

**PLAT RECORDING SHEET**

**PLAT NAME:** Cross Creek West Section Five

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**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 22.72

\_\_\_\_\_

**LEAGUE:** Rufus Wright Survey

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**ABSTRACT NUMBER:** A-344

\_\_\_\_\_

**NUMBER OF BLOCKS:** 4

\_\_\_\_\_

**NUMBER OF LOTS:** 96

\_\_\_\_\_

**NUMBER OF RESERVES:** 3

\_\_\_\_\_

**OWNERS:** CCR West, Inc.

\_\_\_\_\_

\_\_\_\_\_  
**(DEPUTY CLERK)**

DESCRIPTION OF A 22.71 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 22.71 acre (989,321 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 22.71 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 south line of said 471.4-acre tract as cited herein:

**BEGINNING** at a 1-inch iron pipe found for the northwest corner of a called 5.174 acre tract of land described in an instrument to Sinclair and Annette Lee Family Revocable Living Trust recorded under C.F.N. 2016067600 O.P.R.F.B.C., being an interior corner of said 471.4 acre tract and being the most southerly southwest corner of the herein described tract;

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

NORTH, a distance of 34.64 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 73°15'12" W, a distance of 164.25 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most westerly 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°47'28" E, 270.00 feet;

In a northeasterly direction, along said curve to the right, an arc distance of 111.63 feet, having a radius of 270.00 feet, a central angle of 23°41'22" and chord which bears N 15°03'12" E, 110.84 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 39.28 feet, having a radius of 25.00 feet, a central angle of 90°02'07" and chord which bears N 71°55'02" E, 35.37 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 26°56'00" 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 26°56'00" E, 320.00 feet;

In a northwesterly direction, along said curve to the right, an arc distance of 30.67 feet, having a radius of 320.00 feet, a central angle of 05°29'32" and chord which bears N 60°19'14" W, 30.66 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a westerly corner of the herein described tract;

N 32°25'32" E, a distance of 110.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a northwesterly corner of the herein described tract;

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

S 65°05'57" E, a distance of 42.38 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

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

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

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

N 88°57'59" E, a distance of 135.71 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 02°25'57" W, a distance of 98.31 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 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and chord which bears N 42°34'03" E, 35.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 02°25'57" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a northwesterly corner of the herein described tract;

N 87°34'03" E, a distance of 92.81 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 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and chord which bears N 42°34'03" E, 35.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

N 02°25'57" W, a distance of 100.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 87°34'03" W, a distance of 74.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

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

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

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

N 85°45'55" W, a distance of 133.32 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a southwesterly corner of the herein described tract;

N 07°41'37" E, a distance of 61.20 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

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

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

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

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

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

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

N 31°33'52" E, a distance of 62.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a northerly corner of the herein described tract;

S 57°11'43" E, a distance of 112.93 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 61°23'10" E, a distance of 88.64 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 27°21'51" E, a distance of 123.09 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a northerly corner of the herein described tract and being the beginning of a non-tangent curve to the left, from which its center bears N 29°11'59" E, 2,030.00 feet;

In a southeasterly direction, along said curve to the left, an arc distance of 35.34 feet, having a radius of 2,030.00 feet, a central angle of 00°59'50" and chord which bears S 61°17'56" E, 35.34 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 28°12'08" 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 28°12'08" E, 30.00 feet;

In a northwesterly direction, along said curve to the right, an arc distance of 48.15 feet, having a radius of 30.00 feet, a central angle of 91°57'20" and chord which bears N 15°49'12" W, 43.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

N 30°09'29" E, a distance of 96.31 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 38.54 feet, having a radius of 25.00 feet, a central angle of 88°19'09" and chord which bears N 74°19'03" E, 34.83 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 point of a tangent reverse curve to the left;

In a southeasterly direction, along said curve to the left, an arc distance of 437.06 feet, having a radius of 1,850.00 feet, a central angle of 13°32'10" and chord which bears S 68°17'28" E, 436.05 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the northeast corner of the herein described tract;

S 10°49'26" W, a distance of 230.43 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 02°00'24" E, a distance of 642.57 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a southeasterly corner of the herein described tract;

S 62°19'38" W, a distance of 24.47 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 62°19'38" W, 50.00 feet;

In a southwesterly direction, along said curve to the right, an arc distance of 50.02 feet, having a radius of 50.00 feet, a central angle of 57°19'04" and chord which bears S 00°59'09" W, 47.96 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 60°21'19" E, a distance of 20.00 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 163.72 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set on the north line of a called 6.092 acre tract of land described in an instrument to Sinclair and Annette Lee Family Revocable Living Trust recorded under C.F.N. 2014073963 O.P.R.F.B.C., same being a southerly line of said 471.4 acre tract and being the southeast corner of the herein described tract;

THENCE, S 87°19'06" W, along a common line of said 6.092 acre tract and said 471.4 acre tract, a distance of 139.41 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner, from which a found 1-inch iron pipe bears S 61°56'17" W, 0.56 feet;

THENCE, S 87°39'09" W, continuing along a common line of said 6.092 acre tract and said 471.4 acre tract, at a distance of 507.15 feet pass a 1/2-inch iron rod with cap stamped "RPLS 2085" found for the northwest corner of said 6.092 acre tract, same being the northeast corner of said 5.174 acre tract and continuing along the common line of said 5.174 acre tract and said 471.4 acre tract, for a total distance of 962.16 feet to the **POINT OF BEGINNING** and containing 22.71 acres (989,321 square feet) of land.

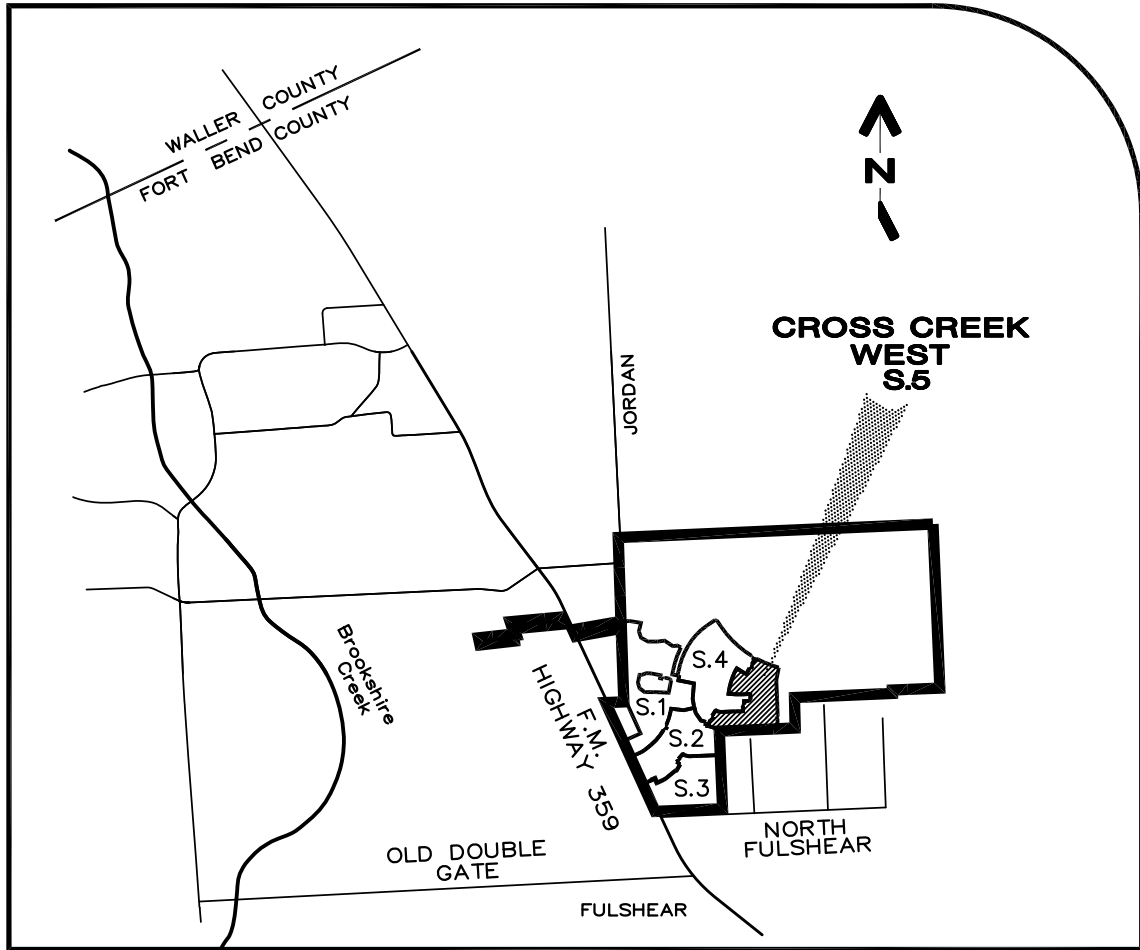
DISCLAIMER AND LIMITED WARRANTY  
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FULSHEAR SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE FULSHEAR PLANNING & ZONING COMMISSION AND / OR CITY - COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

LINE DATA

LINE	DISTANCE	BEARING
L1	60'	N 26°56'00" E
L2	110'	N 32°25'32" E
L3	16'	S 73°39'47" W
L4	42'	S 65°05'57" E
L5	52'	S 80°08'54" E
L6	204'	N 87°46'38" E
L7	60'	N 87°34'03" E
L8	76'	N 88°57'59" E
L9	60'	N 87°34'03" E
L10	97'	N 02°25'57" W
L11	60'	N 02°25'57" W
L12	93'	N 87°34'03" E
L13	100'	N 02°25'57" W
L14	74'	S 87°34'03" W
L15	61'	S 87°34'03" W
L16	61'	N 88°46'34" E
L17	66'	N 89°42'46" W
L18	133'	N 85°46'56" W
L19	61'	S 07°41'37" W
L20	61'	N 10°46'23" E
L21	61'	N 13°49'09" E
L22	61'	S 16°47'34" W
L23	61'	N 19°04'31" E
L24	61'	S 21°12'56" W
L25	61'	N 23°21'19" E
L26	62'	N 31°33'52" E
L27	113'	S 67°11'43" E
L28	89'	S 61°23'10" E
L29	123'	S 27°21'51" W
L30	60'	S 28°20'12" W
L31	101'	N 29°57'26" E
L32	230'	S 10°49'26" W
L33	66'	N 00°39'06" E
L34	338'	S 02°25'57" E
L35	119'	N 01°33'39" W
L36	131'	S 02°26'57" E
L37	24'	N 62°19'38" E
L38	20'	S 60°21'19" E
L39	164'	S 02°26'57" E
L40	139'	S 87°19'06" W
L41	962'	S 87°39'09" W
L42	36'	S 02°24'10" E
L43	163'	N 73°16'12" W

CURVE DATA

CURVE	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	270'	112'	67'	N 15°03'12" E	111'
C2	26'	39'	26'	N 71°54'56" E	36'
C3	320'	31'	16'	S 60°19'14" E	31'
C4	26'	39'	26'	S 42°34'03" W	36'
C5	26'	39'	26'	N 42°34'03" E	36'
C6	2030'	31'	16'	N 61°13'55" W	31'
C7	26'	40'	26'	N 15°51'12" W	36'
C8	26'	39'	24'	S 74°12'47" W	36'
C9	1850'	437'	219'	S 68°17'42" E	436'
C10	60'	60'	27'	N 00°59'09" E	48'



Vicinity Map  
SCALE 1" = 1/2 MILE

A PRELIMINARY PLAT OF  
**CROSS CREEK  
WEST  
SECTION FIVE**

BEING 22.71± ACRES OF LAND

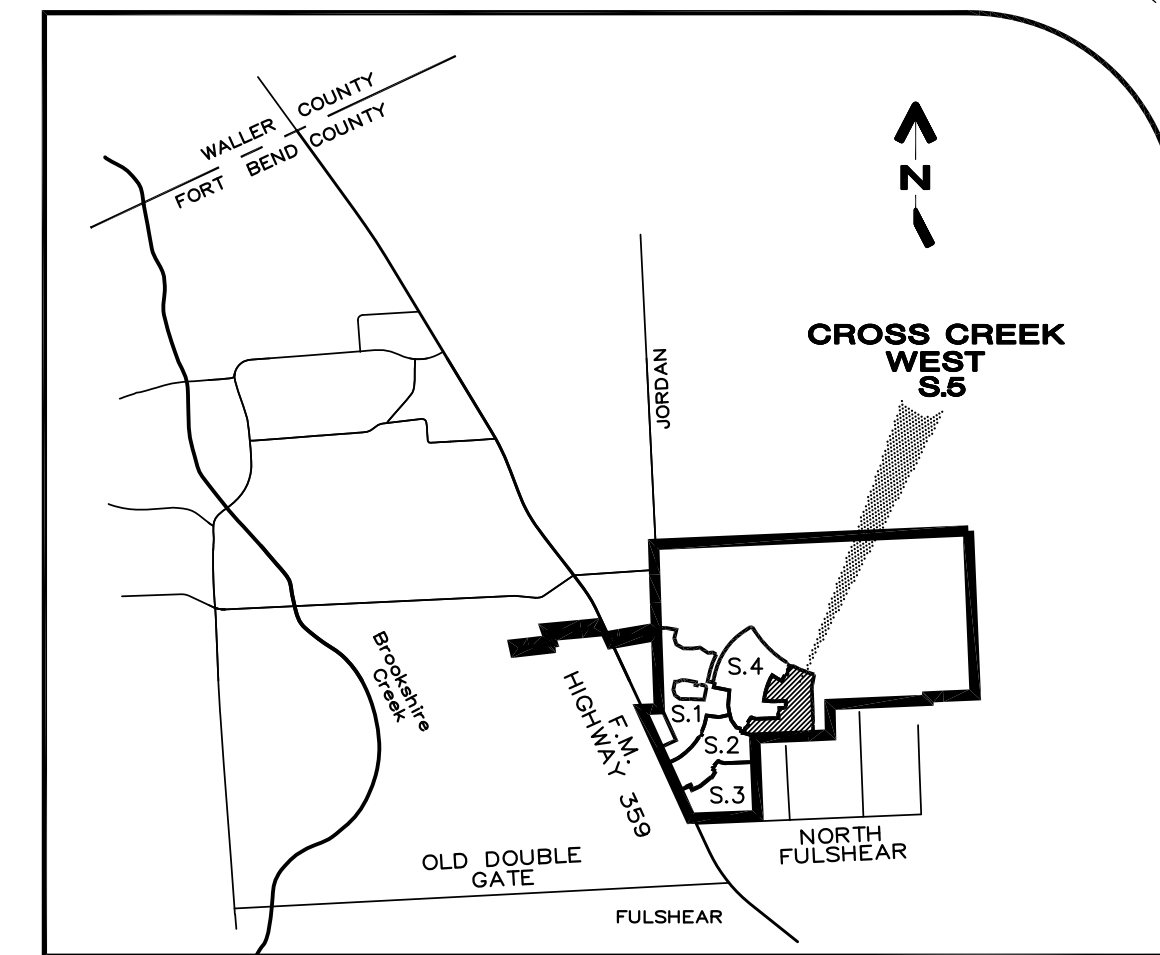
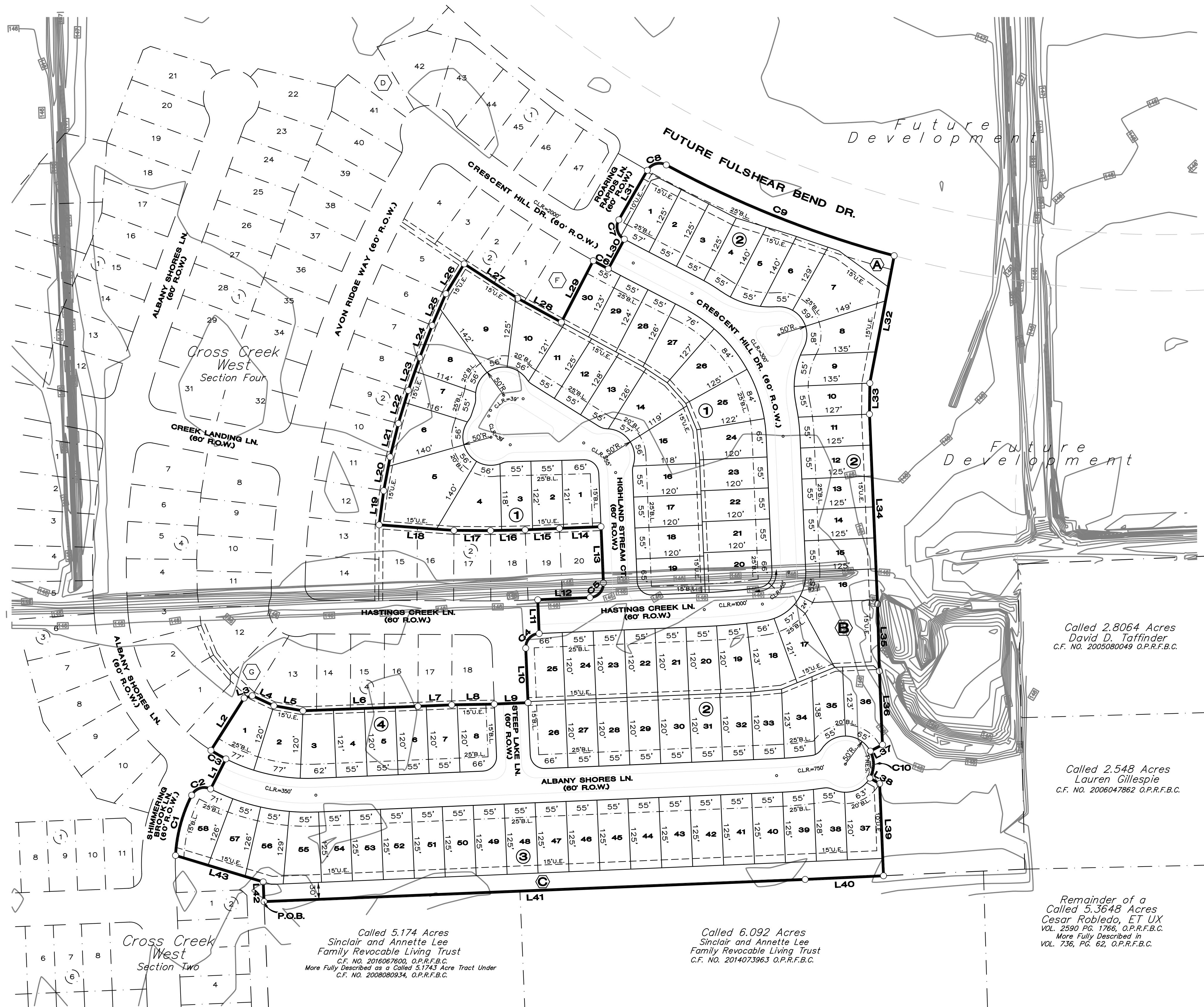
CONTAINING 96 LOTS AND  
THREE RESERVES IN FOUR BLOCKS.

OUT OF THE  
RUFUS WRIGHT SURVEY, A-344  
THE DANIEL PERRY SURVEY, A-301  
FORT BEND COUNTY, TEXAS

OWNER:  
**CCR WEST, INC.**  
ATTN: ROB BAMFORD  
6450 CROSS CREEK BEND LANE  
FULSHEAR, TEXAS 77441  
PLANNER:



24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
Tel: 281-810-1422



Vicinity Map  
SCALE 1" = 1/2 MILE

- GENERAL NOTES:
- 1.) "B.L." INDICATES BUILDING LINE.
  - 2.) "U.E." INDICATES UTILITY EASEMENT.
  - 3.) "1' RES." INDICATES ONE FOOT RESERVE.  
dedicated to the public 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 the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicant, his heirs, assigns or successors.
  - 4.) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS.
  - 5.) "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS.
  - 6.) ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
  - 7.) ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
  - 8.) ALL LOTS ARE SUBJECT TO A FIVE (5) FOOT SIDE LOT BUILDING LINE.
  - 9.) THE PROPERTY LIES IN THE UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48157C0085L, REVISED APRIL 2, 2014.
  - 10.) THE ENTIRE PLAT FOR CROSS CREEK WEST SECTION 5, LIES WITHIN FORT BEND COUNTY, FULSHEAR ETJ, FBMD 198.

Called 2.8064 Acres  
David D. Taffinder  
C.F. NO. 2005080049 O.P.R.F.B.C.

Called 2.548 Acres  
Lauren Gillespie  
C.F. NO. 2006047862 O.P.R.F.B.C.

Remainder of a  
Called 5.3648 Acres  
Cesar Robledo, ET UX  
VOL. 2590 Pg. 1766, O.P.R.F.B.C.  
More Fully Described in  
VOL. 736, Pg. 62, O.P.R.F.B.C.

Called 5.174 Acres  
Sinclair and Annette Lee  
Family Revocable Living Trust  
C.F. NO. 2016067600, O.P.R.F.B.C.  
More Fully Described as a Called 5.1743 Acre Tract Under  
C.F. NO. 2006080334, O.P.R.F.B.C.

Called 6.092 Acres  
Sinclair and Annette Lee  
Family Revocable Living Trust  
C.F. NO. 2014073963 O.P.R.F.B.C.

NOTE:

- A** RESTRICTED RESERVE "A"  
LANDSCAPE/OPEN SPACE  
±0.33 ACRE
- B** RESTRICTED RESERVE "B"  
LANDSCAPE/OPEN SPACE  
±0.30 ACRE
- C** RESTRICTED RESERVE "C"  
LANDSCAPE/OPEN SPACE  
±0.78 ACRE

DISCLAIMER AND LIMITED WARRANTY  
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FORT BEND COUNTY, TEXAS

OWNER:  
**CCR WEST, INC.**  
ATTN: ROB BAMFORD  
6450 CROSS CREEK BEND LANE  
FULSHEAR, TEXAS 77441  
PLANNER:

**META**  
PLANNING + DESIGN

24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
Tel: 281-810-1422