

PLAT RECORDING SHEET

PLAT NAME: Cross Creek West Section Seven Partial Replat No. 1

PLAT NO: _____

ACREAGE: 4.741

LEAGUE: Rufus Wright Survey

ABSTRACT NUMBER: A-344

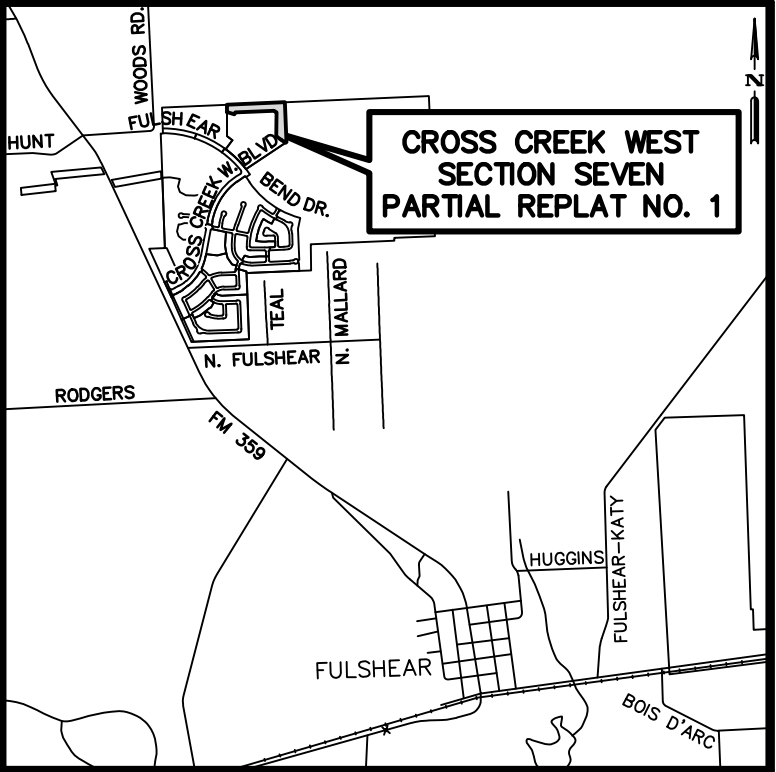
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 28

NUMBER OF RESERVES: 1

OWNERS: CCR West, Inc.,

(DEPUTY CLERK)



A SUBDIVISION OF 4.741 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
CROSS CREEK WEST SECTION SEVEN,
RESERVE "C" AND LOTS 12-39, BLOCK 1,
RECORDED IN PLAT NO. 20230183, F.B.C.P.R.

LOTS: 28 RESERVE: 1 BLOCKS: 1
SCALE: 1"=60' DATE: JANUARY, 2024

OWNER:	LAND PLANNER:
CCR WEST, INC.,	META PLANNING + DESIGN
a Texas Corporation	24275 KATY FREEWAY, SUITE 200
5005 RIVERWAY, SUITE 500	KATY, TEXAS 77494
HOUSTON, TEXAS 77056	(281) 810-1422
(713) 960-9977	CAITLIN KING
ROBERT J. BAMFORD	



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.

GENERAL NOTES

1. "1" indicates Block Number.
2. "U.E." indicates "Utility Easement".
3. "A.E." indicates "Aerial Easement".
4. "B.L." indicates Building Line.
5. "W.L.E." indicates Water Line Easement.
6. "STM. S.E." indicates Storm Sewer Easement.
7. "SAN. S.E." indicates Sanitary Sewer Easement.
8. "ESMT." indicates Easement.
9. "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.
10. "F.B.C.P.R." indicates Fort Bend County Plat Records.
11. "F.B.C.D.R." indicates Fort Bend County Deed Records.
12. "O.D." indicates Outside Diameter.
13. "O.P.R.F.B.C." indicates Official Public Records of Fort Bend County.
14. "VOL." indicates volume.
15. "PG." indicates page.
16. "R.O.W." indicates right-of-way.
17. "P.O.B." indicates Point of Beginning.
18. 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.
19. Bearing based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced monument found along 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.).
20. 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, January 9, 2024.
21. 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.
22. 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.
23. Set 3/4-inch Iron Rod w/ cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.
24. "F" indicates Found 3/4-inch Iron Rod with cap stamped "BGE INC".
25. This plat is within Lighting Zone LZ3.
26. This tract is located within the extraterritorial jurisdiction of the City of Fulshear and Fort Bend County.
27. 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.
28. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
29. All property to drain into the drainage easement only through an approved drainage structure.
30. 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.
31. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all residential right-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.
32. A minimum distance of 10' shall be maintained between residential dwellings.
33. All drainage easements and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 198.

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 4.741 acre tract described in the above and foregoing map of CROSS CREEK WEST SECTION SEVEN PARTIAL REPLAT NO. 1, 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 on 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 six feet, six inches (6'6") for fifteen feet (15'0") 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 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, six inches (7'6") for fifteen feet (15'0") 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 ground level upward, located adjacent to both sides and adjoining all 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 plot 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 obutting 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 23 day of January, 2024.

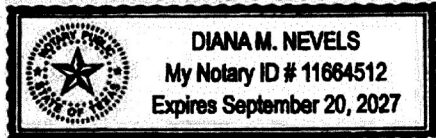
CCR WEST, INC., a Texas corporation,

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 30th day of January, 2024.



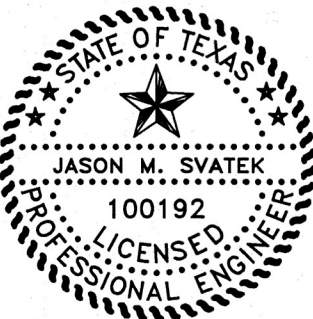
D. Nevels
Diana Nevels
Notary Public in and for the State of Texas
Commission Expires: 9-20-2027

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 1/22/24
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
BGE, Inc.
TBPE Registration No. F-1046

This plat of CROSS CREEK WEST SECTION SEVEN PARTIAL REPLAT NO. 1 is approved by the City Planning Commission of the City of Fulshear, Texas, this 01st day of December, 2024.

Amy P. Bates
Amy P. Bates
Chairman

John Berger
John Berger
City Chairman

This plat of CROSS CREEK WEST SECTION SEVEN PARTIAL REPLAT NO. 1 was approved on December 11, 2023 by the City of Fulshear City Council and signed on this 02nd day of February, 2024; 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

Mariela Rodriguez
Mariela Rodriguez
City Secretary

DESCRIPTION OF A 4.741 ACRE TRACT OF LAND SITUATED
IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344
FORT BEND COUNTY, TEXAS

BEING a 4.741 acre (206,534 square foot) tract of land situated in the Rufus Wright Survey, Abstract No. 344 of Fort Bend County, Texas and being all of Lots 12 through 39 and Restricted Reserve "C" of Block 1 of CROSS CREEK WEST SECTION SEVEN, a subdivision per plat recorded under Plat Number 20230183 of the Fort Bend County Plat Records F.B.C.P.R., being described in an instrument to Perry Homes, LLC recorded under Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2023119881 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 F.B.C.C.F. No. 2020038283, said 4.741 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 West line of said CROSS CREEK WEST SECTION SEVEN as cited herein:

BEGINNING at a 3/4-inch iron rod with cap stamped "BGE INC" found for the Northwest corner of said CROSS CREEK WEST SECTION SEVEN and the herein described tract, same being the Northeast corner of a called 14.98 acre tract of land as described in an instrument to Lamar Consolidated Independent School District recorded under F.B.C.C.F. No. 2022127649, lying on the south line of a called 927.88 acre tract of land described as Tract 1 in an instrument to 1003 Franz Investments, Ltd. Recorded under F.B.C.C.F. No. 2020183372, and being on the common line of John J. Survey, Abstract No. 113 and Rufus Wright Survey, Abstract No. 344;

THENCE, N 87°31'41" E, along and with the North line of said CROSS CREEK WEST SECTION SEVEN and the South line of said 927.88 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 F.B.C.C.F. No. 2020183088 and a Southeast corner of said 927.88 acre tract, continuing along and with the North line of said CROSS CREEK WEST SECTION SEVEN and the South line of said 4.00 acre tract, at a distance of 290.84 feet to the Southwest corner of a called 0.12 acre tract of land described as Lot 1 in an instrument to Scott Hopper recorded under F.B.C.C.F. No. 2021060229, continuing along and with the North line of said CROSS CREEK WEST SECTION SEVEN and the South line of said Lot 1, at a distance of 390.84 feet to the Southeast corner of said Lot 1 and a Southwesterly corner of said 927.88 acre tract, continuing along and with the North line of said CROSS CREEK WEST SECTION SEVEN and the South line of said 927.88 acre tract, 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 said CROSS CREEK WEST SECTION SEVEN and the herein described tract;

THENCE, S 02°28'19" E, a distance of 780.71 feet along and with the East line of said CROSS CREEK WEST SECTION SEVEN to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Easterly Southeast corner of said Lot 39 and the herein described tract, same being the Northerly corner of Restricted Reserve "A" of said CROSS CREEK WEST SECTION SEVEN;

THENCE, S 48°23'13" W, a distance of 8.88 feet along and with the Southeasterly line of said Lot 39 and the Northwesterly line of said Restricted Reserve "A" to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly Southeast corner of said Lot 39 and the herein described tract, same being the most Easterly corner of Lot 40 of said Block 1;

THENCE, N 66°45'46" W, a distance of 189.32 feet along and with the South line of Lot 39 and the North line of said Lot 40 to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of said Lot 39 and the Northwest corner of said Lot 40, same being the most Southerly Southwest corner of herein described tract and lying on the East right-of-way line of Starling Haven Lane (60-foot-width) of said CROSS CREEK WEST SECTION SEVEN and the beginning of a non-tangent curve to the left, from which its center bears N 66°45'46" W, 530.00 feet;

THENCE, in a Northeasterly direction, along and with the East right-of-way line of said Starling Haven Lane and said curve to the left and a West line of Block 1, an arc distance of 237.82 feet, having a radius of 530.00 feet, a central angle of 25°42'33" and chord which bears N 10°22'57" E, 235.83 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

THENCE, N 02°28'19" W, a distance of 270.88 feet continuing along and with the East right-of-way line of said Starling Haven Lane and a West line of said Block 1 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, continuing along and with the East right-of-way line of said Starling Haven Lane and said curve to the right and a West line of said Block 1, an arc distance of 10.07 feet, having a radius of 25.00 feet, a central angle of 23°04'26" and chord which bears N 09°03'54" E, 10.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of a reverse curve to the left;

THENCE, in a Northwesterly direction, continuing along and with the East right-of-way line of said Starling Haven Lane and the North right-of-way line of Slumbering Sage Drive (60-foot-width) of said CROSS CREEK WEST SECTION SEVEN and said curve to the left and a Southerly line of said Block 1, an arc distance of 118.81 feet, having a radius of 50.00 feet, a central angle of 136°08'52" and chord which bears N 47°28'19" W, 92.77 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a reverse curve to the right;

THENCE, in a Southwesterly direction, continuing along and with the North right-of-way line of said Slumbering Sage Drive and said curve to the right and a Southerly line of said Block 1, an arc distance of 10.07 feet, having a radius of 25.00 feet, a central angle of 23°04'26" and chord which bears S 75°59'28" W, 10.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

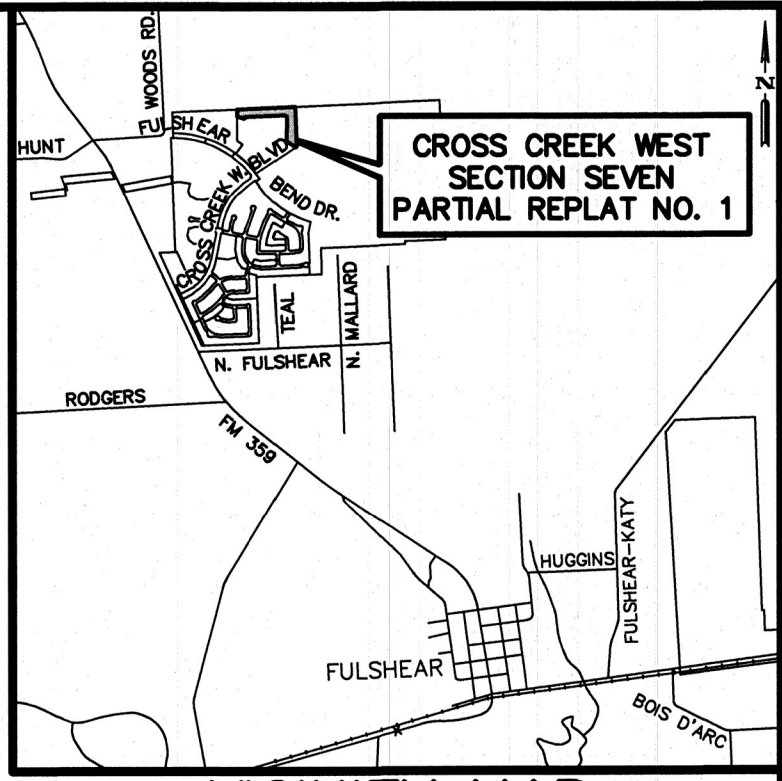
THENCE, S 87°31'41" W, a distance of 545.55 feet continuing along and with the North right-of-way line of said Slumbering Sage Drive and a Southerly line of said Block 1 to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, in a Northwesterly direction, continuing along and with the North right-of-way line of said Slumbering Sage Drive and a Southerly line of said Block 1, said curve to the right, on arc distance of 10.89 feet, having a radius of 25.00 feet, a central angle of 24°57'05" and chord which bears N 79°59'47" W, 10.80 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of a reverse curve to the left;

THENCE, in a Southwesterly direction, continuing along and with the North right-of-way line of said Slumbering Sage Drive and along with the West right-of-way line of Lozy Grains Lane and said CROSS CREEK WEST SECTION SEVEN and said curve to the left and a Southerly line of said Block 1, an arc distance of 81.80 feet, having a radius of 50.00 feet, a central angle of 93°44'20" and chord which bears S 65°36'35" W, 72.98 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southeast corner of said Lot 12, Block 1 of and the Northeast corner of the herein described tract;

THENCE, N 71°15'35" W, a distance of 137.48 feet along and with South line of said Lot 12 and the North line of said Lot 11 to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of said Lot 12 and the Northwest corner of said Lot 11 same being the most Westerly Southwest corner of the herein described tract, lying on the East line of said 14.98 acre tract and from which a 3/4-inch iron rod with cap stamped "BGE INC" found for the Southwest corner of Lot 7 of said Block 1 and the Northwest corner of Lot 6 of said Block 1, bears S 02°18'35" E, 263.71 feet;

THENCE, N 02°18'35" W, a distance of 105.16 feet along and with the East line of said 14.98 acre tract and the West line of said CROSS CREEK WEST SECTION SEVEN to the POINT OF BEGINNING and containing 4.741 acres (206,534 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 _____, 2024.

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 _____, 2024, 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 PARTIAL REPLAT NO. 1

A SUBDIVISION OF 4.741 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
CROSS CREEK WEST SECTION SEVEN,
RESERVE "C" AND LOTS 12-39, BLOCK 1,
RECORDED IN PLAT NO. 20230183, F.B.C.P.R.

REASON FOR REPLAT:
TO REVISE LOCATION OF THE 14-FOOT UTILITY EASEMENT
AT THE REAR OF LOTS 12-39, BLOCK 1

LOTS: 28 RESERVE: 1 BLOCKS: 1
SCALE: 1"=60' DATE: JANUARY, 2024

OWNER:
CCR WEST, INC.,
a Texas Corporation
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-8977
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.