

**PLAT RECORDING SHEET**

**PLAT NAME:** Cross Creek West Boulevard Extension No 1 Street Dedication

\_\_\_\_\_

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

**ACREAGE:** 5.601

\_\_\_\_\_

**LEAGUE:** Rufus Wright Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** A-344

\_\_\_\_\_

**NUMBER OF BLOCKS:** 0

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 0

\_\_\_\_\_

**OWNERS:** CCR West, Inc.

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



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 5.601 acre tract described in the above and foregoing map of CROSS CREEK WEST BOULEVARD EXTENSION NO 1 STREET DEDICATION, do hereby make and establish said subdivision and development plan of said property according to all laws, 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 baysous, 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.

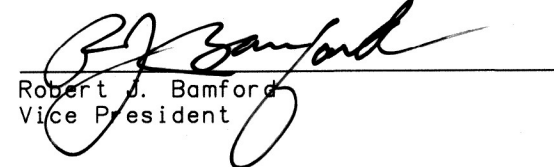
FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of CROSS CREEK WEST BOULEVARD EXTENSION NO 1 STREET DEDICATION where building setback lines or public utility easements are to be established outside the 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, thereto authorized,

this 5<sup>th</sup> day of May, 2023.

CCR WEST, INC., a Texas corporation,

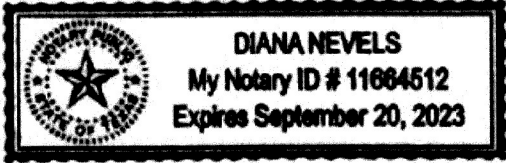
By:

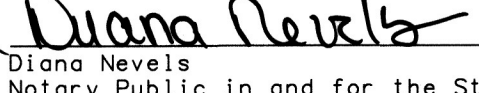
  
Robert J. Bamford  
Vice President

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 5<sup>th</sup> day of May, 2023.



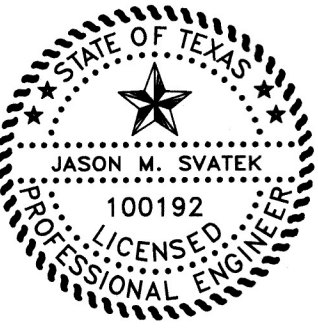
  
Diana Nevels  
Notary Public in and for the State of Texas  
Commission Expires: 9-20-23


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.



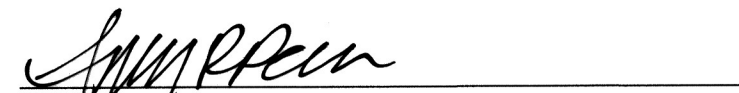
  
Chris Jordan, S.P.L.S.  
Texas Registration No. 6750

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, P.E.  
Texas License No. 100192  
BCEI, Inc.  
TBPE Registration No. F-1046

This plat of CROSS CREEK WEST BOULEVARD EXTENSION NO 1 STREET DEDICATION is approved by the City Planning Commission of the City of Fulshear, Texas, this 6<sup>th</sup> day of April, 2023.

  
Amy Pearce  
Chairman

This plat of CROSS CREEK WEST BOULEVARD EXTENSION NO 1 STREET DEDICATION was approved on April 18, 2023 by the City of Fulshear City Council and signed on this 22<sup>nd</sup> 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  
Mayor

  
Katie Lewis  
Assistant City Secretary

DESCRIPTION OF A 5.601 ACRE TRACT OF LAND SITUATED  
IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344  
FORT BEND COUNTY, TEXAS

BEING a 5.601 acre (243,945 square foot) tract of land situated in the Rufus Wright Survey, Abstract No. 344 of Fort Bend County, Texas and being a portion of a remainder 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 2020038283 of the Official Public Records of Fort Bend County, said 5.601 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 the East line of Restricted Reserve "A" as cited herein:

COMMENCING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Northeast corner of Restricted Reserve "A" of FORT BEND COUNTY MUD 198 WASTE WATER TREATMENT PLANT, a subdivision per plat recorded under Plat Number (Plat No.) 20210096 of the Fort Bend County Plat Records (F.B.C.P.R.), from which a 5/8-inch iron rod with cap stamped "BGE INC" found for the Southeast corner of said Restricted Reserve "A" bears S 01°59'35" E, a distance of 430.10 feet;

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

S 85°12'44" E, a distance of 1,005.68 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and the North corner of the herein described tract;

S 45°13'49" E, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Northerly Northeast corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 45°13'49" E, 30.00 feet;

In a Southeasterly direction, along said curve to the left, 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 S 03°38'34" E, 44.88 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the right;

In a Southeasterly direction, along said curve to the right, 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 S 45°30'36" E, 467.34 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the left;

In a Southeasterly direction, along said curve to the left, 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 S 81°41'03" E, 149.25 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Easterly Northeast corner of the herein described tract;

S 34°24'13" E, a distance of 100.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the West corner of the herein described tract;

S 55°35'47" W, a distance of 13.59 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Southwesterly direction, along said curve to the left, an arc distance of 141.06 feet, having a radius of 90.00 feet, a central angle of 89°48'03" and chord which bears S 10°41'46" W, 127.06 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Easterly Southeast corner of the herein described tract;

S 55°47'44" W, a distance of 100.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southeasterly corner of the herein described tract, lying on a Northeasterly line of Restricted Reserve "B" of CROSS CREEK WEST SECTION FOUR, a subdivision per plat recorded under Plat No. 20210233 of the F.B.C.P.R.;

THENCE, N 34°12'16" W, a distance of 4.04 feet along and with the Northeasterly line of Restricted Reserve "B" of said CROSS CREEK WEST SECTION FOUR to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

THENCE, in a northwesterly direction, over and across said Restricted Reserve "B" of said CROSS CREEK WEST SECTION FOUR and along said curve to the left, an arc distance of 133.81 feet, having a radius of 85.00 feet, a central angle of 90°11'57" and chord which bears N 79°18'14" W, 120.42 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency, lying on the Northwesterly line of said Restricted Reserve "B" of said CROSS CREEK WEST SECTION FOUR;

THENCE, along and with the Northwesterly line of said Restricted Reserve "B" of said CROSS CREEK WEST SECTION FOUR, the following courses and distances:

S 55°35'47" W, a distance of 111.90 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

In a Southwesterly direction, along said curve to the left, 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 S 44°30'41" W, 442.22 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of compound curvature to the left;

In a Southwesterly direction, along said curve to the left, 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 S 22°13'11" W, 563.61 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

S 11°00'47" W, a distance of 74.17 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly Southeast corner of the herein described tract, lying on the North end of a radial cut-back at the Northeast corner of the intersection of Cross Creek West Boulevard (100 foot width) as shown on CROSS CREK WEST SECTION ONE, a subdivision per plat recorded under Plat No. 20210230 of the F.B.C.P.R. and Creek Landing Lane (60 foot width) as shown on said CROSS CREK WEST SECTION ONE, same being the West end of the North terminus of said Cross Creek West Boulevard;

THENCE, N 78°59'13" W, a distance of 100.00 feet along and with said terminus to a 3/4-inch iron rod with cap stamped "BGE INC" set for the West end of said terminus and the North end of a radial cut-back at the Northwest corner of the intersection of said Cross Creek West Boulevard and said Creek Landing Lane, lying on the East line of Restricted Reserve "C" of CROSS CREEK WEST SECTION ONE

Plat No. 20210230 F.B.C.P.R.

THENCE, N 11°00'47" E, a distance of 74.17 feet along and with the East line of said Restricted Reserve "C" to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, in a Northeasterly direction, along and with the East line of said Restricted Reserve "C", Restricted Reserve "B" of said CROSS CREEK WEST SECTION ONE and over and across said 471.4 acre tract and along said curve to the right, an arc distance of 606.33 feet, having a radius of 1,550.00 feet, a central angle of 22°24'47" and chord which bears N 22°13'11" E, 602.48 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of compound curvature to the right;

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

In a Northeasterly direction, along said curve to the right, an arc distance of 32.66 feet, having a radius of 1,250.00 feet, a central angle of 01°29'49" and chord which bears N 34°10'29" E, 32.66 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the left;

In a Northwesterly direction, along said curve to the left, an arc distance of 38.19 feet, having a radius of 25.00 feet, a central angle of 87°31'40" and chord which bears N 6°50'26" W, 34.58 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northwesterly corner of the herein described tract;

N 37°23'44" E, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears N 37°23'44" E, 25.00 feet;

In a Northeasterly direction, along said curve to the left, an arc distance of 38.19 feet, having a radius of 25.00 feet, a central angle of 87°31'40" and chord which bears N 63°37'54" E, 34.58 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the right;

In a Northeasterly direction, along said curve to the right, an arc distance of 343.15 feet, having a radius of 1,250.00 feet, a central angle of 15°43'43" and chord which bears N 47°43'56" E, 342.07 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

N 55°35'47" E, a distance of 101.12 feet to a 3/4-inch iron rod 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 148.72 feet, having a radius of 90.00 feet, a central angle of 94°40'50" and chord which bears N 08°15'23" E, 132.37 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of compound curvature to the left;

In a Northwesterly direction, along said curve to the left, an arc distance of 444.53 feet, having a radius of 1,950.00 feet, a central angle of 13°03'41" and chord which bears N 45°36'53" W, 443.57 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of compound curvature to the left;

In a Southwesterly direction, along said curve to the left, an arc distance of 47.89 feet, having a radius of 30.00 feet, a central angle of 91°27'46" and chord which bears S 82°07'23" W, 42.98 feet to the point of tangency;

S 36°23'30" W, a distance of 0.69 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southwesterly corner of the herein described tract;

N 53°36'30" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Westerly Southwest corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears N 53°36'30" W, 30.00 feet;

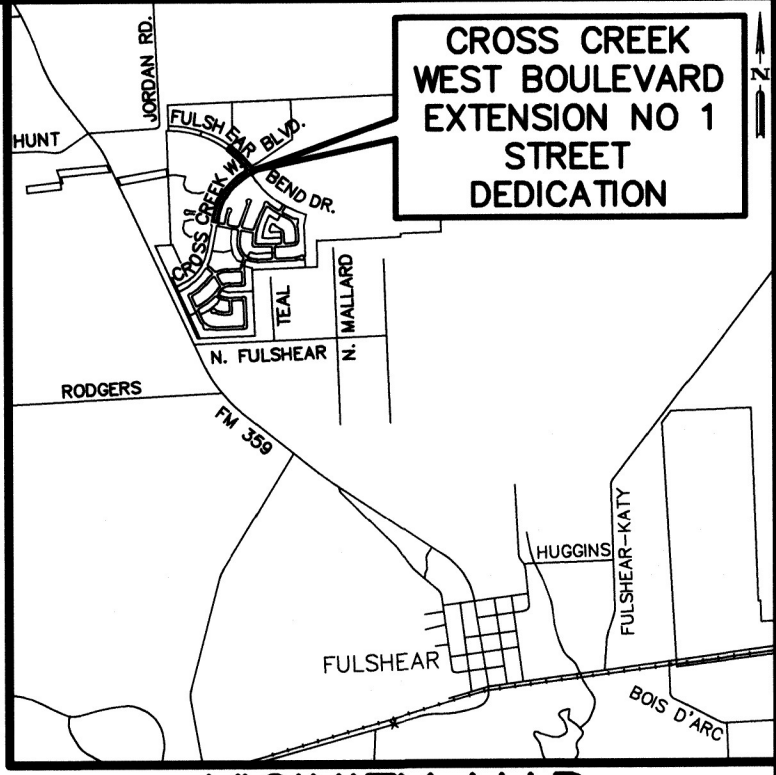
In a Northwesterly direction, along said curve to the left, an arc distance of 48.23 feet, having a radius of 30.00 feet, a central angle of 92°07'08" and chord which bears N 09°40'03" W, 43.20 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Westerly Northwest corner of the herein described tract;

N 34°16'23" E, a distance of 100.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Northwesterly corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears S 34°16'23" W, 2,050.00 feet;

In a Southeasterly direction, along said curve to the right, an arc distance of 11.98 feet, having a radius of 2,050.00 feet, a central angle of 00°20'05" and chord which bears S 55°33'35" E, 11.98 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the left;

In a Northeasterly direction, along said curve to the left, an arc distance of 42.47 feet, having a radius of 30.00 feet, a central angle of 81°06'13" and chord which bears N 84°03'21" E, 39.01 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the right;

In a Northeasterly direction, along said curve to the right, an arc distance of 17.23 feet, having a radius of 780.00 feet, a central angle of 01°15'56" and chord which bears N 44°08'13" E, 17.23 feet to the POINT OF BEGINNING and containing 5.601 acres (243,945 square feet) 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 BOULEVARD EXTENSION NO 1 STREET DEDICATION

A SUBDIVISION OF 5.601 ACRES OF LAND  
LOCATED IN THE  
RUFUS WRIGHT SURVEY, A-344  
FORT BEND COUNTY, TEXAS  
ALSO BEING A PARTIAL REPLAT OF  
RESERVE "B", BLOCK 1,  
CROSS CREEK WEST SECTION FOUR  
RECORDED AT PLAT NO. 20210233, F.B.C.P.R.

REASON FOR REPLAT:  
TO DEDICATE PUBLIC RIGHT OF WAY

LOTS: 0 RESERVE: 0 BLOCKS: 0  
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

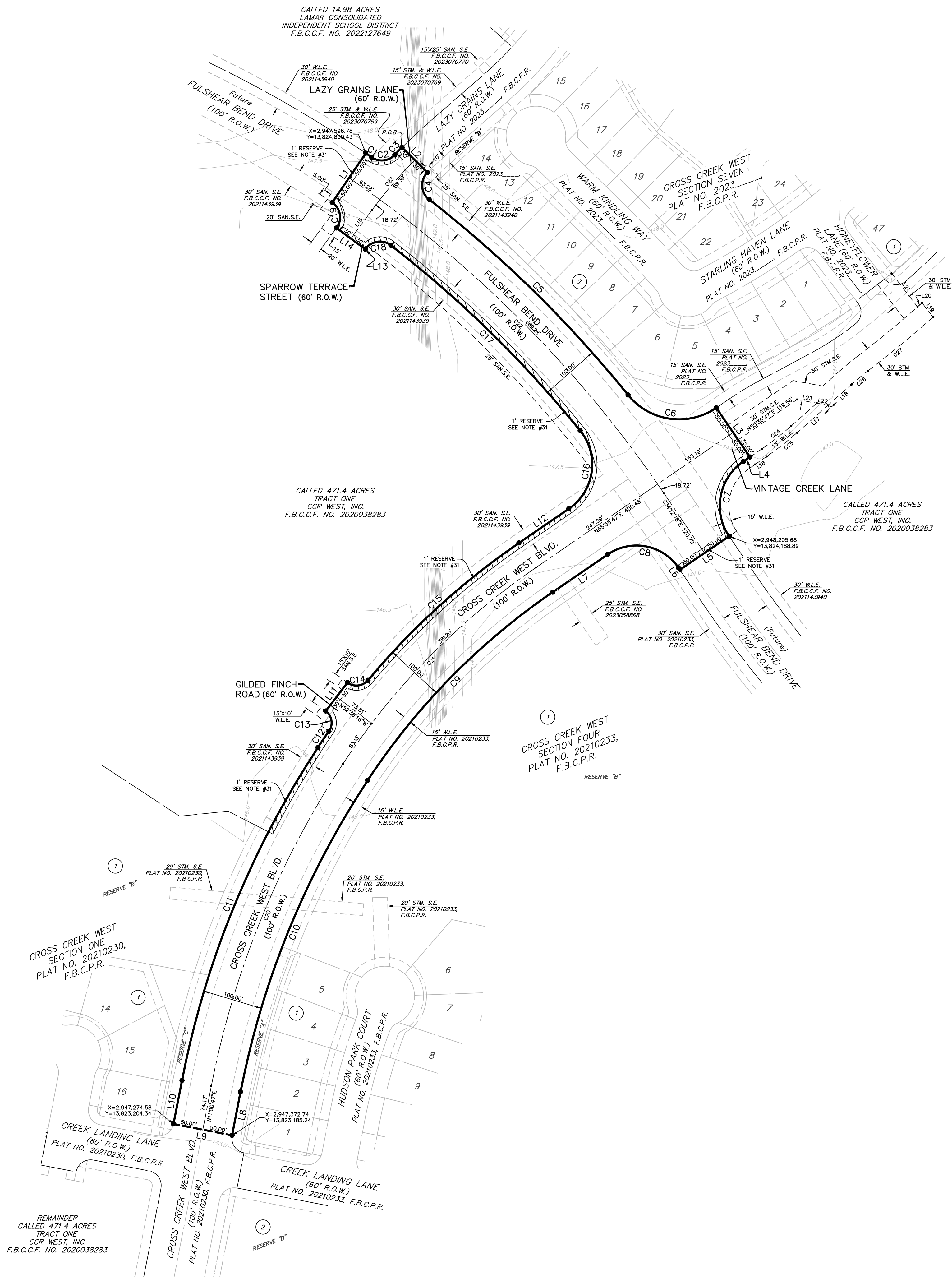
LAND PLANNER:  
META PLANNING + DESIGN  
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494  
(281) 810-1422  
CAITLIN KING



BGE, Inc.  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPE Licensed Surveying Firm No. 101065-00  
JASON SVATEK, P.E.



G:\Tribal\Projects\Boulevard\Boulevard\1442-20-COR-Bldg-Ext-1\03-Plan\PLAT COR BLD EXT 1.dwg    8/9/2023 11:11 AM    T:\dwg



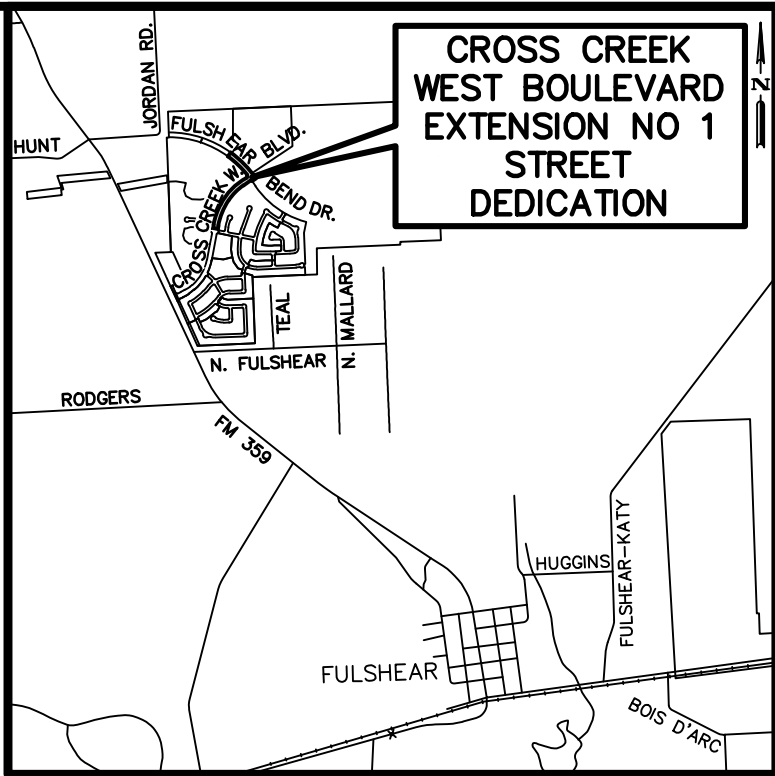
GENERAL NOTES

- "1" indicates Block Number.
- "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 Surface Coordinates (NAD83) and may be brought to grid by multiplying by the following combined scale 0.99987002.
- Bearing based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the East line of Restricted Reserve "A" of FORT BEND COUNTY WID 198 WASTE WATER TREATMENT PLANT, a subdivision per plat recorded under Plat Number (Plat No.) 20210096 of the Fort Bend County Plat Records (F.B.C.P.R.).
- There is no observable evidence of pipelines within the boundaries of the subject tract, based on the little research provided per City Planning Letter prepared by Charter Title Company, August 2, 2023.
- 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 3/4-inch Iron Rod 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.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- All drainage easements and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 198.
- 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.

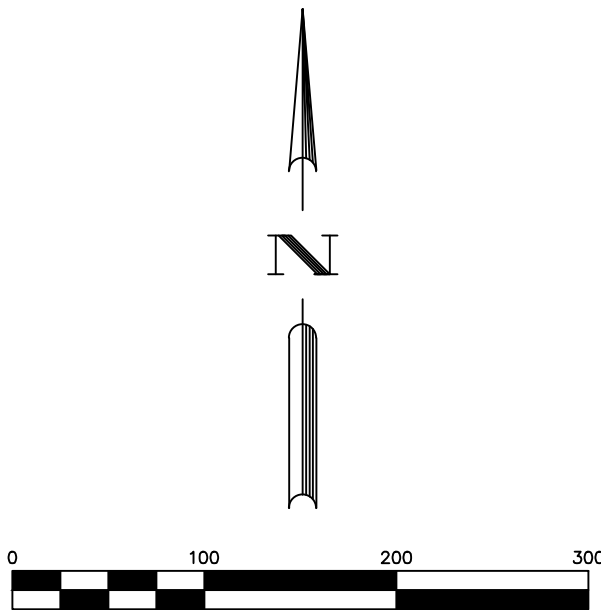
LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N34°16'23"E	100.00'
L2	S45°13'49"E	60.00'
L3	S34°24'13"E	100.00'
L4	S55°35'47"W	13.59'
L5	S55°47'44"W	100.00'
L6	N34°12'16"W	4.04'
L7	S55°35'47"W	111.90'
L8	S11°00'47"W	74.17'
L9	N78°59'13"W	100.00'
L10	N11°00'47"E	74.17'
L11	N37°23'44"E	60.00'
L12	N55°35'47"E	101.12'
L13	S36°23'30"W	0.69'
L14	N53°36'30"W	60.00'
L15	S36°23'30"W	60.01'
L16	S55°35'47"W	23.79'
L17	S48°24'24"W	69.12'
L18	S48°24'24"W	52.78'
L19	N37°47'48"W	30.07'
L20	S48°19'53"W	10.02'
L21	N37°47'48"W	70.86'
L22	S79°22'09"E	18.98'
L23	N79°22'09"W	33.74'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	2050.00'	0°20'05"	11.98'	S 55°33'35" E	11.98'
C2	30.00'	81°06'13"	42.47'	N 84°03'21" E	39.01'
C3	780.00'	1°15'56"	17.23'	N 44°08'13" E	17.23'
C4	30.00'	96°49'29"	50.70'	S 3°38'34" E	44.88'
C5	2050.00'	13°05'25"	468.36'	S 45°30'36" E	467.34'
C6	110.00'	85°26'20"	164.03'	S 81°41'03" E	149.25'
C7	90.00'	89°48'03"	141.06'	S 10°41'46" W	127.06'
C8	85.00'	90°11'57"	133.81'	N 79°18'14" W	120.42'
C9	1150.00'	22°10'13"	444.99'	S 44°30'41" W	442.22'
C10	1450.00'	22°24'47"	567.22'	S 22°13'11" W	563.61'
C11	1550.00'	22°24'47"	606.33'	N 22°13'11" E	602.48'
C12	1250.00'	1°29'49"	32.66'	N 34°10'29" E	32.66'
C13	25.00'	87°31'40"	38.19'	N 8°50'26" W	34.58'
C14	25.00'	87°31'40"	38.19'	N 83°37'54" E	34.58'
C15	1250.00'	15°43'43"	343.15'	N 47°43'56" E	342.07'
C16	90.00'	94°40'50"	148.72'	N 8°15'23" E	132.37'
C17	1950.00'	1°30'34"	444.53'	N 45°36'53" W	443.57'
C18	30.00'	91°27'46"	47.89'	S 82°07'23" W	42.96'
C19	30.00'	92°07'08"	48.23'	N 9°40'03" W	43.20'
C20	1500.00'	22°24'47"	586.77'	S 22°13'11" W	583.04'
C21	1200.00'	22°10'13"	464.33'	S 44°30'41" W	461.44'
C22	2000.00'	21°31'21"	751.28'	N 44°57'57" W	746.87'
C23	750.00'	8°22'40"	109.67'	N 40°34'51" E	109.57'
C24	500.00'	7°11'23"	62.74'	N 52°00'06" E	62.70'
C25	515.00'	7°11'23"	64.62'	N 52°00'06" E	64.58'
C26	485.00'	4°13'29"	35.76'	S 50°31'09" W	35.75'
C27	1845.00'	4°23'34"	141.45'	N 50°26'07" E	141.41'

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



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



## CROSS CREEK WEST BOULEVARD EXTENSION NO 1 STREET DEDICATION

A SUBDIVISION OF 5.601 ACRES OF LAND LOCATED IN THE RUFUS WRIGHT SURVEY, A-344 FORT BEND COUNTY, TEXAS ALSO BEING A PARTIAL REPLAT OF RESERVE "B", BLOCK 1, CROSS CREEK WEST SECTION FOUR RECORDED AT PLAT NO. 20210233, F.B.C.P.R.

REASON FOR REPLAT:  
TO DEDICATE PUBLIC RIGHT OF WAY

LOTS: 0      RESERVE: 0      BLOCKS: 0  
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.