

PLAT RECORDING SHEET

PLAT NAME: Cross Creek West Section One

PLAT NO: _____

ACREAGE: 39.35

LEAGUE: Rufus Wright Survey

ABSTRACT NUMBER: A-344

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 16

NUMBER OF RESERVES: 5

OWNERS: CCR West, Inc.

(DEPUTY CLERK)

BEING a 39.35 acre (net) 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, and described as tract One in an instrument to CCR West, L.P. (O.P.R.F.B.C.), said 39.35 (net) acre tract of land comprised of a 43.27 acre (gross) tract, save and except (S&E) a 3.9166 acre tract, being an interior corner of said 471.4 acre tract, some being the POINT OF BEGINNING and the a southwest corner of the herein described;

DESCRIPTION OF A 39.35 ACRE TRACT OF LAND SITUATED IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344, FORT BEND COUNTY, TEXAS

43.27 ACRE GROSS TRACT

COMMENCING at a 5/8-inch iron rod with cap stamped "1535 4015" found on the northeasterly right-of-way line of F.W. 359 (100 foot width) recorded under Vol. 264, Page 354 of the Fort Bend County Deed Records for the southwest corner of a called 10,732.1 acre tract of land as described in an instrument to R&S Concrete, LLC recorded under C.F.N. 200613177 O.P.R.F.B.C. and being the most westerly corner of said 471.4 acre tract;

THENCE, N 87°44'48" E, along a common line of said 471.4 acre tract, and said 10,732.1 acre tract, a distance of 324.15 feet to a 5/8-inch iron rod with cap stamped "1535 4015" found for the southeast corner of said 471.4 acre tract, being an interior corner of said 471.4 acre tract, some being the POINT OF BEGINNING and the a southwest corner of the herein described;

THENCE, N 01°59'35" W, along a west line of said 471.4 acre tract and the east line of said 10,732.1 acre tract, at a distance of 915.41 feet pass a 5/8-inch iron rod with cap found for the northeast corner of said 10,732.1 acre tract, at a distance of 1,050.00 feet, a central angle of 13°37'28" and chord which bears S 17°49'31" W, 249.09 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the northeast corner of the herein described tract; In a southeasterly direction, along said curve to the left, an arc distance of 36.91 feet, having a radius of 1,050.00 feet, a central angle of 16°31'22" and chord which bears S 19°11'28" W, 440.97 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 11°00'47" W, a distance of 74.17 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, over and across said 471.4 acre tract, the following courses and distances:

N 88°00'25" E, a distance of 159.45 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner; S 80°35'05" E, a distance of 206.53 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most northerly northeast corner of the herein described tract;

S 13°28'16" W, a distance of 160.10 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 18°26'55" E, a distance of 120.80 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 61°34'49" E, a distance of 145.93 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 89°38'00" E, a distance of 174.75 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 82°36'07" E, a distance of 126.39 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 56°43'27" E, a distance of 178.91 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 84°02'11" E, a distance of 81.66 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 62°51'48" E, a distance of 76.09 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a northeast center bearing "BGE INC" set for the northeast corner of the herein described tract; In a southeasterly direction, along said curve to the left, an arc distance of 446.49 feet, having a radius of 1,050.00 feet, a central angle of 16°31'22" and chord which bears S 19°11'28" W, 440.97 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 11°00'47" W, a distance of 74.17 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 78°59'13" E, a distance of 993.09 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most easterly northeast corner of the herein described tract;

S 04°23'33" W, a distance of 281.69 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner; S 09°13'45" E, a distance of 132.49 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 14°39'09" E, a distance of 34.02 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most easterly southeast corner of the herein described tract;

S 77°17'58" W, a distance of 195.28 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 83°24'26" W, a distance of 233.04 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 11°00'47" W, a distance of 54.17 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a southwesterly direction, along said curve to the right, an arc distance of 249.68 feet, having a radius of 1,050.00 feet, a central angle of 13°37'28" and chord which bears S 17°49'31" W, 249.09 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a tangent reverse curve to the left;

In a southeasterly direction, along said curve to the left, an arc distance of 36.91 feet, having a radius of 1,050.00 feet, a central angle of 16°31'22" and chord which bears S 19°11'28" W, 440.97 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a tangent reverse curve to the right;

In a southeasterly direction, along said curve to the right, an arc distance of 6.45 feet, having a radius of 430.00 feet, a central angle of 00°51'34" and chord which bears S 59°17'02" E, 6.45 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an easterly corner of the herein described tract;

S 31°08'45" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a southerly center bears S 31°08'45" W, 25.00 feet, and being the beginning of a non-tangent curve to the left, from which its center bears S 31°08'45" W, 25.00 feet;

In a southeasterly direction, along said curve to the left, an arc distance of 39.51 feet, having a radius of 25.00 feet, a central angle of 90°32'59" and chord which bears S 75°47'10" W, 35.32 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a tangent reverse curve to the right;

In a southwesterly direction, along said curve to the right, an arc distance of 356.74 feet, having a radius of 1,050.00 feet, a central angle of 19°27'59" and chord which bears S 40°14'41" W, 355.03 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a tangent reverse curve to the left;

In a southeasterly direction, along said curve to the left, an arc distance of 36.91 feet, having a radius of 1,050.00 feet, a central angle of 16°31'22" and chord which bears S 19°11'28" W, 440.97 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a tangent reverse curve to the right;

In a southeasterly direction, along said curve to the right, an arc distance of 137.55 feet, having a radius of 1,515.53 feet, a central angle of 05°11'11" and chord which bears S 51°17'24" W, 137.50 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a tangent compound curve to the right;

In a southeasterly direction, along said curve to the right, an arc distance of 69.02 feet, having a radius of 1,515.53 feet, a central angle of 05°11'11" and chord which bears S 51°17'24" W, 137.50 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a tangent compound curve to the right;

In a southeasterly direction, along said curve to the right, an arc distance of 69.34 feet, having a radius of 1,050.00 feet, a central angle of 03°44'55" and chord which bears S 63°39'58" W, 69.33 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 65°32'24" W, a distance of 630.85 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 24°27'36" W, a distance of 340.03 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 65°32'24" E, a distance of 340.03 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 24°27'36" W, a distance of 340.03 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 65°32'24" E, a distance of 340.03 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 87°44'48" W, a distance of 43.12 feet to the POINT OF BEGINNING and containing 43.27 acres (gross) of land;

3.917 ACRE S&E TRACT

COMMENCING at a 5/8-inch iron rod with cap stamped "1535 4015" found on the northeasterly right-of-way line of F.W. 359 (100 foot width) recorded under Vol. 264, Page 354 of the Fort Bend County Deed Records, being the northeast corner of a called 10,732.1 acre tract, and described as tract One in an instrument to R&S Concrete, LLC recorded under C.F.N. 200613177 O.P.R.F.B.C. and being the most westerly corner of said 471.4 acre tract;

THENCE, N 87°44'48" E, along a common line of said 471.4 acre tract, and said 10,732.1 acre tract, a distance of 324.15 feet to a 5/8-inch iron rod with cap stamped "1535 4015" found for the southeast corner of said 10,732.1 acre tract and being an interior corner of said 471.4 acre tract;

THENCE, over and across said 471.4 acre tract, the following courses and distances:

N 65°04'29" E, a distance of 419.41 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the POINT OF BEGINNING and the most southerly southwest corner of the herein described;

N 53°08'11" W, a distance of 115.55 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 17°51'05" W, a distance of 104.56 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most westerly corner of the herein described tract;

N 11°42'11" E, a distance of 149.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the northwest corner of the herein described tract;

N 89°12'23" E, a distance of 42.25 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner; N 69°40'36" E, a distance of 83.13 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 89°59'28" E, a distance of 51.57 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner; S 83°50'57" E, a distance of 49.30 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 79°17'18" E, a distance of 165.16 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most northerly northeast corner of the herein described tract;

S 11°00'47" W, a distance of 55.32 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 78°59'13" E, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract and being the beginning of a non-tangent curve to the right, from which its center bears S 78°59'13" E, 25.00 feet;

In a northeasterly direction, along said curve to the right, an arc distance of 36.27 feet, having a radius of 1,050.00 feet, a central angle of 16°31'22" and chord which bears S 19°11'28" W, 440.97 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 78°59'13" E, a distance of 95.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

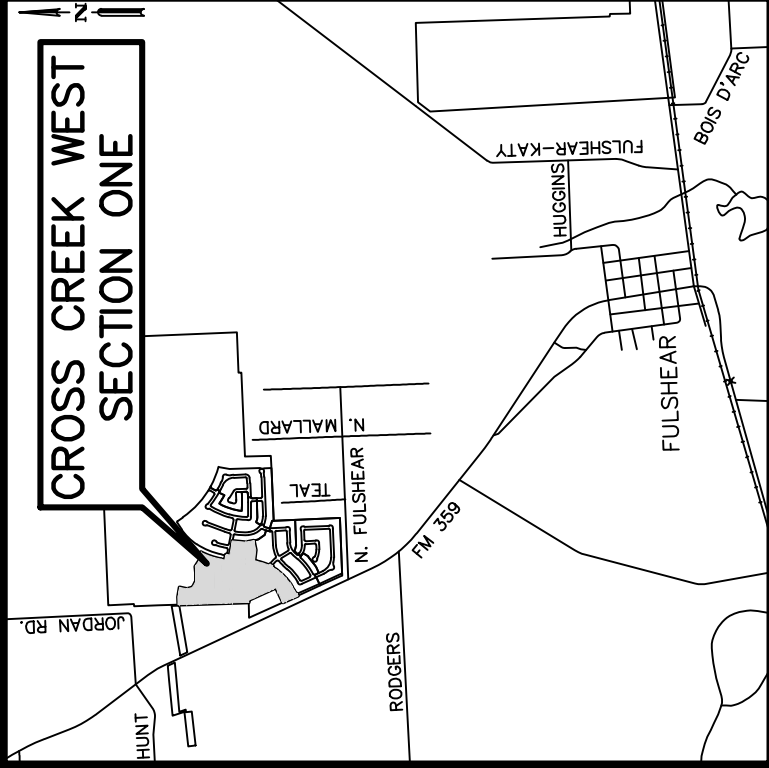
In a southeasterly direction, along said curve to the right, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and chord which bears S 33°59'13" E, 35.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency and being the most easterly corner of the herein described tract;

S 87°44'48" W, a distance of 209.10 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the southeast corner of the herein described tract;

N 87°42'56" W, a distance of 270.63 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 89°43'05" W, a distance of 165.30 feet to the POINT OF BEGINNING and containing 3.917 acres (S&E) (170.624 square feet) of land.

In conclusion 43.27 acre (gross) tract, minus a 3.917 acre (S&E) tract, for a total acreage of 39.35 acres (net).



CROSS CREEK WEST SECTION ONE

VICINITY MAP

SCALE: 1"=4,000'

KEY MAP NO. 482 Y & 522 C

CROSS CREEK WEST SECTION ONE

A SUBDIVISION OF 39.35 ACRES OF LAND LOCATED IN THE RUFUS WRIGHT SURVEY, A-344 FORT BEND COUNTY, TEXAS

LOTS: 16

RESERVE: 5

BLOCKS: 2

DATE: MAY 2021

SCALE: 1"=100'

LAND PLANNER:

META PLANNING + DESIGN

2427/5 KATY FREEWAY, SUITE 200

KATY, TEXAS 77454

(281) 810-1422

BGE, Inc.

10710 Katy Freeway, Suite 400, Houston, TX 77042

Tel: 281-558-8700

Email: info@bgeinc.com

TBPE Registration No. F-1046

TBPE S Licensed Surveying Firm No. 101065-00

Ethan M. Demary, P.E.

BGE, Inc.

10710 Katy Freeway, Suite 400, Houston, TX 77042

Tel: 281-558-8700

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Tel: 281-558-8700

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 39.35 acre tract described in the above and foregoing map of CROSS CREEK WEST SECTION ONE, 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.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of CROSS CREEK WEST SECTION ONE where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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 13th day of May, 2021.

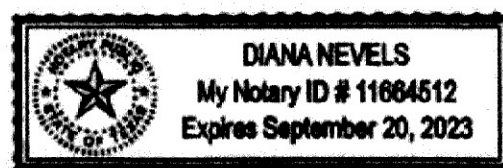
CCR WEST, INC., a Texas corporation,

By: Robert J. Bamford
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 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 May, 2021.



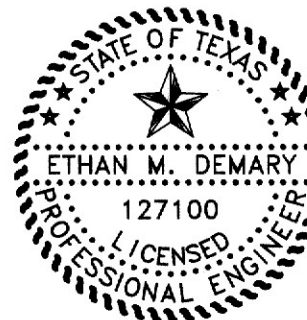
Diana Nevels
Diana Nevels
Notary Public in and for the State of Texas
Commission Expires: _____

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 (3/4) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the nearest survey corner.



Chris Jordan 5/12/21
Chris Jordan, R.P.L.S.
Texas Registration No. 6750

I, Ethan M. Demary, 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.



Ethan M. Demary 5/12/2021
Ethan M. Demary, P.E.
Texas License No. 127100
BGE, Inc.
TBPE Registration No. F-1046

This plat of CROSS CREEK WEST SECTION ONE is approved by the City Planning Commission of the City of Fulshear, Texas, this 5th day of March, 2021.

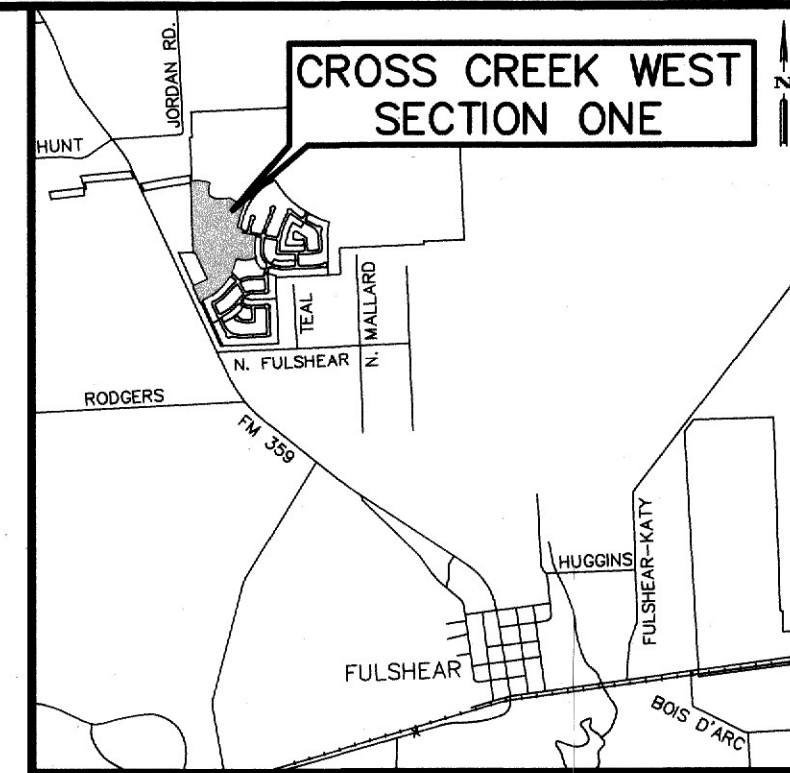
Amy Pearce
Amy Pearce
Chairman

Dar-Hakim
Dar-Hakim
Co-Chairman

This plat of CROSS CREEK WEST SECTION ONE was approved on 3-16-2021 by the City of Fulshear City Council and signed on this 21 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.

Aaron Groff
Aaron Groff
Mayor

Kimberly Kopecky
Kimberly Kopecky
City Secretary



VICINITY MAP
SCALE: 1"=4,000'
KEY MAP NO. 482 Y & 522 C

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.

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

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

Vincent M. Morales, Jr.
Vincent M. Morales, Jr.
Precinct 1, County Commissioner

Grady Prestage
Grady Prestage
Precinct 2, County Commissioner

KP George
KP George
County Judge

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

Ken R. DeMerchant
Ken R. 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
Laura Richard
County Clerk
Fort Bend County, Texas

By: _____
Deputy

CROSS CREEK WEST SECTION ONE

A SUBDIVISION OF 39.35 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 16 RESERVE: 5 BLOCKS: 2
SCALE: 1"=100' DATE: MAY 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
Ethan M. Demary, P.E.