

# PLAT RECORDING SHEET

**PLAT NAME:** Cross Creek West Section Ten

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

**ACREAGE:** 17.37

**LEAGUE:** Rufus Wright Survey

**ABSTRACT NUMBER:** A-344

**NUMBER OF BLOCKS:** 5

**NUMBER OF LOTS:** 68

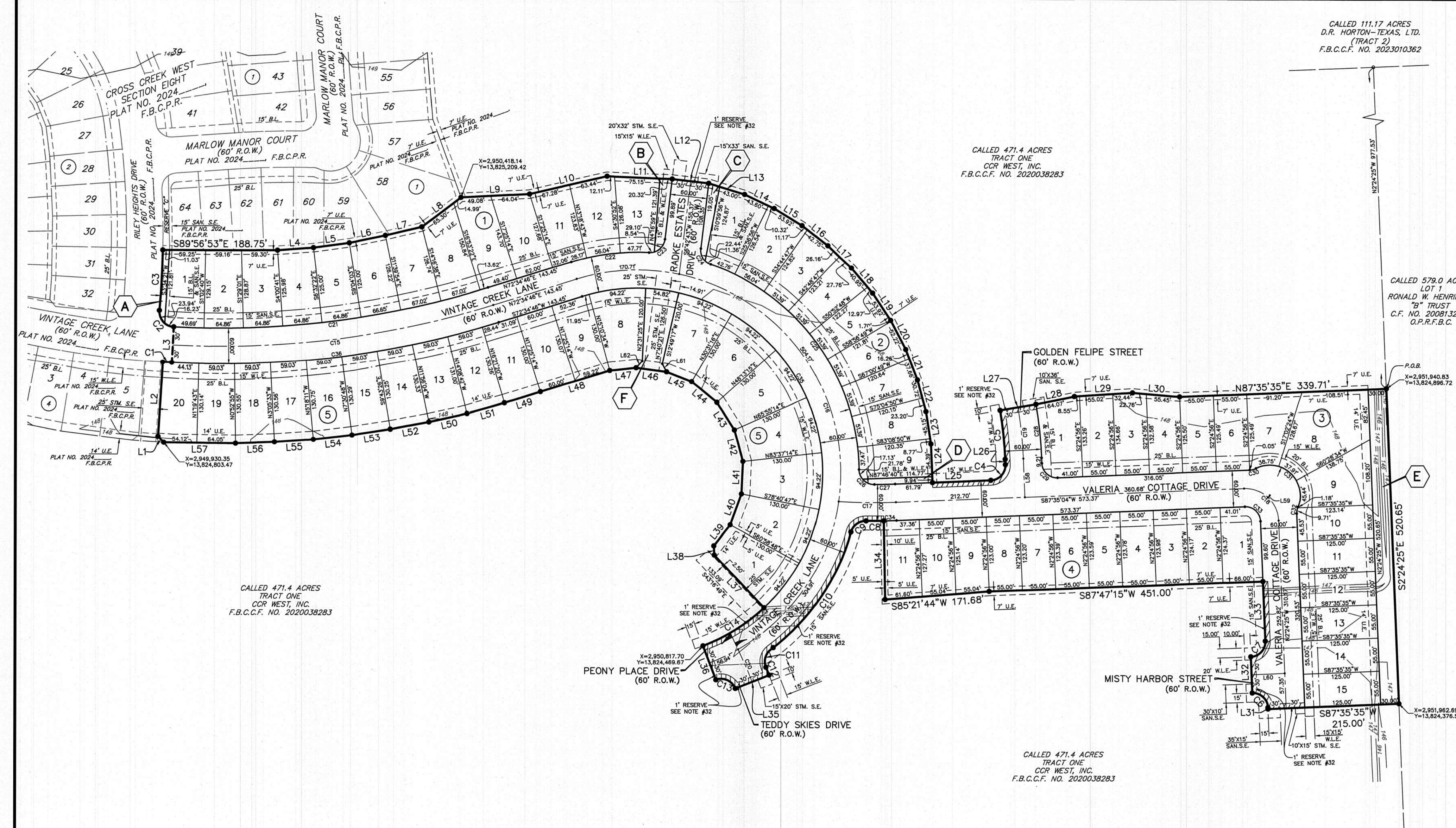
**NUMBER OF RESERVES:** 6

**OWNERS:** CCR West, Inc.,

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



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LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N42°56'10\"W	13.77'
L2	N3°32'20\"E	122.20'
L3	N2°58'52\"E	60.00'
L4	N85°39'58\"E	59.32'
L5	N82°11'48\"E	59.34'
L6	N78°29'05\"E	60.96'
L7	N76°32'41\"E	61.25'
L8	N52°45'46\"E	80.28'
L9	N87°04'03\"E	113.12'
L10	N76°56'00\"E	130.72'
L11	S87°43'21\"E	107.58'
L12	S83°17'17\"E	60.00'
L13	S73°04'46\"E	62.05'
L14	S64°35'51\"E	53.92'
L15	S58°24'56\"E	53.92'
L16	S52°14'01\"E	53.92'
L17	S46°03'06\"E	53.92'
L18	S39°52'11\"E	53.92'
L19	S33°41'16\"E	53.92'
L20	S27°30'21\"E	53.92'
L21	S21°19'26\"E	53.92'
L22	S15°08'31\"E	53.92'
L23	S8°57'36\"E	53.92'
L24	S2°24'56\"E	64.33'
L25	N87°35'04\"E	95.91'

LINE DATA		
NUMBER	BEARING	DISTANCE
L26	N2°24'56\"W	9.21'
L27	N80°05'35\"E	60.00'
L28	N78°26'26\"E	64.07'
L29	N86°07'37\"E	96.01'
L30	S85°04'43\"E	78.21'
L31	N2°24'25\"W	2.35'
L32	N2°24'25\"W	60.00'
L33	N2°24'25\"W	98.22'
L34	N1°06'28\"W	129.94'
L35	S68°30'39\"W	60.00'
L36	N20°50'22\"W	60.00'
L37	N43°16'49\"W	120.00'
L38	N2°42'19\"W	15.19'
L39	N37°52'12\"E	43.85'
L40	N20°10'12\"E	53.85'
L41	N2°28'13\"E	53.85'
L42	N15°13'46\"W	53.85'
L43	S32°55'45\"W	53.85'
L44	N50°37'44\"W	53.85'
L45	N68°19'43\"W	43.85'
L46	N82°19'39\"W	50.82'
L47	S83°40'26\"W	43.85'
L48	S72°38'38\"W	119.22'
L49	S72°36'08\"W	61.95'
L50	S77°33'18\"W	64.07'

LINE DATA		
NUMBER	BEARING	DISTANCE
L51	S74°05'40\"W	64.07'
L52	S79°14'23\"W	64.05'
L53	S81°20'57\"W	64.05'
L54	S83°10'48\"W	64.06'
L55	S85°58'26\"W	64.07'
L56	S88°01'20\"W	64.06'
L57	N89°24'40\"W	118.17'
L58	S2°24'56\"E	64.21'
L59	S42°35'20\"W	4.40'
L60	S87°35'35\"W	55.00'
L61	S27°45'13\"E	15.19'
L62	N43°05'55\"E	15.19'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1530.00'	0°33'28\"	14.90'	S 86°44'24\" E	14.90'
C2	25.00'	92°04'20\"	40.17'	N 40°58'58\" W	35.99'
C3	1430.00'	4°01'28\"	100.44'	S 3°02'28\" E	100.42'
C4	25.00'	90°00'00\"	39.27'	N 42°35'04\" E	35.36'
C5	620.00'	7°29'29\"	81.07'	N 6°09'40\" W	81.01'
C6	25.00'	90°00'00\"	39.27'	N 47°24'25\" W	35.36'
C7	25.00'	90°00'00\"	39.27'	N 42°35'35\" E	35.36'
C8	930.00'	1°47'53\"	29.18'	S 89°47'28\" W	29.18'
C9	25.00'	75°19'36\"	32.87'	S 53°01'36\" W	30.55'
C10	365.00'	37°27'27\"	238.62'	S 34°05'32\" W	234.39'
C11	25.00'	75°10'50\"	32.80'	S 15°13'51\" W	30.50'
C12	930.00'	0°52'13\"	14.13'	S 21°55'28\" E	14.13'
C13	25.00'	89°21'01\"	38.99'	N 66°08'52\" W	35.15'
C14	305.00'	22°26'27\"	119.46'	N 57°56'24\" E	118.70'
C15	1500.00'	20°24'06\"	534.12'	N 82°46'49\" E	531.30'
C16	335.00'	176°34'52\"	1032.44'	N 19°07'48\" W	669.70'
C17	900.00'	5°58'19\"	93.81'	S 89°25'46\" E	93.77'
C18	55.00'	90°00'31\"	86.40'	N 47°24'40\" W	77.79'
C19	650.00'	7°29'29\"	84.99'	N 6°09'40\" W	84.93'
C20	900.00'	3°43'22\"	58.48'	N 23°21'24\" W	58.47'
C21	1470.00'	20°24'06\"	523.43'	N 82°46'49\" E	520.67'
C22	365.00'	20°23'41\"	129.92'	N 82°46'37\" E	129.24'
C23	25.00'	86°15'44\"	37.64'	N 49°50'35\" E	34.18'
C24	25.00'	77°28'31\"	33.80'	S 32°01'32\" E	31.29'
C25	365.00'	69°47'33\"	444.61'	S 35°52'01\" E	417.63'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C26	25.00'	89°11'26\"	38.92'	S 45°33'58\" E	35.10'
C27	870.00'	2°15'15\"	34.23'	N 88°42'42\" E	34.23'
C28	680.00'	7°29'29\"	88.91'	S 6°09'40\" E	88.85'
C29	25.00'	90°00'00\"	39.27'	S 47°24'56\" E	35.36'
C30	25.00'	24°57'05\"	10.89'	N 75°06'32\" E	10.80'
C31	50.00'	139°54'40\"	122.10'	S 47°24'40\" E	93.94'
C32	25.00'	24°57'05\"	10.89'	S 10°04'07\" W	10.80'
C33	25.00'	90°00'31\"	39.27'	N 47°24'40\" W	35.36'
C34	930.00'	1°18'27\"	21.22'	S 88°14'18\" W	21.22'
C35	305.00'	154°08'25\"	820.53'	N 30°21'01\" W	594.53'
C36	1530.00'	20°24'06\"	544.80'	S 82°46'49\" W	541.93'

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.0264 AC. / 1,152 S.F.	LANDSCAPE/OPEN SPACE
B	0.0474 AC. / 2,064 S.F.	LANDSCAPE/OPEN SPACE
C	0.0397 AC. / 1,729 S.F.	LANDSCAPE/OPEN SPACE
D	0.0249 AC. / 1,085 S.F.	LANDSCAPE/OPEN SPACE
E	0.3586 AC. / 15,620 S.F.	LANDSCAPE/OPEN SPACE
F	0.1336 AC. / 5,821 S.F.	LANDSCAPE/OPEN SPACE/DRAINAGE

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

- GENERAL NOTES
- "1" indicates Block Number.
  - "U.E." indicates "Utility Easement".
  - "A.E." indicates "Aerial Easement".
  - "S" 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 East line of said 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 the Fort Bend County (O.P.R.F.B.C.).
  - 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 17, 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 with 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.
  - The top of all floor slabs shall be a minimum of 148.92 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 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.
  - 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. 198.

## CROSS CREEK WEST SECTION TEN

A SUBDIVISION OF 17.37 ACRES OF LAND  
LOCATED IN THE  
RUFUS WRIGHT SURVEY, A-344  
FORT BEND COUNTY, TEXAS

LOTS: 68 RESERVE: 6 BLOCKS: 5  
SCALE: 1"=100' DATE: JULY, 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 500, 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 17.37 acre tract described in the above and foregoing map of CROSS CREEK WEST SECTION TEN, 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, owners 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 TEN 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.

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 18<sup>th</sup> day of July, 2024.

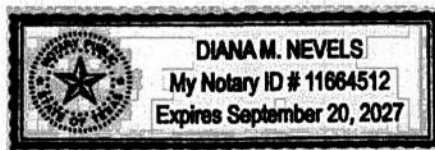
CCR WEST, INC., a Texas corporation,

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 18<sup>th</sup> day of July, 2024.



*Diana M. 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* 7/16/24  
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 TEN is approved by the City Planning Commission of the City of Fulshear, Texas, this 5<sup>th</sup> day of April, 2024.

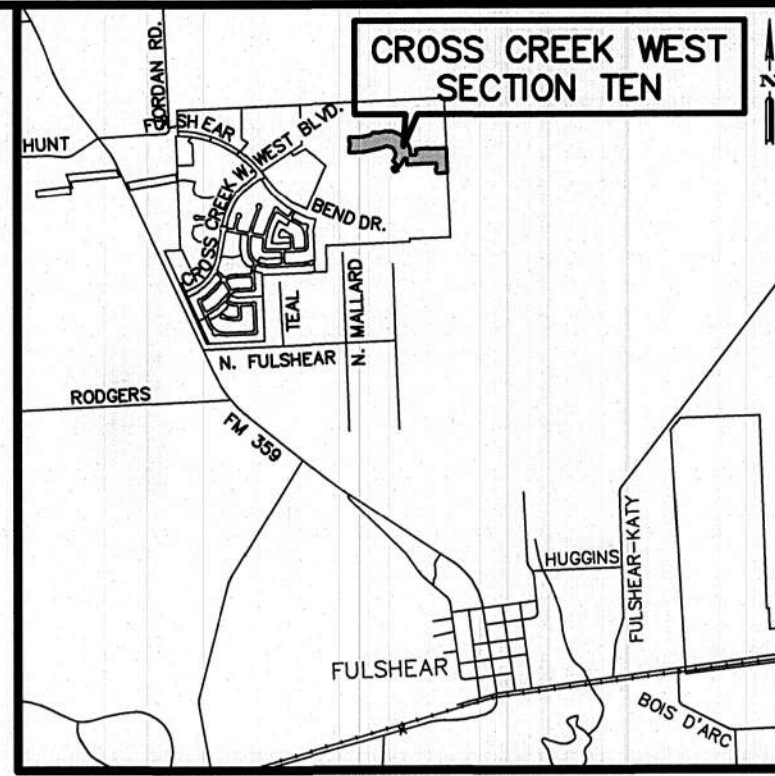
*Amy Pearce*  
Amy Pearce  
Chairman

*Jose Berger*  
Jose Berger  
City Chairman

This plat of CROSS CREEK WEST SECTION TEN was approved on April 16, 2024 by the City of Fulshear City Council and signed on this 26<sup>th</sup> day of July, 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.

*Don McCoy*  
Don McCoy  
Mayor

*Martela Rodriguez*  
Martela Rodriguez  
City Secretary



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

I, J. Stacy Slowinski, 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 Slowinski, 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 TEN

A SUBDIVISION OF 17.37 ACRES OF LAND  
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RUFUS WRIGHT SURVEY, A-344  
FORT BEND COUNTY, TEXAS

LOTS: 68 RESERVE: 6 BLOCKS: 5  
SCALE: 1"=100' DATE: JULY, 2024  
OWNER: CCR WEST, INC., a Texas Corporation  
5005 RIVERWAY, SUITE 500  
HOUSTON, TEXAS 77056  
(713) 860-9977  
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 500, 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.



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DESCRIPTION OF A 17.37 ACRE TRACT OF LAND SITUATED  
IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344  
FORT BEND COUNTY, TEXAS

BEING a 17.37 acres (756,454 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 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 the Fort Bend County (O.P.R.F.B.C.), said 17.37 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 East line of said 471.4 acre tract as cited herein:

COMMENCING at a 5/8-inch iron rod with cap stamped "BGE INC" found for the Northeast corner of said 471.4 acre tract, the Northwest corner of a called 579.0 acre tract of land as described Lot 1 in an instrument to Ronald W. Henriksen "B" Trust recorded under C.F. No. 2008132362 of the O.P.R.F.B.C. and lying on the South line of a called 927.88 acre tract of land described as Tract 1 in an instrument to 1003 Franz Investment, Ltd. recorded under C.F. No. 2020183372 of the O.P.R.F.B.C.;

THENCE, S 02°24'25" E, a distance of 977.53 feet along and with the East line of said 471.4 acre tract and the West line of said 579.0 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and the Northeast corner of the herein described tract;

THENCE, S 02°24'25" E, a distance of 520.65 feet continuing along and with the East line of said 471.4 acre tract and the West line of said 579.0 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southeast corner of the herein described tract, from which a 5/8-ich iron rod with cap stamped "TERRA SURVEYING" found for the Northeast corner of called 1.166 acre tract described as Lot 4 in an instrument to Ronald W. Henriksen "B" Trust, recorded under C.F. No. 2008132362 of the O.P.R.F.B.C., bears S 02°24'25" E, 1,426.67 feet;

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

S 87°35'35" W, a distance of 215.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly Southwest corner of the herein described tract;

N 02°24'25" W, a distance of 2.35 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 Northwesterly direction, along and with said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and chord which bears N 47°24'25" W, 35.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

N 02°24'25" W, 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 02°24'25" W, 25.00 feet;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and chord which bears N 42°35'35" E, 35.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

N 02°24'25" W, a distance of 98.22 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 87°47'15" W, a distance of 451.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 85°21'44" W, a distance of 171.68 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southwesterly corner of the herein described tract;

N 01°06'28" W, a distance of 129.94 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears N 01°06'28" W, 930.00 feet;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 29.18 feet, having a radius of 930.00 feet, a central angle of 01°47'53" and chord which bears S 89°47'28" W, 29.18 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 Southwesterly direction, along and with said curve to the left, an arc distance of 32.87 feet, having a radius of 25.00 feet, a central angle of 75°19'36" and chord which bears S 53°01'36" W, 30.55 feet to the point of a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 238.62 feet, having a radius of 365.00 feet, a central angle of 37°27'27" and chord which bears S 34°05'32" W, 234.39 feet to the point of a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 32.80 feet, having a radius of 25.00 feet, a central angle of 75°10'50" and chord which bears S 15°13'51" W, 30.50 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 and with said curve to the right, an arc distance of 14.13 feet, having a radius of 930.00 feet, a central angle of 00°52'13" and chord which bears S 21°55'28" E, 14.13 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southeasterly corner;

S 68°30'39" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southwesterly corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 68°30'39" W, 25.00 feet;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 38.99 feet, having a radius of 25.00 feet, a central angle of 89°21'01" and chord which bears N 66°09'52" W, 35.15 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southwesterly corner of the herein described tract;

N 20°50'22" 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 and the beginning of a non-tangent curve to the left, from which its center bears N 20°50'22" W, 305.00 feet;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 119.46 feet, having a radius of 305.00 feet, a central angle of 22°26'27" and chord which bears N 57°56'24" E, 118.70 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 43°16'49" W, a distance of 120.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 02°42'19" W, a distance of 15.19 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 37°52'12" E, a distance of 43.85 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 20°10'12" E, a distance of 53.85 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 02°28'13" E, a distance of 53.85 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 15°13'46" W, a distance of 53.85 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 32°55'45" W, a distance of 53.85 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 50°37'44" W, a distance of 53.85 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 68°19'43" W, a distance of 43.85 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 82°19'39" W, a distance of 50.82 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 83°40'26" W, a distance of 43.85 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 72°38'38" W, a distance of 119.22 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 72°36'08" W, a distance of 61.95 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 74°05'40" W, a distance of 64.07 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 77°33'18" W, a distance of 64.07 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 79°14'23" W, a distance of 64.05 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 81°20'57" W, a distance of 64.05 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

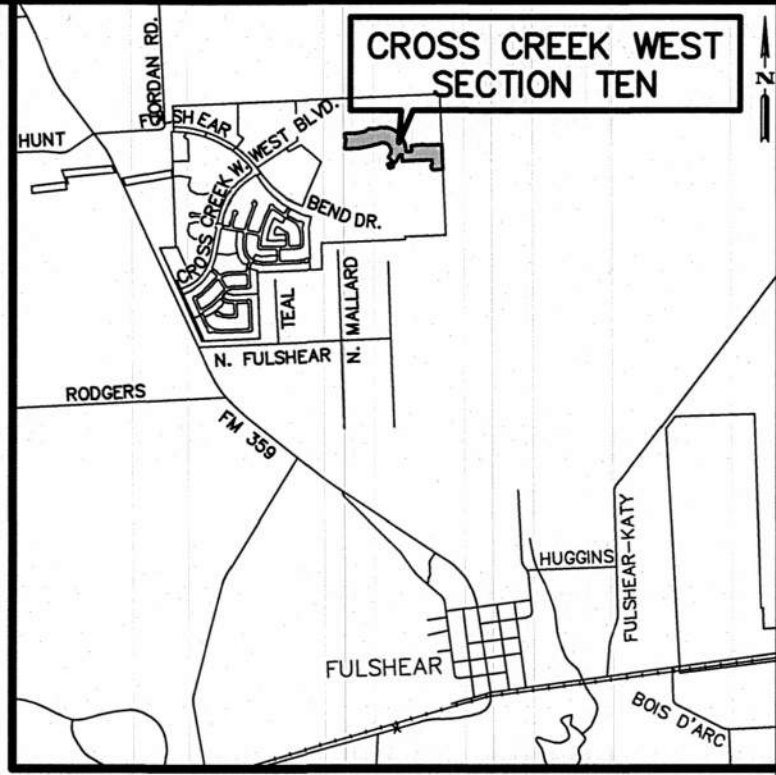
S 83°10'48" W, a distance of 64.06 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 85°58'26" W, a distance of 64.07 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 88°01'20" W, a distance of 64.06 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 89°24'40" W, a distance of 118.17 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southwesterly ;

N 42°56'10" W, a distance of 13.77 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;



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

N 03°32'20" E, a distance of 122.20 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Westerly corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears N 03°32'20" E, 1,530.00 feet;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 14.90 feet, having a radius of 1,530.00 feet, a central angle of 00°33'28" and chord which bears S 86°44'24" E, 14.90 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 02°58'52" E, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears N 02°58'52" E, 25.00 feet;

In a Northwesterly direction, along and with said curve to the right, an arc distance of 40.17 feet, having a radius of 25.00 feet, a central angle of 92°04'20" and chord which bears N 40°58'58" W, 35.99 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 and with said curve to the left, an arc distance of 100.44 feet, having a radius of 1,430.00 feet, a central angle of 04°01'28" and chord which bears N 03°02'28" E, 100.42 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northwest corner of the herein described tract;

S 89°56'53" E, a distance of 188.75 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 85°39'58" E, a distance of 59.32 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 82°11'48" E, a distance of 59.34 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 78°29'05" E, a distance of 60.96 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 76°32'41" E, a distance of 61.25 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 52°45'46" E, a distance of 80.28 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 87°04'03" E, a distance of 113.12 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 76°56'00" E, a distance of 130.72 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 87°43'21" E, a distance of 107.58 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 83°17'17" E, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 73°04'46" E, a distance of 62.05 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 64°35'51" E, a distance of 53.92 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 58°24'56" E, a distance of 53.92 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 52°14'01" E, a distance of 53.92 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 46°03'06" E, a distance of 53.92 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 39°52'11" E, a distance of 53.92 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 33°41'16" E, a distance of 53.92 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 27°30'21" E, a distance of 53.92 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 21°19'26" E, a distance of 53.92 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 15°08'31" E, a distance of 53.92 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 08°57'36" E, a distance of 53.92 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 02°24'56" E, a distance of 64.33 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 87°35'04" E, a distance of 95.91 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 and with said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and chord which bears N 42°35'04" E, 35.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

N 02°24'56" W, a distance of 9.21 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 Northwesterly direction, along and with said curve to the left, an arc distance of 81.07 feet, having a radius of 620.00 feet, a central angle of 07°29'29" and chord which bears N 06°09'40" W, 81.01 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Northerly corner of the herein described tract;

N 80°05'35" E, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 78°26'26" E, a distance of 64.07 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 86°07'37" E, a distance of 96.01 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 85°04'43" E, a distance of 78.21 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

N 87°35'35" E, a distance of 339.71 feet to the POINT OF BEGINNING and containing 17.37 acres (756,454 square feet) of land.

The above description is not to be used for fee conveyance.

## CROSS CREEK WEST SECTION TEN

A SUBDIVISION OF 17.37 ACRES OF LAND  
LOCATED IN THE  
RUFUS WRIGHT SURVEY, A-344  
FORT BEND COUNTY, TEXAS

LOTS: 68

SCALE: 1"=100'

RESERVE: 6

DATE: JULY, 2024

BLOCKS: 5

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 500, 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.