

PLAT RECORDING SHEET

PLAT NAME: Brentwood Farms Section 2

PLAT NO: _____

ACREAGE: 44.06

LEAGUE: Buffalo Bayou, Brazos and Colorado Railroad Company Survey

ABSTRACT NUMBER: 130

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 66

NUMBER OF RESERVES: 6

OWNERS: Woodmere Development Co., LTD.,

(DEPUTY CLERK)

L:\4281\FBOMUD_157\BRENTWOOD_FARMS_4282.002 SEC 2\GAD\PLAT\PLAT-BRENTWOOD_FARMS SEC 2.DWG Apr. 23, 2025--1:33 PM CHAD MILLER

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 44.06 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BRENTWOOD FARMS SECTION 2, 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 PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE 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 PURPOSES 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 PURPOSES 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 ALL 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 ADJUTING 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.

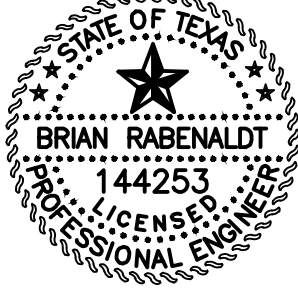
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

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, ANTHONY R. PEACOCK, 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.

ANTHONY R. PEACOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5047



THIS IS TO CERTIFY THAT THE CITY COUNCIL FOR THE VILLAGE OF PLEAK, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BRENTWOOD FARMS SECTION 2 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

FIELD NOTES FOR 44.06 ACRES OF LAND

BEING A TRACT OF LAND CONTAINING 44.06 ACRES (1,919,208 SQUARE FEET) LOCATED IN THE BUFFALO BAYOU, BRAZOS AND COLORADO RAILROAD COMPANY SURVEY, ABSTRACT-130, FORT BEND COUNTY, TEXAS; SAID 44.06 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.) 2024120404; SAID 44.06 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 0.9996730541):

COMMENCING AT A 1--INCH IRON ROD (X:2988631.75, Y:13738280.91) FOUND AT THE INNER CORNER OF A CALLED 548.9 ACRE TRACT RECORDED IN THE NAME OF BOM LAND INVESTMENTS, LTD., UNDER FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 2016124987, AND THE EAST CORNER OF A CALLED 49.106 ACRE TRACT RECORDED IN THE NAME OF ROCKING J STORAGE, LLC, IN F.B.C.C.F. NO. 2008021560 FROM WHICH A FOUND 1--INCH IRON PIPE FOUND FOR A WESTERLY CORNER OF SAID 548.9 ACRE TRACT, AND THE SOUTH CORNER OF A SAID 49.106 ACRE TRACT BEARS SOUTH 41 DEGREES 57 MINUTES 19 SECONDS WEST, A DISTANCE OF 540.59 FEET;

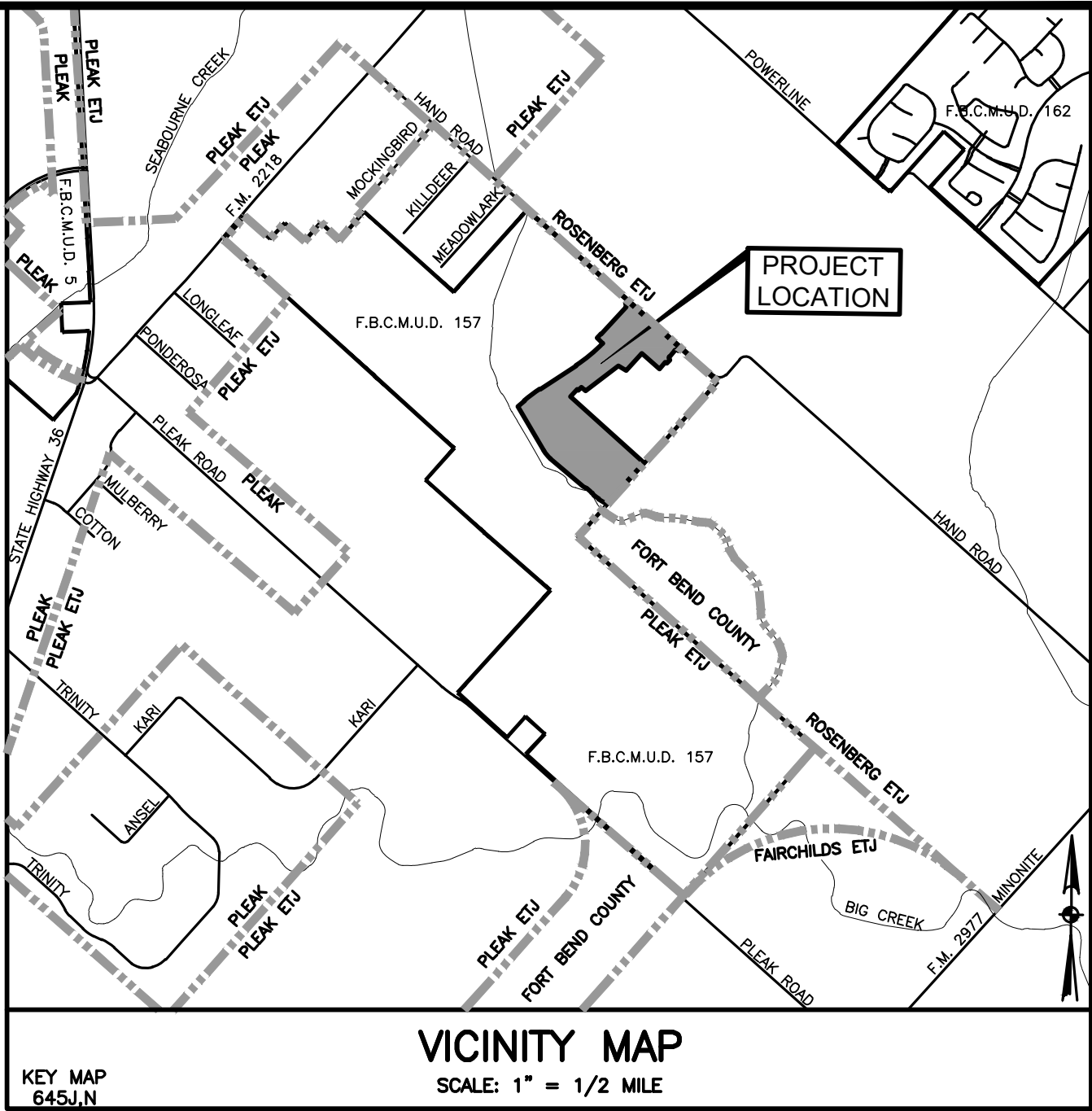
THENCE, THROUGH AND ACROSS SAID 548.9 ACRE, THE FOLLOWING TEN (10) COURSES:

- NORTH 58 DEGREES 10 MINUTES 57 SECONDS EAST, A DISTANCE OF 999.89 FEET TO A 5/8--INCH IRON ROD (X:2989481.28, Y:13738808.00) WITH A MILLER SURVEY (M.S.) CAP SET AT THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
- NORTH 49 DEGREES 24 MINUTES 37 SECONDS EAST, A DISTANCE OF 112.59 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 249.79 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00, A CENTRAL ANGLE OF 07 DEGREES 20 MINUTES 23 SECONDS AND A CHORD THAT BEARS NORTH 53 DEGREES 04 MINUTES 49 SECONDS EAST, A DISTANCE OF 249.62 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- NORTH 56 DEGREES 45 MINUTES 00 SECONDS EAST, AT A DISTANCE OF FEET 251.33 FEET PASSING A COMMON CORNER OF A CALLED 15.07 ACRE TRACT RECORDED IN THE NAME OF WOODMERE DEVELOPMENT CO., LTD UNDER F.B.C.C.F. NO. 2024120404, WITH THE LINES COMMON TO SAID 15.07 ACRE TRACT, SAID 44.06 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FOR A TOTAL DISTANCE OF 557.34 FEET TO A 5/8--IN CH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT AT THE BEGINNING OF A CURVE TO THE LEFT;
- 450.53 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00, A CENTRAL ANGLE OF 12 DEGREES 35 MINUTES 31 SECONDS AND A CHORD THAT BEARS NORTH 50 DEGREES 27 MINUTES 14 SECONDS EAST, A DISTANCE OF 42.46 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT OF SAID 15.07 AND 44.06 ACRE TRACTS;
- NORTH 45 DEGREES 50 MINUTES 31 SECONDS WEST, WITH THE LINE COMMON TO SAID 15.07 AND 44.06 ACRE TRACTS, A DISTANCE OF 100.00 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT AT THE BEGINNING OF A NON--TANGENT CURVE TO THE LEFT;
- 70.95 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,950.00, A CENTRAL ANGLE OF 02 DEGREES 05 MINUTES 05 SECONDS AND A CHORD THAT BEARS NORTH 43 DEGREES 06 MINUTES 56 SECONDS EAST, A DISTANCE OF 70.95 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- NORTH 42 DEGREES 04 MINUTES 23 SECONDS EAST, A DISTANCE OF 478.46 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT AT THE BEGINNING OF A CURVE TO THE LEFT;
- 47.16 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00, A CENTRAL ANGLE OF 90 DEGREES 04 MINUTES 39 SECONDS AND A CHORD THAT BEARS NORTH 02 DEGREES 57 MINUTES 56 SECONDS WEST, A DISTANCE OF 42.46 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- NORTH 42 DEGREES 00 MINUTES 54 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A SET MAG NAIL IN ASPHALT BEING IN THE NORTHEAST LINE OF SAID 548.9 ACRE TRACT, BEING IN THE CENTERLINE OF HAND ROAD FOR THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERLY NORTHEAST LINE OF SAID 548.9 ACRE TRACT, THE CENTERLINE OF SAID HAND ROAD, SOUTH 47 DEGREES 59 MINUTES 06 SECONDS EAST, A DISTANCE OF 911.20 FEET TO A SET MAG NAIL IN ASPHALT FOR THE EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 548.9 ACRE, THE FOLLOWING TWENTY--SIX (26) COURSES:

- SOUTH 42 MINUTES 00 MINUTES 54 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT AT THE BEGINNING OF A NON--TANGENT CURVE TO THE LEFT;
- 47.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00, A CENTRAL ANGLE OF 89 DEGREES 55 MINUTES 21 SECONDS AND A CHORD THAT BEARS SOUTH 87 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 42.40 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT OF TANGENCY;
- SOUTH 42 DEGREES 04 MINUTES 23 SECONDS WEST, A DISTANCE OF 105.01 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT AT THE BEGINNING OF A CURVE TO THE LEFT;
- 39.30 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00, A CENTRAL ANGLE OF 90 DEGREES 03 MINUTES 29 SECONDS AND A CHORD THAT BEARS SOUTH 02 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 35.37 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT AND POINT OF TANGENCY;
- SOUTH 47 DEGREES 59 MINUTES 06 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- SOUTH 42 DEGREES 00 MINUTES 54 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- NORTH 47 DEGREES 59 MINUTES 06 SECONDS WEST, A DISTANCE OF 26.32 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- SOUTH 42 DEGREES 00 MINUTES 54 SECONDS WEST, A DISTANCE OF 120.00 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- NORTH 47 DEGREES 59 MINUTES 06 SECONDS WEST, A DISTANCE OF 306.29 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- SOUTH 42 DEGREES 00 MINUTES 54 SECONDS WEST, A DISTANCE OF 300.00 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- NORTH 59 DEGREES 19 MINUTES 38 SECONDS WEST, A DISTANCE OF 113.76 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- SOUTH 52 DEGREES 43 MINUTES 18 SECONDS WEST, A DISTANCE OF 534.65 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- NORTH 47 DEGREES 55 MINUTES 55 SECONDS WEST, A DISTANCE OF 74.35 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- SOUTH 42 DEGREES 04 MINUTES 05 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- NORTH 47 DEGREES 55 MINUTES 55 SECONDS WEST, A DISTANCE OF 20.67 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- SOUTH 42 DEGREES 04 MINUTES 05 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- SOUTH 47 DEGREES 55 MINUTES 55 SECONDS EAST, A DISTANCE OF 1,273.94 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT FOR THE SOUTHERLY SOUTHEAST CORNER;
- SOUTH 42 DEGREES 04 MINUTES 05 SECONDS WEST, A DISTANCE OF 721.28 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT FOR THE SOUTHWEST CORNER;
- NORTH 56 DEGREES 54 MINUTES 43 SECONDS WEST, A DISTANCE OF 119.62 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT AT THE BEGINNING OF A NON--TANGENT CURVE TO THE RIGHT;
- 75.47 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 795.00, A CENTRAL ANGLE OF 05 DEGREES 26 MINUTES 22 SECONDS AND A CHORD THAT BEARS NORTH 54 DEGREES 11 MINUTES 33 SECONDS WEST, A DISTANCE OF 75.44 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- NORTH 33 DEGREES 59 MINUTES 51 SECONDS WEST, A DISTANCE OF 38.28 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT AT THE BEGINNING OF A NON--TANGENT CURVE TO THE LEFT;
- 99.79 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 240.74, A CENTRAL ANGLE OF 23 DEGREES 45 MINUTES 00 SECONDS AND A CHORD THAT BEARS NORTH 48 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 99.08 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- NORTH 70 DEGREES 24 MINUTES 29 SECONDS WEST, A DISTANCE OF 45.31 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT;
- NORTH 49 DEGREES 19 MINUTES 57 SECONDS WEST, A DISTANCE OF 560.38 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 131.83 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 395.00, A CENTRAL ANGLE OF 19 DEGREES 07 MINUTES 21 SECONDS AND A CHORD THAT BEARS NORTH 39 DEGREES 46 MINUTES 17 SECONDS WEST, A DISTANCE OF 131.22 FEET TO A 5/8--INCH IRON ROD WITH A M.S. CAP SET AT AN ANGLE POINT AND POINT OF TANGENCY;
- NORTH 30 DEGREES 12 MINUTES 36 SECONDS WEST, A DISTANCE OF 663.04 FEET TO THE POINT OF BEGINNING, AND CONTAINING 44.06 ACRES OF LAND.



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 _____, 2025.

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 _____, 2025, AT _____ O'CLOCK _____, 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

BRENTWOOD FARMS SECTION 2

A SUBDIVISION OF 44.06 ACRES OF LAND LOCATED IN
THE BUFFALO BAYOU, BRAZOS AND COLORADO RAILROAD
COMPANY SURVEY, ABSTRACT No. 130,
VILLAGE OF PLEAK ETJ
FORT BEND COUNTY, TEXAS

66 LOTS 3 BLOCKS 29.07 ACRES IN 6 RESERVES

DATE: APRIL, 2025

SCALE: 1" = 100'

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

19915 KATY FREEWAY, SUITE 405
HOUSTON, TEXAS 77094
PHONE: 281-646-1727
ROGER MEADOWS, MANAGER

ENGINEER

SURVEYOR

RG Miller

DCCM

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

MillerSurvey

DCCM

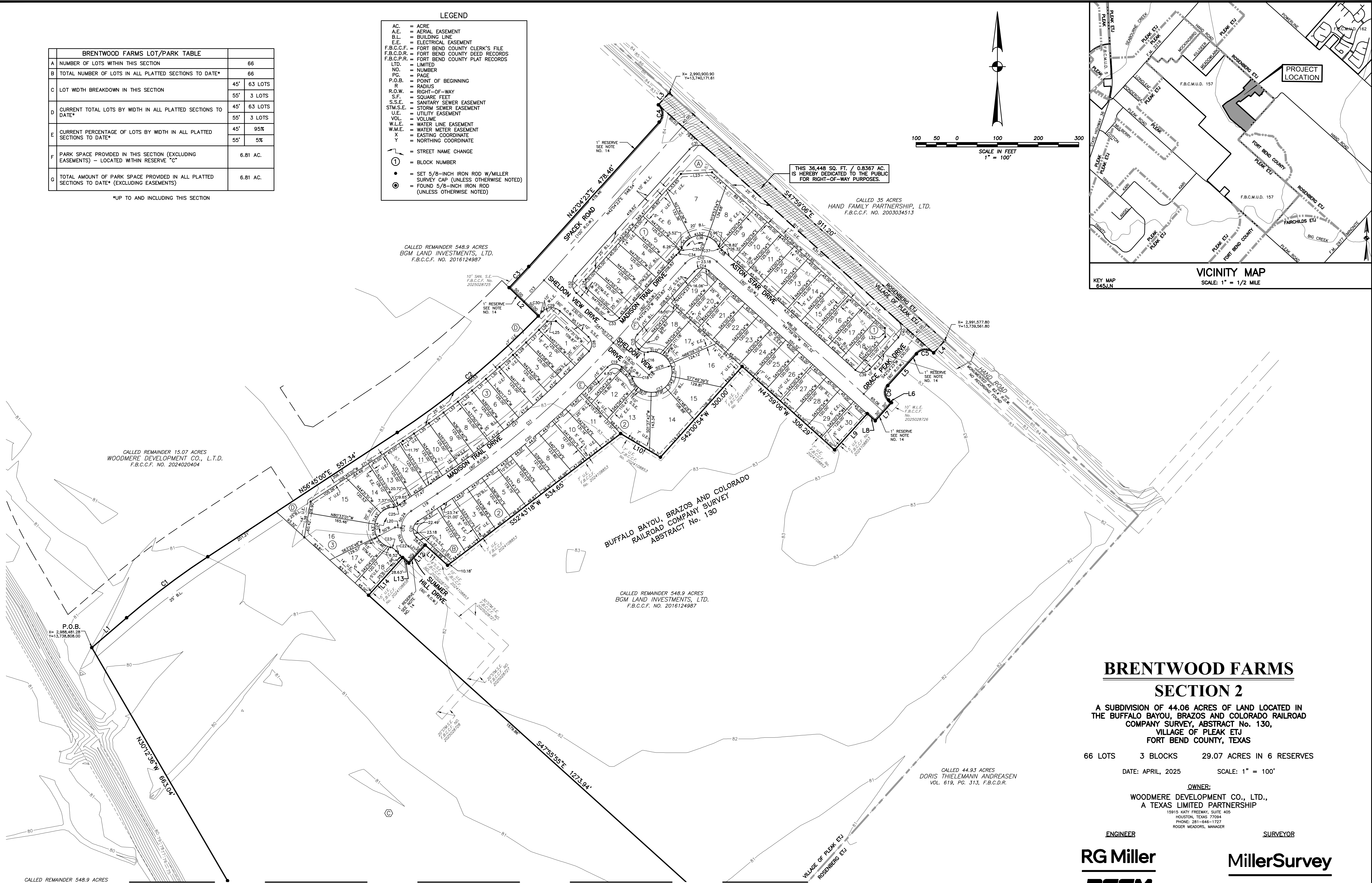
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

L:\4281\FBOMUD_157\BRENTWOOD_FARMS\4282.002 SEC 2\GAD\PLAT\PLAT-BRENTWOOD FARMS SEC 2.DWG Apr. 23, 2025-1:34 PM CHAD MILLER

BRENTWOOD FARMS LOT/PARK TABLE		
A	NUMBER OF LOTS WITHIN THIS SECTION	66
B	TOTAL NUMBER OF LOTS IN ALL PLATTED SECTIONS TO DATE*	66
C	LOT WIDTH BREAKDOWN IN THIS SECTION	45' 63 LOTS
D	CURRENT TOTAL LOTS BY WIDTH IN ALL PLATTED SECTIONS TO DATE*	45' 63 LOTS
E	CURRENT PERCENTAGE OF LOTS BY WIDTH IN ALL PLATTED SECTIONS TO DATE*	45' 95%
F	PARK SPACE PROVIDED IN THIS SECTION (EXCLUDING EASEMENTS) - LOCATED WITHIN RESERVE "C"	6.81 AC.
G	TOTAL AMOUNT OF PARK SPACE PROVIDED IN ALL PLATTED SECTIONS TO DATE* (EXCLUDING EASEMENTS)	6.81 AC.

*UP TO AND INCLUDING THIS SECTION

LEGEND	
AC.	= ACRE
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
E.E.	= ELECTRICAL EASEMENT
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
P.O.B.	= POINT OF BEGINNING
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
W.M.E.	= WATER METER EASEMENT
X	= EASTING COORDINATE
Y	= NORTHING COORDINATE
①	= STREET NAME CHANGE
②	= BLOCK NUMBER
•	= SET 5/8-INCH IRON ROD W/MILLER SURVEY CAP (UNLESS OTHERWISE NOTED)
⊙	= FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)



BRENTWOOD FARMS

SECTION 2

A SUBDIVISION OF 44.06 ACRES OF LAND LOCATED IN
THE BUFFALO BAYOU, BRAZOS AND COLORADO RAILROAD
COMPANY SURVEY, ABSTRACT No. 130,
VILLAGE OF PLEAK ETJ
FORT BEND COUNTY, TEXAS

66 LOTS 3 BLOCKS 29.07 ACRES IN 6 RESERVES

DATE: APRIL, 2025

SCALE: 1" = 100'

OWNER:

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

19915 KATY FREDWAY, SUITE 405
HOUSTON, TEXAS 77094
PHONE: 281-846-1727
ROGER MCKAY, MANAGER

ENGINEER

SURVEYOR

RG Miller

DCCM

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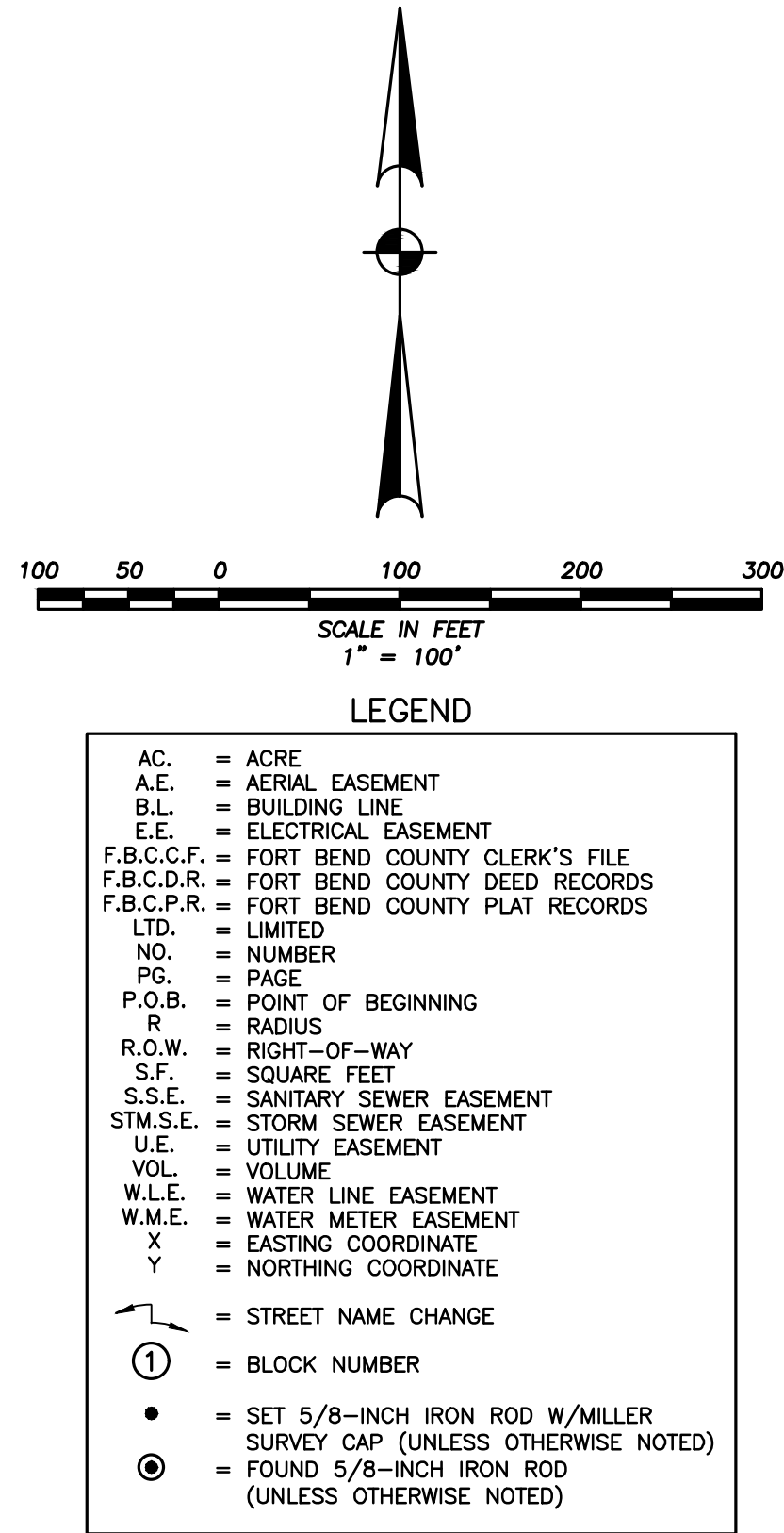
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L:\4281\FBOMUD_157\BRENTWOOD_FARMS\4282.002 SEC 2\CAD\PLAT\PLAT-BRENTWOOD_FARMS SEC 2.DWG Apr. 23, 2025-1:34 PM CHAD MILLER

NOTES:

- PROJECT BENCHMARK: NATIONAL GEODETIC SURVEY REFERENCE MARKER J 1219 (PID: AW4199) BEING A BRASS DISK STAMPED "J 1219 1973" IN A CONCRETE LEDGE OF A CULVERT HEADWALL LOCATED APPROXIMATELY 4.45 MILES FROM ROSENBERG, BEING 4.45 MILES SOUTH ALONG STATE HIGHWAY 36 FROM THE FIRST BAPTIST CHURCH IN ROSENBERG, 0.25 MILE NORTH OF THE JUNCTION OF FARM ROAD 2218 AT VILLAGE OF PLEAK, AT THE JUNCTION OF USTINK ROAD NORTHWEST AND 1.8 FEET SOUTH OF THE NORTH END OF THE WEST CONCRETE HEADWALL OF CONCRETE BOX CULVERTS, 24 FEET WEST OF THE CENTER LINE OF THE HIGHWAY 36. ELEVATION = 84.71' (NAVD 88) ELEVATION = 84.70' (NGVD 29, 1987 ADJUSTMENT)
- TEMPORARY BENCHMARK: "B" -- BEING A 3" BRASS DISK IN CONCRETE LOCATED APPROXIMATELY 2,275' SOUTHWEST FROM THE CENTERLINE OF HAND ROAD AT THE BEND TO THE NORTH, FOLLOWING A DITCH THAT RUNS SOUTHWEST CONTINUE TO THE END OF SAID DITCH THEN OVER AND ACROSS AN INTERSECTING DITCH TO THE WEST HIGH BANK. DISK LOCATED ON HIGH BANK +/- 30' EAST FROM AN 24" CORRUGATED METAL PIPE (CMP) USED FOR THE TOP SIDE OF OUTFALL. +/- 18' SOUTHWEST FROM 24" CMP BEING THE BOTTOM SIDE OF OUTFALL AND ALSO BEING LOCATED 3' NORTHWEST FROM GATE POST. ELEVATION = 80.08' (NAVD 88)
- THIS PLAT WAS PREPARED TO MEET VILLAGE OF PLEAK AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT LIES WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 157, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., ESD No. 6, CAD 12, THE ETJ OF THE VILLAGE OF PLEAK, FORT BEND COUNTY AND FORT BEND COUNTY TIRZ 1.
- 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 84.55 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 SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE L22.
- 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 0.99986730541.
- 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, BUILDING, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- RESTRICTED RESERVES "A", "B", "D", "E" & "F" ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
- RESTRICTED RESERVE "C" ARE TO BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 157.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. 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.

MATCH LINE
SEE SHEET 2 OF 3



SYMBOL	DESCRIPTION	RESERVE USE	AREA
A	RESTRICTED RESERVE "A"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.9729 AC. -- 42,381 S.F.
B	RESTRICTED RESERVE "B"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.0271 AC. -- 1,179 S.F.
C	RESTRICTED RESERVE "C"	RESTRICTED TO DETENTION USE	27.26 AC. -- 1,187,576 S.F.
D	RESTRICTED RESERVE "D"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.6138 AC. -- 26,735 S.F.
E	RESTRICTED RESERVE "E"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.0797 AC. -- 3,473 S.F.
F	RESTRICTED RESERVE "F"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.1111 AC. -- 4,843 S.F.
TOTAL			29.07 AC. -- 1,266,187 S.F.

BRENTWOOD FARMS

SECTION 2

A SUBDIVISION OF 44.06 ACRES OF LAND LOCATED IN
THE BUFFALO BAYOU, BRAZOS AND COLORADO RAILROAD
COMPANY SURVEY, ABSTRACT No. 130,
VILLAGE OF PLEAK ETJ
FORT BEND COUNTY, TEXAS

66 LOTS 3 BLOCKS 29.07 ACRES IN 6 RESERVES
DATE: APRIL, 2025 SCALE: 1" = 100'

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

ENGINEER

SURVEYOR

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