

**PLAT RECORDING SHEET**

**PLAT NAME:** Briarwood Crossing Section 18

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**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 16.024

\_\_\_\_\_

**LEAGUE:** Angus J. James Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** A-37

\_\_\_\_\_

**NUMBER OF BLOCKS:** 5

\_\_\_\_\_

**NUMBER OF LOTS:** 53

\_\_\_\_\_

**NUMBER OF RESERVES:** 5

\_\_\_\_\_

**OWNERS:** Woodmere Development Co., LTD.,

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(DEPUTY CLERK)

L:\3260-FBOMJD-51BRIARWOOD\_CROSSING\337-1018 BRIARWOOD\_CROSSING SEC 18\CAD\PLAT 3371-018 PLAT 111423.DWG Apr. 25, 2024--11:06 AM CHAD MILLER

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	752.00'	000°10'41"	2.34'	N55°10'01"E	2.34'
C2	960.00'	017°14'22"	288.85'	N63°52'32"E	287.76'
C3	30.00'	090°00'00"	47.12'	S62°30'17"E	42.43'
C4	30.00'	090°00'00"	47.12'	N27°29'43"E	42.43'
C5	30.00'	090°00'00"	47.12'	N62°30'17"W	42.43'
C6	25.00'	090°00'00"	39.27'	N27°29'43"E	35.36'
C7	2050.00'	012°52'54"	460.90'	S45°29'17"E	459.93'
C8	30.00'	088°04'20"	46.11'	S07°53'34"E	41.71'
C9	30.00'	089°59'57"	47.12'	N81°08'35"E	42.43'
C10	1950.00'	005°42'42"	194.39'	S51°00'06"E	194.31'
C11	1930.00'	004°20'44"	146.38'	N49°31'13"W	146.34'
C12	460.00'	013°49'29"	110.99'	S43°03'21"W	110.72'
C13	588.00'	000°46'46"	8.00'	S50°21'28"W	8.00'
C14	648.00'	003°57'11"	44.71'	N48°46'16"E	44.70'
C15	25.00'	121°57'25"	53.21'	S72°13'37"E	43.72'
C16	55.00'	066°21'09"	63.69'	N74°19'42"W	60.19'
C17	2228.00'	005°19'16"	206.92'	S43°48'46"E	206.85'
C18	55.00'	118°58'07"	114.20'	N13°00'39"E	94.76'
C19	400.00'	036°21'07"	253.78'	N54°19'10"E	249.55'
C20	782.00'	017°14'22"	235.29'	S63°52'32"W	234.40'
C21	618.00'	021°44'51"	234.57'	N61°37'17"E	233.17'
C22	25.00'	031°28'28"	13.73'	N56°45'29"E	13.56'
C23	50.00'	129°16'26"	112.81'	N74°20'32"W	90.36'
C24	25.00'	031°41'06"	13.83'	S25°32'52"E	13.65'
C25	2198.00'	005°04'59"	195.00'	S43°55'54"E	194.94'
C26	85.00'	010°09'48"	15.08'	N41°23'30"W	15.06'
C27	25.00'	035°41'35"	15.57'	S54°09'23"E	15.32'
C28	50.00'	154°48'52"	135.10'	N05°24'16"E	97.59'
C29	25.00'	035°41'35"	15.57'	S64°57'55"W	15.32'
C30	85.00'	025°22'36"	37.65'	N59°48'25"E	37.34'
C31	25.00'	118°58'07"	51.91'	N13°00'39"E	43.07'
C32	2258.00'	005°19'16"	209.71'	S43°48'46"E	209.63'
C33	25.00'	066°21'09"	28.95'	N74°19'42"W	27.36'
C34	360.00'	036°21'07"	228.41'	N54°19'10"E	224.59'
C35	440.00'	036°21'07"	279.16'	N54°19'10"E	274.50'
C36	25.00'	090°00'00"	39.27'	S62°30'17"E	35.36'
C37	588.00'	021°44'51"	223.19'	N61°37'17"E	221.85'
C38	648.00'	021°44'51"	245.96'	N61°37'17"E	244.49'
C39	752.00'	017°14'22"	226.26'	S63°52'32"W	225.41'
C40	812.00'	017°14'22"	244.32'	S63°52'32"W	243.40'
C41	25.00'	090°00'00"	39.27'	N27°29'43"E	35.36'
C42	2070.00'	010°23'12"	375.25'	S44°14'26"E	374.74'
C43	460.00'	036°21'07"	291.85'	N54°19'10"E	286.98'
C44	940.00'	017°14'22"	282.83'	S63°52'32"W	281.76'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N34°55'20"W	122.52'
L2	N34°44'39"W	208.00'
L3	N72°29'43"E	50.50'
L4	N72°29'43"E	80.00'
L5	N72°29'43"E	10.00'
L6	N17°30'17"W	80.00'
L7	S72°29'43"W	10.00'
L8	N17°30'17"W	93.00'
L9	N72°29'43"E	42.42'
L10	N17°30'17"W	180.00'
L11	N72°29'43"E	1.24'
L12	N17°30'17"W	180.00'
L13	S72°29'43"W	32.49'
L14	N17°30'17"W	178.00'
L15	S39°02'50"E	107.52'
L16	S36°08'36"W	7.83'
L17	S53°51'24"E	80.00'
L18	N36°08'36"E	6.65'
L19	S53°51'27"E	30.00'

LINE TABLE		
LINE	BEARING	LENGTH
L20	S11°14'54"E	33.62'
L21	N89°19'00"W	138.60'
L22	S36°08'36"W	42.87'
L23	S40°01'55"E	128.00'
L24	S39°15'08"E	60.00'
L25	S11°14'54"E	95.71'
L26	S53°14'22"W	113.77'
L27	S59°39'38"W	58.25'
L28	S64°00'26"W	58.25'
L29	S68°10'21"W	53.39'
L30	S71°52'44"W	59.06'
L31	S72°13'04"W	57.82'
L32	S67°35'27"W	70.52'
L33	S61°11'39"W	70.52'
L34	S53°47'48"W	35.11'
L35	N84°35'44"W	10.76'
L36	S39°02'50"E	61.66'
L37	S72°29'43"W	48.08'

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO PIPELINE ENCUMBERED PARK USE	0.403 AC. - 17,573 S.F.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO OPEN SPACE/UTILITY USE	0.809 AC. - 35,234 S.F.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO OPEN SPACE/UTILITY USE	0.179 AC. - 7,801 S.F.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO OPEN SPACE/UTILITY USE	0.648 AC. - 28,216 S.F.
(E)	RESTRICTED RESERVE "E"	RESTRICTED TO OPEN SPACE/UTILITY USE	0.256 AC. - 11,149 S.F.
TOTAL			2.295 AC. - 99,973 S.F.



100

50

0

100

200

300

SCALE IN FEET  
1" = 100'

LEGEND

AC.

=

ACRE

A.E.

=

AERIAL EASEMENT

B.L.

=

BUILDING LINE

E.E.

=

ELECTRIC 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

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)

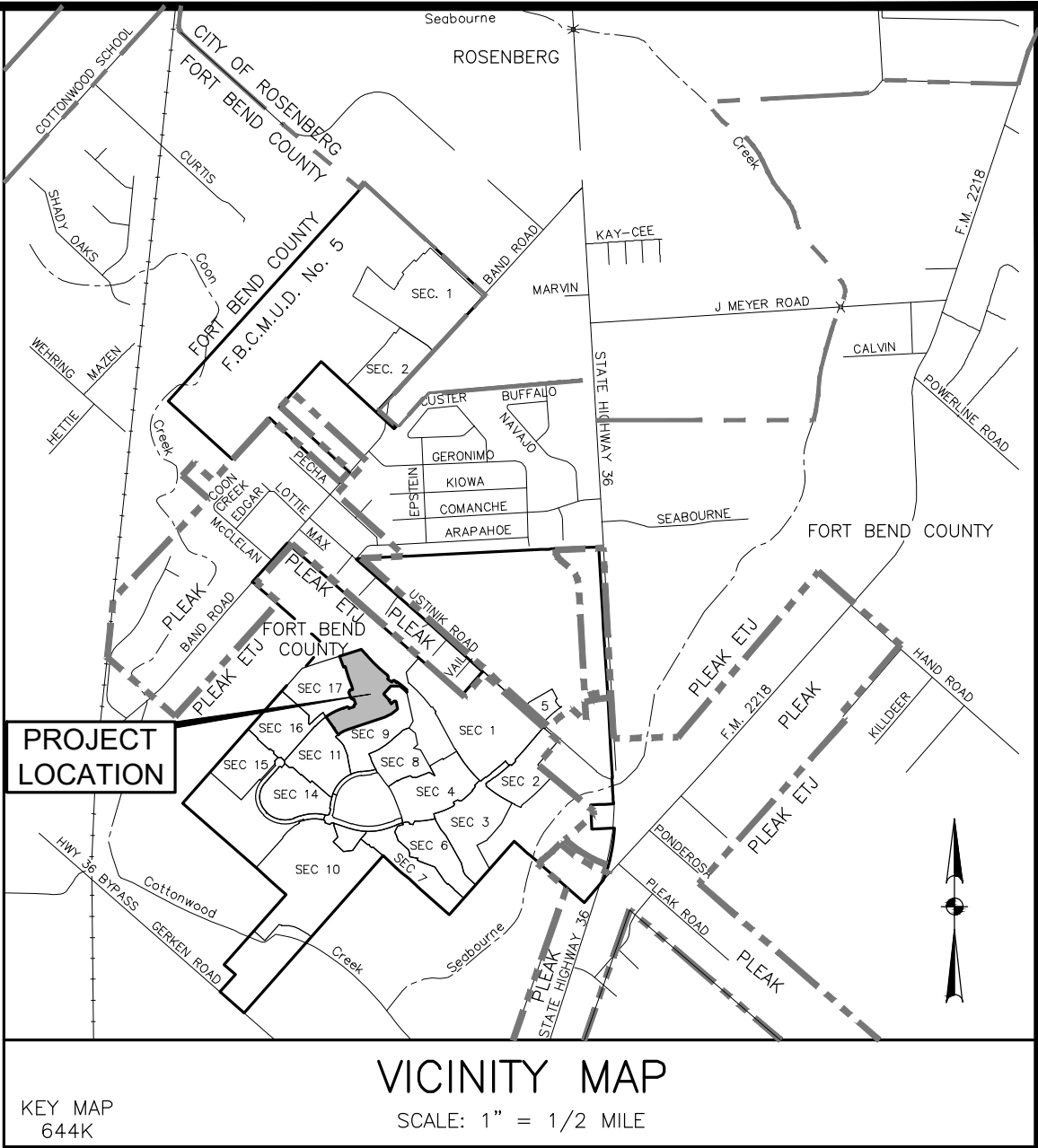
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FOUND 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)

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FORT BEND COUNTY M.U.D. No. 5 LIMITS



LOT SUMMARY:

- 993 TOTAL LOTS IN SECTIONS 1 - 18
- 26.148 ACRES IN PARK RESERVES IN SECTIONS 1 - 18
- 188 - 55' WIDE LOTS IN SECTIONS 1 - 18  
19.93% OF THE LOTS ARE 55' WIDE.

## BRIARWOOD CROSSING SECTION 18

A SUBDIVISION OF 16.024 ACRES OF LAND  
LOCATED IN THE ANGUS J. JAMES SURVEY, A-37  
VILLAGE OF PLEAK  
FORT BEND COUNTY, TEXAS

53 LOTS      5 BLOCKS      2.295 ACRES IN 5 RESERVES

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

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

15915 KATY FREDWAY, SUITE 405  
HOUSTON, TEXAS 77094  
PHONE: 281-646-1127  
ROGER MEDORS, 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

SHEET 1 OF 3

L:\3260-FB\CMJD-51\BRIARWOOD\_CROSSING\3371-018 BRIARWOOD\_CROSSING SEC 18\CAD\PLAT\3371-018 PLAT 111423.DWG Apr. 25, 2024--11:06 AM 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 16.024 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BRIARWOOD CROSSING SECTION 18, 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 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 ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS 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 18 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, 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 PLAT 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 PLAT AND SUBDIVISION OF BRIARWOOD CROSSING SECTION 18 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 \_\_\_\_\_, 2024.

DAVID THIELEMANN, 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 18 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 \_\_\_\_\_, 2023.

LARRY BITTNER, MAYOR

ERIN WALLEY, CITY SECRETARY

MICHAEL JOHN, MAYOR PRO-TEM

WAYNE KELLEY, ALDERMAN

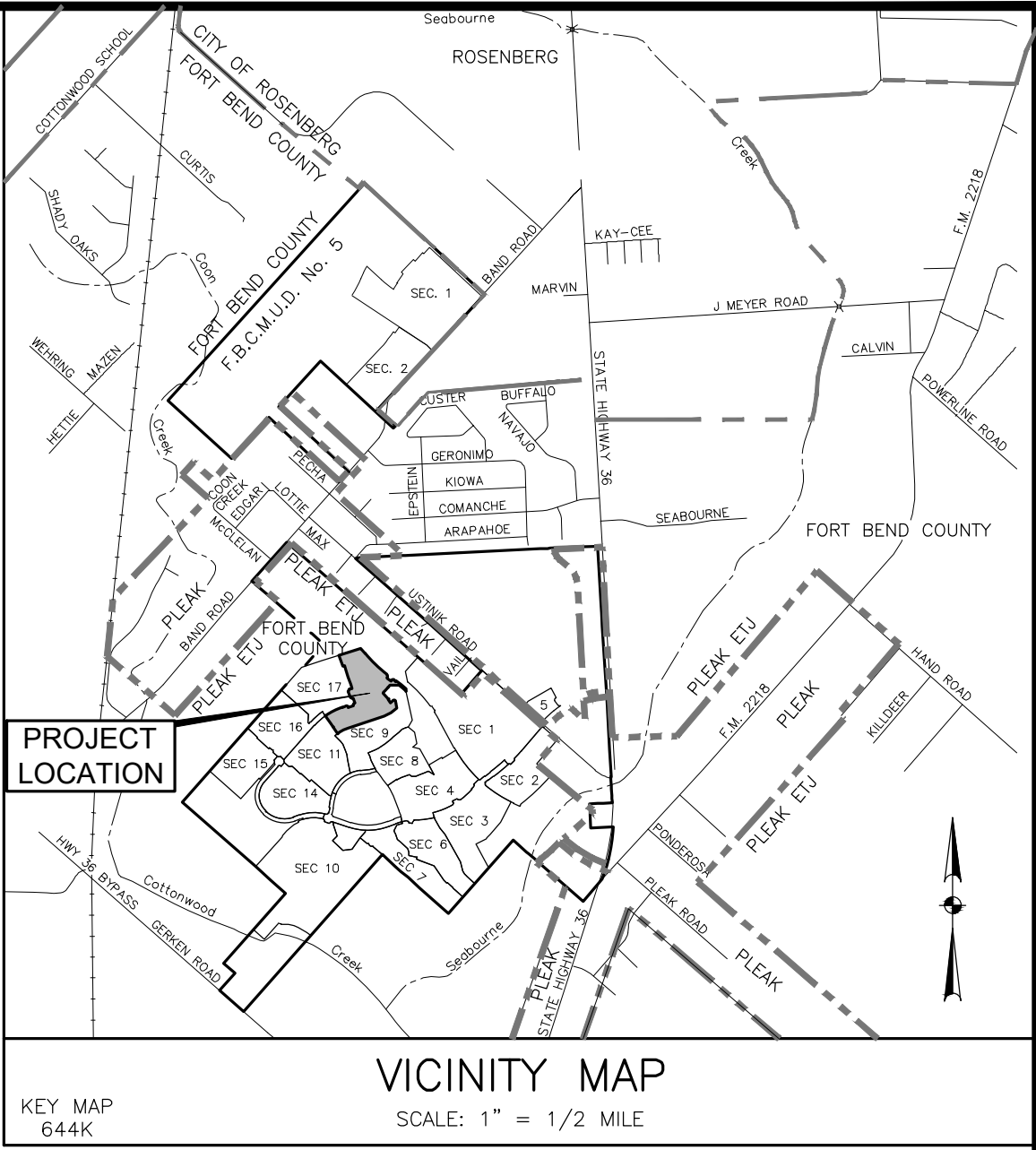
WADE A. GOATES, ALDERMAN

ALEX GUTIERREZ, ALDERMAN

SOPHIA RICO, ALDERWOMAN

NOTES:

- PROJECT BENCHMARK: AW4193 (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 OBERENDER 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= 89.69' 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 SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., ESD No. 6, CAD 12, 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.
- ALL EXISTING PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION HAVE BEEN SHOWN.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF \_\_\_\_\_ 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 FLOODING 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", "B", "C", "D" AND "E" TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
- 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.



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 \_\_\_\_\_, 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 18

A SUBDIVISION OF 16.024 ACRES OF LAND  
LOCATED IN THE ANGUS J. JAMES SURVEY, A-37  
VILLAGE OF PLEAK  
FORT BEND COUNTY, TEXAS

53 LOTS      5 BLOCKS      2.295 ACRES IN 5 RESERVES

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

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

15915 KATY FREEWAY, SUITE 405  
HOUSTON, TEXAS 77094  
PHONE: 281-646-1127  
ROGER NEZORS, 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

SHEET 2 OF 3



L:\3260\_FBCMD\_51BRIARWOOD\_CROSSING\3371-018 PLAT-111423.DWG Apr. 25, 2024-11:06 AM CHAD MILLER

FIELD NOTES FOR 16.024 ACRES

BEING A TRACT OF LAND CONTAINING 16.024 ACRES (698,025 SQUARE FEET), LOCATED IN THE ANGUS J. JAMES SURVEY, ABSTRACT NUMBER (NO.) 37, IN FORT BEND COUNTY, TEXAS; SAID 16.024 ACRE TRACT BEING OUT OF A CALLED 16.043 ACRE TRACT IN THE NAME OF WOODMERE DEVELOPMENT CO., LTD. UNDER FORT BEND COUNTY CLERKS FILE NUMBER (F.B.C.C.F. NO.) 2023106965; SAID 16.024 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83), 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 ROD WITH MILLER SURVEY CAP (X: 2,979,773.14; Y: 13,741,247.49) FOUND AT THE EAST CORNER OF LOT 1, BLOCK 5 OF BRIARWOOD CROSSING SECTION 11, A SUBDIVISION OF RECORD IN PLAT NO. 20190100, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), BEING ON THE NORTHWEST LINE OF LOT 1, BLOCK 2 OF BRIARWOOD CROSSING SECTION 9, A SUBDIVISION OF RECORD IN PLAT NO. 20180090, F.B.C.P.R., FOR THE SOUTHWEST CORNER OF SAID 16.043 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINES COMMON TO SAID BRIARWOOD CROSSING SECTION 11 AND SAID 16.043 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

- NORTH 34 DEGREES 55 MINUTES 20 SECONDS WEST, A DISTANCE OF 122.52 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP (X: 2,979,703.00; Y: 13,741,347.94) FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- 2.34 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 752.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 10 MINUTES 41 SECONDS, AND A CHORD THAT BEARS NORTH 55 DEGREES 10 MINUTES 01 SECONDS EAST, A DISTANCE OF 2.34 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR AN ANGLE POINT;
- NORTH 34 DEGREES 44 MINUTES 39 SECONDS WEST, A DISTANCE OF 208.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, ON THE SOUTH LINE OF A CALLED 28.228 ACRE TRACT RECORDED IN THE NAME OF WOODMERE DEVELOPMENT CO., LTD. UNDER F.B.C.C.F. NO. 2020187995, FOR THE MOST WESTERLY CORNER OF SAID 16.043 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINES COMMON TO SAID 28.228 AND 16.043 ACRE TRACTS, THE FOLLOWING FIVE (5) COURSES:

- 288.85 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 14 MINUTES 22 SECONDS, AND A CHORD THAT BEARS NORTH 63 DEGREES 52 MINUTES 32 SECONDS EAST, A DISTANCE OF 287.76 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR A POINT OF TANGENCY;
- NORTH 72 DEGREES 29 MINUTES 43 SECONDS EAST, A DISTANCE OF 50.50 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 47.12 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 62 DEGREES 30 MINUTES 17 SECONDS EAST, A DISTANCE OF 42.43 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR AN ANGLE POINT;
- NORTH 72 DEGREES 29 MINUTES 43 SECONDS EAST, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- 47.12 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 27 DEGREES 29 MINUTES 43 SECONDS EAST, A DISTANCE OF 42.43 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR AN ANGLE POINT;

THENCE, THROUGH AND ACROSS SAID 16.043 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

- NORTH 72 DEGREES 29 MINUTES 43 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- NORTH 17 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- SOUTH 72 DEGREES 29 MINUTES 43 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, AND BEING ON THE LINE COMMON TO SAID 28.228 AND 16.043 ACRE TRACTS;

THENCE, WITH THE LINES COMMON TO SAID 28.228 AND 16.043 ACRE TRACTS, THE FOLLOWING NINE (9) COURSES:

- 47.12 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 62 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 42.43 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR A POINT OF TANGENCY;
- NORTH 17 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 93.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 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 NORTH 27 DEGREES 29 MINUTES 43 SECONDS EAST, A DISTANCE OF 35.36 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR A POINT OF TANGENCY;
- NORTH 72 DEGREES 29 MINUTES 43 SECONDS EAST, A DISTANCE OF 42.42 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- NORTH 17 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- NORTH 72 DEGREES 29 MINUTES 43 SECONDS EAST, A DISTANCE OF 1.24 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- NORTH 17 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- SOUTH 72 DEGREES 29 MINUTES 43 SECONDS WEST, A DISTANCE OF 32.49 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- NORTH 17 DEGREES 30 MINUTES 17 SECONDS WEST, A DISTANCE OF 178.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE NORTHEAST CORNER OF SAID 28.228 ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 16.043 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH LINE OF SAID 16.043 ACRE TRACT, NORTH 72 DEGREES 29 MINUTES 43 SECONDS EAST, A DISTANCE OF 341.58 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR AN ANGLE POINT ON THE WEST LINE OF A CALLED 9.992 ACRE TRACT RECORDED IN THE NAME OF WOODMERE DEVELOPMENT CO., LTD. UNDER F.B.C.C.F. NO. 2020187995, FOR THE NORTHEAST CORNER OF SAID 16.043 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH LINES COMMON TO SAID 9.992 AND 16.043 ACRE TRACTS, THE FOLLOWING THREE (3) COURSES:

- SOUTH 39 DEGREES 02 MINUTES 50 SECONDS EAST, A DISTANCE OF 107.52 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;
- 460.90 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 52 MINUTES 54 SECONDS, AND A CHORD THAT BEARS SOUTH 45 DEGREES 29 MINUTES 17 SECONDS EAST, A DISTANCE OF 459.93 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 46.11 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88 DEGREES 04 MINUTES 20 SECONDS, AND A CHORD THAT BEARS SOUTH 07 DEGREES 53 MINUTES 34 SECONDS EAST, A DISTANCE OF 41.71 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR A POINT OF TANGENCY AT THE NORTH CORNER OF A CALLED 0.0122 ACRE TRACT RECORDED IN THE NAME OF WOODMERE DEVELOPMENT CO., LTD. UNDER F.B.C.C.F. NO. 2021172928;

THENCE, WITH THE LINES COMMON TO SAID 0.0122 AND 16.043 ACRE TRACTS, THE FOLLOWING THREE (3) COURSES:

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

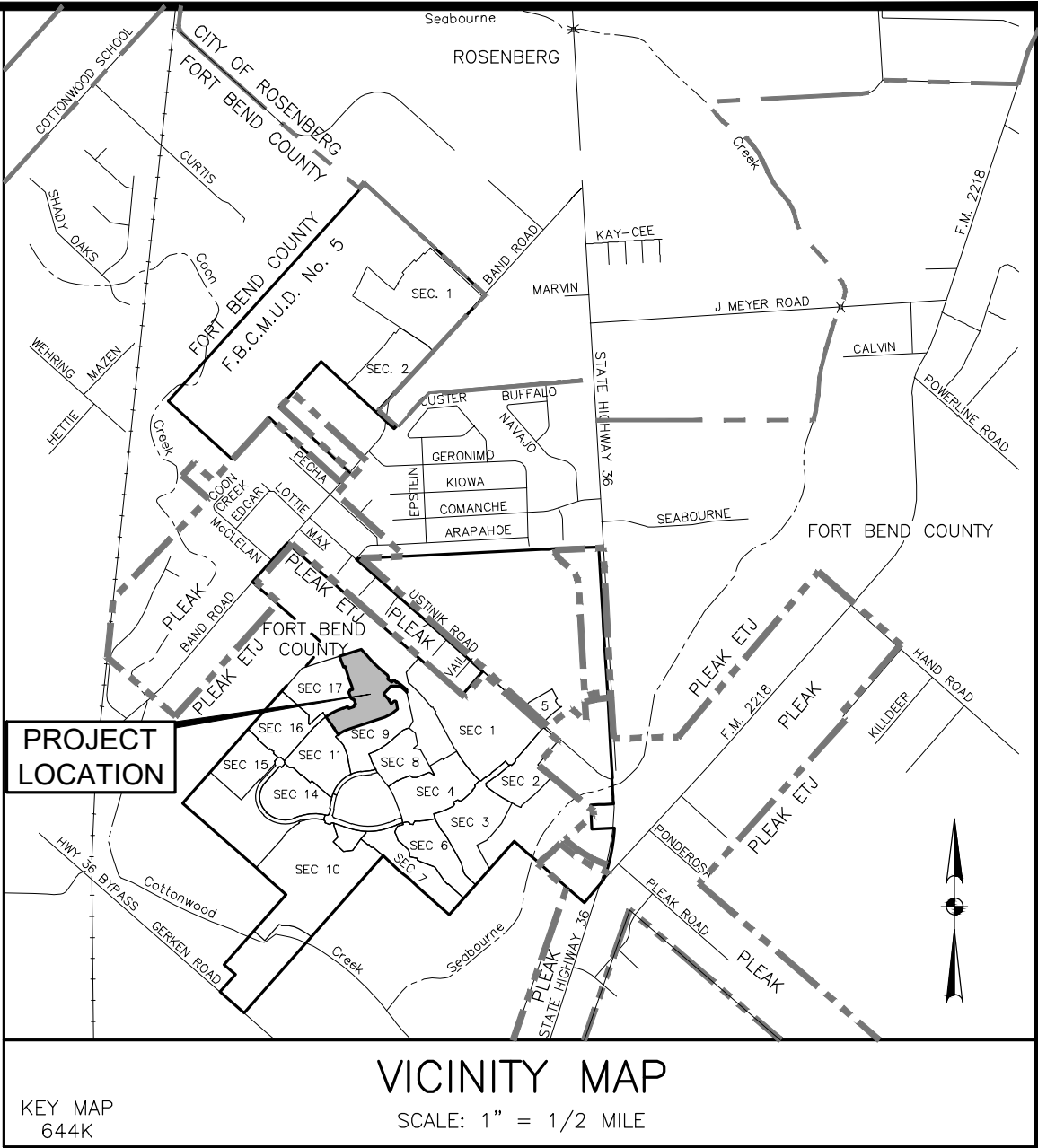
THENCE, WITH THE LINES COMMON TO SAID 9.992 AND 16.043 ACRE TRACTS, THE FOLLOWING THREE (3) COURSES:

- 47.12 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 57 SECONDS, AND A CHORD THAT BEARS NORTH 81 DEGREES 08 MINUTES 35 SECONDS EAST, A DISTANCE OF 42.43 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR A POINT OF TANGENCY;
- SOUTH 53 DEGREES 51 MINUTES 27 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 194.39 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 42 MINUTES 42 SECONDS, AND A CHORD THAT BEARS SOUTH 51 DEGREES 00 MINUTES 06 SECONDS EAST, A DISTANCE OF 194.31 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR AN ANGLE POINT;

THENCE, WITH THE EAST LINE OF SAID 16.043 ACRE TRACT, SOUTH 11 DEGREES 14 MINUTES 54 SECONDS EAST, A DISTANCE OF 33.62 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, AT THE EAST CORNER OF LOT 17, BLOCK 3 OF SAID BRIARWOOD CROSSING SECTION 9, FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINES COMMON TO SAID BRIARWOOD CROSSING SECTION 9 AND SAID 16.043 ACRE TRACT, THE FOLLOWING TWENTY (20) COURSES:

- 146.38 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,930.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 20 MINUTES 44 SECONDS, AND A CHORD THAT BEARS SOUTH 49 DEGREES 31 MINUTES 13 SECONDS WEST, A DISTANCE OF 146.34 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR AN ANGLE POINT;
- NORTH 89 DEGREES 19 MINUTES 00 SECONDS WEST, A DISTANCE OF 138.60 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- SOUTH 36 DEGREES 08 MINUTES 36 SECONDS WEST, A DISTANCE OF 42.87 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 110.99 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 49 MINUTES 29 SECONDS, AND A CHORD THAT BEARS SOUTH 43 DEGREES 03 MINUTES 21 SECONDS WEST, A DISTANCE OF 110.72 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR AN ANGLE POINT;
- SOUTH 40 DEGREES 01 MINUTES 55 SECONDS EAST, A DISTANCE OF 128.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- 8.00 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 588.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 46 MINUTES 46 SECONDS, AND A CHORD THAT BEARS SOUTH 50 DEGREES 21 MINUTES 28 SECONDS WEST, A DISTANCE OF 8.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR AN ANGLE POINT;
- SOUTH 39 DEGREES 15 MINUTES 08 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- 44.71 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 648.00 FEET, A CENTRAL ANGLE OF 03 DEGREES 57 MINUTES 11 SECONDS, AND A CHORD THAT BEARS NORTH 48 DEGREES 46 MINUTES 16 SECONDS EAST, A DISTANCE OF 44.70 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT;
- 53.21 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 121 DEGREES 57 MINUTES 25 SECONDS, AND A CHORD THAT BEARS SOUTH 72 DEGREES 13 MINUTES 37 SECONDS EAST, A DISTANCE OF 43.72 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP SET FOR A POINT OF TANGENCY;
- SOUTH 11 DEGREES 14 MINUTES 54 SECONDS EAST, A DISTANCE OF 95.71 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- SOUTH 53 DEGREES 14 MINUTES 22 SECONDS WEST, A DISTANCE OF 113.77 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- SOUTH 59 DEGREES 39 MINUTES 38 SECONDS WEST, A DISTANCE OF 58.25 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- SOUTH 64 DEGREES 00 MINUTES 26 SECONDS WEST, A DISTANCE OF 58.25 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- SOUTH 68 DEGREES 10 MINUTES 21 SECONDS WEST, A DISTANCE OF 53.39 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- SOUTH 71 DEGREES 52 MINUTES 44 SECONDS WEST, A DISTANCE OF 59.06 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- SOUTH 72 DEGREES 29 MINUTES 43 SECONDS WEST, A DISTANCE OF 410.00 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- SOUTH 72 DEGREES 13 MINUTES 04 SECONDS WEST, A DISTANCE OF 57.82 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- SOUTH 67 DEGREES 35 MINUTES 27 SECONDS WEST, A DISTANCE OF 70.52 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- SOUTH 61 DEGREES 11 MINUTES 39 SECONDS WEST, A DISTANCE OF 70.52 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY CAP FOUND FOR AN ANGLE POINT;
- SOUTH 53 DEGREES 47 MINUTES 48 SECONDS WEST, A DISTANCE OF 35.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.024 ACRE OF LAND.



## BRIARWOOD CROSSING SECTION 18

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VILLAGE OF PLEAK  
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SHEET 3 OF 3