

PLAT RECORDING SHEET

PLAT NAME: Cross Creek West Section Four

PLAT NO: _____

ACREAGE: 33.96

LEAGUE: Rufus Wright Survey

ABSTRACT NUMBER: A-344

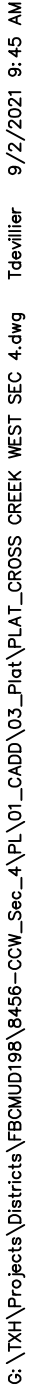
NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 94





NUMBER OF RESERVES: 9






OWNERS: CCR West, Inc.

(DEPUTY CLERK)



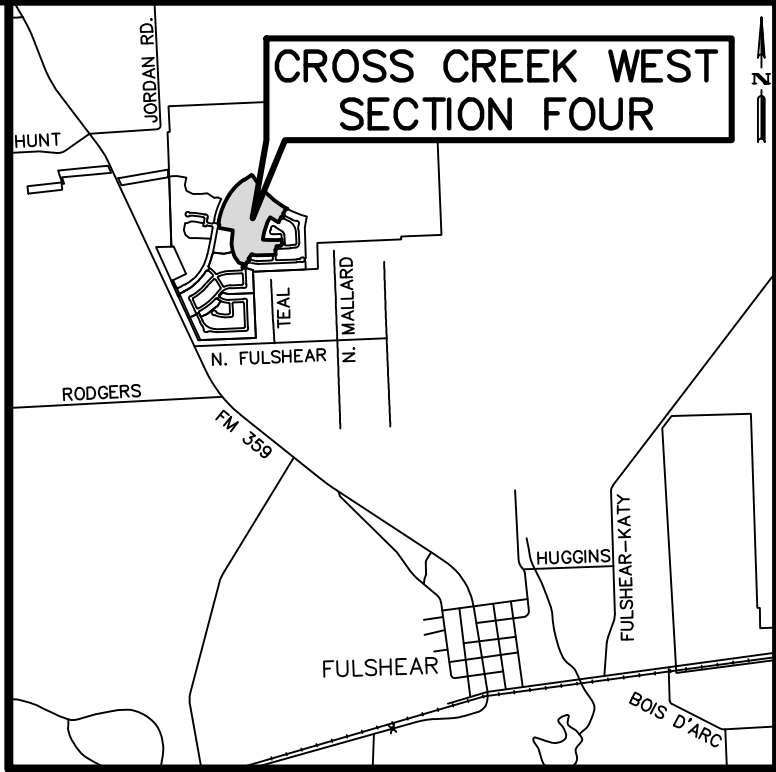
| DISTRICT NAMES | |
|------------------|----------------------------------|
| M. U. D. | FORT BEND COUNTY M. U. D. 198 |
| SCHOOL | LAMAR C. I. S. D. |
| FIRE | FIRE DISTRICT FULSHEAR |
| E. S. D. | FORT BEND ESD 4 |
| CITY OR CITY ETJ | FULSHEAR E. T. J. |
| UTILITIES CO. | CENTERPOINT ENERGY |
| C.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

| RESERVE TABLE | | |
|---|--------------------------|-------------------------------|
| RESERVE | ACREAGE / SQUARE FOOTAGE | RESTRICTION |
|  | 0.2167 AC. / 9,437 S.F. | LANDSCAPE/OPEN SPACE |
|  | 7.520 AC. / 327,580 S.F. | DETENTION |
|  | 0.1287 AC. / 5,608 S.F. | LIFT STATION |
|  | 0.1313 AC. / 5,719 S.F. | LANDSCAPE/OPEN SPACE/DRAINAGE |

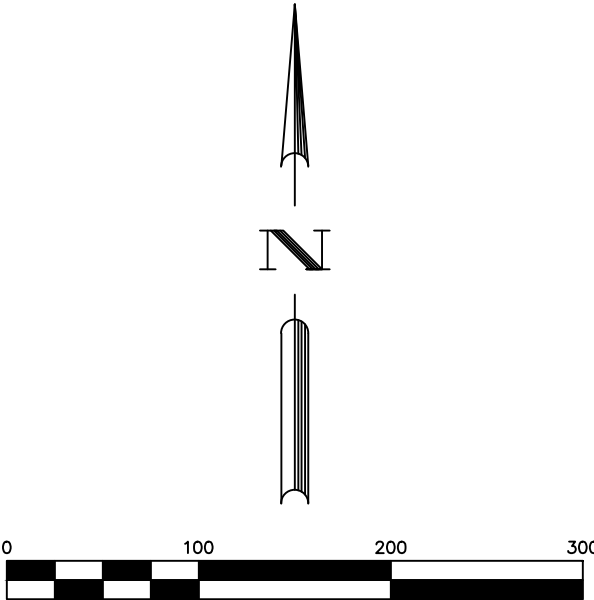
| RESERVE TABLE | | |
|---|----------------------------|----------------------|
| RESERVE | ACREAGE / SQUARE FOOTAGE | RESTRICTION |
|  | 0.2559 AC. / 11, 149 S. F. | LANDSCAPE/OPEN SPACE |
|  | 0.3790 AC. / 16, 510 S. F. | LANDSCAPE/OPEN SPACE |
|  | 0.2367 AC. / 10, 311 S. F. | LANDSCAPE/OPEN SPACE |
|  | 0.0981 AC. / 4, 272 S. F. | LANDSCAPE/OPEN SPACE |
|  | 0.0913 AC. / 3, 977 S. F. | LANDSCAPE/OPEN SPACE |

| NUMBER | CURVE DATA | | | | CHORD BEARING | CHORD DISTANCE |
|--------|------------|-------------|--------------|---------------|---------------|----------------|
| | RADIUS | DELTA ANGLE | ARC DISTANCE | | | |
| C1 | 30.00' | 90°11'57" | 47.23' | S 79°18'14" E | 42.50' | |
| C2 | 1850.00' | 27°28'16" | 887.00' | S 47°56'24" E | 878.53' | |
| C3 | 30.00' | 88°10'16" | 46.17' | S 74°14'20" W | 41.74' | |
| C4 | 25.00' | 91°48'15" | 40.06' | S 15°44'55" E | 35.91' | |
| C5 | 1970.00' | 0°09'09" | 5.24' | S 61°43'37" E | 5.24' | |
| C6 | 2030.00' | 1°00'13" | 35.56' | N 61°18'04" W | 35.56' | |
| C7 | 25.00' | 90°00'00" | 39.27' | S 42°34'03" W | 35.36' | |
| C8 | 25.00' | 90°00'00" | 39.27' | S 42°34'03" W | 35.36' | |
| C9 | 320.00' | 5°29'48" | 30.70' | S 60°19'22" E | 30.69' | |
| C10 | 25.00' | 90°00'00" | 39.28' | S 71°55'13" W | 35.36' | |
| C11 | 270.00' | 23°41'20" | 111.63' | S 15°04'03" W | 110.81' | |
| C12 | 330.00' | 12°43'43" | 73.31' | N 9°35'15" E | 73.16' | |
| C13 | 25.00' | 90°00'00" | 39.27' | N 33°59'13" W | 35.36' | |
| C14 | 1450.00' | 22°24'47" | 567.22' | N 22°31'11" E | 563.61' | |
| C15 | 1150.00' | 22°10'13" | 444.99' | N 44°30'41" E | 442.22' | |
| C16 | 900.00' | 12°58'54" | 203.92' | S 17°30'14" W | 203.48' | |
| C17 | 350.00' | 59°09'15" | 361.35' | S 33°29'39" E | 345.52' | |
| C18 | 1200.00' | 23°59'14" | 502.39' | S 8°04'36" W | 498.73' | |
| C19 | 2000.00' | 2°43'10" | 94.93' | N 88°55'38" E | 94.92' | |
| C20 | 55.00' | 90°22'10" | 86.75' | S 44°31'42" E | 78.03' | |
| C21 | 1300.00' | 16°24'09" | 372.16' | S 8°51'28" W | 370.89' | |
| C22 | 1800.00' | 13°26'52" | 422.48' | S 23°46'58" W | 421.51' | |
| C23 | 55.00' | 97°14'04" | 93.34' | S 79°07'26" W | 82.53' | |
| C24 | 2000.00' | 9°32'39" | 333.16' | S 57°01'52" W | 332.77' | |
| C25 | 300.00' | 31°30'29" | 166.85' | S 19°09'23" E | 164.71' | |
| C26 | 25.00' | 90°00'00" | 39.27' | N 56°00'47" E | 35.36' | |
| C27 | 930.00' | 9°49'48" | 159.56' | N 15°55'41" E | 159.36' | |
| C28 | 25.00' | 41°16'51" | 18.01' | N 01°20'09" E | 17.63' | |
| C29 | 50.00' | 26°53'02" | 231.79' | S 67°37'46" E | 73.36' | |
| C30 | 25.00' | 44°32'06" | 19.43' | S 42°54'42" W | 18.95' | |
| C31 | 870.00' | 9°37'52" | 146.24' | S 15°49'43" W | 146.07' | |
| C32 | 25.00' | 90°00'00" | 39.27' | S 33°59'13" E | 35.36' | |
| C33 | 25.00' | 86°09'14" | 37.59' | N 57°56'10" E | 34.15' | |
| C34 | 1230.00' | 51°2'41" | 111.87' | N 17°27'53" E | 111.83' | |
| C35 | 25.00' | 51°29'52" | 22.47' | N 5°40'43" W | 21.72' | |
| C36 | 50.00' | 26°35'51" | 230.31' | S 79°28'03" E | 74.36' | |
| C37 | 25.00' | 32°25'20" | 14.15' | S 36°16'53" W | 13.96' | |
| C38 | 1170.00' | 4°50'28" | 98.86' | S 17°38'59" W | 98.83' | |
| C39 | 25.00' | 94°12'58" | 41.11' | S 31°52'44" E | 36.63' | |
| C40 | 25.00' | 87°42'36" | 38.27' | N 57°09'29" E | 34.64' | |
| C41 | 1330.00' | 3°45'21" | 87.19' | N 15°10'51" E | 87.17' | |
| C42 | 1830.00' | 13°21'41" | 426.76' | N 23°44'22" E | 425.79' | |
| C43 | 25.00' | 49°59'39" | 21.81' | N 5°25'23" E | 21.13' | |
| C44 | 50.00' | 179°09'03" | 156.34' | N 70°00'05" E | 100.00' | |
| C45 | 25.00' | 30°59'25" | 13.52' | S 35°55'05" E | 13.36' | |
| C46 | 1970.00' | 6°59'48" | 240.57' | S 54°54'42" E | 240.42' | |
| C47 | 25.00' | 91°26'12" | 39.90' | N 75°52'18" E | 35.80' | |
| C48 | 30.00' | 88°10'16" | 46.17' | N 13°55'55" W | 41.74' | |
| C49 | 2030.00' | 8°32'26" | 302.59' | N 56°31'45" W | 302.31' | |
| C50 | 25.00' | 97°14'04" | 42.43' | S 79°07'26" W | 37.52' | |
| C51 | 1770.00' | 13°26'52" | 415.43' | S 23°46'58" W | 414.48' | |
| C52 | 1270.00' | 16°24'09" | 363.57' | S 8°51'28" W | 362.33' | |
| C53 | 25.00' | 90°22'10" | 39.43' | S 44°31'42" E | 35.47' | |
| C54 | 1970.00' | 2°43'10" | 93.50' | N 88°55'38" E | 93.49' | |
| C55 | 25.00' | 87°16'50" | 38.08' | N 46°04'22" W | 34.51' | |
| C56 | 25.00' | 181°33'56" | 7.96' | S 81°10'15" W | 7.92' | |
| C57 | 50.00' | 127°02'36" | 110.87' | N 44°25'25" W | 89.51' | |
| C58 | 25.00' | 19°05'18" | 8.33' | N 9°33'15" E | 8.29' | |
| C59 | 1330.00' | 8°38'26" | 200.57' | N 41°49'49" E | 200.38' | |
| C60 | 25.00' | 87°38'14" | 38.24' | N 35°10'06" W | 34.62' | |
| C61 | 25.00' | 91°17'32" | 39.83' | S 55°22'01" W | 35.75' | |
| C62 | 1170.00' | 13°38'16" | 278.49' | S 2°54'07" W | 277.83' | |
| C63 | 320.00' | 5°33'27" | 299.68' | S 30°44'44" E | 288.85' | |
| C64 | 330.00' | 13°24'32" | 77.23' | N 22°39'22" E | 77.05' | |
| C65 | 25.00' | 76°43'08" | 33.47' | N 8°59'56" W | 31.03' | |
| C66 | 380.00' | 13°26'29" | 288.11' | N 25°38'16" W | 281.26' | |
| C67 | 1230.00' | 43°45'04" | 295.20' | N 2°57'31" E | 294.49' | |
| C68 | 25.00' | 88°49'16" | 38.76' | N 34°34'35" W | 34.99' | |

| LINE DATA | | | |
|-----------|-------------|---------|----------|
| NUMBER | BEARING | LENGTH | DISTANCE |
| L1 | S34°12'16"E | 126.74' | |
| L2 | S3°09'12"W | 96.65' | |
| L3 | S28°11'49"W | 60.00' | |
| L4 | S27°21'51"W | 123.04' | |
| L5 | N61°23'10"W | 88.64' | |
| L6 | N57°11'43"W | 112.93' | |
| L7 | S31°33'52"W | 62.14' | |
| L8 | S23°21'19"W | 61.44' | |
| L9 | S21°12'55"W | 61.44' | |
| L10 | S19°04'31"W | 61.44' | |
| L11 | S16°47'34"W | 61.30' | |
| L12 | S13°49'09"W | 61.20' | |
| L13 | S10°45'23"W | 61.20' | |
| L14 | S7°41'37"W | 61.20' | |
| L15 | S8°45'55"E | 133.32' | |
| L16 | S89°42'46"E | 65.00' | |
| L17 | N88°46'34"E | 61.42' | |
| L18 | N87°34'03"E | 61.00' | |
| L19 | N87°34'03"E | 74.00' | |
| L20 | S2°25'57"E | 100.00' | |
| L21 | S87°34'03"W | 92.81' | |
| L22 | S2°25'57"E | 60.00' | |
| L23 | S2°25'57"E | 98.31' | |
| L24 | S88°57'56"W | 136.71' | |
| L25 | S87°34'03"W | 60.07' | |
| L26 | N8°08'54"W | 52.38' | |
| L27 | N6°05'57"W | 42.38' | |
| L28 | S73°39'47"W | 115.00' | |
| L29 | S32°25'32"W | 150.04' | |
| L30 | S26°55'44"W | 60.00' | |
| L31 | N88°46'37"W | 60.00' | |
| L32 | N74°07'43"W | 95.75' | |
| L33 | N14°39'09"W | 132.79' | |
| L34 | N9°13'45"W | 132.49' | |
| L35 | N11°00'47"E | 60.00' | |
| L36 | N11°00'47"E | 74.10' | |
| L37 | S87°34'03"W | 8.95' | |
| L38 | S18°00'56"E | 27.60' | |
| L39 | N69°55'47"W | 8.31' | |
| L40 | N35°05'23"E | 16.05' | |
| L41 | S33°59'12"E | 13.28' | |
| L42 | S11°00'48"W | 75.66' | |
| L43 | S16°05'34"W | 80.18' | |
| L44 | S20°33'27"W | 49.04' | |
| L45 | S65°43'48"W | 14.10' | |
| L46 | N46°57'52"E | 75.03' | |
| L47 | N43°02'58"W | 75.00' | |
| L48 | S46°57'52"W | 75.03' | |
| L49 | S43°17'50"W | 56.71' | |
| L50 | S71°59'46"W | 92.83' | |
| L51 | N46°08'39"E | 71.31' | |
| L52 | S45°09'43"E | 31.80' | |
| L53 | S42°03'42"W | 21.00' | |
| L54 | N32°31'43"W | 20.00' | |
| L55 | S64°15'06"W | 14.67' | |
| L56 | N78°23'59"W | 76.10' | |
| L57 | N12°42'28"W | 14.37' | |
| L58 | N75°07'53"W | 79.77' | |
| L59 | N1°15'46"E | 15.14' | |
| L60 | S39°31'47"E | 47.07' | |



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



CROSS CREEK WEST SECTION FOUR

A SUBDIVISION OF 34.05 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344 AND
THE DANIEL PERRY SURVEY, A-301
FORT BEND COUNTY, TEXAS

LOTS: 94 RESERVE: 9 BLOCKS: 4
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

| | |
|---------------------|-------------------------------|
| OWNER: | LAND PLANNER: |
| CCR WEST, INC., | META PLANNING + DESIGN |
| Texas Corporation | 24275 KATY FREEWAY, SUITE 200 |
| RIVERWAY, SUITE 500 | KATY, TEXAS 77494 |
| JUSTON, TEXAS 77056 | (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\aparcus\Regional\TAM\Projects\Districts\FECMUD\84646-CON-Sec-A\PLAT_CROSS CREEK WEST SEC 4.dwg Titleblock

DESCRIPTION OF A 34.05 ACRE TRACT OF LAND SITUATED
IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344 AND
THE DANIEL PERRY SURVEY, ABSTRACT NO. 301
FORT BEND COUNTY, TEXAS

BEING a 34.05 acre 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 34.05 acre tract 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 north line of said 471.4 acre tract as cited herein:

COMMENCING at a 5/8-inch iron rod with cap stamped "1535 4015" found on the northeasterly right-of-way line of F.M. 359 (100 foot width) recorded under Volume 264, Page 354 of the Fort Bend County Deed Records, for the southwest corner of a called 10.7321 acre tract of land as described in an instrument to R&S Concrete, LLC recorded under C.F.N. 2006137177 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 10.7321 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 10.7321 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 68°19'42" E, a distance of 1,062.39 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the POINT OF BEGINNING and the most westerly southwest corner of the herein described;

N 11°00'47" 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 N 11°00'47" E, 25.00 feet;

In a northwesterly 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 N 33°59'13" W, 35.36 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 74.10 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 northeasterly direction, along said curve to the right, an arc distance of 567.22 feet, having a radius of 1,450.00 feet, a central angle of 22°24'47" and chord which bears N 22°13'11" E, 563.61 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 northeasterly direction, along said curve to the right, an arc distance of 444.99 feet, having a radius of 1,150.00 feet, a central angle of 22°10'13" and chord which bears N 44°30'41" E, 442.22 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

N 55°35'47" E, a distance of 167.09 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most northerly corner of the herein described tract and being the beginning of a tangent curve to the right;

In a southeasterly direction, along said curve to the right, an arc distance of 47.23 feet, having a radius of 30.00 feet, a central angle of 90°11'57" and chord which bears S 79°18'14" E, 42.50 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 34°12'16" E, a distance of 126.74 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 southeasterly direction, along said curve to the left, an arc distance of 887.00 feet, having a radius of 1,850.00 feet, a central angle of 27°28'16" and chord which bears S 47°56'24" E, 878.53 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most easterly corner of the herein described tract and being the beginning of a non-tangent curve to the left from which its center bears S 28°19'28" W, 30.00 feet;

In a southwesterly direction, along said curve to the left, an arc distance of 46.17 feet, having a radius of 30.00 feet, a central angle of 88°10'16" and chord which bears S 74°14'20" W, 41.74 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 30°09'12" W, a distance of 96.65 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 southeasterly direction, along said curve to the left, an arc distance of 40.06 feet, having a radius of 25.00 feet, a central angle of 91°48'15" and chord which bears S 15°44'55" E, 35.91 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an easterly corner of the herein described tract and being the point of a tangent compound curve to the left;

In a southeasterly direction, along said curve to the left, an arc distance of 5.24 feet, having a radius of 1,970.00 feet, a central angle of 00°09'09" and chord which bears S 61°43'37" E, 5.24 feet to a 1/2-inch iron pipe with cap stamped BGE INC set for an easterly corner of the herein described tract;

S 28°11'49" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a southerly corner of the herein described tract and being the beginning of a non-tangent curve to the right, from which its center bears N 28°11'49" E, 2,030.00 feet;

In a northwesterly direction, along said curve to the right, an arc distance of 35.56 feet, having a radius of 2,030.00 feet, a central angle of 01°00'13" and chord which bears N 61°18'04" W, 35.56 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 27°21'51" W, a distance of 123.04 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a southerly corner of the herein described tract;

N 61°23'10" W, a distance of 88.64 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 57°11'43" W, a distance of 112.93 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 31°33'52" W, a distance of 62.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 23°21'19" W, a distance of 61.44 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 21°12'55" W, a distance of 61.44 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 19°04'31" W, a distance of 61.44 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 16°47'34" W, a distance of 61.30 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 13°49'09" W, a distance of 61.20 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 10°45'23" W, a distance of 61.20 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 07°41'37" W, a distance of 61.20 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 85°45'55" E, a distance of 133.32 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 89°42'46" E, a distance of 65.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 88°46'34" E, a distance of 61.42 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 87°34'03" E, a distance of 61.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 87°34'03" E, a distance of 74.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a northeasterly corner of the herein described tract;

S 02°25'57" E, a distance of 100.00 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 southwesterly 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 42°34'03" W, 35.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 87°34'03" W, a distance of 92.81 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 02°25'57" E, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a southeasterly corner of the herein described tract and being the beginning of a non-tangent curve to the left, from which its center bears S 02°25'57" E, 25.00 feet;

In a southwesterly direction, along said curve to the left, 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 42°34'03" W, 35.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 02°25'57" E, a distance of 98.31 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a southeasterly corner of the herein described tract;

S 88°57'59" W, a distance of 135.71 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 87°34'03" W, a distance of 60.07 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 87°45'38" W, a distance of 204.43 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 80°08'54" W, a distance of 52.38 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 65°05'57" W, a distance of 42.38 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 73°39'47" W, a distance of 15.04 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 32°25'32" W, a distance of 110.00 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 32°25'32" E, 320.00 feet;

In a southeasterly direction, along said curve to the left, an arc distance of 30.70 feet, having a radius of 320.00 feet, a central angle of 05°29'48" and chord which bears S 60°19'22" E, 30.69 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a easterly corner of the herein described tract;

S 26°55'44" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a southeasterly corner of the herein described tract and being the beginning of a non-tangent curve to the left, from which its center bears S 26°55'44" W, 25.00 feet;

In a southwesterly direction, along said curve to the left, an arc distance of 39.28 feet, having a radius of 25.00 feet, a central angle of 90°01'00" and chord which bears S 71°55'13" W, 35.36 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 southwesterly direction, along said curve to the left, an arc distance of 111.63 feet, having a radius of 270.00 feet, a central angle of 23°41'20" and chord which bears S 15°04'03" W, 110.84 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most southerly southeast corner of the herein described tract;

N 86°46'37" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for most southerly southwest corner of the herein described tract and being the beginning of a non-tangent curve to the right, from which its center bears S 86°46'37" E, 330.00 feet;

In a northeasterly direction, along said curve to the right, 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 N 09°35'15" E, 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;

N 74°07'43" W, a distance of 95.75 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

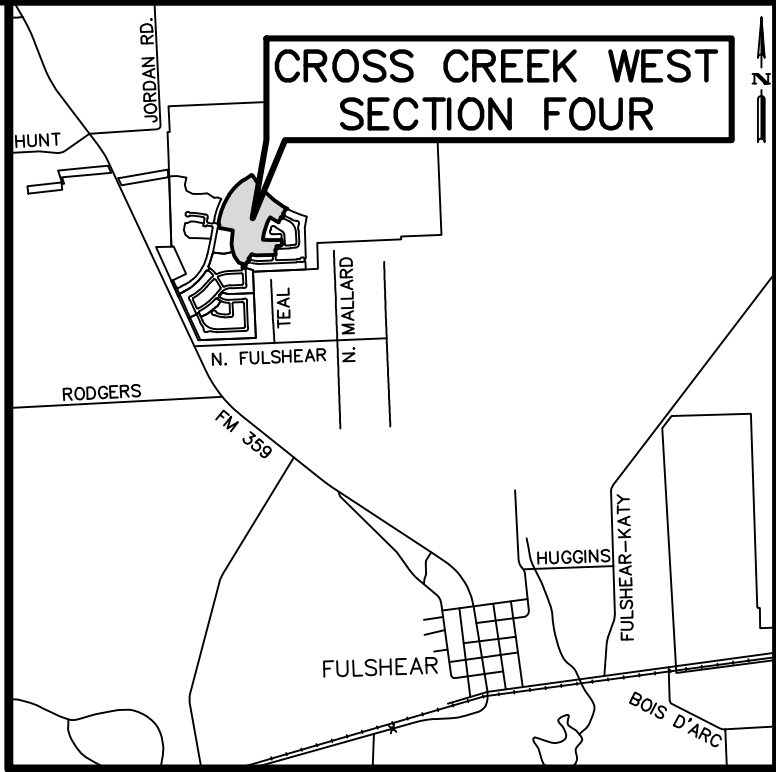
N 35°11'15" W, a distance of 165.34 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 14°39'09" W, a distance of 132.79 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

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

N 04°23'33" E, a distance of 281.69 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 78°59'13" W, a distance of 293.08 feet to the POINT OF BEGINNING and containing 34.05 acres of land



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

GENERAL NOTES

- "①" indicates Block Number.
- "┐" indicates Street Name Change.
- "U.E." indicates "Utility 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 1076355, certified date of April 22, 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 148.01 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 one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purpose.
- 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. 198.

CROSS CREEK WEST SECTION FOUR

A SUBDIVISION OF 34.05 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344 AND
THE DANIEL PERRY SURVEY, A-301
FORT BEND COUNTY, TEXAS

LOTS: 94 RESERVE: 9 BLOCKS: 4
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.

SHEET 3 OF 3