

PLAT RECORDING SHEET

PLAT NAME: Fort Bend County MUD 198 Waste Water Treatment Plant

PLAT NO: _____

ACREAGE: 2.983

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)

We, CCR WEST, INC., a Texas corporation, acting by and through Robert J. Bamford, Vice President, owner of the 2.983 acre tract described in the above and foregoing map of FORT BEND COUNTY MUD 198 WASTE WATER TREATMENT PLANT, 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 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, thereto authorized.

this 13th day of April, 2021.

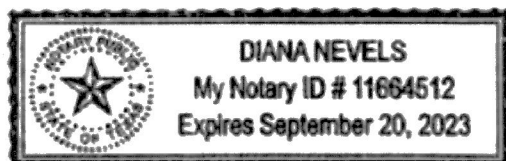
CCR WEST, INC., a Texas corporation,

By: [Signature]
Robert J. Bamford
Vice President

STATE OF TEXAS
COUNTY OF FORT BEND

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 the foregoing instrument 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 13th day of April, 2021.



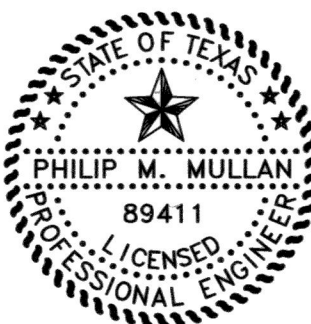
[Signature]
Diana Nevels
Notary Public in and for the State of Texas
Commission Expires: 9-20-2023

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.



[Signature]
Chris Jordan, R.P.L.S.
Texas Registration No. 6750 4/8/21

I, Philip M. Mullan, A Professional Engineer registered 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.



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

This plat of FORT BEND COUNTY MUD 198 WASTE WATER TREATMENT PLANT is approved by the City Planning Commission of the City of Fulshear, Texas, this 8th day of January, 2021.

[Signature]
Amy Peoples
Chairman

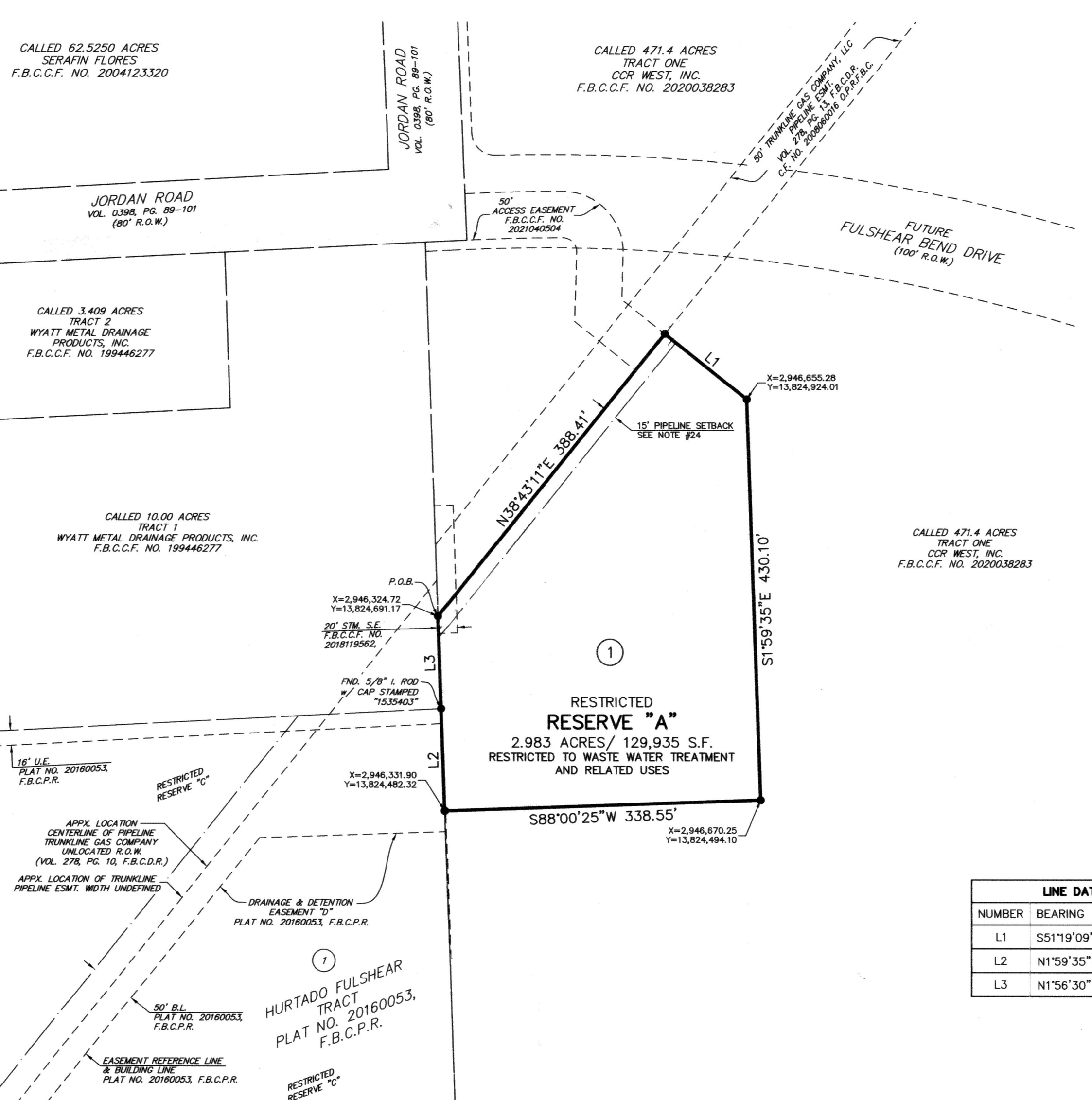
[Signature]
Dar Hakizadeh
Co-Chairman

This plat of FORT BEND COUNTY MUD 198 WASTE WATER TREATMENT PLANT was approved on 1-19-21 by the City of Fulshear City Council and signed on this 3rd day of May, 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.

[Signature]
Aaron Groff
Mayor

[Signature]
Kimberly Kopecky
City Secretary

29. 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 plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.

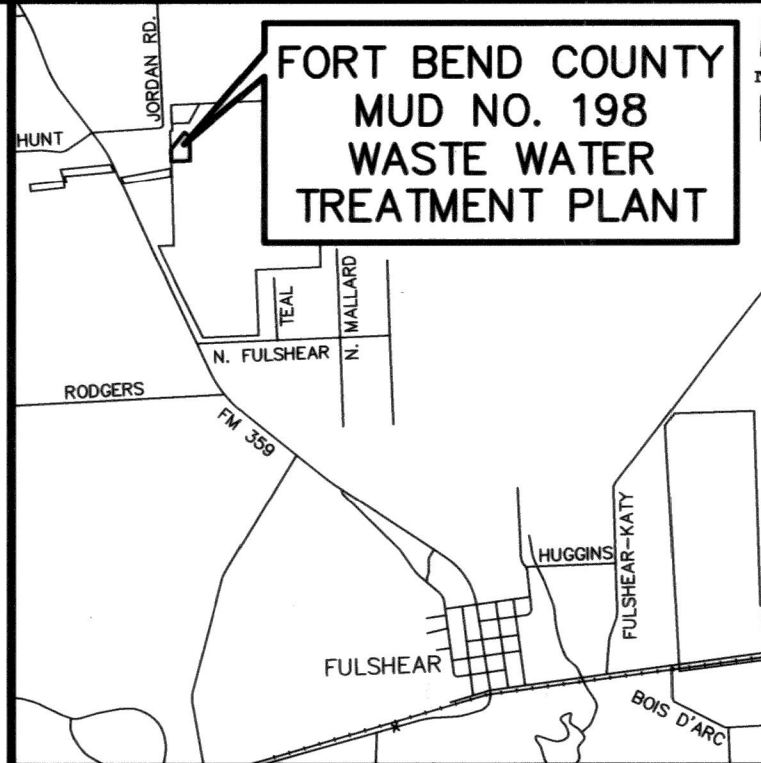
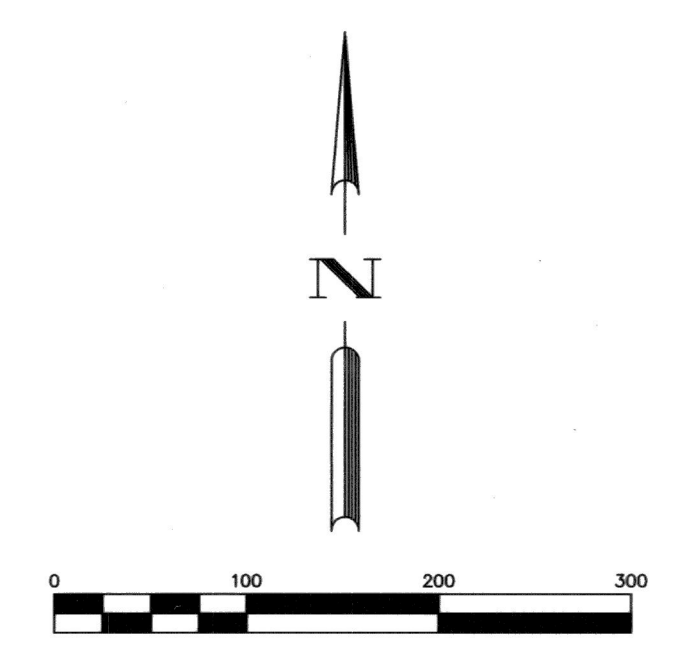


- 1. GENERAL NOTES
- 2. "①" indicates Block Number.
- 3. "U.E." indicates "Utility Easement".
- 4. "B.L." indicates Building Line.
- 5. "W.L.E." indicates Water Line Easement.
- 6. "STM. S.E." indicates Storm Sewer Easement.
- 7. "ESMT." indicates Easement.
- 8. "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.
- 9. "F.B.C.P.R." indicates Fort Bend County Plat Records.
- 10. "F.B.C.D.R." indicates Fort Bend County Deed Records.
- 11. "I." indicates Iron.
- 12. "FND." indicates found.
- 13. "VOL." indicates volume.
- 14. "PG." indicates page.
- 15. "R.O.W." indicates right-of-way.
- 16. 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.
- 17. Bearing based on the Texas Coordinate System, South Central Zone 4204, NAD-83 and referenced to monuments found along the West line of said 471.4 acre tract, as described in an instrument to CCR West, Inc. recorded under Clerk's File Number 2020038283 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.).
- 18. 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 1043142, certified date of April, 1, 2021.
- 19. 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 48157C0085W Revised January 29, 2021.
- 20. 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.
- 21. Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.
- 22. This plat is within Lighting Zone LZ3.
- 23. This tract is located within the extraterritorial jurisdiction of the City of Fulshear and Fort Bend County.
- 24. Required per Fort Bend County Regulations of Subdivisions, Section 5.12. C.
- 25. The top of all floor slabs shall be a minimum of 150.2 feet above mean sea level (NAVD 88 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.
- 26. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.

- 27. All property to drain into the drainage easement only through an approved drainage structure.
 - 28. 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.
- DESCRIPTION OF A 2.983 ACRE TRACT OF LAND SITUATED IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344 FORT BEND COUNTY, TEXAS
- BEING A 2.983 acre (129,935 square foot) tract 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 as described in an instrument to CCR West, Inc. recorded under Clerk's File Number 2020038283 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 2.983 of one acre tract of land being more fully described by metes and bounds as follows, with all bearings based on the Texas Coordinate System, South Central Zone 4204, NAD-83 and referenced to monuments found along the West line of said 471.4 acre tract as cited herein:
- COMMENCING at a 1/2-inch iron pipe found for a Northwest corner of said 471.4 acre tract, same being the Northeast corner of a called 10.00 acre tract of land described as Tract 1 in an instrument to Wyatt Metal Drainage Products, Inc. recorded under Clerk's File Number 199446277 of the Official Public Records of Fort Bend County, lying on the South 1/2 of Jordan Road (called 80' wide) recorded under Volume 398, Pages 89 through 101 of the Fort Bend County Deed Records;
- THENCE, S 01°56'30"E, a distance of 401.35 along and with the West line of said 471.4 acre tract, same being the East line of said 10.00 acre tract to a 1/2-inch iron pipe with cap stamped 7/8BGE INC 1/2 set for the POINT OF BEGINNING and Northwest corner of the herein described tract, lying on the Southeast line of a 50' wide Trunkline Gas Company, LLC Pipeline Easement recorded under Volume 278, Page 13 of the Fort Bend County Deed Records and Clerk's File No. 2008060016 of the O.P.R.F.B.C.;
- THENCE, over and across said 471.4 acre tract, the following courses and distances:
- N 38°43'11" E, a distance of 388.41 feet along and with the Southeast line of said 50' Pipeline Easement to a 1/2-inch iron pipe with cap stamped 7/8BGE INC 1/2 set for the most Northerly corner of the herein described tract;
- S 51°19'09" E, a distance of 112.22 feet to a 1/2-inch iron pipe with cap stamped 7/8BGE INC 1/2 set for the Northeast corner of the herein described tract;
- S 01°59'35" E, a distance of 430.10 feet to a 1/2-inch iron pipe with cap stamped 7/8BGE INC 1/2 set for the Southeast corner of the herein described tract;
- S 88°00'25" W, a distance of 338.55 feet to a 1/2-inch iron pipe with cap stamped 7/8BGE INC 1/2 set for the Southwest corner of the herein described tract, lying on the West line of said 471.4 acre tract, same being the East line of Restricted Reserved 7/8C 1/2, Block 1 of HURTADO FULSHEAR TRACT, a subdivision per plat recorded under Plat Number 20160053 of the Fort Bend County Plat Records;
- THENCE, 01°59'35" W, a distance of 109.40 feet along and with the West line of said 471.4 acre tract, same being the East line of said Restricted Reserve 7/8C 1/2 to a 5/8-inch iron rod with cap stamped 7/8C 1/2 found for the Northeast corner of said Restricted Reserve 7/8C 1/2, same being the Southeast corner of said 10.00 acre tract;
- THENCE, N 01°56'30" W, a distance of 99.43 feet along and with the West line of said 471.4 acre tract, same being the East line of said 10.00 acre tract to the POINT OF BEGINNING and containing 2.983 of one acre (129,935 square feet) of land.

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S51°19'09"E	112.22'
L2	N1°59'35"W	109.40'
L3	N1°56'30"W	99.43'

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
C. A. D.	COUNTY ASSISTANCE DISTRICT NO. 7



VICINITY MAP
SCALE: 1"=4,000'
KEY MAP NO. 482 Y

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.

[Signature]
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.

[Signature]
Laura Richard
County Clerk
Fort Bend County, Texas

By: _____
Deputy

FORT BEND COUNTY MUD 198 WASTE WATER TREATMENT PLANT

A SUBDIVISION OF 2.983 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: APRIL, 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

