

PLAT RECORDING SHEET

PLAT NAME: Fulshear Bend Drive Street Dedication No. 1 in Cross Creek West

PLAT NO: _____

ACREAGE: 1.666

LEAGUE: Rufus Wright Survey

ABSTRACT NUMBER: A-344

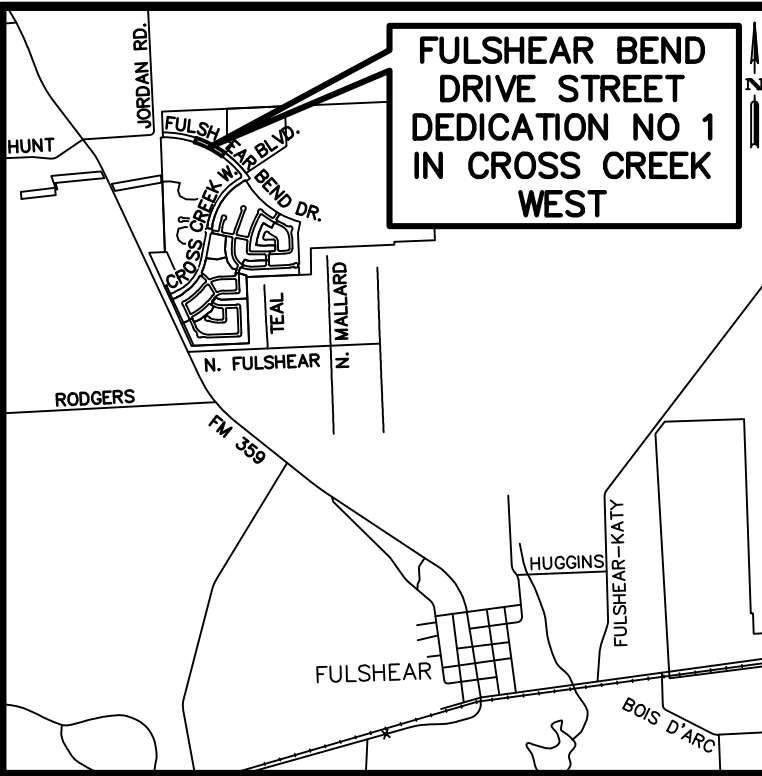
NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

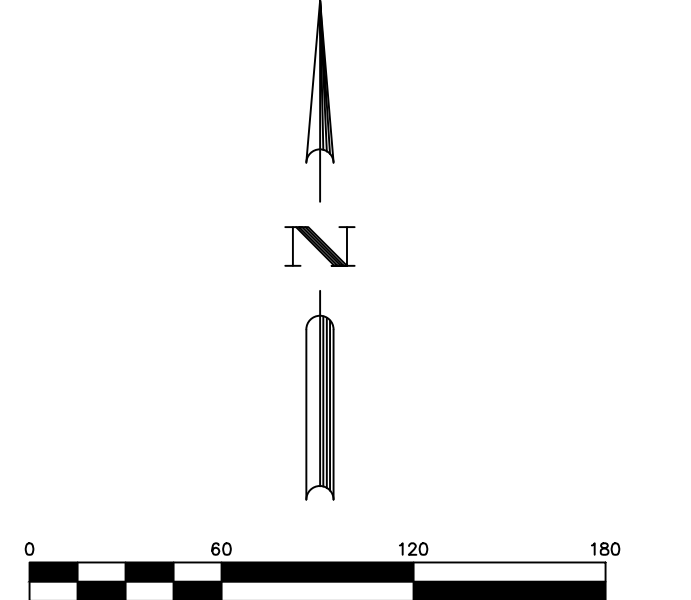
NUMBER OF RESERVES: 0

OWNERS: CCR West, Inc.

(DEPUTY CLERK)

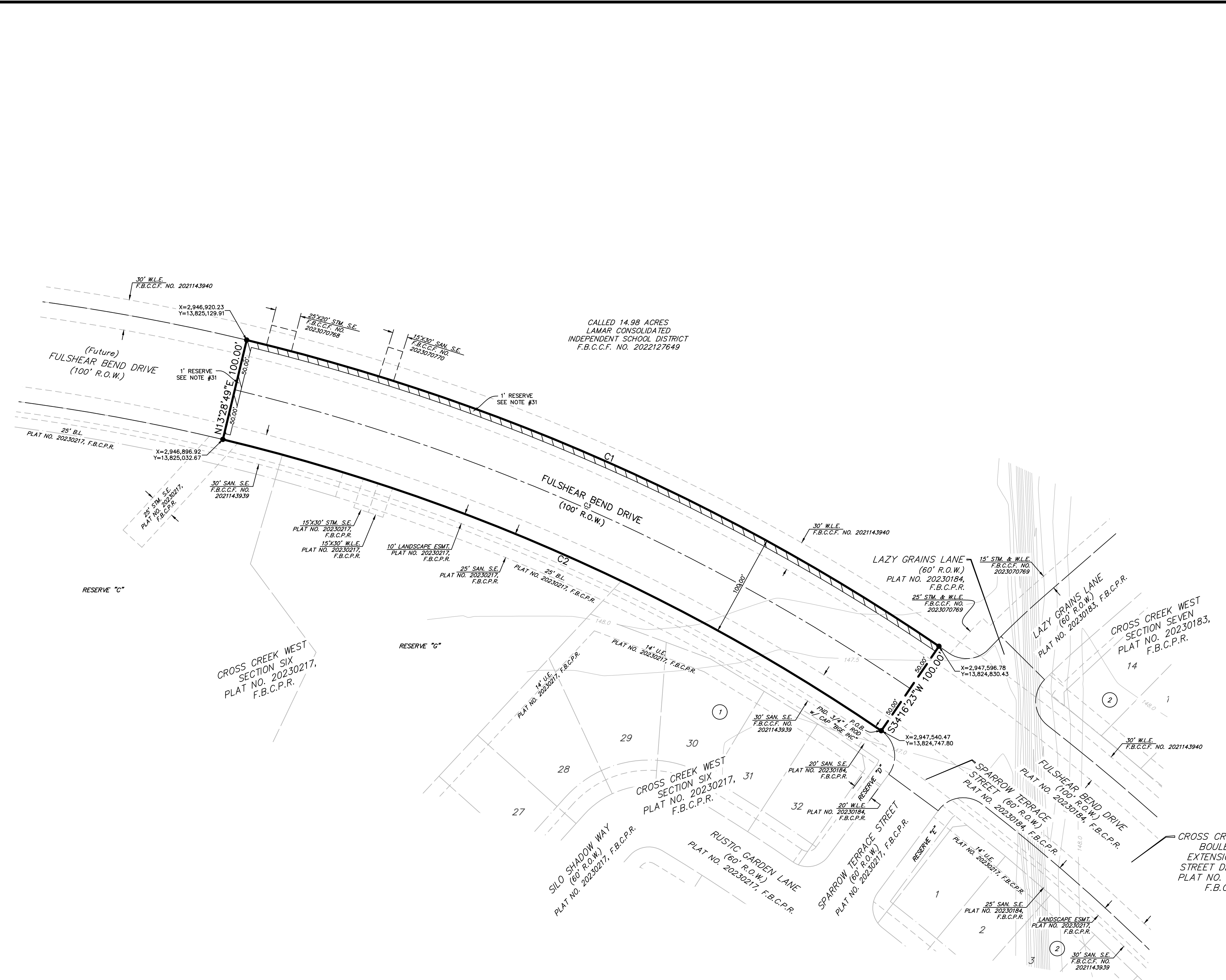


VICINITY MAP
SCALE: 1"=4,000'
KEY MAP NO. 482 Y & 522 C



GENERAL NOTES

- "1" indicates Block Number.
- "U.E." indicates "Utility 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.
- 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 Northwesterly line of CROSS CREEK WEST SECTION SIX, a subdivision per plat recorded under Plat Number (P.N.) 20230217 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 title research provided per City Planning Letter prepared by Charter Title Company, June 10, 2024.
- 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 plot is within Lighting Zone LZ3.
- This tract is located within the extraterritorial jurisdiction of the City of Fulshear and Fort Bend County.
- Required per Fort Bend County Regulations of Subdivisions, Section 7.3, A.
- Required per Fort Bend County Regulations of Subdivisions, Section 5.12, C.
- All drainage easements and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 198.
- 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, 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.



DESCRIPTION OF A 1.666 ACRE TRACT OF LAND SITUATED IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344 FORT BEND COUNTY, TEXAS

BEING a 1.666 acre (72,580 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 (C.F. No.) 2020038283 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 1.666 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 Northwesterly line of CROSS CREEK WEST SECTION SIX, a subdivision per plat recorded under Plat Number (P.N.) 20230217 of the Fort Bend County Plat Records (F.B.C.P.R.) as cited herein:

BEGINNING at a 3/4-inch iron rod with cap stamped "BGE INC" found for the North end of a radial cut-back at the West intersection of Fulshear Bend Drive (100 foot width) and Sparrow Terrace Street (60 foot width), both shown on said CROSS CREEK WEST SECTION SIX and as described in an instrument to MREA Properties-S, LLC recorded under C.F. No. 2023111691 of the O.P.R.F.B.C., continuing along and with the Northeastly line of said Restricted Reserve "D" of said CROSS CREEK WEST SECTION SIX, some being the Southeast corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 34°16'23" W, 1,950.00 feet;

THENCE, in a Northwesterly direction, along and with the Northeastly line of said Restricted Reserve "D" at a distance of 293.57 feet pass the common Northeast corner of said Restricted Reserve "D" and Restricted Reserve "G" of said CROSS CREEK WEST SECTION SIX and as described in an instrument to MREA Properties-S, LLC recorded under C.F. No. 2023111691 of the O.P.R.F.B.C., continuing along and with the Northeastly line of said Restricted Reserve "G", at a distance of 647.59 feet pass the common Northeast corner of said Restricted Reserve "G" and Restricted Reserve "C" of said CROSS CREEK WEST SECTION SIX, continuing along and with the Northeastly line of said Restricted Reserve "C", some being along said curve to the left, for a total arc distance of 707.66 feet, having a radius of 1,950.00 feet, a central angle of 20°47'34" and chord which bears N 66°07'24" W, 703.78 feet to the Southwest corner of the herein described tract;

THENCE, N 13°28'49" E, a distance of 100.00 feet over and across said 471.4 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northwest corner of the herein described tract, lying on the Southwest line of a called 14.98 acre tract of land described in an instrument to Lamar Consolidated Independent School District recorded under Clerk's File No. 2022127649 of the O.P.R.F.B.C. and being the beginning of a non-tangent curve to the right, from which its center bears S 13°28'49" W, 2,050.00 feet;

THENCE, in a Southeasterly direction, along said curve to the right and along with the Southwest line of said 14.98 acre tract, an arc distance of 743.95 feet, having a radius of 2,050.00 feet, a central angle of 20°47'34" and chord which bears S 66°07'24" E, 739.87 feet to the Northeast corner of said Northwest terminus of said Fulshear Bend Drive, some being the Northeast corner of the herein described tract;

THENCE, S 34°16'23" W, a distance of 100.00 feet along and with said terminus line of Fulshear Bend Drive to the POINT OF BEGINNING and containing 1.666 acres (72,580 square feet) of land.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	2050.00'	20°47'34"	743.95'	S 66°07'24" E	739.87'
C2	1950.00'	20°47'34"	707.66'	N 66°07'24" W	703.78'
C3	2000.00'	20°47'34"	725.80'	N 66°07'24" W	721.83'

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

FULSHEAR BEND DRIVE STREET DEDICATION NO. 1 IN CROSS CREEK WEST

A SUBDIVISION OF 1.666 ACRES OF LAND LOCATED IN THE RUFUS WRIGHT SURVEY, A-344 FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVE: 0 BLOCKS: 0
SCALE: 1"=60' DATE: JUNE, 2024

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
Almutz N. Ghaffi, P.E.