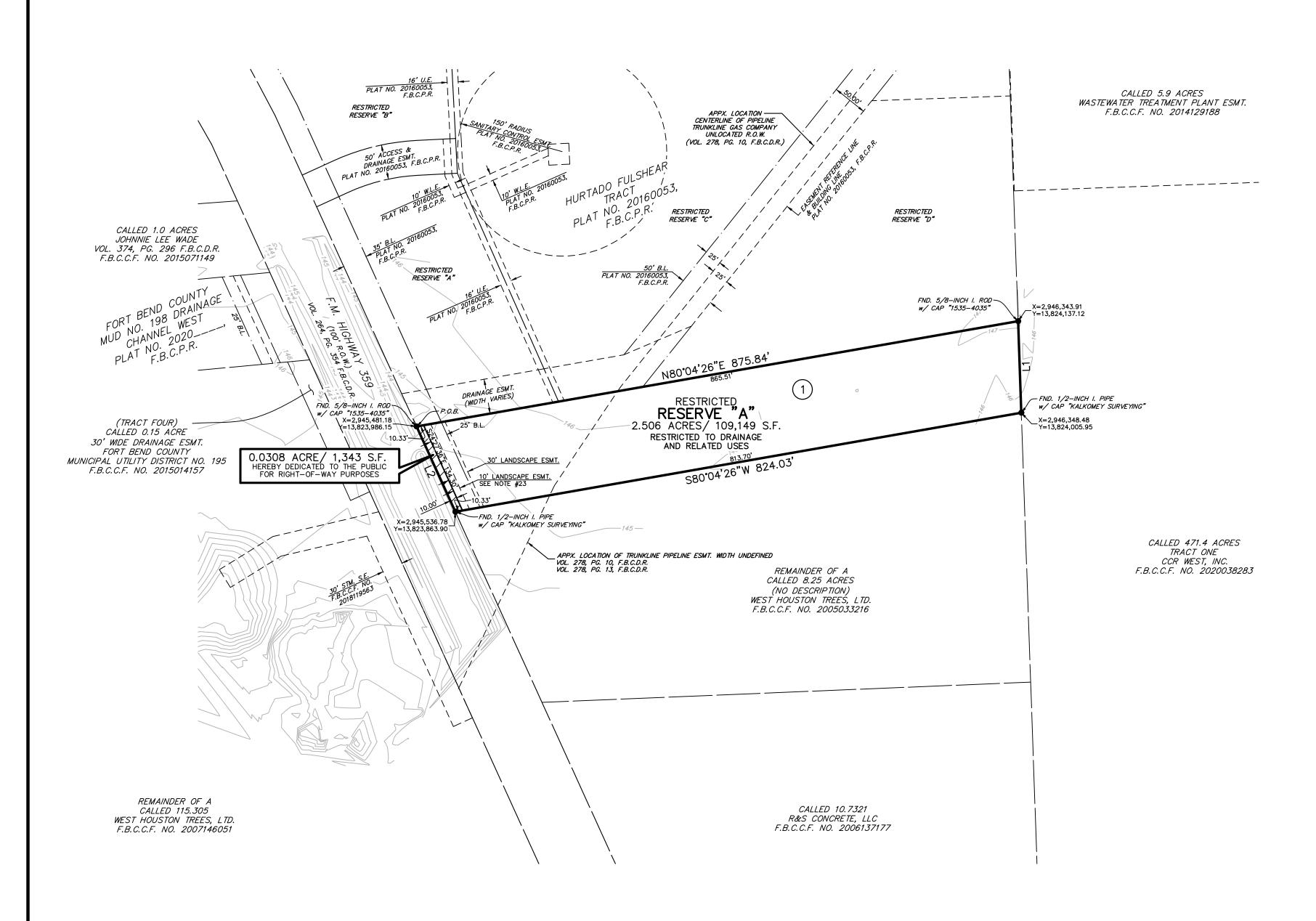
PLAT RECORDING SHEET

PLAT NAME:	Fort Bend County MUD No. 198 Drainage Channel East				
PLAT NO:					
	0.525				
ACREAGE:	2.537				
LEAGUE:	Nathan Brookshire League Survey				
ABSTRACT NI	UMBER: 14				
NUMBER OF I	BLOCKS: 1				
NUMBER OF I	LOTS: 0				
NUMBER OF I	RESERVES: 1				
OWNERS: CO	CD West Inc				
OWNERS. CO	CK West Inc.				
(DEPUTY CLERK)					



DESCRIPTION OF A 2.537 ACRE TRACT OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NO. 14 FORT BEND COUNTY, TEXAS

BEING a 2.537 acre (110,492 square foot) tract of land situated in the Nathan Brookshire League, Abstract No. 14 of Fort Bend County, Texas and being all of a called 2.537 acre tract of land described as Tract 3 in an instrument to CCR West, Inc. recorded under Fort Bend County Clerk's File Number (F. B. C. C. F. No.) 2020038283, said 2.537 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 perimeter of said 2.537 acre tract as cited herein and as shown on a survey plat of even date prepared by the undersigned in conjunction with this metes and bounds

BEGINNING at a 5/8-inch iron rod with cap stamped "1535-4035" found for the common Northwest corner of said 2.537 acre tract and the herein described tract, same being the Southwest corner of a called 0.2755 acre tract of land described as Tract 1 in an instrument to Little Rambo, LLC recorded under F.B.C.C.F. No. 2015048809, and the Southwest corner of Restricted Reserve "A" of HURTADO FULSHEAR TRACT, a subdivision per plat recorded under Plat No. 20160053 of the Fort Bend County Plat Records, lying in the Easterly right-of-way line of F.M. Highway 359 (100 feet wide);

THENCE, N 80° 04' 26" E, a distance of 875.84 feet along and with the common South line of said 0.2755 acre tract and said HURTADO FULSHEAR TRACT, same being the North line of said 2.537 acre tract to a 5/8-inch iron rod with cap stamped "1535-4035" found for the common Southeast corner of said 0.2755 acre tract and of Restricted Reserve "C" of said HURTADO FULSHEAR TRACT, same being the common Northeast corner of said 2.537 acre tract and the herein described tract, lying on the West line of a called 471.4 acre tract of land described as Tract One in an instrument to CCR WEST, Inc. recorded under F.B.C.C.F. No.

THENCE, S01°59'35"E, a distance of 131.26 feet along and with the common line of said 471.4 acre tract and said 2.537 acre tract to a 1/2-inch iron pipe with cap stamped 'Kalkomey Surveying" found for the common Southeast corner of said 2.537 acre tract and the herein described tract, from which a 5/8-inch iron rod found for the Southeast corner of the remainder of a called 8.25 acre tract in an instrument to West Houston Trees, Ltd. as recorded under F.B.C.C.F. No. 2005033216 also described as a called 8.386 acre tract recorded under F. B. C. C. F. No. 2015014156 bears S 01°59'35" E, 386.56 feet;

THENCE, S80°04'26" W, a distance of 824.03 feet along and with the South line of said 2.537 acre tract to a 1/2-inch iron pipe with cap stamped "Kalkomey Surveying" found for the common Southwest corner of said 2.537 acre tract and the herein described tract, lying in the Easterly right-of-way line of said F.M. Highway 359;

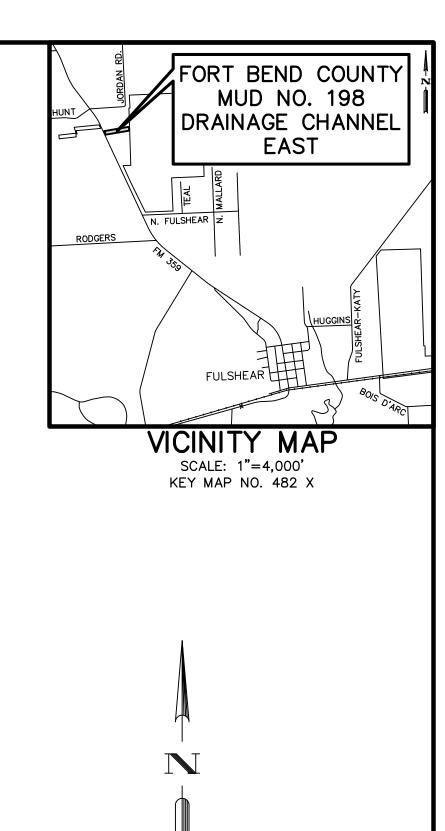
THENCE, N24°27'36" W, a distance of 134.30 feet along and with said Easterly right-of-way line and the West line of said 2.537 acre tract to the POINT OF BEGINNING and containing 2.537 acres (110,492 square feet) of land.

LINE DATA					
NUMBER	BEARING	DISTANCE			
L1	S1°59'35"E	131.26'			
L2	N24°27'36"W	134.30'			

DISTRICT NAMES							
M. U. D.	FORT BEND COUNTY M.U.D. 198						
SCH00L	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						

GENERAL NOTES

- 1. "(1)" indicates Block Number
- 2. "U.E." indicates "Utility Easement"
- 3. "B. L." indicates Building Line.
- 4. "W.L.E." indicates Water Line Easement.
- 5. "STM. S.E." indicates Storm Sewer Easement
- 6. "SAN. S.E." indicates Sanitary 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 Surface Coordinates (NAD83) and may be brought to grid by multiplying by the following combined scale 0.99987002.
- 17. Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the perimeter of said 2.53 acre tract.
- 18. There is 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 804674, certified date of March 29, 2021 that there is a pipeline easement of record within the boundaries of the subject tract and shown hereon.
- 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 48157C0085L, Revised April 2, 2014.
- 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. This plat is within Lighting Zone LZ3.
- 22. This tract is located within the extraterritorial jurisdiction of the City of Fulshear and Fort Bend County.
- 23. Required per Fort Bend County Regulations of Subdivisions, Section 7.3.
- 24. All drainage easements, detention facilities, and stormwater pump system shall be maintained by Fort Bend County M.U.D. 198. These maintenance responsibilities shall be transferred to any future owners should the property be sold
- 25. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- 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. 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.



FORT BEND COUNTY MUD NO. 198 DRAINAGE CHANNEL **EAST**

A SUBDIVISION OF 2.537 ACRES OF LAND LOCATED IN THE NATHAN BROOKSHIRE LEAGUE SURVEY, A-14 FORT BEND COUNTY, TEXAS

LOTS: 0 SCALE: 1"=100'

CCR WEST INC., a Texas corporation

5005 RIVERWAY, SUITE 500

HOUSTON, TEXAS 77056

(713) 960-9977

RESERVE: 1

BLOCKS: 1 DATE: APRIL, 2021

LAND PLANNER: META PLANNING + DESIGN 24275 KATY FREEWAY, SUITE 200 KATY, TEXAS 77494

(281) 810-1422 ROB BAMFORD 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 ETHAN M. DEMARY, P.E.

SHEET 1 OF 2

We, CCR WEST INC., a Texas corporation, acting by and through Rob Bamford, Vice President, owner of the 2.537 acre tract described in the above and foregoing map of FORT BEND COUNTY MUD NO. 198 DRAINAGE CHANNEL EAST, 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 (5'6") 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, 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 Rob Bamford, its President, thereunto authorized,

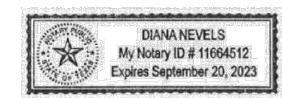
this _____ day of _____, 2021.

CCR WEST INC., a Texas corporation

By: Rob Bamford
Vice President

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Rob 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.



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, Ethan M. Demary, 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.



Ethan M. Demary, P.E. Texas Registration No. 127100

BGE, Inc. TBPE Registration No. F-1046

This is to certify that the City Manager and City Engineer of the City of Fulshear, Texas, has approved this plat and subdivision of FORT BEND COUNTY MUD NO. 198 DRAINAGE CHANNEL EAST in conformance with the laws of the State of Texas and Ordinance No. 2013-1091 - Section 12 of the City of Fulshear is shown hereon on and authorized the recording of this plat this _____ day of _____ 2021.

Jack Harper City Manager

Cliff Brouhard, PE, PTOE

City Engineer

FORT BEND COUNTY
MUD NO. 198
DRAINAGE CHANNEL
EAST

RODGERS

VICINITY MAP
SCALE: 1"=4.000'

KEY MAP NO. 482 X

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 of subdivision within the watershed.

		Stacy Slawinski, P.E. t Bend County Engineer
Approved by the Commissioners Court of	Fort Bend County, Texas,	this day of
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
instrument with its certificate of	authentication was f	ounty, Hereby certify that the foregoing iled for recordation in my office on Plat Number of
the Plat Records of Fort Bend County, T		01

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

FORT BEND COUNTY MUD NO. 198 DRAINAGE CHANNEL EAST

County Clerk

Fort Bend County, Texas

A SUBDIVISION OF 2.537 ACRES OF LAND LOCATED IN THE NATHAN BROOKSHIRE LEAGUE SURVEY, A-14 FORT BEND COUNTY, TEXAS

LOTS: 0 SCALE: 1"=100'

RESERVE: 1

BLOCKS: 1 DATE: APRIL, 2021

OWNER:

CCR WEST INC., a Texas corporation
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
ROB 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
ETHAN M. DEMARY, P.E.

SHEET 2 of 2