

PLAT RECORDING SHEET

PLAT NAME: Briarwood Crossing Section 17

PLAT NO: _____

ACREAGE: 14.991

LEAGUE: Angus J. James Survey

ABSTRACT NUMBER: A-37

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 50

NUMBER OF RESERVES: 5

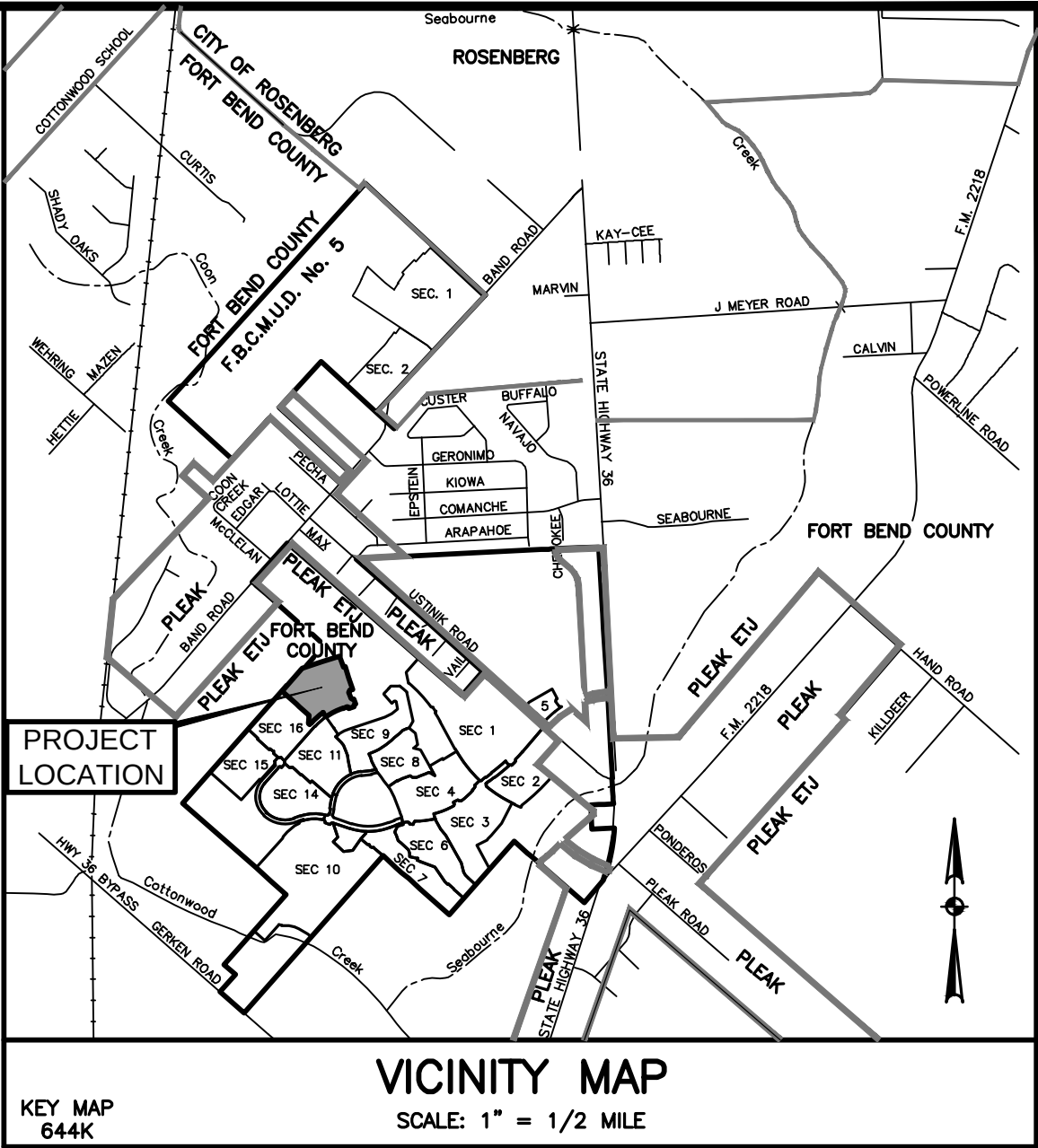
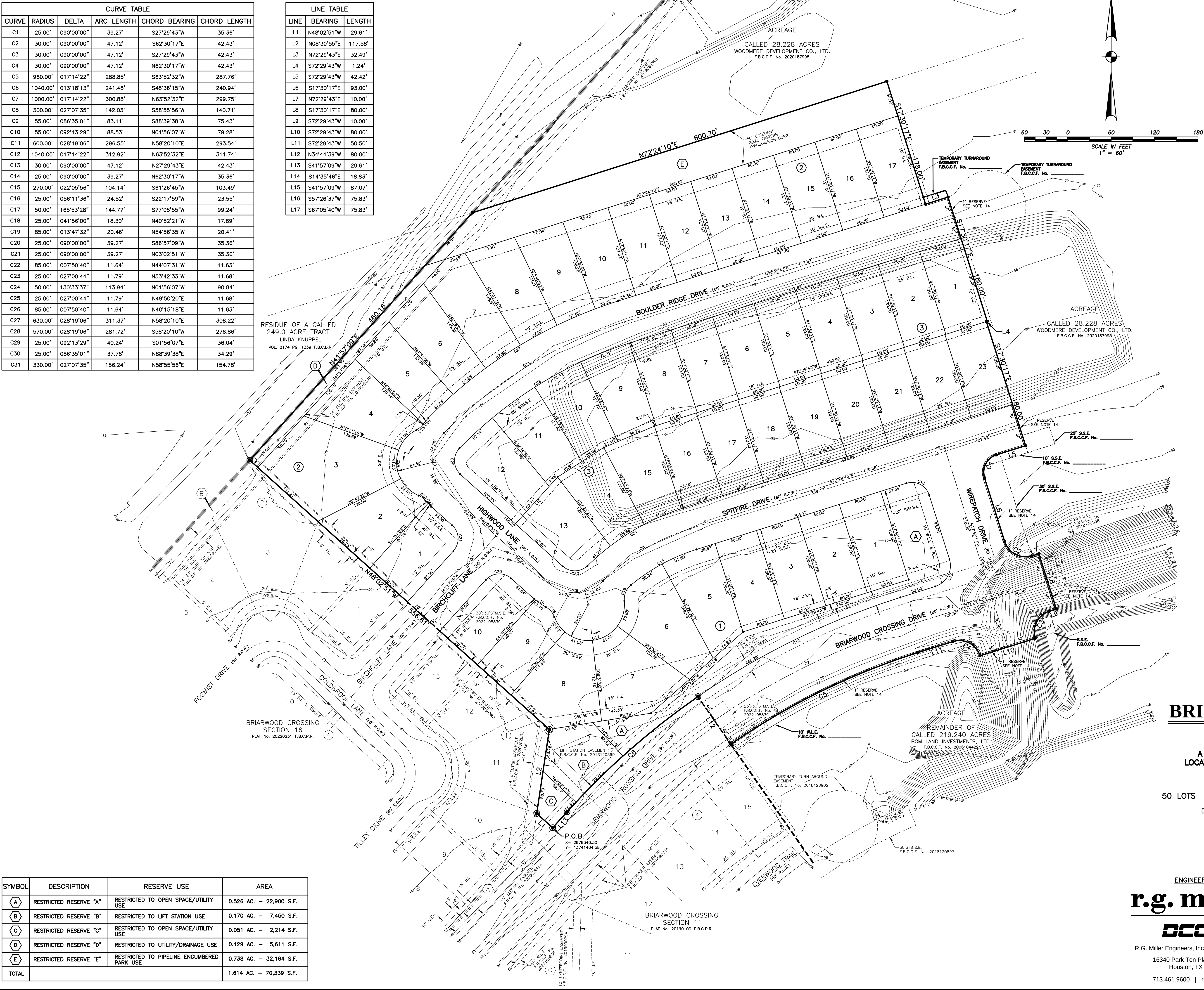
OWNERS: Woodmere Development Co., LTD.,

(DEPUTY CLERK)

L:\3260-FBOMUD-5\BRIARWOOD_CROSSING\3371-017 BRIARWOOD_CROSSING SEC 17\CAD\PLAT\3371-017 PLAT 080723.DWG Dec. 12, 2023--12:05 PM CHAD MILLER

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING
C1	25.00'	090°00'00"	39.27'	S27°29'43"W
C2	30.00'	090°00'00"	47.12'	S62°30'17"E
C3	30.00'	090°00'00"	47.12'	S27°29'43"W
C4	30.00'	090°00'00"	47.12'	N62°30'17"W
C5	960.00'	017°14'22"	288.85'	S63°52'32"W
C6	1040.00'	013°18'13"	241.48'	S48°36'15"W
C7	1000.00'	017°14'22"	300.88'	N63°52'32"E
C8	300.00'	027°07'35"	142.03'	S58°55'56"W
C9	55.00'	086°35'01"	83.11'	S88°39'38"W
C10	55.00'	092°13'29"	88.53'	N01°56'07"W
C11	600.00'	028°19'06"	296.55'	N58°20'10"E
C12	1040.00'	017°14'22"	312.92'	N63°52'32"E
C13	30.00'	090°00'00"	47.12'	N27°29'43"E
C14	25.00'	090°00'00"	39.27'	N62°30'17"W
C15	270.00'	022°05'56"	104.14'	S61°26'45"W
C16	25.00'	056°11'36"	24.52'	S22°17'59"W
C17	50.00'	165°53'28"	144.77'	S77°08'55"W
C18	25.00'	041°56'00"	18.30'	N40°52'21"W
C19	85.00'	013°47'32"	20.46'	N54°56'35"W
C20	25.00'	090°00'00"	39.27'	S86°57'09"W
C21	25.00'	090°00'00"	39.27'	N03°02'51"W
C22	85.00'	007°50'40"	11.64'	N44°07'31"W
C23	25.00'	027°00'44"	11.79'	N53°42'33"W
C24	50.00'	130°33'37"	113.94'	N01°56'07"W
C25	25.00'	027°00'44"	11.79'	N49°50'20"E
C26	85.00'	007°50'40"	11.64'	N40°15'18"E
C27	630.00'	028°19'06"	311.37'	N58°20'10"E
C28	570.00'	028°19'06"	281.72'	S58°20'10"W
C29	25.00'	092°13'29"	40.24'	S01°56'07"E
C30	25.00'	086°35'01"	37.78'	N88°39'38"E
C31	330.00'	027°07'35"	156.24'	N58°55'56"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N48°02'51"W	29.61'
L2	N08°30'55"E	117.58'
L3	N72°29'43"E	32.49'
L4	S72°29'43"W	1.24'
L5	S72°29'43"W	42.42'
L6	S17°30'17"E	93.00'
L7	N72°29'43"E	10.00'
L8	S17°30'17"E	80.00'
L9	S72°29'43"W	10.00'
L10	S72°29'43"W	80.00'
L11	S72°29'43"W	50.50'
L12	N34°44'39"W	80.00'
L13	S41°57'09"W	29.61'
L14	S14°35'46"E	18.83'
L15	S41°57'09"W	87.07'
L16	S57°26'37"W	75.83'
L17	S67°05'40"W	75.83'



- 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)
 - ⊙ = FOUND 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
 - = FORT BEND COUNTY M.U.D. No. 5 LIMITS

- LOT SUMMARY:**
- 897 TOTAL LOTS IN SECTIONS 1 – 12 AND 14–17
 - 20,526 ACRES IN PARK RESERVES IN SECTIONS 1 – 12 AND 14–17
 - 187 – 55' WIDE LOTS IN SECTIONS 1 – 11 AND 14–17
20.85% OF THE LOTS ARE 55' WIDE.

BRIARWOOD CROSSING SECTION 17

A SUBDIVISION OF 14.991 ACRES OF LAND
LOCATED IN THE ANGUS J. JAMES SURVEY, A-37
VILLAGE OF PLEAK
FORT BEND COUNTY, TEXAS

50 LOTS 3 BLOCKS 1.614 ACRES IN 5 RESERVES
DATE: DECEMBER, 2023 SCALE: 1" = 60'

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

15915 KATY FREEWAY, SUITE 405
HOUSTON, TEXAS 77094
PHONE: 281-646-1727
ROGER WOODS, 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 2

SYMBOL	DESCRIPTION	RESERVE USE	AREA
A	RESTRICTED RESERVE "A"	RESTRICTED TO OPEN SPACE/UTILITY USE	0.526 AC. – 22,900 S.F.
B	RESTRICTED RESERVE "B"	RESTRICTED TO LIFT STATION USE	0.170 AC. – 7,450 S.F.
C	RESTRICTED RESERVE "C"	RESTRICTED TO OPEN SPACE/UTILITY USE	0.051 AC. – 2,214 S.F.
D	RESTRICTED RESERVE "D"	RESTRICTED TO UTILITY/DRAINAGE USE	0.129 AC. – 5,611 S.F.
E	RESTRICTED RESERVE "E"	RESTRICTED TO PIPELINE ENCUMBERED PARK USE	0.738 AC. – 32,164 S.F.
TOTAL			1.614 AC. – 70,339 S.F.

