

PLAT RECORDING SHEET

PLAT NAME: Cross Creek West Section One

PLAT NO: _____

ACREAGE: 39.35

LEAGUE: Rufus Wright Survey

ABSTRACT NUMBER: A-344

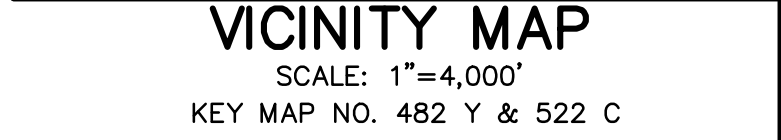
NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 16


NUMBER OF RESERVES: 5

OWNERS: CCR West, Inc.

(DEPUTY CLERK)








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

- 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 Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.00013.
 20. Bearing based on the Texas Coordinate System of 1983 ("NAD83") South Central Zone 4204, and referenced to monuments found along the North line of 471.4 acre tract of land, designated Tract One, as described in a certain instrument to CCR WEST, INC. recorded under Fort Bend County Clerk's File Number F.B.C.C.F. No. J202003823.
 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 Stewart Title Company, file number 101551, certified date of March 10, 2021, that there is a pipeline easement of record within the boundaries of the subject tract and shown hereon.
 22. The property lies in the Unshaded Zone "XN" (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 paving with intense rainfall events.
 24. Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "BOE INC" at all plot boundary corners unless otherwise noted.
 25. This plot is within Lighting Zone LZ23.
 26. This tract is located within the extraterritorial jurisdiction of the City of Fulshear and the Building Code.
 27. The top of all floor slabs shall be a minimum of 148.18 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 graded roadway or drainage structure, 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 plot and on the corners, right-of-way and all other applicable roads surrounding said plot, in accordance with the A.O.A.
 32. A one-foot reserve dedicated to the city in fee as a buffer separation between the side or end of streets where adjacent streets abut adjacent streets or 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.
 33. A minimum distance of 10' shall be maintained between residential dwellings.
 34. All drainage easements and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 198.

CROSS CREEK WEST SECTION ONE

A SUBDIVISION OF 39.35 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

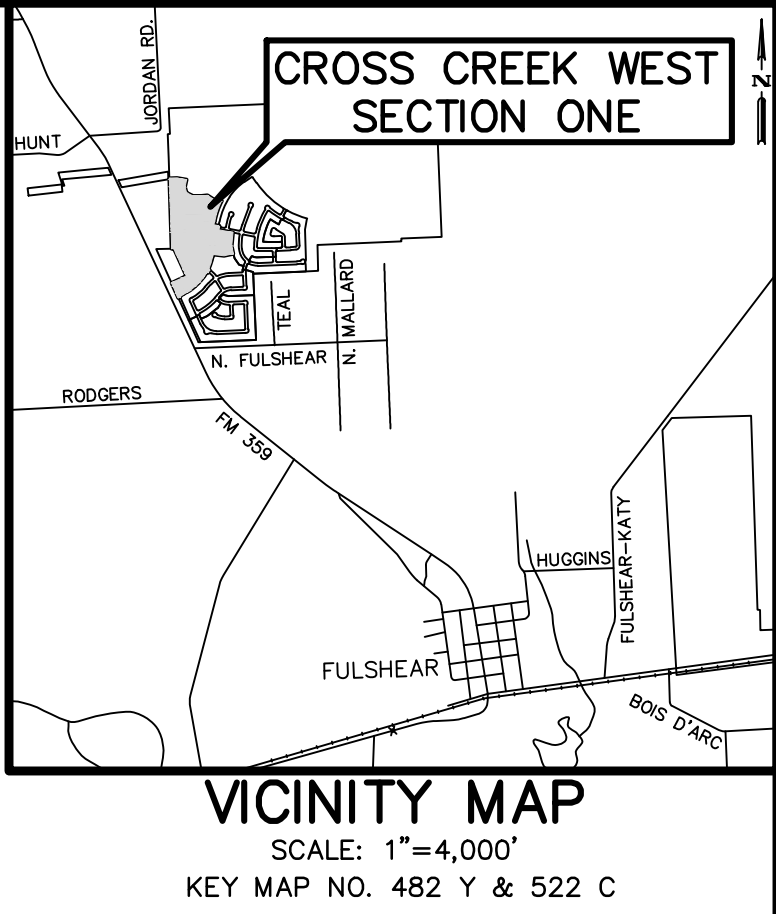
RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
	1.383 AC. / 60,260 S. F.	LANDSCAPE/OPEN SPACE
	24.63 AC. / 1,072,674 S. F.	DETENTION
	0.3174 AC. / 13,824 S. F.	LANDSCAPE/OPEN SPACE
	4.122 AC. / 178,574 S. F.	RECREATION CENTER
	0.0613 AC. / 2,672 S. F.	LANDSCAPE/OPEN SPACE

LOTS: 16 RESERVE: 5 BLOCKS: 2
 SCALE: 1"=100' DATE: MAY 2021
 OWNER: LAND PLANNER:
 COR WEST, INC., META PLANNING + DESIGN
 a Texas Corporation 24275 KATY FREEWAY, SUITE 200
 5005 RIVERWAY, SUITE 500 KATY, TEXAS 77494
 HOUSTON, TEXAS 77056 (281) 810-1422
 (713) 960-9977
 ROBERT J. BAMFORD



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
Ethan M. Demary, P.E.

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



DESCRIPTION OF A 39.35 ACRE TRACT OF LAND SITUATED
IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344
FORT BEND COUNTY, TEXAS

BEING A 39.35 acre (net) 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.N.) 2020038283 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 39.35 (net) acre tract of land comprised of a 43.27 acre (gross) tract, save and except (S&E) a 3.917 acre tract and 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 a north line of said 471.4 acre tract as cited herein:

43.27 ACRE GROSS TRACT

COMMENCING at a 5/8-inch iron rod with cap stamped "1535 4015" found on the northeasterly right-of-way line of F.M. 359 (100 foot width) recorded under Volume 264, Page 354 of the Fort Bend County Deed Records, for the southwest corner of a called 10,732.1 acre tract of land as described in an instrument to R&S Concrete, LLC recorded under C.F.N. 2006137177 O.P.R.F.B.C. and being the most westerly corner of said 471.4 acre tract;

THENCE, N 87°44'48" E, along a common line of said 471.4 acre tract and said 10,732.1 acre tract, a distance of 324.15 feet to a 5/8-inch iron rod with cap stamped "1535 4015" found for the southeast corner of said 10,732.1 acre tract, being an interior corner of said 471.4 acre tract, some being the POINT OF BEGINNING and the a southwest corner of the herein described;

THENCE, N 01°59'35" W, along a west line of said 471.4 acre tract and the east line of said 10,732.1 acre tract, at a distance of 915.41 feet pass a 5/8-inch iron rod with cap found for the northeast corner of said 10,732.1 acre tract, some being the southeast corner of a called 8.25 acre tract of land as described in an instrument to West Houston Trees, Ltd. recorded under C.F.N. 2005033216 O.P.R.F.B.C. and continuing along the east line of said 8.25 acre tract, at a distance of 1,301.97 feet pass 5/8-inch iron rod with cap stamped "KALHOMEY SURV" found for the northeast corner of said 8.25 acre tract, some being the southeast corner of a called 2.53 acre tract of land as described in an instrument to Fulshear FF Texas Holdings, LP recorded under C.F.N. 2015014155 O.P.R.F.B.C. and continuing along the east line of said 2.53 acre tract, at a distance of 1,433.23 feet pass a 5/8-inch iron rod with cap stamped "1535 4015" found for the northeast corner of said 2.53 acre tract, some being the southeast corner of HURTADO FULSHEAR TRACT, a subdivision per plat recorded under Plat Number 20160053 of the Fort Bend County Plat Records and continuing along the east line of said HURTADO FULSHEAR TRACT, in all a total distance of 4,466.94 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the northeast corner of the herein described tract;

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

- N 88°00'25" E, a distance of 159.45 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
- S 80°35'05" E, a distance of 206.53 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most northerly northeast corner of the herein described tract;
- S 13°28'16" W, a distance of 160.10 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
- S 18°26'55" E, a distance of 120.80 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
- S 61°34'49" E, a distance of 145.93 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
- S 89°38'00" E, a distance of 174.75 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
- N 82°36'07" E, a distance of 126.39 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
- S 56°43'27" E, a distance of 178.91 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
- N 84°02'11" E, a distance of 81.66 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
- S 62°51'48" E, a distance of 76.09 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a northeast corner of the herein described tract and being the beginning of a non-tangent curve to the left, from which its center bears S 62°37'51" E, 1,550.00 feet;

In a southwesterly direction, along said curve to the left, an arc distance of 442.48 feet, having a radius of 1,550.00 feet, a central angle of 16°21'22" and chord which bears S 19°11'28" W, 440.97 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 11°00'47" W, a distance of 74.17 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 78°59'13" E, a distance of 100.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears S 79°08'19" E, 25.00 feet;

In a southeasterly direction, along said curve to the left, an arc distance of 39.20 feet, having a radius of 25.00 feet, a central angle of 89°50'54" and chord which bears S 34°03'46" E, 35.31 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 11°00'47" W, a distance of 80.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 78°59'13" E, a distance of 293.08 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most easterly northeast corner of the herein described tract;

S 04°23'33" W, a distance of 281.69 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 09°13'45" E, a distance of 132.49 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

S 14°39'09" E, a distance of 34.02 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most easterly southeast corner of the herein described tract;

S 77°17'58" W, a distance of 195.28 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;

N 83°24'26" W, a distance of 233.04 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 11°00'47" W, a distance of 54.17 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a southwesterly direction, along said curve to the right, an arc distance of 249.68 feet, having a radius of 1,050.00 feet, a central angle of 13°37'28" and chord which bears S 17°49'31" W, 249.09 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a tangent reverse curve to the left;

In a southeasterly direction, along said curve to the left, an arc distance of 36.81 feet, having a radius of 25.00 feet, a central angle of 84°21'03" and chord which bears S 17°32'17" E, 33.57 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a tangent reverse curve to the right;

In a southeasterly direction, along said curve to the right, an arc distance of 6.45 feet, having a radius of 430.00 feet, a central angle of 00°51'34" and chord which bears S 59°17'02" E, 6.45 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an easterly corner of the herein described tract;

S 31°08'46" W, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a southerly corner of the herein described tract and being the beginning of a non-tangent curve to the left, from which its center bears S 31°08'40" W, 25.00 feet;

In a southwesterly direction, along said curve to the left, an arc distance of 39.51 feet, having a radius of 25.00 feet, a central angle of 90°32'59" and chord which bears S 75°47'10" W, 35.52 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a tangent reverse curve to the right;

In a southwesterly direction, along said curve to the right, an arc distance of 356.74 feet, having a radius of 1,050.00 feet, a central angle of 19°27'59" and chord which bears S 40°14'41" W, 355.03 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a tangent reverse curve to the left;

In a southwesterly direction, along said curve to the left, an arc distance of 11.20 feet, having a radius of 500.00 feet, a central angle of 01°17'01" and chord which bears S 49°36'48" W, 11.20 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a tangent reverse curve to the right;

In a southwesterly direction, along said curve to the right, an arc distance of 137.55 feet, having a radius of 1,519.53 feet, a central angle of 05°11'11" and chord which bears S 51°17'24" W, 137.50 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a tangent compound curve to the right;

In a southwesterly direction, along said curve to the right, an arc distance of 69.02 feet, having a radius of 500.00 feet, a central angle of 07°54'32" and chord which bears S 57°50'16" W, 68.96 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of a tangent compound curve to the right;

In a southwesterly direction, along said curve to the right, an arc distance of 69.34 feet, having a radius of 1,060.00 feet, a central angle of 03°44'52" and chord which bears S 63°39'58" W, 69.33 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;

S 65°32'24" W, a distance of 76.05 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the left, from which its center bears S 24°27'36" E, 30.00 feet;

In a southwesterly direction, along said curve to the left, 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 S 20°32'24" W, 42.43 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most southerly southeast corner of the herein described tract;

S 65°32'24" W, a distance of 40.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set on the northeasterly right-of-way line of said F.M. 359, some being a southwesterly line of said 471.4 acre tract and being the most southerly corner of the herein described tract;

THENCE, N 24°27'36" W, along the common line of said F.M. 359 and said 471.4 acre tract, a distance of 347.41 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for a westerly corner of the herein described tract;

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

- N 65°32'24" E, a distance of 340.03 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;
- N 24°27'36" W, a distance of 630.85 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;
- S 87°44'48" W, a distance of 43.12 feet to the POINT OF BEGINNING and containing 43.27 acres (gross) of land.

3.917 ACRE S&E TRACT

COMMENCING at a 5/8-inch iron rod with cap stamped "1535 4015" found on the northeasterly right-of-way line of F.M. 359 (100 foot width) recorded under Volume 264, Page 354 of the Fort Bend County Deed Records, being the southwest corner of a called 10,732.1 acre tract of land as described in an instrument to R&S Concrete, LLC recorded under C.F.N. 2006137177 O.P.R.F.B.C. and being the most westerly corner of said 471.4 acre tract;

THENCE, N 87°44'48" E, along a common line of said 471.4 acre tract and said 10,732.1 acre tract, a distance of 324.15 feet to a 5/8-inch iron rod with cap stamped "1535 4015" found for the southeast corner of said 10,732.1 acre tract and being an interior corner of said 471.4 acre tract;

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

- N 65°04'25" E, a distance of 419.41 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the POINT OF BEGINNING and the most southerly southwest corner of the herein described;
- N 53°08'11" W, a distance of 115.55 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
- N 17°51'05" W, a distance of 104.56 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most westerly corner of the herein described tract;
- N 11°42'11" E, a distance of 149.14 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the northwest corner of the herein described tract;
- N 89°12'23" E, a distance of 42.25 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
- N 69°40'36" E, a distance of 83.13 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
- N 89°59'28" E, a distance of 51.57 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
- S 83°50'57" E, a distance of 49.30 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
- S 79°17'18" E, a distance of 165.16 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the most northerly northeast corner of the herein described tract;
- S 11°00'47" W, a distance of 55.32 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract;
- S 78°59'13" E, a distance of 60.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for an interior corner of the herein described tract and being the beginning of a non-tangent curve to the right, from which its center bears S 78°59'13" E, 25.00 feet;
- In a northeasterly direction, along 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 N 56°00'47" E, 35.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency;
- S 78°59'13" E, a distance of 95.00 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;
- In a southeasterly direction, along 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 33°59'13" E, 35.36 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the point of tangency and being the most easterly corner of the herein described tract;
- S 11°00'47" W, a distance of 229.10 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for the southeast corner of the herein described tract;
- N 87°42'58" W, a distance of 270.63 feet to a 1/2-inch iron pipe with cap stamped "BGE INC" set for corner;
- S 89°43'05" W, a distance of 165.30 feet to the POINT OF BEGINNING and containing 3.917 acres (S&E) (170,624 square feet) of land.

In conclusion 43.27 acre (gross) tract, minus a 3.917 acre (S&E) tract, for a total acreage of 39.35 acres (net).

CURVE DATA						
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	
C1	1550.00'	16°21'22"	442.48'	S 19°11'28" W	440.97'	
C2	25.00'	89°50'54"	39.20'	S 34°03'46" E	35.31'	
C3	1050.00'	13°37'28"	249.68'	S 17°49'31" W	249.09'	
C4	25.00'	84°21'03"	36.81'	S 17°32'17" E	33.57'	
C5	430.00'	0°51'34"	6.45'	S 59°17'01" E	6.45'	
C6	25.00'	90°32'59"	39.51'	S 75°47'11" W	35.52'	
C7	1050.00'	19°27'59"	356.74'	S 40°14'41" W	355.03'	
C8	500.00'	1°17'01"	11.20'	S 49°36'48" W	11.20'	
C9	1519.53'	5°11'11"	137.55'	S 51°17'24" W	137.50'	
C10	500.00'	7°54'32"	69.02'	S 57°50'16" W	68.96'	
C11	1060.00'	3°44'52"	69.34'	S 63°39'58" W	69.33'	
C12	30.00'	90°00'00"	47.12'	S 20°32'24" W	42.43'	
C13	25.00'	90°00'00"	39.27'	N 56°00'47" E	35.36'	
C14	25.00'	90°00'00"	39.27'	S 33°59'13" E	35.36'	
C15	1000.00'	54°31'37"	951.67'	N 38°16'36" E	916.17'	
C16	55.00'	87°31'00"	84.01'	N 32°44'43" W	76.08'	
C17	1205.69'	16°00'35"	336.90'	N 84°30'30" W	335.80'	
C18	25.00'	90°00'00"	39.27'	S 56°00'47" W	35.36'	
C19	30.00'	90°00'00"	47.12'	S 69°27'36" E	42.43'	
C20	940.00'	5°05'31"	83.54'	N 62°59'39" E	83.51'	
C21	500.00'	2°23'03"	20.81'	N 61°38'25" E	20.81'	
C22	942.65'	6°57'44"	114.54'	N 59°21'05" E	114.47'	
C23	500.00'	7°39'31"	66.83'	N 52°02'28" E	66.78'	
C24	950.00'	37°11'55"	616.78'	N 29°36'45" E	606.00'	
C25	25.00'	87°31'00"	38.19'	N 32°44'43" W	34.58'	
C26	1175.69'	13°31'45"	277.61'	N 83°16'05" W	276.97'	
C27	25.00'	44°05'17"	19.24'	S 67°55'23" W	18.77'	
C28	50.00'	26°53'21"	231.81'	N 1°18'05" W	73.35'	
C29	25.00'	41°39'42"	18.18'	S 69°18'45" E	17.78'	
C30	1235.69'	14°10'17"	305.63'	S 83°03'28" E	304.85'	
C31	25.00'	21°05'42"	9.20'	S 86°31'10" E	9.15'	
C32	50.00'	128°31'31"	112.16'	S 32°48'16" E	90.08'	
C33	25.00'	20°26'43"	8.92'	S 21°14'08" W	8.87'	
C34	25.00'	90°00'00"	39.27'	S 33°59'14" E	35.36'	
C35	25.00'	89°50'54"	39.20'	N 56°05'20" E	35.31'	
C36	400.00'	3°36'14"	25.16'	N 60°39'21" W	25.16'	

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S18°26'55"E	120.80'
L2	S61°34'49"E	145.93'
L3	S89°38'00"E	174.75'
L4	N82°36'07"E	126.39'
L5	S56°43'27"E	178.91'
L6	N84°02'11"E	81.66'
L7	S62°51'48"E	76.09'
L8	S11°00'47"W	74.17'
L9	S78°59'13"E	100.00'
L10	S11°00'47"W	60.00'
L11	S9°13'45"E	132.49'
L12	S14°39'09"E	34.02'
L13	S11°00'47"W	54.17'
L14	S31°08'46"W	60.00'
L15	S65°32'24"W	76.05'
L16	S65°32'24"W	40.00'
L17	N11°42'11"E	149.14'
L18	N89°12'23"E	42.25'
L19	N69°40'36"E	83.13'
L20	N89°59'28"E	51.57'
L21	S83°50'57"E	49.30'
L22	S79°17'18"E	165.16'
L23	S11°00'47"W	55.32'
L24	S78°59'13"E	60.00'
L25	S78°59'13"E	95.00'
L26	S89°43'05"W	165.30'
L27	N53°08'11"W	115.55'
L28	N17°51'05"W	104.56'
L29	N55°16'57"E	20.27'
L30	N61°42'38"W	20.02'
L31	N44°54'24"E	14.14'
L32	N56°00'48"E	14.14'
L33	S62°27'28"E	51.83'

CROSS CREEK WEST SECTION ONE

A SUBDIVISION OF 39.35 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 16 RESERVE: 5 BLOCKS: 2
SCALE: 1"=100'
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



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
Ethan M. Demary, 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 39.35 acre tract described in the above and foregoing map of CROSS CREEK WEST SECTION ONE, 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.

FURTHER, we 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 ONE 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.

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 13th day of May, 2021.

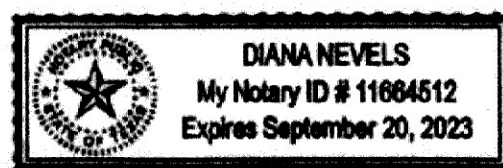
CCR WEST, INC., a Texas corporation,

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 13th day of May, 2021.



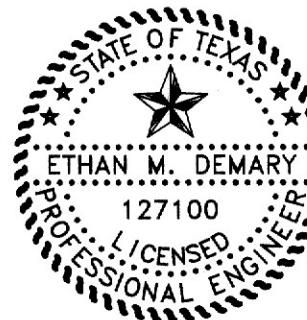
Diana Nevels
Diana Nevels
Notary Public in and for the State of Texas
Commission Expires: _____

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 (3/4) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the nearest survey corner.



Chris Jordan 5/12/21
Chris Jordan, R.P.L.S.
Texas Registration No. 6750

I, Ethan M. Demary, 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.



Ethan M. Demary 5/12/2021
Ethan M. Demary, P.E.
Texas License No. 127100
BGE, Inc.
TBPE Registration No. F-1046

This plat of CROSS CREEK WEST SECTION ONE is approved by the City Planning Commission of the City of Fulshear, Texas, this 5th day of March, 2021.

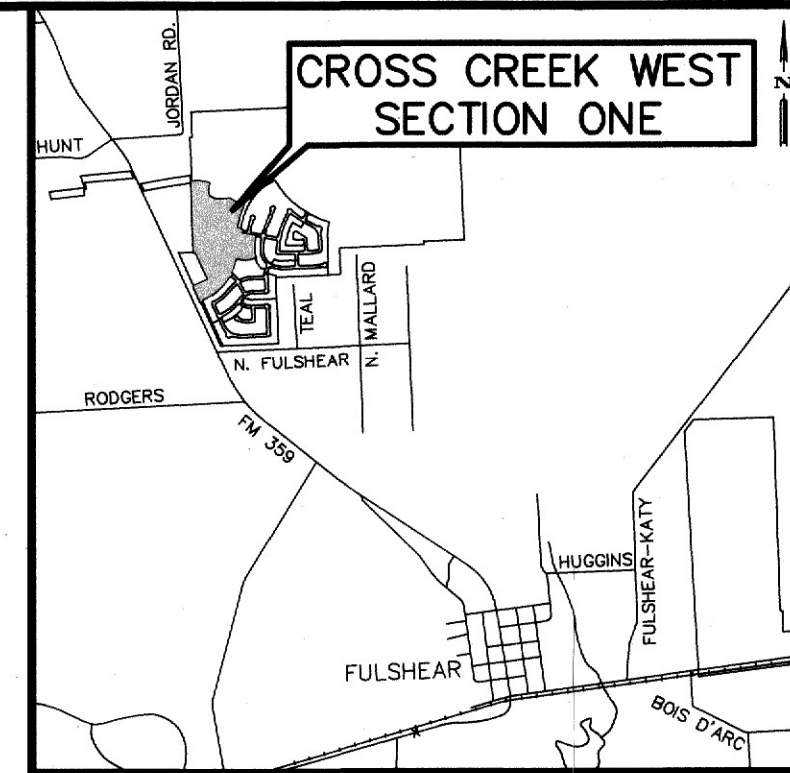
Amy Pearce
Amy Pearce
Chairman

Dar-Hakim
Dar-Hakim
Co-Chairman

This plat of CROSS CREEK WEST SECTION ONE was approved on 3-16-2021 by the City of Fulshear City Council and signed on this 21 day of May, 2021; provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

Aaron Groff
Aaron Groff
Mayor

Kimberly Kopecky
Kimberly Kopecky
City Secretary



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

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area of subdivision within the watershed.

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

Approved by the Commissioners Court of Fort Bend County, Texas, this _____ day of _____, 2021.

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

Grady Prestage
Grady Prestage
Precinct 2, County Commissioner

KP George
KP George
County Judge

W.A. "Andy" Meyers
W.A. "Andy" Meyers
Precinct 3, County Commissioner

Ken R. DeMerchant
Ken R. DeMerchant
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 _____, 2021, 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
Laura Richard
County Clerk
Fort Bend County, Texas

By: _____
Deputy

CROSS CREEK WEST SECTION ONE

A SUBDIVISION OF 39.35 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 16 RESERVE: 5 BLOCKS: 2
SCALE: 1"=100' DATE: MAY 2021

OWNER:
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