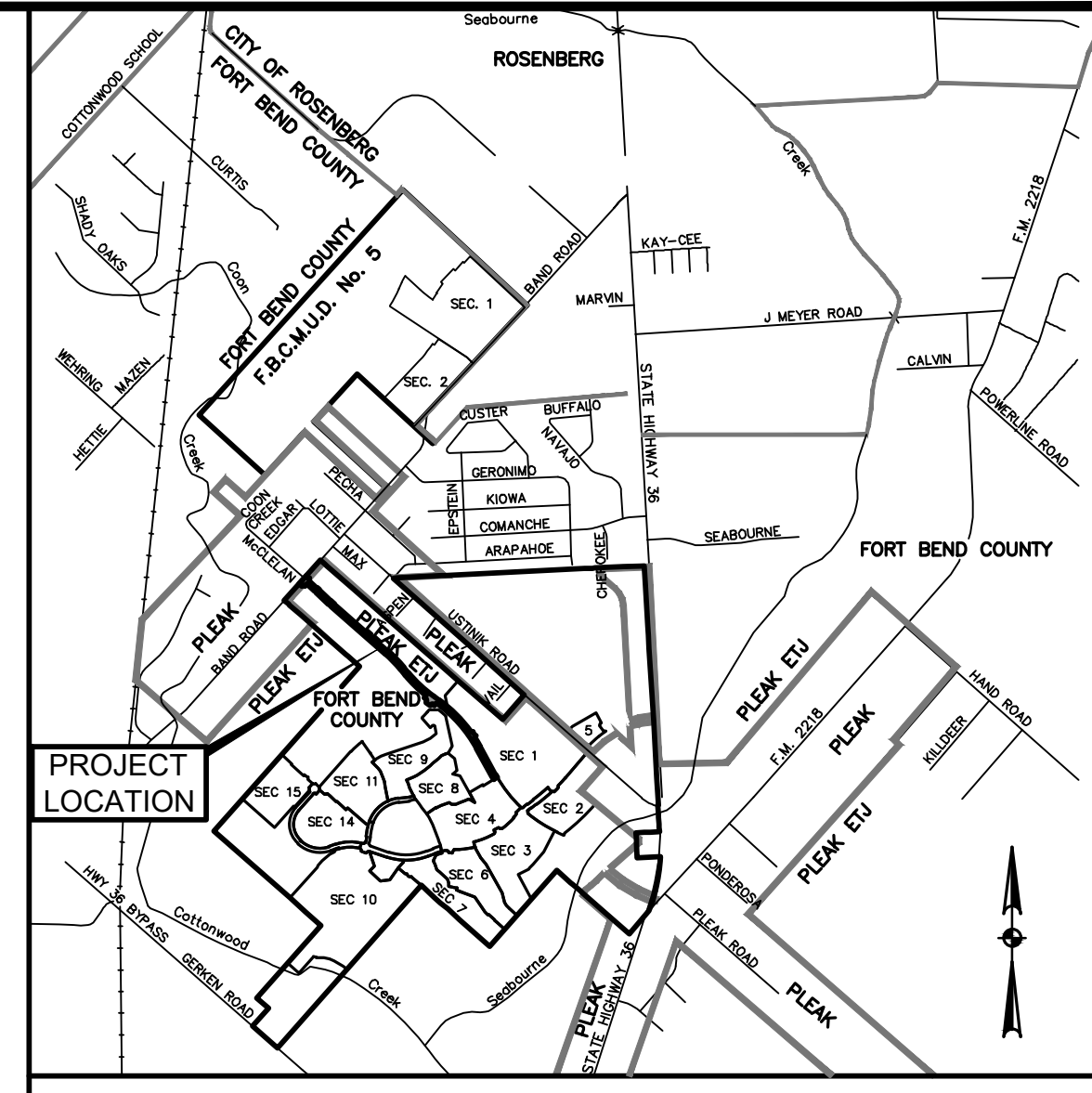
- NORTH 42 DEGREES 23 MINUTES 35 SECONDS EAST, A DISTANCE OF 6.95 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 15.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 34 DEGREES 37 MINUTES 13 SECONDS, AND A CHORD THAT BEARS NORTH 59 DEGREES 42 MINUTES 11 SECONDS EAST, A DISTANCE OF 14.88 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT AN ANGLE POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, WITH THE NORTHEAST LINES OF SAID FBCMUD NO. 5 WATER PLANT NO. 1, THE FOLLOWING TWO (2) COURSES:

- 19.86 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,060.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 33 MINUTES 08 SECONDS, AND A CHORD THAT BEARS NORTH 49 DEGREES 18 MINUTES 10 SECONDS WEST, A DISTANCE OF 19.86 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT A POINT OF TANGENCY;
- NORTH 47 DEGREES 36 MINUTES 25 SECONDS WEST, A DISTANCE OF 34.58 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET IN THE CENTERLINE OF SAID BAND ROAD, ON THE NORTHWEST LINE OF SAID 9.992 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE NORTHWEST LINE OF SAID 9.992 ACRE TRACT BEING THE CENTERLINE OF SAID BAND ROAD, NORTH 42 DEGREES 23 MINUTES 35 SECONDS EAST, A DISTANCE OF 139.43 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT THE NORTH CORNER OF SAID 9.992 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEAST LINES OF SAID 9.992 ACRE TRACT, THE FOLLOWING EIGHTEEN (18) COURSES:

- SOUTH 47 DEGREES 36 MINUTES 25 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- 47.12 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 02 DEGREES 36 MINUTES 25 SECONDS EAST, A DISTANCE OF 42.43 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT A POINT OF TANGENCY;
- SOUTH 47 DEGREES 36 MINUTES 25 SECONDS EAST, A DISTANCE OF 153.18 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 39.28 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 05 MINUTES 52 SECONDS, AND A CHORD THAT BEARS SOUTH 47 DEGREES 03 MINUTES 29 SECONDS EAST, A DISTANCE OF 39.28 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT A POINT OF TANGENCY;
- SOUTH 46 DEGREES 30 MINUTES 33 SECONDS EAST, A DISTANCE OF 240.42 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
- 64.39 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 53 MINUTES 31 SECONDS, AND A CHORD THAT BEARS SOUTH 47 DEGREES 27 MINUTES 19 SECONDS EAST, A DISTANCE OF 64.39 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT A POINT OF TANGENCY;
- SOUTH 48 DEGREES 24 MINUTES 04 SECONDS EAST, A DISTANCE OF 1,040.91 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 334.68 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 21 MINUTES 15 SECONDS, AND A CHORD THAT BEARS SOUTH 43 DEGREES 43 MINUTES 27 SECONDS EAST, A DISTANCE OF 334.31 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT A POINT OF TANGENCY;
- SOUTH 39 DEGREES 02 MINUTES 50 SECONDS EAST, A DISTANCE OF 111.53 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
- 504.05 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 48 MINUTES 37 SECONDS, AND A CHORD THAT BEARS SOUTH 46 DEGREES 27 MINUTES 08 SECONDS EAST, A DISTANCE OF 502.65 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT A POINT OF TANGENCY;
- SOUTH 53 DEGREES 51 MINUTES 27 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 656.14 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 20 MINUTES 19 SECONDS, AND A CHORD THAT BEARS SOUTH 44 DEGREES 41 MINUTES 17 SECONDS EAST, A DISTANCE OF 653.34 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT;
- 38.61 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88 DEGREES 28 MINUTES 52 SECONDS, AND A CHORD THAT BEARS SOUTH 79 DEGREES 45 MINUTES 34 SECONDS EAST, A DISTANCE OF 34.88 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT AN ANGLE POINT;
- SOUTH 34 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT AN ANGLE POINT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- 38.61 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88 DEGREES 28 MINUTES 52 SECONDS, AND A CHORD THAT BEARS SOUTH 11 DEGREES 45 MINUTES 34 SECONDS WEST, A DISTANCE OF 34.88 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 151.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 14 MINUTES 43 SECONDS, AND A CHORD THAT BEARS SOUTH 30 DEGREES 21 MINUTES 31 SECONDS EAST, A DISTANCE OF 151.86 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT A POINT OF TANGENCY;
- SOUTH 28 DEGREES 14 MINUTES 09 SECONDS EAST, A DISTANCE OF 466.46 FEET TO A 5/8-INCH IRON ROD WITH M.S. CAP SET AT A POINT AT THE BEGINNING OF A CURVE TO THE LEFT;
- 45.17 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 19 MINUTES 38 SECONDS, AND A CHORD THAT BEARS SOUTH 28 DEGREES 53 MINUTES 58 SECONDS EAST, A DISTANCE OF 45.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.040 ACRES OF LAND.



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

L:\3260_FBCMUD_5\BRIARWOOD_CROSSING\3371\906_PLATF_072924.DWG Apr. 29, 2025 11:01 AM CHAD MILLER

COURAGEOUS TRAIL EXTENSION PHASE 1 STREET DEDICATION

A SUBDIVISION OF 6.040 ACRES OF LAND LOCATED IN THE ANGUS J. JAMES SURVEY, A--37, ALSO BEING A PORTION OF RESTRICTED RESERVE "A" OF FBCMUD No. 5 WATER PLANT No. 1, A SUBDIVISION OF RECORD IN PLAT No. 20080197, FORT BEND COUNTY PLAT RECORDS VILLAGE OF PLEAK FORT BEND COUNTY, TEXAS

DATE: MARCH, 2025 SCALE: 1" = 100'

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

15915 KATY FREEWAY, SUITE 405
HOUSTON, TEXAS 77056
PHONE: 281-646-1727
ROGER WEDDORS, MANAGER

ENGINEER

RG Miller

DCCM

R.G. Miller Engineers, Inc. | Firm Reg. F - 487
1080 Eldridge Parkway Suite 600,
Houston, Texas 77077
713.461.9600 | rgmiller.com

OWNER:
FORT BEND COUNTY MUNICIPAL UTILITY
DISTRICT No. 5, A TEXAS BODY POLITIC AND
CORPORATE OF THE STATE OF TEXAS

C/O ALLEN BOONE HUMPHRIES ROBINSON LLP
3200 SOUTHWEST FREEWAY SUITE 2600
HOUSTON, TEXAS 77027
PHONE: 713-860-6400

SURVEYOR

MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100
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713.413.1900 | millersurvey.com