

PLAT RECORDING SHEET

PLAT NAME: Cross Creek West Section Seven

PLAT NO: _____

ACREAGE: 26.44

LEAGUE: Rufus Wright Survey

ABSTRACT NUMBER: A-344

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 122

NUMBER OF RESERVES: 3

OWNERS: CCR West, Inc.



(DEPUTY CLERK)



LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N45°13'49"W	60.00'
L2	N48°56'28"E	127.42'
L3	N47°39'06"W	115.00'
L4	N5°36'40"W	14.85'
L5	N36°25'46"E	81.78'
L6	N24°54'11"E	86.96'
L7	N31°41'19"E	86.96'
L8	S31°17'37"E	46.73'
L9	S45°51'22"W	167.07'
L10	S52°21'12"W	60.00'
L11	S37°47'48"E	4.58'
L12	S61°49'19"W	102.14'
L13	S55°35'47"W	27.03'
L14	N2°28'19"W	72.37'
L15	S47°28'19"E	2.40'
L16	S42°31'41"W	4.98'
L17	N10°49'22"E	1.84'
L18	N44°24'18"E	8.00'
L19	N10°27'34"E	3.81'
L20	N87°04'33"W	7.79'
L21	S86°18'52"E	13.84'
L22	N11°22'22"E	13.71'
L23	N89°31'00"E	69.98'
L24	S74°37'24"E	76.30'
L25	S1°43'33"E	13.18'
L26	N78°23'46"W	20.00'
L27	S85°57'22"E	20.00'
L28	S61°04'17"E	24.71'
L29	S61°04'17"E	33.94'
L30	S48°08'01"E	43.15'
L31	S29°41'40"E	43.02'
L32	N29°41'40"W	51.99'
L33	N41°14'49"W	50.14'
L34	N45°36'31"E	49.51'
L35	N45°36'31"E	57.16'
L36	N45°36'31"E	49.51'
L37	S37°33'39"W	49.57'
L38	N37°33'39"E	54.80'
L39	S29°14'43"W	47.90'
L40	N29°14'43"E	58.37'
L41	S29°14'43"E	48.22'
L42	S71°59'09"W	48.37'
L43	N71°59'09"E	58.37'
L44	S71°59'09"W	47.26'
L45	N71°59'09"E	60.60'
L46	S75°53'53"W	63.44'
L47	S75°53'53"W	54.00'
L48	N75°53'53"E	46.24'
L49	N75°53'53"E	54.34'
L50	S75°53'53"W	39.43'
L51	S32°01'42"W	57.53'

NUMBER	CURVE DATA				
	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	780.00'	4°10'17"	56.79'	N 46°51'19" E	56.78'
C2	570.00'	6°35'34"	65.59'	N 45°38'41" E	65.55'
C3	1030.00'	12°51'01"	231.01'	S 52°16'52" W	230.52'
C4	1770.00'	2°09'19"	66.58'	S 46°56'01" W	66.58'
C5	25.00'	94°11'31"	41.10'	N 84°53'34" W	36.62'
C6	25.00'	89°23'23"	39.00'	S 6°53'53" W	35.17'
C7	500.00'	1°01'34"	89.26'	S 56°42'27" W	89.14'
C8	500.00'	6°13'31"	54.33'	S 58°42'33" W	54.30'
C9	110.00'	85°26'20"	164.03'	N 81°41'03" W	149.25'
C10	2050.00'	1°30'25"	468.36'	N 45°30'36" W	467.34'
C11	30.00'	96°49'29"	50.70'	N 3°38'34" W	44.88'
C12	750.00'	4°10'17"	54.60'	S 46°51'19" E	54.59'
C13	600.00'	51°24'47"	538.40'	N 23°14'05" E	520.51'
C14	55.00'	90°00'00"	86.39'	S 42°31'41" W	77.78'
C15	55.00'	90°00'00"	86.39'	N 47°28'19" E	77.78'
C16	500.00'	40°48'32"	356.12'	N 17°55'57" E	348.64'
C17	1200.00'	2°35'14"	499.79'	N 50°16'07" E	496.18'
C18	55.00'	76°01'33"	72.98'	S 79°47'13" E	67.74'
C19	2230.00'	3°49'16"	148.72'	N 43°41'04" W	148.69'
C20	400.00'	32°36'08"	227.61'	N 54°04'33" W	224.55'
C21	55.00'	93°45'42"	90.00'	S 84°39'20" E	80.29'
C22	300.00'	45°32'22"	238.44'	N 25°41'38" E	232.22'
C23	570.00'	44°49'13"	445.89'	N 19°56'18" E	434.61'
C24	25.00'	24°57'05"	10.89'	N 14°56'51" W	10.80'
C25	50.00'	139°54'09"	122.09'	N 42°31'41" E	93.94'
C26	25.00'	24°57'05"	10.89'	S 79°59'47" E	10.80'
C27	25.00'	23°04'26"	10.07'	N 75°59'28" E	10.00'
C28	50.00'	136°08'52"	118.81'	S 47°28'19" E	92.77'
C29	25.00'	23°04'26"	10.07'	S 90°3'54" W	10.00'
C30	530.00'	40°48'32"	377.49'	S 17°55'57" W	369.56'
C31	1230.00'	11°21'17"	243.76'	S 44°00'51" W	243.36'
C32	25.00'	87°29'18"	38.17'	S 5°56'51" W	34.57'
C33	25.00'	87°29'18"	38.17'	N 81°32'27" W	34.57'
C34	1230.00'	7°36'06"	163.19'	S 58°30'57" W	163.07'
C35	25.00'	24°13'08"	10.57'	S 50°12'26" W	10.49'
C36	50.00'	125°29'52"	109.52'	N 79°09'12" W	88.90'
C37	25.00'	25°21'56"	11.07'	N 29°05'13" W	10.98'
C38	2200.00'	3°49'31"	146.88'	N 43°40'57" W	146.85'
C39	25.00'	32°51'34"	14.34'	N 62°01'29" W	14.14'
C40	50.00'	264°03'19"	230.43'	N 53°34'23" E	74.28'
C41	25.00'	51°11'44"	22.34'	S 19°59'50" E	21.60'
C42	2260.00'	3°49'16"	150.72'	S 43°41'04" E	150.69'
C43	25.00'	76°01'33"	33.17'	S 79°47'13" E	30.79'
C44	1170.00'	2°35'14"	487.29'	N 50°16'07" E	483.78'
C45	470.00'	40°48'32"	334.76'	N 17°55'57" E	327.73'
C46	25.00'	90°00'00"	39.27'	N 47°28'19" E	35.36'
C47	25.00'	90°00'00"	39.27'	S 42°31'41" W	35.36'
C48	630.00'	19°44'54"	217.15'	S 72°4'08" W	216.07'
C49	25.00'	80°42'53"	35.22'	S 23°04'51" E	32.38'
C50	430.00'	25°39'49"	192.60'	S 50°36'23" E	191.00'
C51	25.00'	93°45'42"	40.91'	S 84°39'20" E	36.50'
C52	270.00'	33°02'10"	155.68'	N 31°56'44" E	153.53'
C53	25.00'	57°30'45"	25.09'	N 13°19'43" W	24.05'
C54	50.00'	261°59'53"	228.64'	N 88°54'50" E	75.47'
C55	25.00'	29°41'10"	12.95'	S 25°04'12" W	12.81'
C56	330.00'	42°44'32"	246.18'	S 31°35'53" W	240.51'
C57	25.00'	18°44'48"	8.18'	S 43°35'45" W	8.14'
C58	50.00'	136°06'09"	118.77'	N 77°43'35" W	92.75'
C59	25.00'	27°27'40"	11.98'	N 23°24'20" W	11.87'
C60	370.00'	24°52'45"	160.66'	N 49°34'33" W	159.40'
C61	25.00'	91°02'10"	39.72'	S 72°28'00" W	35.67'
C62	630.00'	21°59'33"	241.82'	S 37°56'41" W	240.34'
C63	720.00'	4°10'17"	52.42'	S 46°51'19" W	52.41'



1. "1" indicates Block Number.
2. "U.E." indicates "Utility Easement".
3. "A.E." indicates "Aerial Easement".
4.  indicates Street Name Change.
5. "B.L." indicates Building Line.
6. "W.L.E." indicates Water Line Easement.
7. "STM. S.E." indicates Storm Sewer Easement.
8. "SAN. S.E." indicates Sanitary Sewer Easement.
9. "ESMT." indicates Easement.
10. "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.
11. "F.B.C.P.R." indicates Fort Bend County Plat Records.
12. "F.B.C.D.R." indicates Fort Bend County Deed Records.
13. "O.D." indicates Outside Diameter.
14. "O.P.R.F.B.C." indicates Official Public Records of Fort Bend County.
15. "VOL." indicates volume.
16. "PG." indicates page.
17. "R.O.W." indicates right-of-way.
18. "P.O.B." indicates Point of Beginning.
19. The coordinates shown hereon are Texas South Central Zone N. 4204 State Plane Surface Coordinates (NAD83) and may be brought to Grid by multiplying by the following combined scale 0.99987002.
20. Bearing based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to the boundary of the North line of FORT BEND COUNTY MUD 198 WATER PLANT NO. 1, a subdivision per plat recorded under Plat Number (Plat No.) 20210055 of the Fort Bend County Plat Records (F.B.C.P.R.).
21. 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 Charter Title Company, August 2, 2023.
22. 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.
23. 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.
24. Set 3/4-inch Iron Rod w/ cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.
25.  indicates Found 3/4-inch Iron Rod with cap stamped "BGE INC".
26. This plat is within Lighting Zone LZ3.
27. This tract is located within the extraterritorial jurisdiction of the City of Fulshear and Fort Bend County.
28. The top of all floor slabs shall be a minimum of 149.41 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.
29. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
30. All property to drain into the drainage easement only through an approved drainage structure.
31. 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.
32. 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
33. 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.
34. A minimum distance of 10' shall be maintained between residential dwellings.
35. All drainage easements and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 198.

CROSS CREEK WEST SECTION SEVEN

A SUBDIVISION OF 26.44 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 122 RESERVE: 3 BLOCKS: 2
SCALE: 1"=100' DATE: MAY, 2023

OWNER:
CCR WEST, INC.,
a Texas Corporation
5 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
CAITLIN KING

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
JASON SVATEK, 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 26.44 acre tract described in the above and foregoing map of CROSS CREEK WEST SECTION SEVEN, 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 or 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 SEVEN 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 5th day of May, 2023.

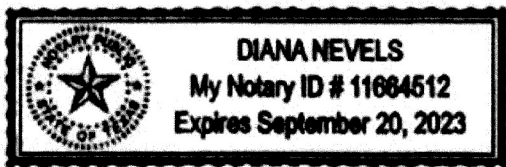
CCR WEST, INC., a Texas corporation,

By: 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 5th day of May, 2023.



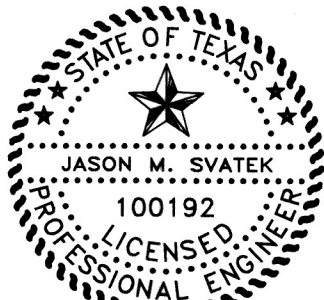
Diana Nevels
Diana Nevels
Notary Public in and for the State of Texas
Commission Expires: 9-20-2023

I, Chris Jordan, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.



Chris Jordan 5/4/23
Chris Jordan, P.E., L.S.
Texas Registration No. 6750

I, Jason M. Svatek, 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.



Jason M. Svatek 5/4/23
Jason M. Svatek, P.E.
Texas License No. 100192
BGE, Inc.
TBPE Registration No. F-1046

This plat of CROSS CREEK WEST SECTION SEVEN is approved by the City Planning Commission of the City of Fulshear, Texas, this 1st day of April, 2023.

Amy Pearce
Amy Pearce
Chairman

Dar Makin
Dar Makin
Co-Chairman

This plat of CROSS CREEK WEST SECTION SEVEN was approved on April 18, 2023 by the City of Fulshear City Council and signed on this 22nd day of May, 2023; 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

Katie Lewis
Katie Lewis
Assistant City Secretary

DESCRIPTION OF A 26.44 ACRE TRACT OF LAND SITUATED
IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344
FORT BEND COUNTY, TEXAS

BEING a 26.44 acre 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 of land described as Tract One in an instrument to CCR West, Inc. recorded under Clerk's File Number (C.F. No.) 2020038283 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 26.44 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 the North line of FORT BEND COUNTY MUD 198 WATER PLANT NO. 1 as cited herein:

BEGINNING at a 3/4-inch iron rod found for the most Northeasterly corner of a called 14.98 acre tract of land described in an instrument to Lamar Consolidated Independent School District recorded under C.F. No. 2022127649 of the O.P.R.F.B.C., same being the Northwest corner of the herein described tract, lying on the North line of said 471.4 acre tract and the South line of a called 1,316.47 acre tract of land described in instrument to F. H. & L. 2012 Trust U/TA, recorded under C.F.N. 2012149037 of the O.P.R.F.B.C., from which a 3/4-inch iron rod with cap stamped "BGE INC" found for the Northwest corner of said 14.98 acre tract bears S 87°31'41" W, 740.27 feet;

THENCE, N 87°31'41" E, along and with the common line of said 1,316.47 acre tract and said 471.4 acre tract, at a distance of 40.84 feet to the Southwest corner of a called 4.00 acre tract of land described in an instrument to D.R. Horton-Texas, Ltd. recorded under C.F. No. 2020183088 of the O.P.R.F.B.C., continuing at a distance of 290.84 feet to the Southwest corner of a called 0.12 acre tract of land described in an instrument to Samuel L. Johnson, recorded under C.F. No. 2021048026 O.P.R.F.B.C., continuing at a distance of 390.84 feet to the Southeast corner of said 0.12 acre tract, and continuing for a total distance of 950.07 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northeast corner of herein described tract;

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

S 02°28'19" E, a distance of 780.71 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 31°17'37" E, a distance of 46.73 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southeasterly corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 31°17'37" E, 1,030.00 feet;

In a Southwesterly direction, along said curve to the left, an arc distance of 231.01 feet, having a radius of 1,030.00 feet, a central angle of 12°51'01" and chord which bears S 52°16'52" W, 230.52 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

S 45°51'22" W, a distance of 167.07 feet to a 3/4-inch iron rod 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 66.58 feet, having a radius of 1,770.00 feet, a central angle of 02°09'19" and chord which bears S 46°56'01" W, 66.58 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a compound curve to the right;

In a Northwesterly direction, along said curve to the right, an arc distance of 41.10 feet, having a radius of 25.00 feet, a central angle of 94°11'31" and chord which bears N 84°53'34" W, 36.62 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 52°12'12" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 37°47'48" E, a distance of 4.58 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a curve to the right;

In a Southwesterly direction, along said curve to the right, an arc distance of 39.00 feet, having a radius of 25.00 feet, a central angle of 88°23'23" and chord which bears S 6°53'53" W, 35.17 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a compound curve to the right;

In a Southwesterly direction, along said curve to the right, an arc distance of 89.26 feet, having a radius of 500.00 feet, a central angle of 10°13'44" and chord which bears S 56°42'27" W, 89.14 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set the point of tangency;

S 61°49'19" W, a distance of 102.14 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a curve to the left;

In a Southwesterly direction, along said curve to the left, an arc distance of 54.33 feet, having a radius of 500.00 feet, a central angle of 06°13'31" and chord which bears S 58°42'33" W, 54.30 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

S 55°35'47" W, a distance of 27.03 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a curve to the right;

In a Northwesterly direction, along said curve to the right, an arc distance of 164.03 feet, having a radius of 110.00 feet, a central angle of 85°26'20" and chord which bears N 81°41'03" W, 149.25 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a reverse curve to the left;

In a Northwesterly direction, along said curve to the left, an arc distance of 468.36 feet, having a radius of 2,050.00 feet, a central angle of 13°05'25" and chord which bears N 45°30'36" W, 467.34 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a reverse curve to the right;

In a Northwesterly direction, along said curve to the right, an arc distance of 50.70 feet, having a radius of 30.00 feet, a central angle of 96°49'29" and chord which bears N 3°38'34" W, 44.88 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 45°13'49" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Westerly corner of the herein described tract, lying on the East line of said 14.98 acre tract, same being the beginning of a non-tangent curve to the right from which its center bears S 45°13'49" E, 780.00 feet;

THENCE, along and with the East line of said 14.98 acre tract, the following courses and distances:

In a Northeasterly direction, along said curve to the right, an arc distance of 56.79 feet, having a radius of 780.00 feet, a central angle of 04°10'17" and chord which bears N 46°51'19" E, 56.78 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for the point of tangency;

N 48°56'28" E, a distance of 127.42 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for the beginning of a curve to the left;

In a Northeasterly direction, along said curve to the left, an arc distance of 65.59 feet, having a radius of 570.00 feet, a central angle of 06°35'34" and chord which bears N 45°38'41" E, 65.55 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for corner;

N 47°39'06" W, a distance of 115.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for corner;

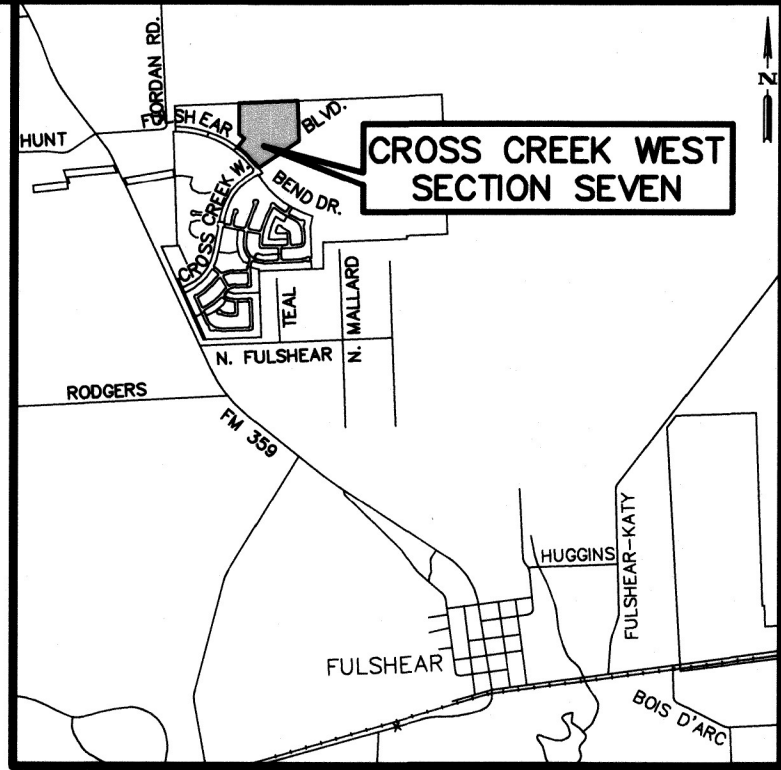
N 05°36'40" W, a distance of 14.85 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for corner;

N 36°25'46" E, a distance of 81.78 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for corner;

N 24°54'11" E, a distance of 86.96 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for corner;

N 13°41'19" E, a distance of 86.96 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for corner;

N 02°18'35" W, a distance of 368.87 feet to the POINT OF BEGINNING and containing 26.44 acres of land.



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.
Fort Bend County Engineer

Approved by the Commissioners Court of Fort Bend County, Texas, this _____ day of _____, 2023.

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

Grady Prestage
Precinct 2, County Commissioner

KP George
County Judge

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

Dexter L. McCoy
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 _____, 2023, at _____ o'clock ____ m. in Plat Number _____ of the Plat Records of Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

Laura Richard
County Clerk
Fort Bend County, Texas

By: _____
Deputy

CROSS CREEK WEST SECTION SEVEN

A SUBDIVISION OF 26.44 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 122 RESERVE: 3 BLOCKS: 2
SCALE: 1"=100' DATE: MAY, 2023

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
CAITLIN KING



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
JASON SVATEK, P.E.