

PLAT RECORDING SHEET

PLAT NAME: Cross Creek West Section Two

PLAT NO: _____

ACREAGE: 25.59

LEAGUE: Rufus Wright Survey

ABSTRACT NUMBER: A-344

NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 96

NUMBER OF RESERVES: 8

OWNERS: CCR West, Inc.

(DEPUTY CLERK)

\\cmprgsrvnet\aparc\aparc\Regional\TMA\Projects\Districts\FB\Map\08\4652-COR_Sec_2\PLT_V01.DWG (03/14/2021 10:33 AM) Titleblock: 5/17/2021 10:33 AM



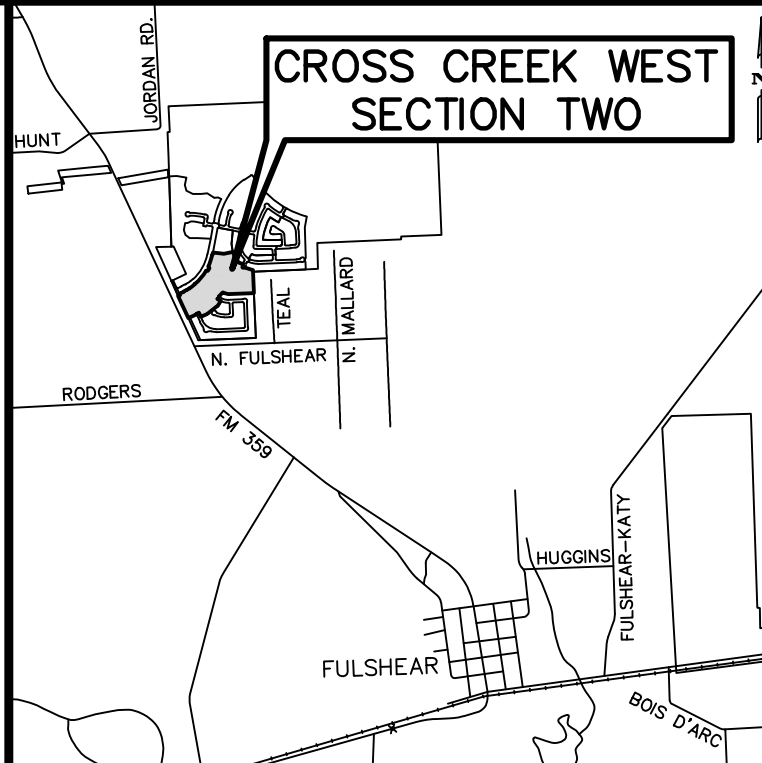
DISTRICT NAMES	
M. U. D.	FORT BEND COUNTY M. U. D. 198
SCHOOL	LAMAR C. I. S. D.
FIRE	FIRE DISTRICT FULSHEAR
E. S. D.	FORT BEND ESD 4
CITY OR CITY ETJ	FULSHEAR E. T. J.
UTILITIES CO.	CENTERPOINT ENERGY
C. A. D.	COUNTY ASSISTANCE DISTRICT NO. 7

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.1587 AC. / 6,911 S. F.	LANDSCAPE/OPEN SPACE/DRAINAGE
B	3.321 AC. / 144,651 S. F.	DETENTION
C	0.0518 AC. / 2,258 S. F.	LANDSCAPE/OPEN SPACE
D	0.4646 AC. / 20,238 S. F.	LANDSCAPE/OPEN SPACE/DRAINAGE
E	0.2593 AC. / 11,297 S. F.	LANDSCAPE/OPEN SPACE
F	0.9156 AC. / 39,885 S. F.	LANDSCAPE/OPEN SPACE
G	0.1255 AC. / 5,466 S. F.	LANDSCAPE/OPEN SPACE
H	0.1284 AC. / 5,592 S. F.	LANDSCAPE/OPEN SPACE

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N65°32'24"E	40.00'
L2	N65°32'24"E	76.05'
L3	N31°08'46"E	60.00'
L4	N11°00'47"E	54.17'
L5	S14°39'09"E	98.77'
L6	S74°07'43"E	95.75'
L7	S86°46'37"E	60.00'
L8	N78°00'03"W	83.16'
L9	N54°07'27"W	32.69'
L10	S83°28'39"W	14.77'
L11	S41°04'44"W	109.41'
L12	S48°55'16"E	3.03'
L13	S41°04'44"W	60.00'
L14	S30°58'09"W	126.05'
L15	S76°25'12"W	24.47'
L16	S57°55'54"W	45.07'
L17	S65°32'24"W	132.29'
L18	N24°27'36"W	91.62'

LINE DATA		
NUMBER	BEARING	DISTANCE
L19	S65°32'24"W	60.00'
L20	S24°27'36"E	10.22'
L21	S47°21'23"E	5.86'
L22	S71°25'59"E	1.08'
L23	N47°21'23"W	14.15'
L24	N47°24'17"W	14.19'
L25	S48°20'42"W	50.47'
L26	N86°39'18"W	14.14'
L27	N58°11'32"W	12.31'
L28	N46°38'39"E	49.42'
L29	S39°34'23"W	50.02'
L30	N41°49'45"E	51.48'
L31	N47°42'23"E	51.74'
L32	S67°31'21"W	41.51'
L33	N73°54'49"E	48.44'
L34	N81°15'55"E	48.60'
L35	S86°20'53"W	49.72'
L36	N14°25'55"E	54.31'

CURVE DATA				
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING
C1	30.00'	90°00'00"	47.12'	N 20°32'24" E
C2	1060.00'	3°44'52"	69.34'	N 63°39'58" E
C3	500.00'	7°54'32"	69.02'	N 57°50'16" E
C4	1519.53'	5°11'11"	137.55'	N 51°17'24" E
C5	500.00'	1°17'01"	11.20'	N 49°36'48" E
C6	1050.00'	19°27'59"	356.74'	N 40°14'41" E
C7	25.00'	90°32'59"	39.51'	N 75°47'11" E
C8	430.00'	0°51'34"	6.45'	N 59°17'01" W
C9	25.00'	84°21'03"	36.81'	N 17°32'17" W
C10	1050.00'	13°37'28"	249.68'	N 17°49'31" E
C11	330.00'	12°43'43"	73.31'	S 9°35'15" W
C12	25.00'	12°12'33"	5.33'	S 42°48'59" E
C13	330.00'	13°42'29"	78.95'	S 55°46'30" E
C14	400.00'	27°21'39"	191.02'	N 45°10'24" W
C15	550.00'	47°02'42"	451.60'	S 64°10'02" W
C16	1000.00'	19°54'03"	347.34'	N 50°35'43" E
C17	55.00'	85°00'20"	81.60'	S 18°02'34" W
C18	300.00'	5°37'33"	29.46'	S 0°24'37" W
C19	55.00'	90°05'33"	86.48'	N 42°38'36" E
C20	325.00'	46°36'39"	264.39'	S 64°23'03" W
C21	1200.00'	24°01'41"	503.24'	N 53°05'35" E
C22	430.00'	22°42'34"	170.43'	S 47°29'57" E
C23	25.00'	80°39'34"	35.19'	S 76°28'27" E
C24	580.00'	24°29'37"	247.95'	N 75°26'35" E
C25	25.00'	90°05'33"	39.31'	N 42°38'36" E
C26	330.00'	5°37'33"	32.40'	N 0°24'37" E
C27	270.00'	5°37'33"	26.51'	S 0°24'37" W
C28	25.00'	26°42'17"	11.65'	S 15°45'19" E
C29	50.00'	143°30'08"	125.23'	S 42°38'36" W
C30	25.00'	26°42'17"	11.65'	N 78°57'28" W
C31	295.00'	46°36'39"	239.99'	S 64°23'03" W
C32	25.00'	77°47'27"	33.94'	S 21°10'1" W
C33	25.00'	88°21'01"	38.55'	S 86°54'14" W
C34	1230.00'	19°53'06"	426.88'	S 52°40'16" W
C35	25.00'	87°04'25"	37.99'	S 19°04'37" W
C36	25.00'	23°04'26"	10.07'	N 35°59'49" W
C37	50.00'	132°25'36"	115.56'	N 18°40'46" E
C38	25.00'	23°56'50"	10.45'	N 72°55'08" E
C39	970.00'	20°18'02"	343.68'	N 50°47'42" E
C40	580.00'	12°05'03"	122.33'	N 46°41'12" E
C41	25.00'	90°11'00"	39.35'	N 73°08" E
C42	370.00'	21°23'47"	138.17'	N 48°09'20" W
C43	25.00'	95°54'31"	41.85'	S 16°27'41" W
C44	520.00'	23°16'26"	211.23'	S 76°03'10" W
C45	25.00'	89°54'27"	39.23'	N 47°21'24" W
C46	25.00'	90°05'33"	39.31'	N 42°38'36" E
C47	355.00'	20°51'38"	129.25'	N 77°15'34" E
C48	25.00'	81°40'41"	35.64'	S 72°19'55" E
C49	25.00'	96°51'02"	42.26'	N 79°55'06" W
C50	25.00'	81°40'41"	35.64'	N 9°20'46" E
C51	355.00'	9°06'22"	56.42'	N 45°37'55" E
C52	1170.00'	21°15'12"	434.00'	N 51°42'20" E
C53	25.00'	93°12'28"	40.67'	S 71°03'50" E
C54	25.00'	85°00'20"	37.09'	S 18°02'34" W
C55	1030.00'	19°54'03"	357.76'	S 50°35'43" W
C56	520.00'	11°00'42"	99.94'	S 46°09'02" W



CROSS CREEK WEST SECTION TWO

A SUBDIVISION OF 25.59 ACRES OF LAND LOCATED IN THE RUFUS WRIGHT SURVEY, A-344 FORT BEND COUNTY, TEXAS

LOTS: 96 RESERVE: 8 BLOCKS: 6 SCALE: 1"=100' DATE: MAY 2021

OWNER: COR 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.

\\scompsrvnet\geoparcus\Regiona\TMA\Projects\Districts\FB\CMU018\8462-COR_Sec_2\FPL_V01_CADD\03_Plot\PLAT_CROSS CREEK WEST SEC 2.dwg Tsdwiler 5/9/2021 1:19 PM

DESCRIPTION OF A 25.59 ACRE TRACT OF LAND SITUATED
IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344
FORT BEND COUNTY, TEXAS

BEING a 25.59 acre (1,114,761 square foot) tract of land situated in the Rufus Wright Survey, Abstract No. 344 and the Daniel Perry Survey, Abstract No. 301 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 Number (C.F.N.) 2020038283 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 25.59 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 a south line of said 471.4 acre tract as cited herein:

COMMENCING at a 1-inch iron pipe found for the most southerly southeast corner of said 471.4 acre tract, being on the west line of a called 1.01 acre tract of land described in an instrument to Karen Efron recorded under C.F.N. 2006152701 O.P.R.F.B.C. and being the northeast corner of a called 5.9360 acre tract of land described in an instrument to Joe F. Davis, et ux recorded under Volume 736, Page 147 of the Fort Bend County Deed Records (F.B.C.D.R.);

THENCE, S 87°41'23" W, along a common line of said 471.4 acre tract and said 5.9360 acre tract, a distance of 1,201.50 feet to a 1-inch iron pipe found on the northeasterly right-of-way line of F.M. 359 (100 foot width) recorded under Volume 264, Page 354 F.B.C.D.R., being the southwest corner of said 471.4 acre tract and being the northwest corner of said 5.9360 acre tract;

THENCE, N 24°27'36" W, along the common line of said F.M. 359 and said 471.4 acre tract, a distance of 505.21 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and the most southerly corner of the herein described;

THENCE, N 24°27'36" W, continuing along the common line of said F.M. 359 and said 471.4 acre tract, a distance of 507.69 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

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

N 65°32'24" E, a distance of 40.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears N 65°32'24" E, 30.00 feet;

In a northeasterly direction, along said curve to the right, an arc distance of 47.12 feet, having a radius of 30.00 feet, a central angle of 90°00'00" and chord which bears N 20°32'24" E, 42.43 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

N 65°32'24" E, a distance of 76.05 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a northeasterly direction, along said curve to the left, an arc distance of 69.34 feet, having a radius of 1,060.00 feet, a central angle of 03°44'52" and chord which bears N 63°39'58" E, 69.33 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a tangent compound curve to the left;

In a northeasterly direction, along said curve to the left, an arc distance of 69.02 feet, having a radius of 500.00 feet, a central angle of 07°54'32" and chord which bears N 57°50'16" E, 68.96 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a tangent compound curve to the left;

In a northeasterly direction, along said curve to the left, an arc distance of 137.55 feet, having a radius of 1,519.53 feet, a central angle of 05°11'11" and chord which bears N 51°17'24" E, 137.50 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 northeasterly direction, along said curve to the right, an arc distance of 11.20 feet, having a radius of 500.00 feet, a central angle of 01°17'01" and chord which bears N 49°30'48" E, 11.20 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 northeasterly direction, along said curve to the left, an arc distance of 356.74 feet, having a radius of 1,050.00 feet, a central angle of 19°27'56" and chord which bears N 40°14'41" E, 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 right;

In a northeasterly direction, along said curve to the right, 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 N 75°47'11" E, 35.52 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 31°08'46" 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 left, from which its center bears S 31°08'46" W, 430.00 feet;

In a northwesterly direction, along said curve to the left, 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 N 59°17'01" W, 6.45 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 northwesterly direction, along said curve to the right, an arc distance of 36.81 feet, having a radius of 25.00 feet, a central angle of 84°21'03" and chord which bears N 17°32'17" W, 33.57 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 northeasterly direction, along said curve to the left, 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 N 17°49'31" E, 249.09 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

N 11°00'47" E, a distance of 54.17 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the northwest corner of the herein described tract;

S 83°24'26" E, a distance of 233.04 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 77°17'58" E, a distance of 195.28 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 14°39'09" E, a distance of 98.77 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 35°11'15" E, a distance of 165.34 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 74°07'43" E, a distance of 95.75 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a northeasterly corner of the herein described tract and being the beginning of a non-tangent curve to the left, from which its center bears S 74°02'54" E, 330.00 feet;

In a southwesterly direction, along said curve to the left, an arc distance of 73.31 feet, having a radius of 330.00 feet, a central angle of 12°43'43" and chord which bears S 09°35'15" W, 73.16 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 86°46'37" E, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 73°13'34" E, a distance of 162.73 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;

THENCE, S 02°24'10" E, at a distance of 35.10 pass a 1-inch pipe found for the northwest corner of a called 5.174 acre tract of land described in an instrument to Sinclair and Annetis Lee Family Revocable Living Trust recorded under C.F.N. 2016067600 O.P.R.F.B.C. and being an interior corner of said 471.4 acre tract, along and with the common line of said 5.174 acre tract and said 471.4 acre tract, a total distance of 480.89 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;

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

S 87°35'50" W, a distance of 533.21 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 78°00'03 W, a distance of 83.16 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 54°07'27" W, a distance of 32.69 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 83°28'39" W, a distance of 14.77 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 41°04'44" W, a distance of 109.41 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 left, from which its center bears N 53°17'17" E, 25.00 feet;

In a southeasterly direction, along said curve to the left, an arc distance of 5.33 feet, having a radius of 25.00 feet, a central angle of 12°12'33" and chord which bears S 42°48'59" E, 5.32 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 48°55'16" E, a distance of 3.03 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an easterly corner of the herein described tract;

S 41°04'44" W, 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 left, from which its center bears N 41°04'44" E, 330.00 feet;

In a southeasterly direction, along said curve to the left, an arc distance of 78.95 feet, having a radius of 330.00 feet, a central angle of 13°42'29" and chord which bears S 55°46'30" E, 78.76 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an easterly corner of the herein described tract;

S 30°58'09" W, a distance of 126.05 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 76°25'12" W, a distance of 24.47 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 50°41'38" W, a distance of 215.05 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 57°55'54" W, a distance of 45.07 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

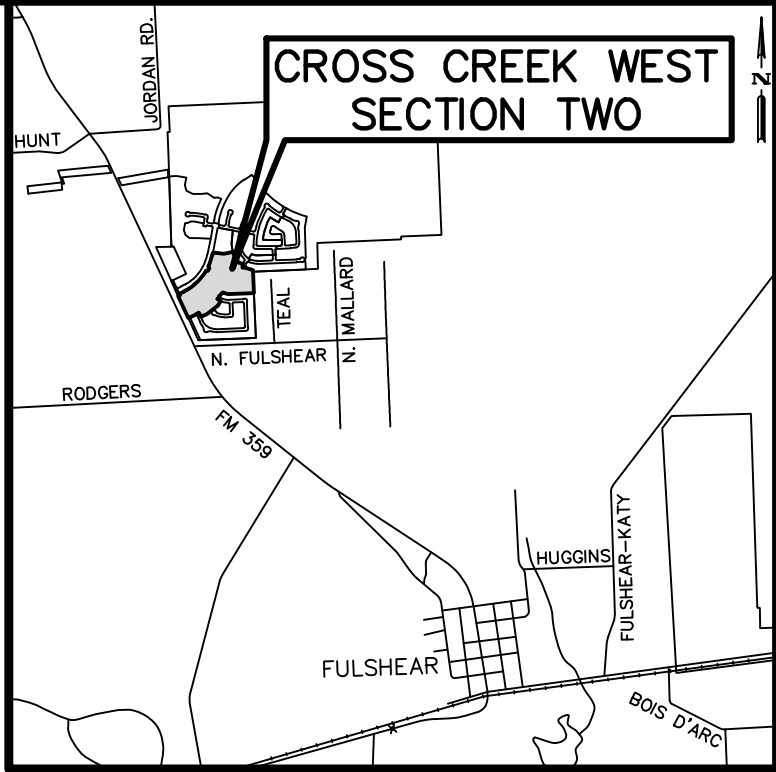
S 65°32'24" W, a distance of 132.29 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a southerly corner of the herein described tract;

N 24°27'36" W, a distance of 91.62 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 65°32'24" W, 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;

S 24°27'36" E, a distance of 10.22 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a southeasterly corner of the herein described tract;

S 65°32'24" W, a distance of 190.00 feet to the POINT OF BEGINNING and containing 25.59 acres (1,114,761 square feet) of land.



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

GENERAL NOTES

- "①" indicates Block Number.
- "↗" indicates Street Name Change.
- "U.E." indicates "Utility Easement".
- "A.E." indicates "Aerial 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.
- "P.O.B." = indicates Point of Beginning.
- 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 1075917, certified date of March 13, 2021, that there is a 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.
- This plat is within Lighting Zone LZ3.
- This tract is located within the extraterritorial jurisdiction of the City of Fulshear and Fort Bend County.
- The top of all floor slabs shall be a minimum of 148.27 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.
- 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 plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- A minimum distance of 10' shall be maintained between residential dwellings.
- All drainage easements and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 196.

CROSS CREEK WEST SECTION TWO

A SUBDIVISION OF 25.59 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 96 RESERVE: 8 BLOCKS: 6
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.

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

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 TWO 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.

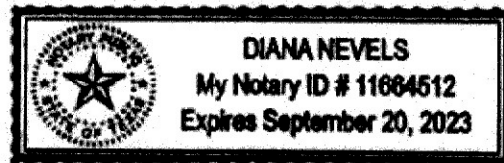
CCR WEST, INC., a Texas corporation,

By: [Signature]
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.



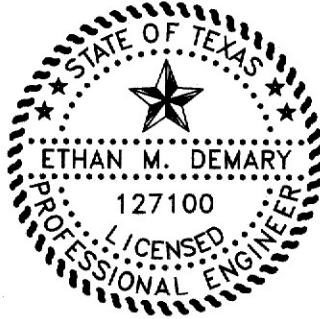
[Signature]
Diana Nevels
Notary Public in and for the State of Texas
Commission Expires: _____

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.



[Signature] 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.



[Signature] 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 TWO is approved by the City Planning Commission of the City of Fulshear, Texas, this 5th day of March, 2021.

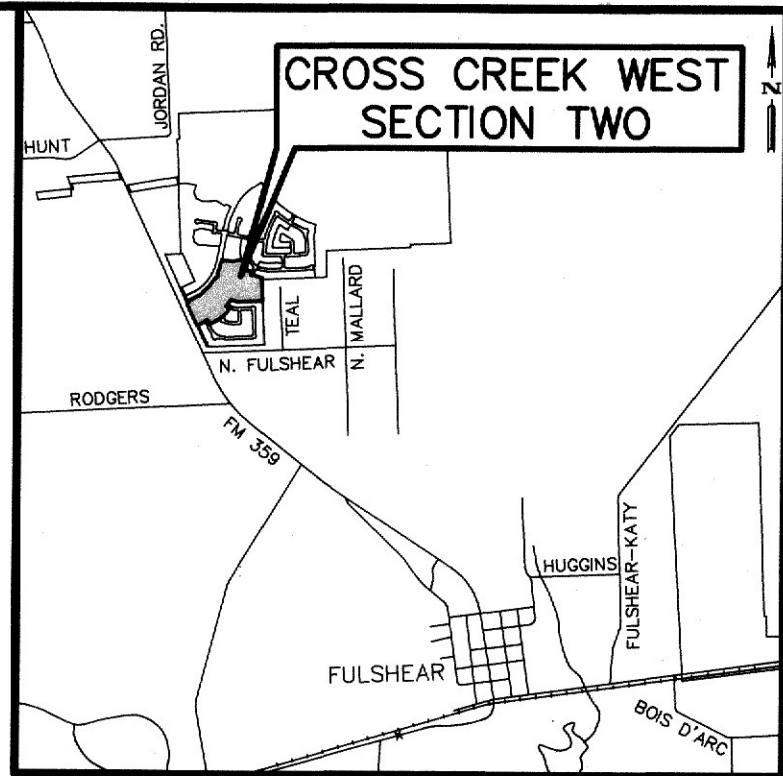
[Signature]
Amy Pearce
Chairman

[Signature]
Darrell Jordan
Co-Chairman

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



VICINITY MAP

SCALE: 1"=4,000'

KEY MAP NO. 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.

[Signature]
J. Stacy Slawinski, P.E.
Fort Bend County Engineer

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

[Signature]
Vincent M. Morales, Jr.
Precinct 1, County Commissioner

[Signature]
Grady Prestage
Precinct 2, County Commissioner

[Signature]
KP George
County Judge

[Signature]
W. A. "Andy" Meyers
Precinct 3, County Commissioner

[Signature]
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.

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

By: _____
Deputy

CROSS CREEK WEST SECTION TWO

A SUBDIVISION OF 25.59 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344 AND
FORT BEND COUNTY, TEXAS

LOTS: 96 RESERVE: 8 BLOCKS: 6
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.