

PLAT RECORDING SHEET

PLAT NAME: Fort Bend County MUD 198 Water Plant No. 1

PLAT NO: _____

ACREAGE: 2.999

LEAGUE: Rufus Wright Survey

ABSTRACT NUMBER: A-344

NUMBER OF BLOCKS: 1

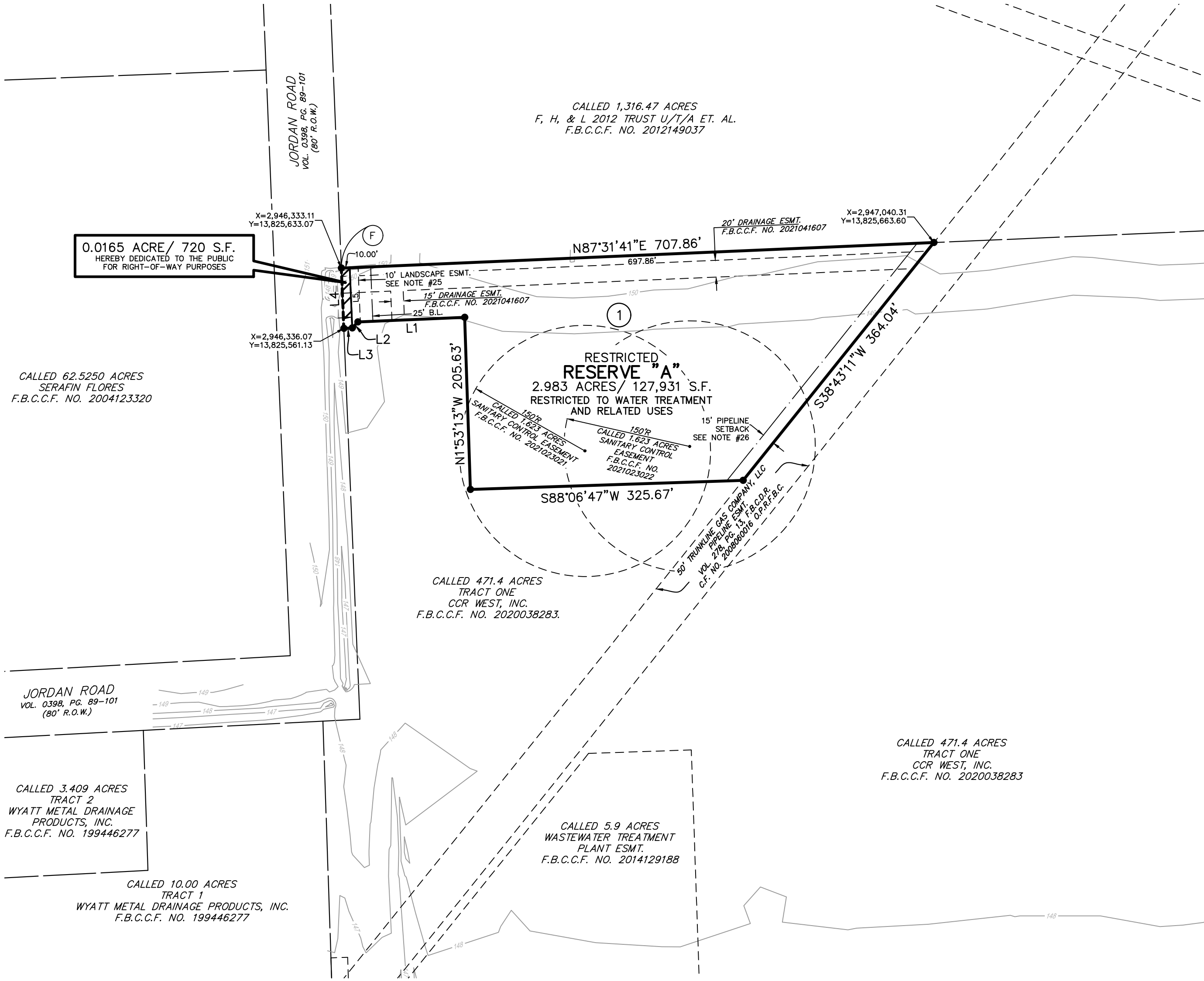
NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: CCR West, Inc.

(DEPUTY CLERK)

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LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S87°31'41"W	127.66'
L2	S42°35'59"W	9.93'
L3	S87°35'59"W	10.02'
L4	N22°1'18"W	72.00'
L5	N22°1'18"W	72.03'

GENERAL NOTES

- "①" indicates Block Number.
- "U.E." indicates "Utility Easement".
- "B.L." indicates Building Line.
- "W.L.E." indicates Water Line Easement.
- "STM. S.E." indicates Storm Sewer Easement.
- "SAN. S.E." indicates Sanitary Sewer Easement.
- "ESMT." indicates Easement.
- "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.
- "F.B.C.P.R." indicates Fort Bend County Plat Records.
- "F.B.C.D.R." indicates Fort Bend County Deed Records.
- "O.D." indicates Outside Diameter.
- "O.P.R.F.B.C." indicates Official Public Records of Fort Bend County.
- "VOL." indicates volume.
- "PG." indicates page.
- "R.O.W." indicates right-of-way.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00013.
- Bearing based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the North line of 471.4 acre tract of land, designated Tract One, as described in an instrument to CCR WEST, INC. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2020038283.
- There is no observable evidence of pipelines within the boundaries of the subject tract, based on the title research provided per City Planning Letter prepared by Stewart Title Company, file number 978743, certified date of October 14, 2020, that there is pipeline easement of record within the boundaries of the subject tract and shown hereon.
- The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0085M, Revised January 29, 2021.
- The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
- Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.
- ① indicates Found 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "KALKOMEY SURVEYING".
- This plot is within Lighting Zone LZ3.
- This tract is located within the extraterritorial jurisdiction of the City of Fulshear and Fort Bend County.
- Required per Fort Bend County Regulations of Subdivisions, Section 7.3, A.
- Required per Fort Bend County Regulations of Subdivisions, Section 5.12, C.
- The top of all floor slabs shall be a minimum of 150.8 feet above mean sea level (NAVD 88, 2001 Adjustment 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 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 drainage structure.
- 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.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
- Drainage easement F.B.C.C.F. No. 2021041607 is the maintenance responsibility of Fort Bend County M.U.D. No. 198.

DESCRIPTION OF A 2.999 ACRE TRACT OF LAND SITUATED
IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344
FORT BEND COUNTY, TEXAS

BEING a 2.999 acre tract (130,651 square foot) of land situated in the Rufus Wright Survey, Abstract No. 344 of Fort Bend County, Texas and being a portion of a called 471.4 acre tract of land described as Tract One in an instrument to CCR West Inc., recorded under Clerk's File No. (C.F.N.) 2020038283 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 2.999 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the North line of said 461.37 acre tract as cited herein;

COMMENCING at a 3/4-inch iron pipe found for the Northwest corner of said 471.4 acre tract, same being the Southwest corner of a called 1,316.47 acre tract as described in an instrument to F.H. & L., 2012 Trust U/T/A Et. Al., recorded under C.F.N. 2012149037 and the O.P.R.F.B.C. same being the common West corner of said Rufus Wright Survey and the John J. Bond Survey, Abstract No. 113, said point lying in the centerline of Jordan Road (called 80 feet wide) (East 40 feet recorded under Volume 398, Page 094 of the Fort Bend County Deed Records (F.B.C.D.R.);

THENCE, N 87°31'41" E, along and with the common line of said 471.4 acre tract and said 1,316.47 acre tract, same being the common line of said Rufus Wright Survey and said John J. Bond Survey and over and across said Jordan Road, a distance of 39.79 feet to a 1/2-inch iron pipe with cap stamped "KALKOMEY SURVEYING" found for the POINT OF BEGINNING and Northwest corner of the herein described tract, lying on the East right-of-way line of said Jordan Road;

THENCE, N 87°31'41" E, along and with said common line, a distance of 707.86 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for the Northeast corner of the herein described tract lying on the Northwest line of a 50' wide Trunkline Gas Company, LLC pipeline easement, as described and recorded under Volume 278, Page 13 of F.B.C.D.R. and C.F.N. 2008060016 of the O.P.R.F.B.C.;

THENCE, S 38°43'11" W, over and across said 471.4 acre tract and along and with said pipeline easement, a distance of 364.04 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for the Southeast corner of the herein described tract;

THENCE, over and across said 461.36 acre tract of land, the following courses and distances:

S 88°06'47" W, a distance of 325.67 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for the Southernmost Southwest corner of the herein described tract;

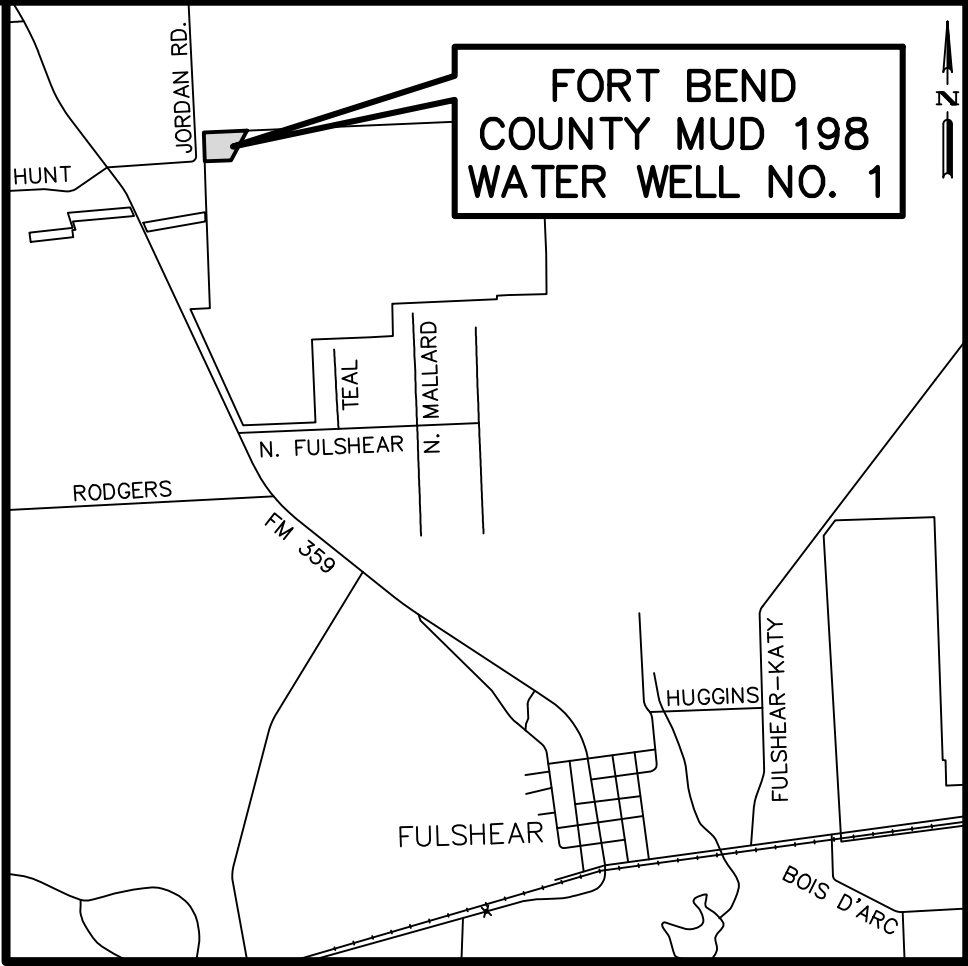
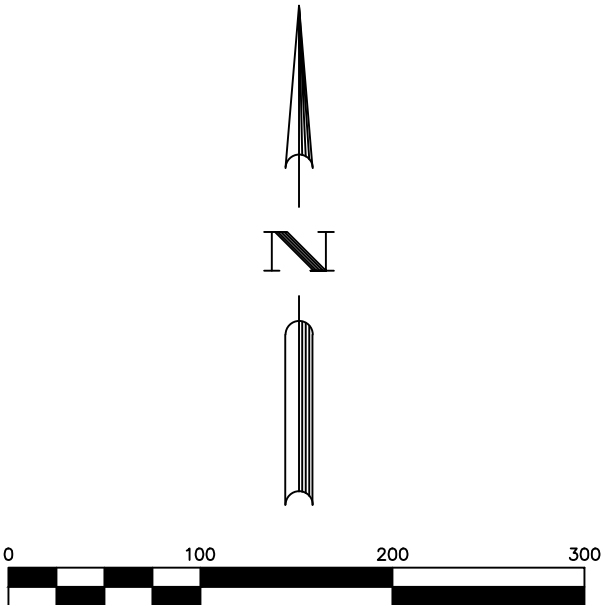
N 01°53'13" W, a distance of 205.63 feet a 1/2-inch iron pipe with a cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 87°31'41" W, a distance 127.66 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for corner;

S 42°35'59" W, a distance of 9.93 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for corner;

S 87°35'59" W, a distance of 10.02 feet to a 1/2-inch iron pipe with a cap stamped "BGE INC" set for the Westernmost Southwest corner of the herein described tract line lying on the East right-of-way of said Jordan Road;

THENCE, N 02°21'18" W, along and with the East right-of-way of said Jordan Road, a distance of 72.00 feet to the POINT OF BEGINNING and containing 2.999 acres (130,651 square feet) of land.



VICINITY MAP
N.T.S.
KEY MAP NO. 482 Y

DISTRICT NAMES	
M. U. D.	FORT BEND COUNTY M. U. D. 198
SCHOOL	LAMAR C. I. S. D.
FIRE	FIRE DISTRICT FULSHEAR
E. S. D.	FORT BEND ESD 4
CITY OR CITY ETJ	FULSHEAR E. T. J.
UTILITIES CO.	CENTERPOINT ENERGY

FORT BEND COUNTY MUD 198 WATER PLANT NO. 1

A SUBDIVISION OF 2.999 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

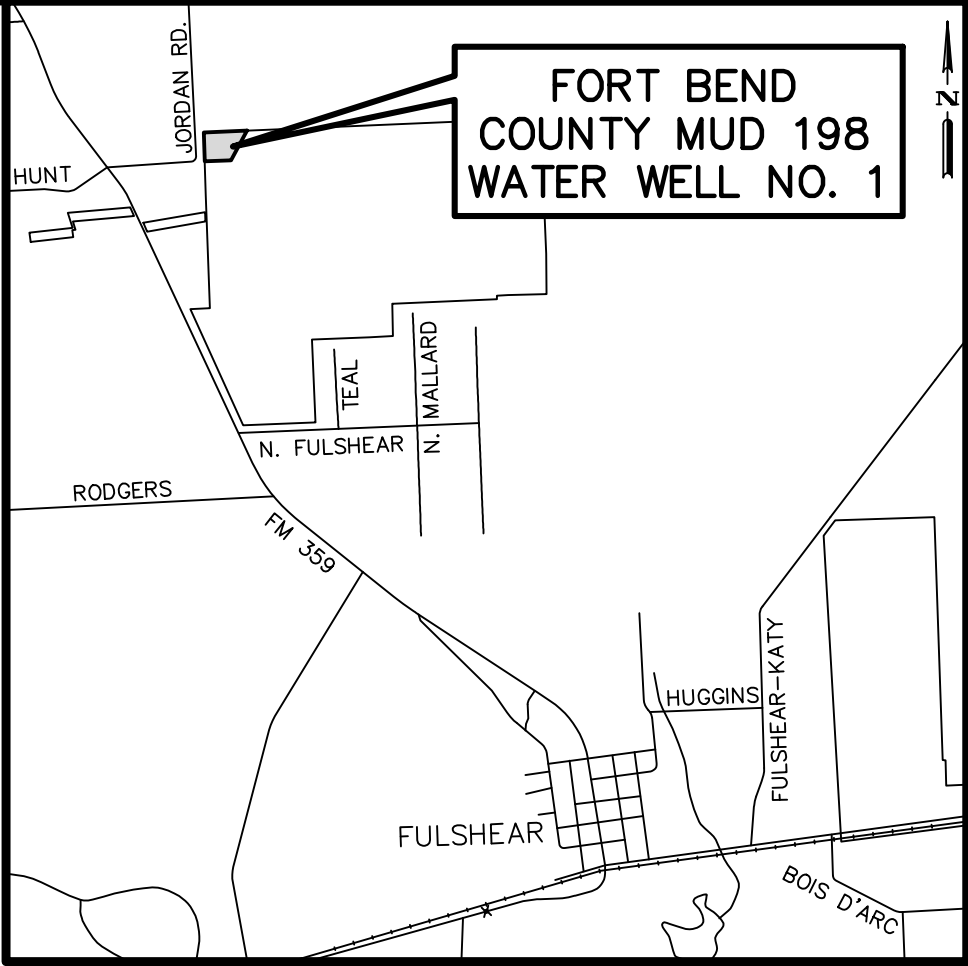
LOTS: 0 RESERVE: 1 BLOCKS: 1
SCALE: 1"=100' DATE: FEBRUARY, 2021

OWNER:
CCR WEST, INC.,
a Texas Corporation
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
ROBERT J. BAMFORD

LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
(281) 810-1422



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
Philip M. Mullan, P.E.



VICINITY MAP

N.T.S.
KEY MAP NO. 482 Y

STATE OF TEXAS
COUNTY OF FORT BEND

We, CCR WEST, INC., a Texas corporation, acting by and through Robert J. Bamford, Vice President, owner of the 2.999 acre tract described in the above and foregoing map of FORT BEND COUNTY MUD 198 WATER PLANT NO. 1, 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 (except those streets designated as private streets, or permanent access easements), 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, successors and assigns to warrant and forever defend the title on 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 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, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, 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 easement for drainage purposes. Fort Bend County or any 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, CCR WEST, INC., a Texas corporation, has caused these presents to be signed by Robert J. Bamford, its Vice President, thereunto authorized,

this ____ day of _____, 2021.

CCR WEST, INC., a Texas corporation,

By: _____
Robert J. Bamford
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Robert J. Bamford, Vice President of CCR WEST, INC., a Texas corporation, known to me to be the person whose name is subscribed to and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.



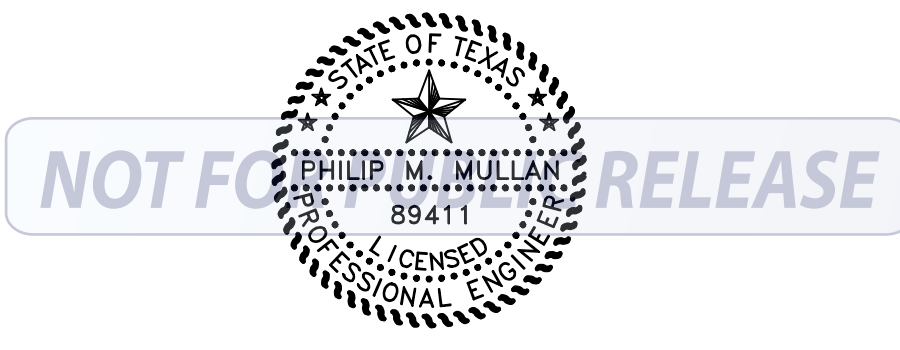
Diana Nevels
Notary Public in and for the State of Texas
Commission Expires: _____

I, Chris Jordan, 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; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.



Chris Jordan, R.P.L.S.
Texas Registration No. 6750

I, Philip M. Mullan, A Professional Engineer licensed in the State of Texas do hereby certify that this plat meets all requirements of the City of Fulshear, to the best of my knowledge.



Philip M. Mullan, P.E.
Texas License No. 89411
BGE, Inc.
TBPE Registration No. F-1046

This plat of FORT BEND COUNTY MUD 198 WATER PLANT NO. 1 is approved by the City Planning Commission of the City of Fulshear, Texas, this ____ day of _____, 202__.

Amy Pearce
Chairman

Dar Hakimzadeh
Co-Chairman

This plat of FORT BEND COUNTY MUD 198 WATER PLANT NO. 1 was approved on _____ by the City of Fulshear City Council and signed on this ____ day of _____, 2021; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

Aaron Groff
Mayor

Kimberly Kopecky
City Secretary

I, J. Stacy Slowinski, 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 of subdivision within the watershed.

J. Stacy Slowinski, P.E.
Fort Bend County Engineer

Approved by the Commissioners Court of Fort Bend County, Texas, this ____ day of _____, 2021.

Vincent Morales
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

KP George
County Judge

W.A. "Andy" Meyers
Precinct 3, County Commissioner

Ken DeMerchant
Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2021, 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

FORT BEND COUNTY MUD 198 WATER PLANT NO. 1

A SUBDIVISION OF 2.999 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVE: 1 BLOCKS: 1
SCALE: 1"=100' DATE: FEBRUARY, 2021

OWNER:
CCR WEST, INC.,
a Texas Corporation
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
ROBERT J. BAMFORD

LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
(281) 810-1422



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
Philip M. Mullan, P.E.