

PLAT RECORDING SHEET

PLAT NAME: Cross Creek West Section Six

PLAT NO: _____

ACREAGE: 30.47

LEAGUE: Rufus Wright Survey

ABSTRACT NUMBER: A-344

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 75

NUMBER OF RESERVES: 7

OWNERS: CCR West, Inc.,

(DEPUTY CLERK)

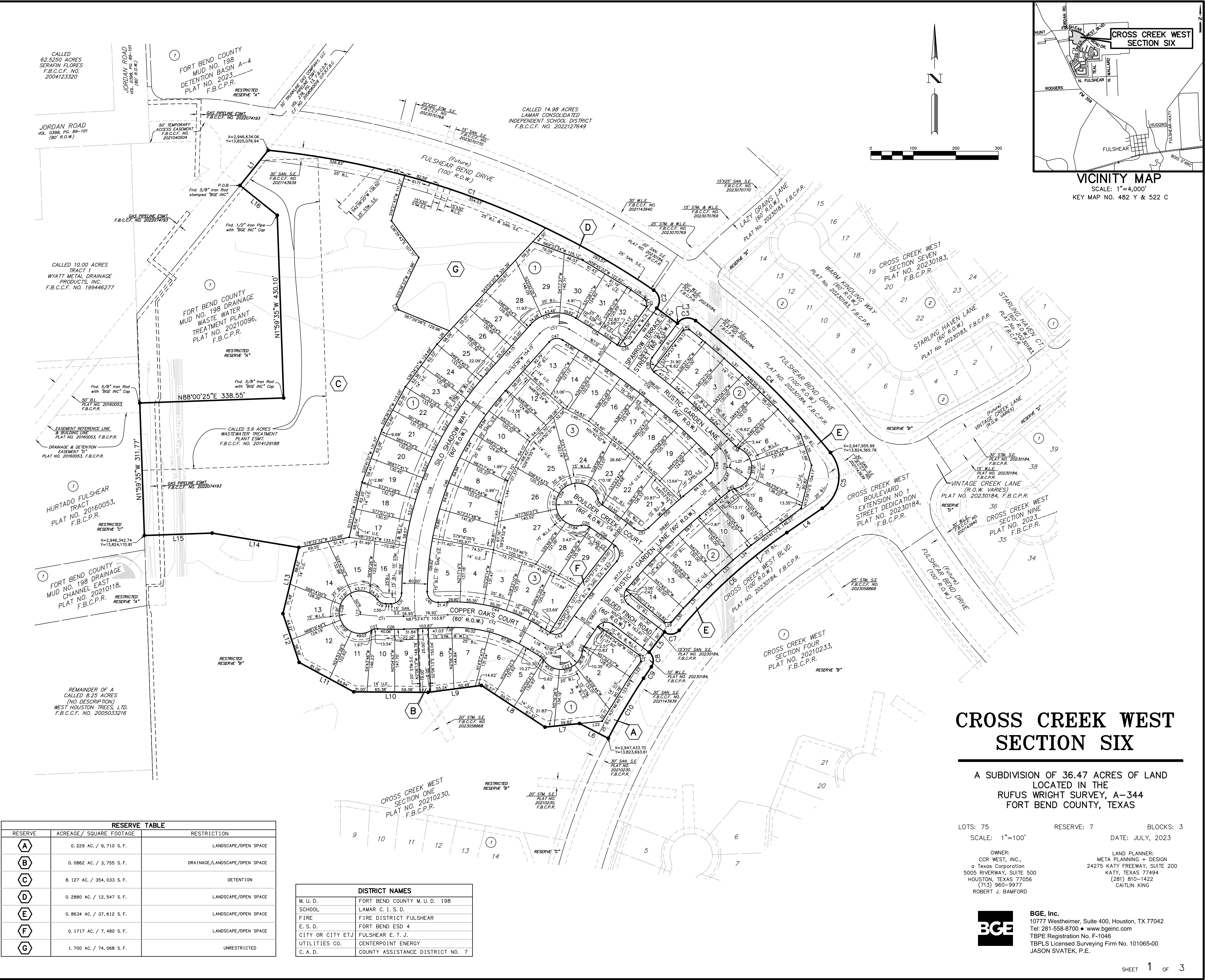
CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1950.00'	28°37'52"	974.43'	S 70°02'33" E	964.32'
C2	30.00'	92°07'08"	48.23'	S 9°40'03" E	43.20'
C3	30.00'	91°27'46"	47.89'	N 82°07'23" E	42.96'
C4	1950.00'	13°03'41"	444.53'	S 45°36'53" E	443.57'
C5	90.00'	94°40'50"	148.72'	S 8°15'23" W	132.37'
C6	1250.00'	15°43'43"	343.15'	S 47°43'56" W	342.07'
C7	25.00'	87°31'40"	38.19'	S 83°37'54" W	34.58'
C8	25.00'	87°31'40"	38.19'	S 8°50'26" E	34.58'
C9	1250.00'	1°29'49"	32.66'	S 34°10'29" W	32.66'
C10	1550.00'	6°03'25"	163.86'	S 30°23'52" W	163.78'
C11	600.00'	9°47'55"	102.61'	S 87°12'15" E	102.49'
C12	360.00'	34°06'34"	214.32'	N 75°02'56" W	211.17'
C13	55.00'	88°39'51"	85.11'	N 77°40'25" E	76.87'
C14	1425.00'	16°34'46"	412.35'	S 41°37'53" W	410.91'
C15	55.00'	94°13'59"	90.46'	N 2°48'17" E	80.60'
C16	1775.00'	14°41'22"	455.11'	N 51°39'26" W	453.87'
C17	55.00'	79°06'15"	75.93'	S 81°26'43" W	70.05'
C18	750.00'	45°38'34"	597.46'	S 19°04'19" W	581.79'
C19	900.00'	12°05'45"	190.00'	N 53°43'13" W	189.65'
C20	25.00'	92°05'02"	40.18'	S 81°21'13" W	35.99'
C21	1395.00'	2°18'47"	56.32'	S 34°09'18" W	56.31'
C22	25.00'	25°36'19"	11.17'	S 20°11'46" W	11.08'
C23	50.00'	139°33'50"	121.79'	S 77°10'32" W	93.84'
C24	25.00'	24°57'06"	10.89'	N 45°31'06" W	10.80'
C25	330.00'	34°06'34"	196.46'	N 75°02'56" W	193.57'
C26	630.00'	5°40'04"	62.32'	N 89°16'11" W	62.29'
C27	25.00'	34°51'15"	15.21'	S 76°08'13" W	14.97'
C28	50.00'	264°25'23"	230.75'	N 10°55'17" E	74.07'
C29	25.00'	51°03'53"	22.28'	S 62°23'58" E	21.55'
C30	570.00'	1°15'55"	12.59'	S 88°33'52" E	12.59'
C31	25.00'	90°28'28"	39.48'	N 45°33'57" E	35.50'
C32	780.00'	41°33'53"	565.84'	N 21°06'39" E	553.52'
C33	85.00'	79°06'15"	117.35'	N 81°26'43" E	108.25'
C34	1805.00'	3°40'20"	115.68'	S 57°10'00" E	115.66'
C35	25.00'	88°16'40"	38.52'	N 80°31'50" E	34.82'
C36	25.00'	88°16'40"	38.52'	S 7°44'50" E	34.82'
C37	1805.00'	8°11'39"	258.14'	S 47°47'20" E	257.92'
C38	25.00'	23°04'07"	10.07'	S 55°13'35" E	10.00'
C39	50.00'	147°05'00"	128.35'	S 6°46'52" W	95.90'
C40	25.00'	30°24'06"	13.27'	S 65°07'19" W	13.11'
C41	1395.00'	10°00'28"	243.66'	S 44°55'02" W	243.35'
C42	25.00'	92°31'04"	40.37'	S 6°20'44" E	36.12'
C43	25.00'	88°39'51"	38.69'	S 77°40'25" W	34.94'
C44	390.00'	34°06'34"	232.18'	N 75°02'56" W	228.76'
C45	25.00'	92°45'34"	40.47'	N 45°43'26" W	36.20'
C46	720.00'	41°14'15"	518.20'	N 21°16'29" E	507.09'
C47	25.00'	79°06'15"	34.52'	N 81°26'43" E	31.84'
C48	1745.00'	14°41'22"	447.42'	S 51°39'26" E	446.20'
C49	25.00'	94°13'59"	41.12'	S 2°48'17" W	36.64'
C50	1455.00'	4°20'53"	110.42'	S 47°44'49" W	110.39'
C51	25.00'	83°34'35"	36.47'	S 87°21'41" W	33.32'
C52	930.00'	5°45'57"	93.59'	N 53°44'00" W	93.55'
C53	25.00'	41°16'51"	18.01'	N 35°58'33" W	17.63'
C54	50.00'	265°37'02"	231.79'	S 31°51'22" W	73.36'
C55	25.00'	44°32'06"	19.43'	S 78°41'06" E	18.95'
C56	870.00'	5°00'27"	76.04'	S 53°54'49" E	76.01'
C57	25.00'	92°42'36"	40.45'	S 5°03'18" E	36.18'
C58	1455.00'	7°57'31"	202.10'	S 37°19'15" W	201.94'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N38°43'11"E	106.12'
L2	S53°36'30"E	60.00'
L3	N36°23'30"E	0.69'
L4	S55°35'47"W	101.12'
L5	S37°23'44"W	60.00'
L6	N62°51'48"W	76.09'
L7	S84°02'11"W	81.66'
L8	N56°43'27"W	178.91'
L9	S82°36'07"W	126.39'
L10	N89°38'00"W	174.75'
L11	N61°34'49"W	145.93'
L12	N18°26'55"W	120.80'
L13	N13°28'16"E	160.10'
L14	N80°35'05"W	206.53'
L15	S88°00'25"W	159.45'
L16	N51°19'09"W	112.22'
L17	S7°41'42"W	5.00'
L18	N57°59'39"W	24.74'
L19	N12°43'55"W	4.13'
L20	N49°55'16"E	84.15'
L21	S84°15'49"E	8.19'
L22	N84°06'32"E	53.57'
L23	N35°53'26"E	44.19'

LINE DATA		
NUMBER	BEARING	DISTANCE
L24	N9°20'46"W	14.08'
L25	S20°55'17"E	13.75'
L26	S43°02'20"W	42.89'
L27	N10°12'43"W	14.13'
L28	N55°16'19"W	53.30'
L29	N85°24'04"E	14.29'
L30	N41°00'51"E	44.14'
L31	N43°28'00"E	54.14'
L32	N45°55'09"E	54.14'
L33	N48°22'18"E	54.14'
L34	N50°35'58"E	54.89'
L35	N19°32'55"W	77.82'
L36	N42°05'03"W	78.91'
L37	N47°47'20"W	58.15'
L38	N49°30'39"W	58.15'
L39	N51°13'58"W	48.15'
L40	S83°20'13"W	14.04'
L41	N60°41'40"W	53.76'
L42	S63°40'03"E	59.69'
L43	S9°24'52"W	53.26'
L44	S15°56'39"W	53.82'
L45	N61°57'08"W	67.89'
L46	N48°05'30"W	61.46'

RESERVE TABLE		
RESERVE	ACREAGE / SQUARE FOOTAGE	RESTRICTION
(A)	0.229 AC. / 9,710 S.F.	LANDSCAPE/OPEN SPACE
(B)	0.0862 AC. / 3,755 S.F.	DRAINAGE/LANDSCAPE/OPEN SPACE
(C)	8.127 AC. / 354,033 S.F.	DETENTION
(D)	0.2880 AC. / 12,547 S.F.	LANDSCAPE/OPEN SPACE
(E)	0.8634 AC. / 37,612 S.F.	LANDSCAPE/OPEN SPACE
(F)	0.1717 AC. / 7,480 S.F.	LANDSCAPE/OPEN SPACE
(G)	1.700 AC. / 74,068 S.F.	UNRESTRICTED

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



G:\TDA\Projects\Utilities\VCAD\0198\1974-00-CR-CR-Sub-A\PL\01_CADD\03_Plot\PLAT_CROSS DEED WEST SEC 6.dwg 9/12/2023 1:45 PM Tawiller

DESCRIPTION OF A 30.47 ACRE TRACT OF LAND SITUATED
IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344
FORT BEND COUNTY, TEXAS

BEING a 30.47 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.N.) 2020038283 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 30.47 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 Westerly line of said 471.4 acre tract as cited herein:

BEGINNING at a 5/8-inch iron with stamped "BGE INC" found for the Northerly corner of Restricted Reserve "A" of FORT BEND COUNTY MUD NO. 199 DRAINAGE WASTE WATER TREATMENT PLANT, a subdivision per plot recorded under Plot Number 20210096 of the Fort Bend County Plat Records (F.B.C.P.R.), and being the most Northerly Northwest corner of the herein described tract;

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

N 38° 43' 11" E, a distance of 106.12 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for most Northerly corner of the herein described tract and being the beginning of a non-tangent curve to the right, from which its center bears S 05°38'31" W, 1,950.00 feet;

In a Southeasterly direction, along said curve to the right, an arc distance of 974.43 feet, having a radius of 1,950.00 feet, a central angle of 28°37'52" and chord which bears S 70°02'33" E, 964.32 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 Southeasterly direction, along said curve to the right, 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 S 09°40'03" E, 43.20 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 53°36'30" E, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 36°23'30" E, a distance of 0.69 feet to the beginning of a tangent curve to the right;

In a Northeasterly direction, along said curve to the right, 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 N 82°07'23" E, 42.96 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 Southeasterly direction, along said curve to the right, 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 S 45°36'53" E, 443.57 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 Southwesterly direction, along said curve to the right, 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 S 08°15'23" W, 132.37 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 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 Southwesterly direction, along said curve to the left, an arc distance of 343.15 feet, having a radius of 1,250.00 feet, a central angle of 18°43'43" and chord which bears S 47°43'56" W, 342.07 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a reverse curve to the right;

In a Southwesterly direction, along said curve to the right, 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 S 83°37'54" W, 34.58 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

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

In a Southeasterly direction, along said curve to the right, 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 S 8°50'26" E, 34.58 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a reverse curve to the left;

In a Southwesterly direction, along said curve to the left, 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 S 34°10'29" W, 32.66 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a compound curve to the left;

In a Southwesterly direction, along said curve to the left, an arc distance of 163.86 feet, having a radius of 1,550.00 feet, a central angle of 06°03'25" and chord which bears S 30°23'52" W, 163.78 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly corner of the herein described tract and being the most Easterly Northeast corner of Restricted Reserve "B" of CROSS CREEK WEST SECTION ONE, a subdivision per plot recorded under Plot Number 20210230 of the F.B.C.P.R.;

THENCE, along and with the Northerly lines of said Restricted Reserve "B", the following courses and distances:

N 62°51'48" W, a distance of 76.09 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 84°02'11" W, a distance of 81.66 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 56°43'27" W, a distance of 178.91 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 82°36'07" W, a distance of 126.39 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 89°38'00" W, a distance of 174.75 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 61°34'49" W, a distance of 145.93 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 18°26'55" W, a distance of 120.80 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 13°28'16" E, a distance of 160.10 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 80°35'05" W, a distance of 206.53 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 88°00'25" W, a distance of 159.45 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Westerly Southwest corner of the herein described tract and the Northwest corner of said Restricted Reserve "B", lying on the West line of aid 471.4 acre tract and the East line of Restricted Reserve "C" of HURTADO FULSHEAR TRACT, a subdivision per plot recorded under Plot Number 20160053 of the F.B.C.P.R.;

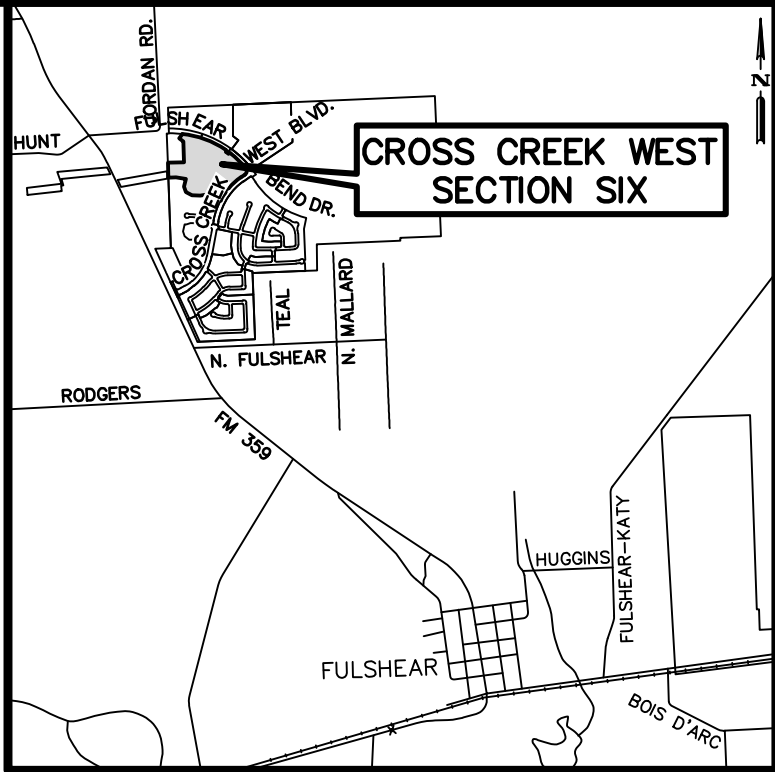
THENCE, N 01°59'35" W, a distance of 311.77 feet along and with the common line of said Restricted Reserve "C" and said 471.4 acre tract to a 5/8-inch iron rod with cap stamped "BGE INC" found for the Southwest corner of said Restricted Reserve "A", same being the most Westerly Northwest corner of the herein described tract;

THENCE, along and with the perimeter of said Restricted Reserve "A", the following courses and distance:

N 88°00'25" E, a distance of 338.55 feet to a 5/8-inch iron rod with cap stamped "BGE INC" found for the Southeast corner of said Restricted Reserve "A" and being an interior corner of the herein described tract;

N 01°59'35" W, a distance of 430.10 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Northeast corner of said Restricted Reserve "A" and an interior corner of the herein described tract;

N 51°19'09" W, a distance of 112.22 feet to the POINT OF BEGINNING and containing 30.47 acres of land.



VICINITY MAP

SCALE: 1"=4,000'

KEY MAP NO. 482 Y & 522 C

GENERAL NOTES

- "①" indicates Block Number.
- "U.E." indicates "Utility Easement".
- "A.E." indicates "Aerial Easement".
- "↵" indicates Street Name Change.
- "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 Westerly 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 Charter Title Company, August 23, 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 481570005M, 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 with cap stamped "BGE INC" at all plot 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 148.63 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- A minimum distance of 10' shall be maintained between residential dwellings.
- All drainage easements and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 214.

CROSS CREEK WEST SECTION SIX

A SUBDIVISION OF 36.47 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 75 RESERVE: 7 BLOCKS: 3
SCALE: 1"=100' DATE: JULY, 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.

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 36.06 acre tract described in the above and foregoing map of CROSS CREEK WEST SECTION SIX, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easement for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

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 17th day of AUGUST, 2023.

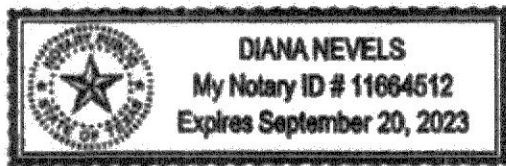
CCR WEST, INC., a Texas corporation,

By: Robert J. Bamford
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 17th day of August, 2023.



Diana Nevels
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 8/4/23
Chris Jordan, R.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
Jason M. Svatek, P.E.
Texas License No. 100192
BSE, Inc.
TBPE Registration No. F-1046

This plat of CROSS CREEK WEST SECTION SIX is approved by the City Planning Commission of the City of Fulshear, Texas, this 5th day of May, 2023.

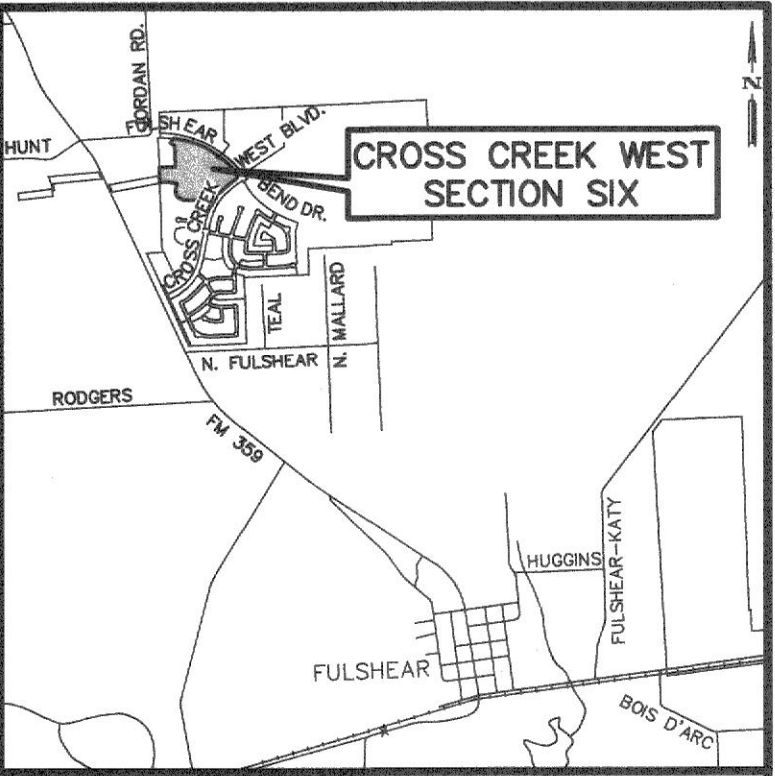
Amy Pearce
Amy Pearce
Chairman

Joan Berger
Joan Berger
Co-Chairman

This plat of CROSS CREEK WEST SECTION SIX was approved on May 16, 2023 by the City of Fulshear City Council and signed on this 24th day of AUGUST, 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

Marjela Rodriguez
Marjela Rodriguez
City Secretary



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.
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
Laura Richard
County Clerk
Fort Bend County, Texas

By: _____
Deputy

CROSS CREEK WEST SECTION SIX

A SUBDIVISION OF 36.47 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 75 RESERVE: 7 BLOCKS: 3
SCALE: 1"=100' DATE: JULY, 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
CATLIN 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.