

PLAT RECORDING SHEET

PLAT NAME: Cross Creek West Section Eleven

PLAT NO: _____

ACREAGE: 28.86

LEAGUE: Rufus Wright Survey

ABSTRACT NUMBER: A-344

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 127

NUMBER OF RESERVES: 5

OWNERS: CCR West, Inc.,

(DEPUTY CLERK)



RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.0323 AC. / 1,406 S.F.	LANDSCAPE/OPEN SPACE
B	1.516 AC. / 66,051 S.F.	LANDSCAPE/OPEN SPACE
C	0.0251 AC. / 1,092 S.F.	LANDSCAPE/OPEN SPACE
D	0.0366 AC. / 1,594 S.F.	LANDSCAPE/OPEN SPACE
E	0.1664 AC. / 7,250 S.F.	LANDSCAPE/OPEN SPACE

CURVE DATA				
NUMBER	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	620.00'	72°29'29"	81.07' S 6°09'40" E	81.01'
C2	25.00'	90°00'00"	S 42°35'04" W	35.36'
C3	2000.00'	10°44'57"	S 12°05'11" W	374.66'
C4	55.00'	70°04'01"	S 52°29'40" W	63.15'
C5	55.00'	90°03'54"	N 47°26'22" W	77.83'
C6	55.00'	90°44'12"	N 42°57'41" E	78.28'
C7	1000.00'	4°27'34"	77.83' S 89°26'26" E	77.81'
C8	500.00'	25°28'05"	S 80°03'18" W	220.43'
C9	650.00'	89°44'04"	1018.01' N 54°46'27" W	917.11'
C10	55.00'	92°55'18"	89.20' S 53°10'50" E	79.74'
C11	450.00'	23°47'03"	186.80' S 51°02'20" W	185.46'
C12	55.00'	91°25'50"	87.77' N 43°18'30" E	78.75'
C13	1000.00'	12°24'38"	216.60' S 82°49'06" W	216.18'
C14	2030.00'	2°26'59"	86.79' N 7°56'12" E	86.79'
C15	25.00'	93°23'14"	40.75' N 37°31'55" W	36.38'
C16	620.00'	16°09'09"	174.79' S 87°41'53" W	174.21'
C17	25.00'	26°26'01"	11.53' S 66°24'18" W	11.43'
C18	50.00'	141°04'44"	123.11' N 56°16'20" W	94.29'
C19	25.00'	23°05'29"	10.08' N 2°43'18" E	10.01'
C20	480.00'	20°27'09"	171.34' N 1°24'08" E	170.43'
C21	25.00'	34°11'49"	14.92' N 52°8'12" W	14.70'
C22	50.00'	26°08'41"	230.51' S 70°29'46" E	74.23'
C23	25.00'	52°09'41"	22.76' S 35°29'44" W	21.98'
C24	420.00'	16°08'04"	118.27' S 1°20'51" W	117.88'
C25	25.00'	92°55'18"	40.54' S 53°10'50" E	36.25'

CURVE DATA				
NUMBER	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C26	680.00'	16°11'09"	192.10' N 88°27'05" E	191.46'
C27	25.00'	84°18'21"	36.79' N 54°23'29" E	33.56'
C28	2030.00'	5°10'37"	183.42' N 14°49'37" E	183.35'
C29	25.00'	24°30'23"	10.69' N 5°09'43" E	10.61'
C30	50.00'	119°34'14"	104.35' N 52°41'39" E	86.41'
C31	25.00'	24°57'05"	10.89' S 79°59'47" E	10.80'
C32	25.00'	29°55'35"	13.06' N 72°33'53" E	12.91'
C33	50.00'	146°41'33"	128.01' S 40°53'08" E	95.81'
C34	25.00'	26°42'04"	11.65' S 10°56'37" W	11.55'
C35	25.00'	24°57'05"	10.89' S 14°52'57" E	10.80'
C36	50.00'	136°28'53"	119.10' S 40°52'57" W	92.87'
C37	25.00'	21°39'22"	9.45' N 81°42'18" W	9.39'
C38	1030.00'	5°19'20"	95.68' N 89°52'19" W	95.64'
C39	470.00'	18°37'53"	152.83' S 83°28'25" W	152.16'
C40	25.00'	92°28'26"	40.35' S 27°55'15" W	36.11'
C41	680.00'	8°24'33"	99.80' S 14°06'42" E	99.71'
C42	620.00'	63°42'17"	689.35' N 41°45'34" W	654.39'
C43	25.00'	97°20'07"	42.47' S 57°43'14" W	37.54'
C44	1970.00'	2°20'28"	80.49' S 7°52'57" W	80.49'
C45	25.00'	86°48'43"	37.88' N 31°05'55" W	34.36'
C46	1970.00'	5°09'13"	177.20' N 14°53'03" E	177.14'
C47	25.00'	70°04'01"	30.57' N 52°29'40" E	28.70'
C48	25.00'	90°03'54"	39.30' S 47°26'22" E	35.38'
C49	25.00'	91°25'50"	39.89' S 43°18'30" W	35.79'
C50	1030.00'	9°53'38"	177.86' S 84°04'36" W	177.64'

CURVE DATA				
NUMBER	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C51	25.00'	35°37'48"	15.55' N 83°03'19" W	15.30'
C52	50.00'	26°44'21"	231.00' S 17°35'35" E	73.90'
C53	25.00'	49°51'46"	21.76' N 54°59'07" E	21.08'
C54	970.00'	8°05'37"	137.02' N 83°57'49" E	136.91'
C55	25.00'	53°48'14"	23.48' S 65°05'16" E	22.62'
C56	50.00'	168°02'33"	146.64' N 57°47'35" E	99.46'
C57	25.00'	23°49'17"	10.39' N 14°19'03" W	10.32'
C58	25.00'	89°56'06"	39.24' N 42°33'38" E	35.34'
C59	25.00'	90°03'54"	39.30' S 47°26'22" E	35.38'
C60	25.00'	90°44'12"	39.59' S 42°57'41" W	35.58'
C61	970.00'	4°27'34"	75.49' N 89°26'26" W	75.48'
C62	530.00'	20°01'08"	185.18' S 82°46'47" W	184.24'
C63	25.00'	79°54'40"	34.87' N 67°16'27" W	32.11'
C64	680.00'	47°11'10"	560.02' N 50°54'42" W	544.32'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N85°04'43"W	78.21'
L2	S86°07'37"W	96.01'
L3	S78°26'26"W	64.07'
L4	S80°05'35"W	60.00'
L5	S22°45'56"E	9.21'
L6	S87°35'04"W	95.91'
L7	N22°45'56"W	64.33'
L8	N85°36'36"W	53.92'
L9	N15°08'31"W	53.92'
L10	N21°19'26"W	53.92'
L11	N27°30'21"W	53.92'
L12	N33°41'16"W	53.92'
L13	N39°52'11"W	53.92'
L14	N46°03'06"W	53.92'
L15	N52°14'01"W	53.92'
L16	N58°24'56"W	53.92'
L17	N64°35'51"W	53.92'
L18	N73°04'46"W	62.05'
L19	N83°17'17"W	60.00'
L20	N87°43'21"W	107.58'
L21	S76°56'00"W	130.72'
L22	S87°04'03"W	113.12'
L23	N19°52'06"W	137.14'
L24	N44°53'53"W	149.41'
L25	N8°50'18"E	105.74'

LINE DATA		
NUMBER	BEARING	DISTANCE
L26	N35°7'39"W	102.73'
L27	N5°02'29"E	93.72'
L28	N2°28'19"W	20.00'
L29	S6°42'43"W	14.51'
L30	N37°17'29"W	3.84'
L31	N41°15'31"E	7.28'
L32	N48°35'03"W	3.21'
L33	S34°23'56"W	5.27'
L34	S72°56'09"E	5.03'
L35	S34°33'33"E	22.77'
L36	S13°23'13"E	5.00'
L37	N47°10'21"E	14.21'
L38	N30°27'41"W	14.72'
L39	N88°32'50"E	20.00'
L40	N4°20'45"W	20.00'
L41	S24°25'11"W	16.98'
L42	N20°04'38"E	54.30'
L43	S20°04'38"W	52.68'
L44	S13°53'17"W	52.34'
L45	N83°19'18"W	43.43'
L46	N83°19'18"W	62.48'
L47	N81°57'23"W	50.84'
L48	S2°37'44"W	50.19'
L49	S22°45'56"E	50.00'
L50	N22°45'56"E	45.00'

LINE DATA		
NUMBER	BEARING	DISTANCE
L51	S22°45'56"E	50.00'
L52	S4°34'22"E	50.04'
L53	N4°34'22"W	45.03'
L54	N42°35'35"E	14.14'
L55	S47°24'25"E	14.14'
L56	S39°45'47"W	11.27'

- 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 North line of a called 471.4 acre tract of land as described as Tract one in an instrument to CCR West, Inc. recorded under Clerk's File Number (C.F. No.) 2020038283 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 Stewart Title Company, January 28, 2025.
 - 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 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 148.92 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 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. 198.

CROSS CREEK WEST SECTION ELEVEN

A SUBDIVISION OF 28.86 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 127 RESERVE: 5 BLOCKS: 3
SCALE: 1"=100' DATE: JANUARY, 2025

OWNER:
CCR WEST, INC.,
a Texas Corporation
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
STEPHEN H. BROVARONE

LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77454
(281) 810-1422
CAITLIN KING



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
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

JASON SVATEK, P.E.

STATE OF TEXAS
COUNTY OF FORT BEND

We, CCR WEST, INC., a Texas corporation, acting by and through Stephen H. Brovarone, Vice President, owner of the 28.86 acre tract described in the above and foregoing map of CROSS CREEK WEST SECTION ELEVEN, 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 Stephen H. Brovarone, its Vice President, thereunto authorized,

this 28 day of January, 2025.

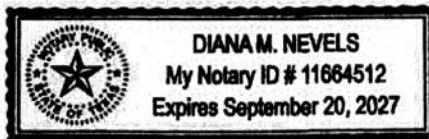
CCR WEST, INC., a Texas corporation,

By: Stephen H. Brovarone
Stephen H. Brovarone
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Stephen H. Brovarone, 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 28th day of January, 2025.



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 1/23/25
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 ELEVEN is approved by the City Planning Commission of the City of Fulshear, Texas, this 11th day of November, 2024.

Andy McCoy
Andy McCoy
Chairman

John Berger
John Berger
CD-Chairman

This plat of CROSS CREEK WEST SECTION ELEVEN was approved on November 19, 2024 by the City of Fulshear City Council and signed on this 07th day of February, 2025; 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.

Donald McCoy
Donald McCoy
Mayor

Martel's Rodriguez
Martel's Rodriguez
City Secretary

DESCRIPTION OF A 28.86 ACRE TRACT OF LAND SITUATED
IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344
FORT BEND COUNTY, TEXAS

BEING a 28.86 acre (1,257,159 square feet) 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 as 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 28.86 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 North line of said 471.4 acre tract as cited herein:

BEGINNING at a 3/4-inch iron pipe with cap stamped 'BGE INC' found for the Northeast corner of Lot 50, Block 1 of CROSS CREEK WEST SECTION EIGHT, a subdivision per plat recorded under Plat Number (P.N.) 20230183 of the Fort Bend County Plat Records (F.B.C.P.R.) and being the Northwest corner of the herein described tract, lying on the North line of said 471.4 acre tract and the South line of TAMARRON WEST SECTION 8, a subdivision per plat recorded under P.N. 20230125 of the F.B.C.P.R.;

THENCE, N 87°31'41" E, a distance of 1,525.46 feet along and with the North line of said 471.4 acre tract, some being the South lines of said TAMARRON WEST SECTION 8, TAMARRON WEST SECTION 9 a subdivision per plat recorded under P.N. 20230153 of the F.B.C.P.R. and TAMARRON WEST SECTION 19 a subdivision per plat recorded under P.N. 20240078 of the F.B.C.P.R. to a 5/8-inch iron rod with cap stamped 'BGE INC' found for the Northeast corner of said 471.4 acre tract and the herein described tract, some being the Northwest corner of a called 579.0 acre tract of land described as 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.

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 Southeast corner of the herein described tract, some being the Northeast corner of Restricted Reserve 'E' of CROSS CREEK WEST SECTION TEN, a subdivision per plat recorded under P.N. 20240209 of the F.B.C.P.R.;

THENCE, along and with the North lines of said CROSS CREEK WEST SECTION 10, the following courses and distances:

S 87°35'35" W, a distance of 339.71 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner;

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

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

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

S 80°05'35" 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 right, from which its center bears S 80°05'35" W, 620.00 feet;

In a Southeasterly direction, along and with said curve to the right, 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 S 06°09'40" E, 81.01 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the point of tangency;

S 02°24'56" E, 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 right;

In a Southwesterly direction, along and with said curve to the right, 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 S 42°35'04" W, 35.36 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the point of tangency;

S 87°35'04" W, a distance of 95.91 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°24'56" W, a distance of 64.33 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

S 87°04'03" W, a distance of 113.12 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, some being the North corner of Lot 9, Block 1 of said CROSS CREEK WEST SECTION 10 and the most Easterly corner of Lot 58, Block 1 of said CROSS CREEK WEST SECTION EIGHT;

THENCE, along and with the East lines of said CROSS CREEK WEST SECTION EIGHT, the following courses and distances:

N 19°52'06" W, a distance of 137.14 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner;

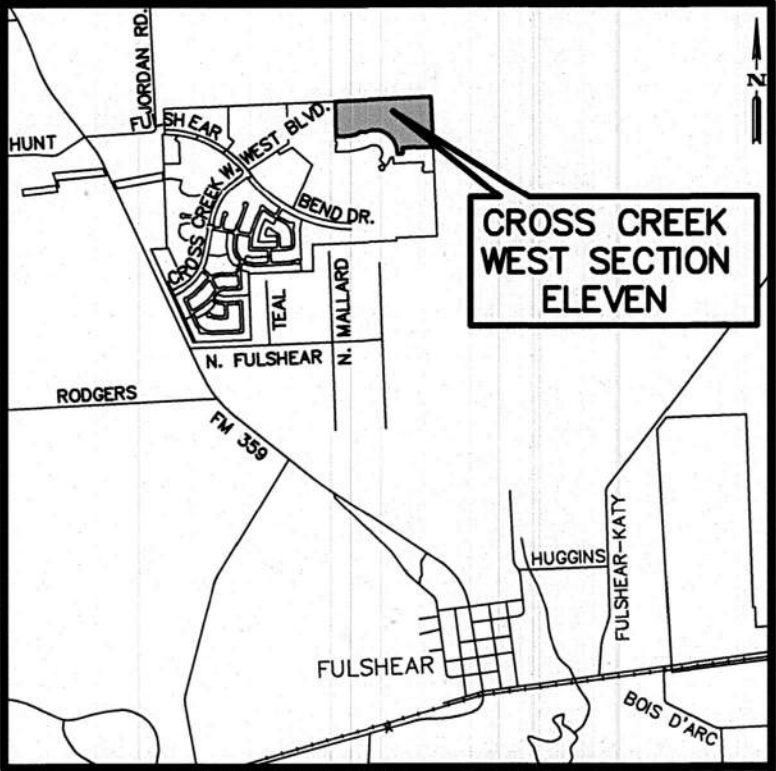
N 04°43'53" W, a distance of 149.41 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner;

N 08°50'18" E, a distance of 105.74 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner;

N 03°57'39" W, a distance of 102.73 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner;

N 05°02'29" E, a distance of 93.72 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner;

N 02°28'19" W, a distance of 20.00 feet to the POINT OF BEGINNING and containing 28.86 acres (1,257,159 square feet) of land.



VICINITY MAP
SCALE: 1"=4,000'
KEY MAP NO. 482Z

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

Approved by the Commissioners Court of Fort Bend County, Texas, this _____ day of _____, 2025.

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 _____, 2025, at _____ o'clock ____ m. in Plot 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 ELEVEN

A SUBDIVISION OF 28.86 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 127 RESERVE: 5 BLOCKS: 3
SCALE: 1"=100' DATE: JANUARY, 2025

OWNER:
CCR WEST, INC.,
a Texas Corporation
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
STEPHEN H. BROVARONE

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