

PLAT RECORDING SHEET

PLAT NAME: Briarwood Crossing Sec 21

PLAT NO: _____

ACREAGE: 22.65

LEAGUE: Angus J. James Survey

ABSTRACT NUMBER: A-37

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 34

NUMBER OF RESERVES: 6

OWNERS: Woodmere Development Co., LT., & Fort Bend County Municipal Utility
District No. 5

(DEPUTY CLERK)

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 22.65 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BRIARWOOD CROSSING SECTION 21, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR 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 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, HERETO UNAUTHORIZED, 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 HERETO AFFIXED THIS _____ DAY OF _____, 2026.

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

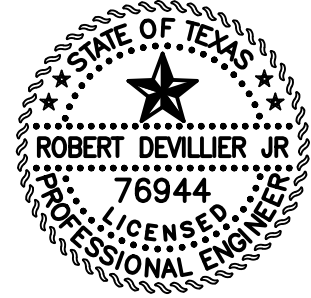
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD RUE, PRESIDENT AND JASON ERVIN, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN 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 _____, 2026.

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

MY COMMISSION EXPIRES: _____

I, ROBERT DEVILLIER JR., 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.



ROBERT DEVILLIER JR.
TEXAS REGISTRATION NO. 76944

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 BRIARWOOD CROSSING SECTION 21 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 _____, 2026.

MICHAEL JOHN, MAYOR

ERIN WALLEY, CITY SECRETARY

WADE A. GOATES, MAYOR PRO-TEM

WAYNE KELLEY, ALDERMAN

DAMON KUHN, ALDERMAN

ALEX GUTIERREZ, ALDERMAN

SOPHIA RICO, ALDERWOMAN

FIELD NOTES FOR 22.65 ACRES OF LAND

BEING A TRACT OF LAND CONTAINING 22.65 ACRES (986,419 SQUARE FEET) OF LAND LOCATED IN THE ANGUS J. JAMES SURVEY, ABSTRACT-37, FORT BEND COUNTY, TEXAS; BEING ALL OF A CALLED 10,075 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.) 2025022229, BEING ALL OF A CALLED 12,520 ACRE TRACT RECORDED IN THE NAME OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 5, UNDER F.B.C.C.F. NO. 2025071884; AND A PORTION OF A CALLED 9,892 ACRE TRACT RECORDED IN THE NAME OF WOODMERE DEVELOPMENT CO., LTD., RECORDED UNDER F.B.C.C.F. NO. 2020187990; SAID 22.65 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 P.K. NAIL (X-2978997.71, Y-13744179.47) FOUND IN THE CENTERLINE OF BAND ROAD (CALLED 75 FEET WIDE PER VOLUME 30, PAGE 586, RECORDED IN THE NAME OF MINUTES OF THE COMMISSIONERS COURT, FORT BEND COUNTY, ADOPTED 02/03/1986), AND THE NORTH CORNER OF SAID 10,075 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEAST LINE OF SAID 10,075 AND 12,520 ACRE TRACTS, SOUTH 48 DEGREES 24 MINUTES 04 SECONDS EAST, A DISTANCE OF 2,680.39 FEET TO THE EASTERLY SOUTHEAST CORNER OF SAID 12,520 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

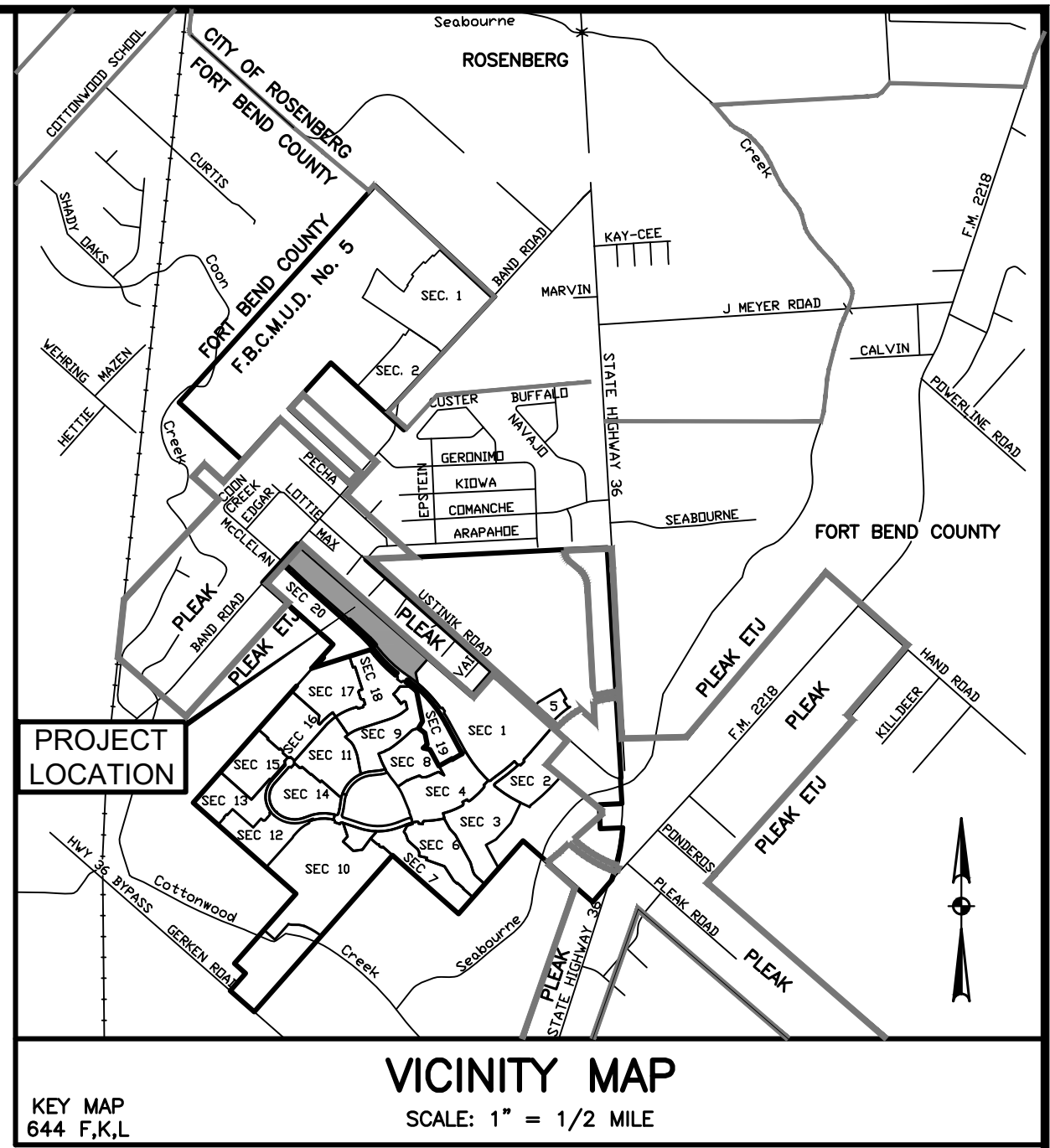
THENCE, WITH THE SOUTH LINE OF SAID 12,520 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

- 1. SOUTH 41 DEGREES 35 MINUTES 56 SECONDS WEST, A DISTANCE OF 293.24 FEET TO AN ANGLE POINT; 1.
- 2. SOUTH 11 DEGREES 14 MINUTES 54 SECONDS EAST, A DISTANCE OF 166.90 FEET TO A POINT ON THE NORTHEAST LINE OF COURAGEOUS TRAIL (60-FEET WIDE AT THIS POINT PER PLAT NO. 20250096, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.)), AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, BEING THE SOUTH CORNER OF SAID 12,520 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST LINES OF SAID 12,520 AND 10,075 ACRE TRACTS, BEING THE NORTHEAST R.O.W. LINE OF SAID COURAGEOUS TRAIL, THE FOLLOWING TWELVE (12) COURSES:

- 1. 155.21 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, LEAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 20 MINUTES 17 SECONDS, AND A CHORD THAT BEARS NORTH 51 DEGREES 41 MINUTES 18 SECONDS WEST, A DISTANCE OF 155.18 FEET A POINT OF TANGENCY;
- 2. NORTH 53 DEGREES 51 MINUTES 27 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 3. 504.05 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 48 MINUTES 37 SECONDS, AND A CHORD THAT BEARS NORTH 49 DEGREES 27 MINUTES 08 SECONDS WEST, A DISTANCE OF 502.65 FEET TO A POINT OF TANGENCY;
- 4. NORTH 39 DEGREES 02 MINUTES 50 SECONDS WEST, A DISTANCE OF 111.53 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
- 5. 334.68 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 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 334.31 FEET TO A POINT OF TANGENCY;
- 6. NORTH 48 DEGREES 24 MINUTES 04 SECONDS WEST, A DISTANCE OF 1,040.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 7. 64.39 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.00 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 64.39 FEET TO A POINT OF TANGENCY;
- 8. NORTH 46 DEGREES 30 MINUTES 33 SECONDS WEST, A DISTANCE OF 240.42 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
- 9. 39.28 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,050.00 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 39.28 FEET A POINT OF TANGENCY;
- 10. NORTH 47 DEGREES 36 MINUTES 25 SECONDS WEST, A DISTANCE OF 153.18 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 11. 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 NORTH 02 DEGREES 36 MINUTES 25 SECONDS WEST, A DISTANCE OF 42.43 FEET TO AN ANGLE POINT;
- 12. NORTH 47 DEGREES 36 MINUTES 25 SECONDS WEST, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT ON THE CENTERLINE OF SAID BAND ROAD, BEING THE NORTHEAST CORNER OF SAID 9,892 ACRE TRACT FOR THE NORTHWEST CORNER OF SAID 10,075 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND P.K. NAIL FOUND FOR THE NORTHWEST CORNER 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, BEARS SOUTH 42 DEGREES 23 MINUTES 35 SECONDS WEST, A DISTANCE OF 493.16 FEET (X-2978458.41, Y-13743588.72);

THENCE, WITH THE NORTHWEST LINE OF SAID 10,075 ACRE TRACT AND THE CENTERLINE OF SAID BAND ROAD, NORTH 42 DEGREES 23 MINUTES 35 SECONDS EAST, A DISTANCE OF 398.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.65 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 _____, 2026.

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 _____, 2026, 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

SEC 21

A SUBDIVISION OF 22.65 ACRES OF LAND
LOCATED IN ANGUS J. JAMES SURVEY, A-37
VILLAGE OF PLEAK ETJ
FORT BEND COUNTY, TEXAS

34 LOTS 1 BLOCK 6 RESERVES
DATE: JANUARY, 2026 SCALE: 1" = 100'

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

15915 KATY FREEWAY, SUITE 405
HOUSTON, TEXAS 77094
PHONE: 281-646-1727
ROGER MEDORS, 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 POLITICAL SUBDIVISION
OF THE STATE OF TEXAS

C/O ALLEN BOONE HUMPHRIES ROBINSON LLP
3200 SOUTHWEST FREEDWAY SUITE 2000
HOUSTON, TEXAS 77027
PHONE: 713-860-6400

SURVEYOR

MillerSurvey

DCCM

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Houston, TX 77043
713.413.1900 | millersurvey.com