

PLAT RECORDING SHEET

PLAT NAME: Fort Bend County MUD No. 198 Drainage Channel West

PLAT NO: _____

ACREAGE: 4.647

LEAGUE: Nathan Brookshire League Survey

ABSTRACT NUMBER: 14

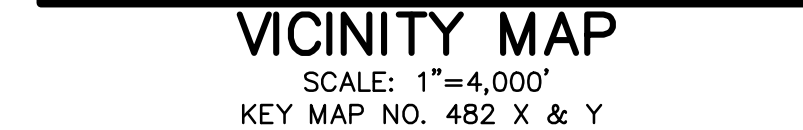
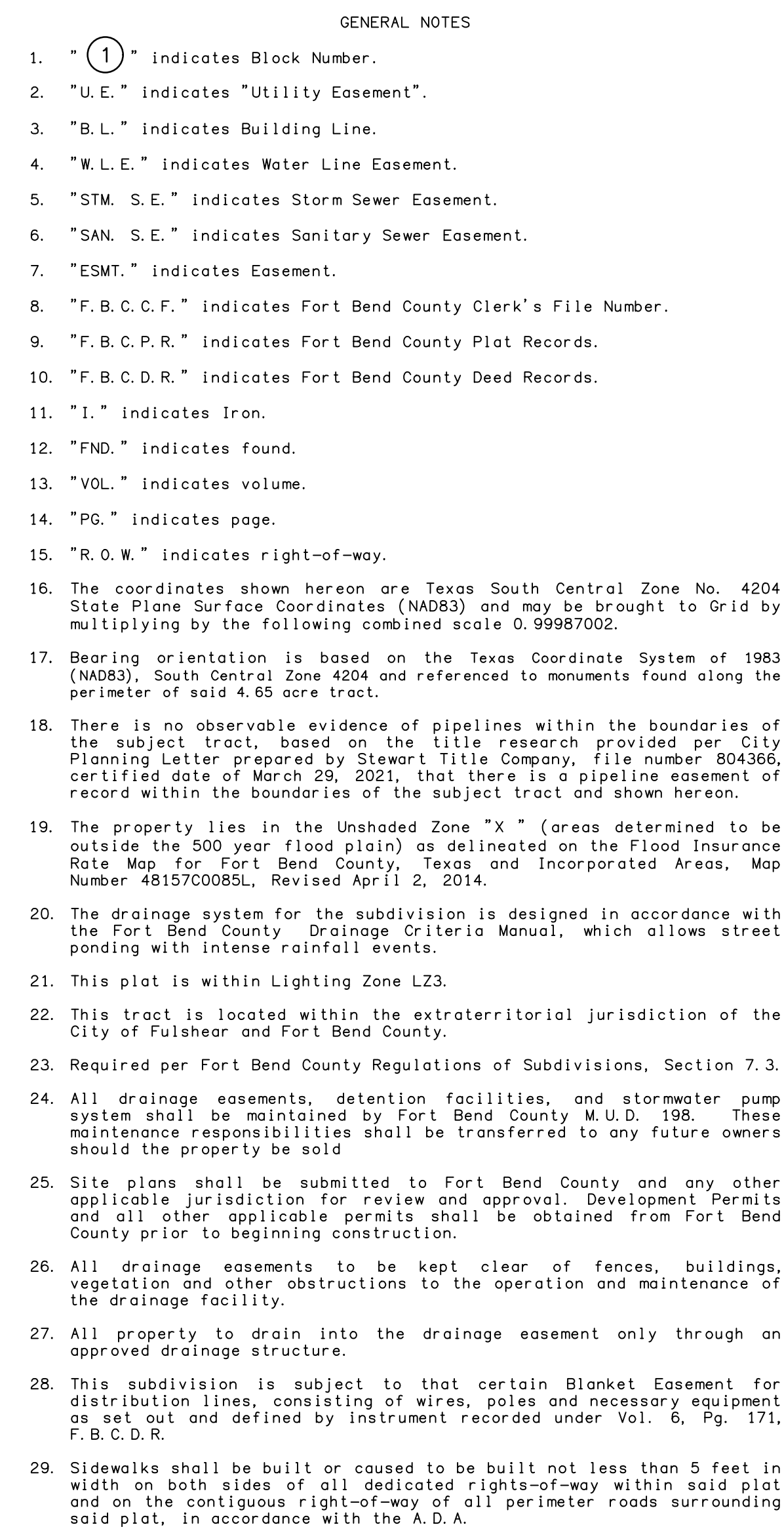
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: CCR West Inc.

(DEPUTY CLERK)



BEING a 4.647 acre (202,416 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 4.647 acre tract of land described as Tract 2 in an instrument to CCR West, Inc. recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 20200328283, said 4.647 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 4.647 acre tract as cited herein and as shown on a survey plot of even date prepared by the undersigned in conjunction with this metes and bounds description:

THENCE, along and with the perimeter of said 4.647 acre tract, the following courses and distances

S84°47'30" W, a distance of 580.04 feet to a 1/2-inch iron pipe with cap stamped "Cotton Surveying" found for an interior corner of said 4.647 acre tract and the herein described tract;

S83°34'55" W, a distance of 45.00 feet to an interior corner of said 4.647 acre tract and the herein described tract;

S83°34'55" W, a distance of 616.30 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the common Southwest corner of said 4.647 acre tract and the herein described tract;

N83°34'55"E, a distance of 624.25 feet along and with the South line of said 8.77 acre tract and the South line of a called 8.77 acre tract of land described in an instrument to Kenneth Ray Taylor et.al. recorded under F.B.C.C. No. 2013077825 to a 1/2-inch iron pipe found for the most Southerly Southeast corner of said Kenneth Ray Taylor et.al. tract and a common interior corner of said 4.64 acre tract and the herein described tract;

N84°47'30"E, along and with the South line of said 3.5 acre tract at a distance of 639.76 feet passing a found 3/8-inch iron rod, continuing for a total distance of 641.55 feet to the most Southerly Southeast corner of said 3.5 acre tract and the Southwest corner of a called 1.00 acre tract of land as described in an instrument to Johnnie Lee Wade recorded under Vol. 374, Pg. 296 of the Fort Bend County Deed Records (F.B.C.D.R.) and F.B.C.C.F. No. 2015071149;

S24°27'36" E, a distance of 137.56 feet along and with the Westerly right-of-way line of said F.M. 359 to the POINT OF BEGINNING and containing 4.647 acres (202,416 square feet) of land.

	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

	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

A SUBDIVISION OF 4.647 ACRES OF LAND
LOCATED IN THE
NATHAN BROOKSHIRE LEAGUE SURVEY, A-14
FORT BEND COUNTY, TEXAS

<p>OWNER:</p> <p>CCR WEST INC., a Texas corporation</p> <p>5005 RIVERWAY, SUITE 500</p> <p>HOUSTON, TEXAS 77056</p> <p>(713) 960-9977</p> <p>ROB BAMFORD</p>	<p>LAND PLANNER:</p> <p>META PLANNING + DESIGN</p> <p>24275 KATY FREEWAY, SUITE 200</p> <p>KATY, TEXAS 77494</p> <p>(281) 810-1422</p>
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G:\Work\Project\Districts\VBoulevard\51449_FJ_Offline_Dr_Plan\07_Plotting\01_CADD\03_Plot\PLAN_FBC_MUD_198_DRAINAGE_CH_WEST.dwg 4/12/2021 2:32 PM Tavelier

STATE OF TEXAS
COUNTY OF FORT BEND

We, CCR WEST INC., a Texas corporation, acting by and through Rob Bamford, Vice President, owner of the 4.647 acre tract described in the above and foregoing map of FORT BEND COUNTY MUD NO. 198 DRAINAGE CHANNEL WEST, 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 Rob Bamford, its President, thereunto authorized,
this _____ day of _____, 2021.

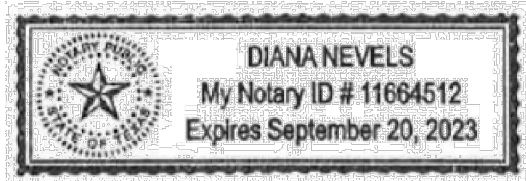
CCR WEST INC.,
a Texas corporation

By: _____
Rob Bamford
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Larry D. Johnson, 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 _____ 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, 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.



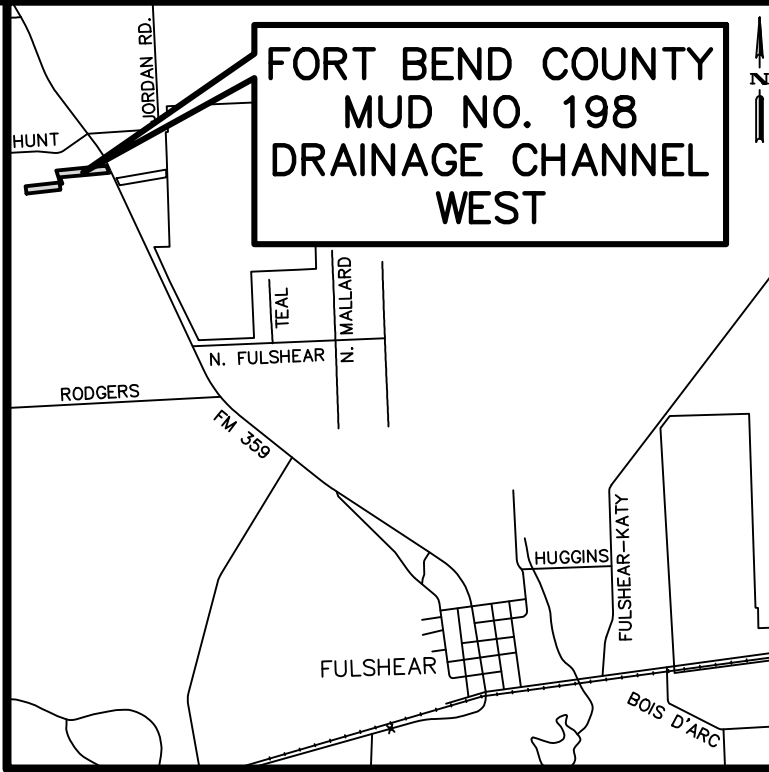
Ethan M. Demary, P.E.
Texas Registration No. 127100

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 WEST 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 _____ 202__.

Jack Harper
City Manager

Cliff Brouhard, PE, PTOE
City Engineer



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

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 NO. 198 DRAINAGE CHANNEL WEST

A SUBDIVISION OF 4.647 ACRES OF LAND
LOCATED IN THE
NATHAN BROOKSHIRE LEAGUE SURVEY, A-14
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
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.