PLAT RECORDING SHEET

PLAT NAME: Cross Creek West Section Eighteen

PLAT NO:

ACREAGE: 24.93

LEAGUE: Nathan Brookshire League

ABSTRACT NUMBER: A-14

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 72

NUMBER OF RESERVES: 6

OWNERS: CCR West 2, Inc.,

_____

(DEPUTY CLERK)

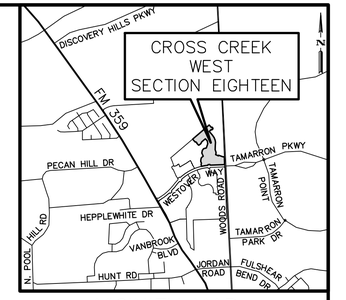


LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S40°29'49"E	149.48'
L2	N49°30'11"E	31.62'
L3	S40°29'49"E	60.00'
L4	S49°30'11"W	60.00'
L5	S49°30'11"W	105.00'
L6	S39°18'37"E	64.22'
L7	S33°07'09"E	62.24'
L8	S24°32'49"E	61.10'
L9	S18°28'41"E	59.07'
L10	S15°27'36"E	47.61'
L11	S9°09'55"E	60.69'
L12	S2°56'00"W	155.19'
L13	S2°42'43"W	165.67'
L14	S19°08'38"E	108.32'
L15	S1°15'34"E	56.43'
L16	S16°27'44"W	54.00'
L17	S64°54'39"E	130.00'
L18	S70°10'14"E	200.25'
L19	N87°43'53"E	57.24'
L20	S87°43'53"W	60.00'
L21	S2°16'07"E	3.22'
L22	N13°01'57"W	79.23'
L23	N16°26'51"E	51.98'
L24	N17°15'33"W	96.24'
L25	N3°43'54"E	70.24'
L26	S15°44'49"W	84.91'
L27	N49°34'33"E	106.33'
L28	N24°24'46"W	150.29'
L29	N9°55'13"E	111.96'
L30	N36°41'49"E	94.17'

LINE DATA		
NUMBER	BEARING	DISTANCE
L31	N74°18'45"E	125.23'
L32	N9°49'18"W	119.80'
L33	N40°29'49"W	127.74'
L34	S28°15'30"W	97.05'
L35	S53°30'19"W	104.83'
L36	N83°29'45"W	14.63'
L37	N40°29'49"W	118.14'
L38	N10°04'52"E	20.00'
L39	S72°15'42"W	30.89'
L40	N40°29'49"W	168.20'
L41	N40°29'49"W	55.00'
L42	N5°57'33"E	5.00'
L43	S46°33'22"E	10.00'
L44	N42°02'23"E	14.59'
L45	S89°03'37"W	30.00'
L46	S28°50'35"E	30.00'
L47	S4°30'11"W	14.14'
L48	N85°29'49"W	14.14'
L49	S4°30'11"W	14.14'
L50	N21°43'39"E	13.24'
L51	S47°16'07"E	14.14'
L52	N52°46'44"E	57.74'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	90°00'00"	39.27'	S 4°30'11" W	35.36'
C2	25.00'	90°00'00"	39.27'	N 85°29'49" W	35.36'
C3	310.00'	5°15'35"	28.46'	S 22°27'34" W	28.45'
C4	30.00'	89°58'29"	47.11'	S 42°44'39" W	42.42'
C5	30.00'	90°00'00"	47.12'	N 47°16'07" W	42.43'
C6	30.00'	86°48'50"	45.46'	S 41°08'18" W	41.23'
C7	2050.00'	7°34'40"	271.13'	S 80°45'23" W	270.93'
C8	50.00'	62°10'50"	54.26'	N 48°49'43" W	51.64'
C9	900.00'	22°37'21"	355.35'	S 9°02'33" W	353.05'
C10	400.00'	60°51'03"	424.82'	N 10°04'18" W	405.13'
C11	1800.00'	6°03'33"	190.35'	S 46°28'24" W	190.27'
C12	1000.00'	8°13'40"	143.60'	S 88°09'17" E	143.48'
C13	340.00'	67°54'07"	402.94'	N 53°46'50" E	379.77'
C14	900.00'	15°49'24"	248.55'	N 84°55'42" W	247.76'
C15	25.00'	88°30'53"	38.62'	N 46°31'33" W	34.89'
C16	1030.00'	4°13'33"	75.97'	N 88°40'13" W	75.95'
C17	25.00'	35°37'48"	15.55'	S 75°37'39" W	15.30'
C18	50.00'	264°42'21"	231.00'	N 10°09'56" E	73.90'
C19	25.00'	49°51'46"	21.76'	S 62°24'46" E	21.08'
C20	970.00'	3°15'58"	55.29'	S 88°58'38" E	55.28'
C21	25.00'	91°39'30"	39.99'	N 43°33'38" E	35.86'
C22	930.00'	9°31'02"	154.48'	N 2°29'24" E	154.30'
C23	25.00'	96°18'36"	42.02'	N 40°54'22" W	37.25'
C24	870.00'	0°25'41"	6.50'	N 89°16'31" W	6.50'
C25	25.00'	44°32'06"	19.43'	S 68°14'35" W	18.95'
C26	50.00'	265°37'02"	231.79'	N 1°12'57" W	73.36'
C27	25.00'	41°16'51"	18.01'	S 69°02'52" E	17.63'
C28	930.00'	1°44'52"	28.37'	S 88°48'52" E	28.37'
C29	25.00'	78°07'26"	34.09'	N 52°59'51" E	31.51'
C30	930.00'	6°25'06"	104.18'	N 17°08'41" E	104.12'
C31	370.00'	60°51'03"	392.96'	N 10°04'18" W	374.75'

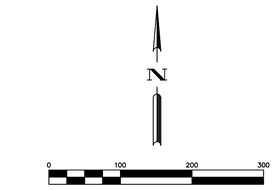
CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C32	25.00'	90°00'00"	39.27'	N 85°29'49" W	35.36'
C33	1770.00'	4°06'50"	127.09'	S 47°26'45" W	127.06'
C34	25.00'	54°06'32"	23.61'	S 18°20'04" W	22.74'
C35	50.00'	262°41'01"	229.23'	N 57°22'41" W	75.08'
C36	25.00'	29°20'36"	12.80'	N 59°17'31" E	12.66'
C37	1830.00'	4°52'58"	155.95'	N 47°03'42" E	155.90'
C38	25.00'	90°00'00"	39.27'	S 4°30'11" W	35.36'
C39	430.00'	60°51'03"	456.68'	S 10°04'18" E	435.52'
C40	870.00'	5°17'51"	80.44'	S 17°42'19" W	80.41'
C41	25.00'	96°18'36"	42.02'	S 33°05'55" E	37.25'
C42	930.00'	1°05'07"	17.62'	S 80°42'39" E	17.62'
C43	25.00'	41°16'51"	18.01'	N 79°11'29" E	17.63'
C44	50.00'	265°37'02"	231.79'	S 11°21'34" W	73.36'
C45	25.00'	44°32'06"	19.43'	N 58°05'58" W	18.95'
C46	870.00'	1°13'18"	18.55'	N 80°58'40" W	18.55'
C47	25.00'	90°49'38"	39.63'	S 52°59'51" W	35.61'
C48	870.00'	9°51'09"	149.61'	S 2°39'28" W	149.42'
C49	25.00'	90°00'00"	39.27'	S 47°16'07" E	35.36'
C50	310.00'	62°38'31"	338.93'	N 56°24'37" E	322.30'
C51	370.00'	15°21'18"	99.16'	S 27°30'25" W	98.86'
C52	25.00'	81°59'46"	35.78'	S 5°48'49" E	32.80'
C53	25.00'	42°50'00"	18.69'	S 68°13'42" E	18.26'
C54	50.00'	265°40'01"	231.84'	S 43°11'18" W	73.33'
C55	25.00'	42°50'00"	18.69'	N 25°23'42" W	18.26'
C56	25.00'	81°59'46"	35.78'	N 87°48'35" W	32.80'
C57	370.00'	36°32'21"	235.96'	S 69°27'43" W	231.98'
C58	25.00'	90°00'00"	39.27'	S 42°43'53" W	35.36'
C59	326.00'	14°47'10"	84.13'	N 12°26'11" E	83.90'
C60	295.00'	8°10'23"	42.08'	N 21°00'10" E	42.05'
C61	370.03'	3°52'16"	25.00'	N 17°53'37" E	25.00'



VICINITY MAP

SCALE: 1"=4,000'

KEY MAP NO. 482T



RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0. 257 AC. / 11, 197 S. F.	LANDSCAPE/OPEN SPACE
B	0. 1248 AC. / 5, 434 S. F.	LANDSCAPE/OPEN SPACE/DRAINAGE
C	0. 5157 AC. / 22, 465 S. F.	LANDSCAPE/OPEN SPACE
D	0. 1370 AC. / 5, 967 S. F.	LANDSCAPE/OPEN SPACE
E	0. 9052 AC. / 39, 431 S. F.	LANDSCAPE/OPEN SPACE
F	0. 1789 AC. / 7, 794 S. F.	LIFT STATION AND RELATED USES

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
COUNTY	FORT BEND COUNTY
DRAINAGE DISTRICT	FORT BEND COUNTY

GENERAL NOTES

1. " (1) " indicates Block Number.
2. "U. E." indicates "Utility Easement".
3. "A. E." indicates "Aerial Easement".
4. " " indicates Street Name Change.
5. "B. L." indicates Building Line.
6. "W. L. E." indicates Water Line Easement.
7. "STM. S. E." indicates Storm Sewer Easement.
8. "SAN. S. E." indicates Sanitary Sewer Easement.
9. "ESMT." indicates Easement.
10. "F. B. C. C. F." indicates Fort Bend County Clerk's File Number.
11. "F. B. C. P. R." indicates Fort Bend County Plat Records.
12. "F. B. C. D. R." indicates Fort Bend County Deed Records.
13. "O. D." indicates Outside Diameter.
14. "O. P. R. F. B. C. " indicates Official Public Records of Fort Bend County.
15. "VOL." indicates volume.
16. "PG." indicates page.
17. "R. O. W." indicates right-of-way.
18. "P. O. B." indicates Point of Beginning.
19. 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.
20. Bearing based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the Southwest line of a called 10. 00-acre tract of land described as 1/5th interest in an instrument to Noe Escobar recorded under F. N. 2021192506 of the O. P. R. F. B. C., Cindy Keefe recorded under F. N. 2021192509 of the O. P. R. F. B. C., Carlos Quintero recorded under F. N. 2014104933 of the O. P. R. F. B. C., Amanda Carriage recorded under F. N. 2014105658 of the O. P. R. F. B. C. and Adaline Posey Martinez, et al recorded under F. N. 2007142701 of the O. P. R. F. B. C.
21. 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 Abstract Services of Houston, dated September 30, 2026.
22. 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.
23. 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.
24. Set 3/4-inch iron rod with cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.
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 157. 80 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 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.
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.
34. 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.

CROSS CREEK WEST SECTION EIGHTEEN

A SUBDIVISION OF 24.93 ACRES OF LAND
LOCATED IN THE
NATHAN BROOKSHIRE LEAGUE, A-14,
FORT BEND COUNTY, TEXAS

LOTS: 72 RESERVE: 6 BLOCKS: 4

SCALE: 1"=100' DATE: OCTOBER, 2026

OWNER:
CCR WEST 2, INC.,
a Texas Corporation
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
SAM SELIGMANN

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

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.

\\Vaplm\Vol2\00016611-000\R\101_0400\03_Plat\R-15_CCW SEC 18.dwg Tawillw 10/9/2026 2:05 PM

STATE OF TEXAS
COUNTY OF FORT BEND

We, CCR WEST 2, INC., a Texas corporation, acting by and through Sam Seligmann, Vice President, owner of the 24.93 acre tract described in the above and foregoing map of CROSS CREEK WEST SECTION EIGHTEEN, 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 2, INC., a Texas corporation, has caused these presents to be signed by Sam Seligmann, its Vice President, thereunto authorized,

this _____ day of _____, 2026.

CCR WEST 2, INC., a Texas corporation,

By: _____
Sam Seligmann
Vice President

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Sam Seligmann, Vice President of CCR WEST 2, 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 _____ day of _____, 2026.

DIANA M. NEVELS
My Notary ID # 11664512
Expires September 20, 2027

_____
Diana Nevels
Notary Public in and for the State of Texas

Commission Expires: _____

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.

STATE OF TEXAS
REGISTERED
CHRIS JORDAN
6750
PROFESSIONAL
LAND SURVEYOR

_____
Chris Jordan, R.P.L.S.
Texas Registration No. 6750

I, Miguel A. Pacheco , 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.

STATE OF TEXAS
MIGUEL A. PACHECO
157765
LICENSED
PROFESSIONAL ENGINEER

_____
Miguel A. Pacheco, P.E.
Texas License No. 157765
BGE, Inc.
TBPE Registration No. F-1046

This plat of CROSS CREEK WEST SECTION EIGHTEEN is approved by the City Planning Commission of the City of Fulshear, Texas, this _____ day of _____, 2026.

_____
Grace Malveaux
Chairman

_____
Bill Clifford
Co-Chairman

This plat of CROSS CREEK WEST SECTION EIGHTEEN was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 2026; 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
Mayor

_____
Mariela Rodriguez
City Secretary

DESCRIPTION OF A 24.93-ACRE TRACT OF LAND SITUATED
IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NO. 14
FORT BEND COUNTY, TEXAS

BEING a 24.93-acre (1,085,790 square foot) tract of land situated in the Nathan Brookshire League, Abstract No. 14 of Fort Bend County, Texas, being a portion of a called 271.2-acre tract of land as described in an instrument to CCR West 2 Inc. recorded under File Number (F.N.) 2025114332 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 24.93-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 Southwest line of a called 10.00-acre tract of land described as 1/5th interest in an instrument to Noe Escobar recorded under F.N. 2021192506 of the O.P.R.F.B.C., Cindy Keefe recorded under F.N. 2021192509 of the O.P.R.F.B.C., Carlos Quintero recorded under F.N. 2014104933 of the O.P.R.F.B.C., Amanda Carriage recorded under F.N. 2014105658 of the O.P.R.F.B.C. and Adaline Posey Martinez, et al recorded under F.N. 2007142701 of the O.P.R.F.B.C.:

COMMENCING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the South corner of said 10.00-acre tract from which, a 1/2-inch iron pipe with cap stamped "BGE INC" found for the West corner of said 10.00-acre tract bears, N 44° 39' 20" W, a distance of 264.53 feet;

THENCE, over and across said 271.2-acre tract, the following courses and distances:

N 51° 48' 25" E, a distance of 623.24 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and a Northwest corner of the herein described tract;

N 49° 30' 14" E, a distance of 945.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 40° 29' 49" E, a distance of 149.48 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 49° 30' 11" E, a distance of 31.62 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 40° 29' 49" E, 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 S 40° 29' 49" E, 25.00 feet;

In a Southwesterly 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 S 04° 30' 11" W, 35.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 49° 30' 11" 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 S 49° 30' 11" W, 25.00 feet;

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 85° 29' 49" W, 35.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

S 49° 30' 11" W, a distance of 105.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 40° 29' 49" E, a distance of 206.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 39° 18' 37" E, a distance of 64.22 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 33° 07' 09" E, a distance of 62.24 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 24° 32' 49" E, a distance of 61.10 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 18° 28' 41" E, a distance of 59.07 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 15° 27' 36" E, a distance of 47.61 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 09° 09' 55" E, a distance of 60.69 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 02° 56' 00" W, a distance of 155.19 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 02° 42' 43" W, a distance of 165.67 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 19° 08' 38" E, a distance of 108.32 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 01° 15' 34" E, a distance of 56.43 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 16° 27' 44" W, a distance of 54.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 64° 54' 39" E, a distance of 130.00 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 64° 54' 39" W, 310.00 feet;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 28.46 feet, having a radius of 310.00 feet, a central angle of 05° 15' 35" and chord which bears N 22° 27' 34" E, 28.45 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 70° 10' 14" E, a distance of 200.25 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 87° 43' 53" E, a distance of 57.24 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner, lying 11.20 feet parallel to the West right-of-way of Woods Road (80 foot width) recorded under Volume 398, Page 89-101 of the Fort Bend County Deed Records;

S 02° 14' 35" E, a distance of 308.06 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the right, lying 11.4 feet parallel to the West right-of-way of said Woods Road;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 47.11 feet, having a radius of 30.00 feet, a central angle of 89° 58' 29" and chord which bears S 42° 44' 39" W, 42.42 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

S 87° 43' 53" W, a distance of 585.57 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 Northwesterly direction, along and with said curve to the right, an arc distance of 47.12 feet, having a radius of 30.00 feet, a central angle of 90° 00' 00" and chord which bears N 47° 16' 07" W, 42.43 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 87° 43' 53" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 02° 16' 07" E, a distance of 3.22 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 45.46 feet, having a radius of 30.00 feet, a central angle of 86° 48' 50" and chord which bears S 41° 08' 18" W, 41.23 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 271.13 feet, having a radius of 2,050.00 feet, a central angle of 07° 34' 40" and chord which bears S 80° 45' 23" W, 270.93 feet to a point for corner;

N 13° 01' 57" W, a distance of 79.23 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 16° 26' 51" E, a distance of 51.98 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 17° 15' 33" W, a distance of 96.24 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 03° 43' 54" E, a distance of 70.24 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 15° 44' 49" E, a distance of 84.91 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 49° 34' 33" E, a distance of 106.33 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 24° 24' 46" W, a distance of 150.29 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 09° 55' 13" E, a distance of 111.96 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 36° 41' 49" E, a distance of 94.17 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 74° 18' 45" E, a distance of 125.23 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 17° 50' 24" E, a distance of 192.87 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 09° 49' 18" W, a distance of 119.80 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 40° 29' 49" W, a distance of 127.74 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 49° 30' 11" W, a distance of 202.10 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 28° 15' 30" W, a distance of 97.05 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 53° 30' 19" W, a distance of 104.83 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 83° 29' 45" W, a distance of 14.63 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

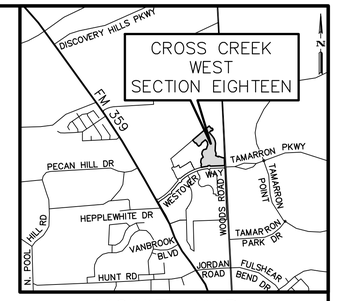
N 40° 29' 49" W, a distance of 118.14 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 10° 04' 52" E, a distance of 20.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner for the beginning of a non-tangent curve to the right, from which its center bears N 10° 04' 52" E, 50.00 feet;

In a Northwesterly direction, along and with said curve to the right, an arc distance of 54.26 feet, having a radius of 50.00 feet, a central angle of 62° 10' 50" and chord which bears N 48° 49' 43" W, 51.64 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 72° 15' 42" W, a distance of 30.89 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

THENCE, N 40° 29' 49" W, a distance of 168.20 feet to the POINT OF BEGINNING and containing 24.93-acres (1,085,790 square feet) of land



VICINITY MAP

SCALE: 1"=4,000'
KEY MAP NO. 482T

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plot 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 cerlification 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 _____, 2026.

_____
Vincent M. Morales, Jr.
Precinct 1, County Commissioner

_____
Grady Prestage
Precinct 2, County Commissioner

_____
Daniel Wong
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 _____, 2026, 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 EIGHTEEN

A SUBDIVISION OF 24.93 ACRES OF LAND
LOCATED IN THE
NATHAN BROOKSHIRE LEAGUE, A-14,
FORT BEND COUNTY, TEXAS

LOTS: 72 RESERVE: 6 BLOCKS: 4
SCALE: 1"=100' DATE: OCTOBER, 2026

OWNER:
CCR WEST 2, INC.,
a Texas Corporation
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
SAM SELIGMANN

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

BGE

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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