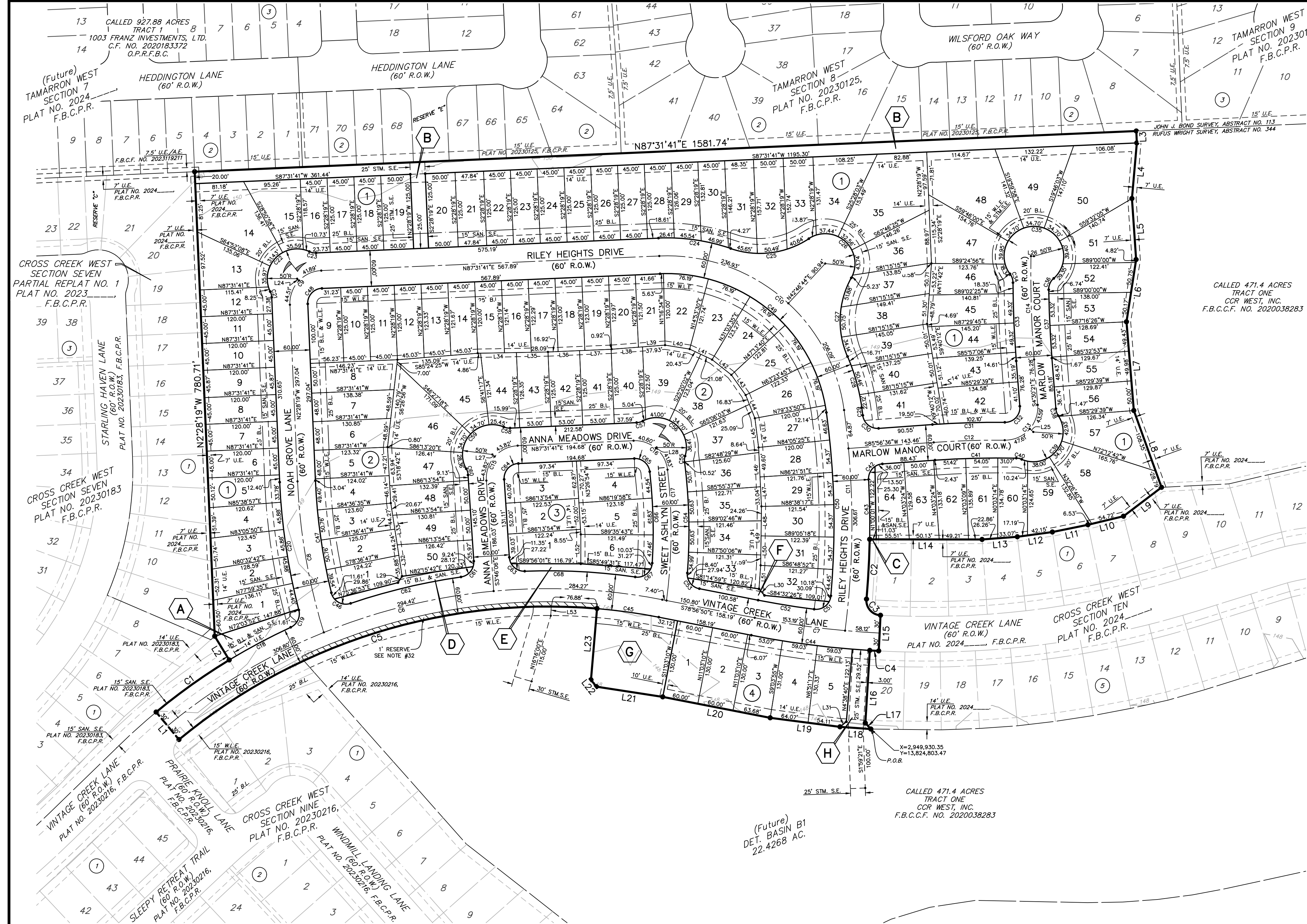


D:\TWP\Projects\Bureau\TWP0008\12454-28-92-CR-W-01-CADD\03_Plan\PLAN-12454-28-92-CR-W-01-SEC-8.dwg Title: 3/13/2024 4:13 PM



GENERAL NOTES

- "①" indicates Block Number.
- "U.E." indicates "Utility Easement".
- "A.E." indicates "Aerial Easement".
- "↗" 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 CROSS CREEK WEST SECTION SEVEN, a subdivision per plat recorded under Plat Number (P.N.) 20230183 of the Fort Bend County Plat Records (F.B.C.P.R.).
- There is no observable evidence of pipelines within the boundaries of the subject tract, based on the title research provided per City Planning Letter prepared by Charter Title Company, March 1, 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 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 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.

RESERVE TABLE			RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION	RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.1053 AC. / 4,586 S.F.	LANDSCAPE/OPEN SPACE	E	0.0663 AC. / 2,887 S.F.	LANDSCAPE/OPEN SPACE
B	0.7980 AC. / 34,760 S.F.	LANDSCAPE/OPEN SPACE/DRAINAGE	F	0.0790 AC. / 3,441 S.F.	LANDSCAPE/OPEN SPACE
C	0.0280 AC. / 1,219 S.F.	LANDSCAPE/OPEN SPACE	G	0.3900 AC. / 16,987 S.F.	LANDSCAPE/OPEN SPACE
D	0.0739 AC. / 3,218 S.F.	LANDSCAPE/OPEN SPACE	H	0.0951 AC. / 4,143 S.F.	LANDSCAPE/OPEN SPACE/DRAINAGE

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N39°40'57"W	60.00'
L2	N31°17'37"W	46.73'
L3	S2°28'19"E	20.00'
L4	S5°02'29"W	93.72'
L5	S3°57'39"E	102.73'
L6	S8°50'18"W	105.74'
L7	S4°43'53"E	149.41'
L8	S19°52'06"E	137.14'
L9	S52°45'46"W	80.28'
L10	S76°32'41"W	61.25'
L11	S78°29'05"W	60.96'
L12	S82°11'48"W	59.34'
L13	S85°39'58"W	59.32'
L14	N89°56'53"W	188.75'
L15	S2°58'52"W	60.00'
L16	S3°32'20"W	122.20'
L17	S42°56'10"E	13.77'
L18	N85°52'11"W	52.03'
L19	N82°38'29"W	118.18'
L20	N78°56'50"W	183.68'
L21	N81°13'57"W	112.78'
L22	N38°11'04"W	14.62'
L23	N4°51'49"E	120.00'
L24	S46°06'29"E	4.41'
L25	N49°05'46"W	7.88'
L26	N88°58'20"W	5.00'
L27	S48°07'12"E	5.08'

LINE DATA		
NUMBER	BEARING	DISTANCE
L28	S39°49'25"W	1.78'
L29	N33°24'38"E	12.69'
L30	S40°15'15"E	14.32'
L31	N51°00'05"E	13.80'
L32	N8°47'36"W	53.54'
L33	S8°47'36"E	50.19'
L34	S88°59'00"W	60.24'
L35	S88°55'00"W	53.02'
L36	S87°31'41"W	53.00'
L37	S87°31'41"W	53.00'
L38	S85°39'16"W	52.83'
L39	N85°39'16"E	44.82'
L40	N80°50'43"W	41.98'
L41	N64°55'24"W	41.51'
L42	S51°29'52"E	41.34'
L43	S35°20'05"E	41.47'
L44	S21°40'44"E	41.92'
L45	S7°11'40"E	49.29'
L46	S2°44'40"E	57.45'
L47	N2°44'40"W	49.54'
L48	N0°45'16"E	49.53'
L49	N0°45'16"E	57.23'
L50	N0°45'16"E	49.54'
L51	S4°01'57"W	39.56'
L52	N0°08'04"W	49.36'
L53	N3°09'10"E	15.46'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1030.00'	8°23'20"	150.81'	N 54°30'43" E	150.67'
C2	1430.00'	4°01'28"	100.44'	S 3°02'28" W	100.42'
C3	25.00'	92°04'20"	40.17'	S 40°58'58" E	35.99'
C4	1530.00'	0°33'28"	14.90'	N 86°44'24" W	14.90'
C5	970.00'	44°32'46"	754.15'	S 72°35'26" W	735.30'
C6	1000.00'	50°44'07"	885.50'	S 75°41'06" W	856.85'
C7	1500.00'	8°04'18"	211.31'	S 82°58'59" E	211.14'
C8	1000.00'	14°46'56"	258.00'	S 9°51'47" E	257.28'
C9	55.00'	90°00'00"	86.39'	S 42°31'41" W	77.78'
C10	300.00'	84°36'43"	443.03'	N 50°09'57" W	403.85'
C11	1400.00'	15°12'12"	371.49'	N 0°15'30" W	370.40'
C12	1500.00'	4°33'13"	119.22'	S 88°13'13" W	119.18'
C13	55.00'	95°00'11"	91.20'	N 42°59'44" E	81.10'
C14	1800.00'	5°32'01"	173.84'	S 1°44'21" E	173.78'
C15	55.00'	91°17'47"	87.64'	S 41°52'48" W	78.66'
C16	55.00'	85°52'16"	82.43'	N 49°32'11" W	74.93'
C17	900.00'	14°01'31"	220.31'	N 0°24'43" E	219.76'
C18	1030.00'	6°30'08"	116.89'	N 61°57'27" E	116.83'
C19	25.00'	79°46'32"	34.81'	N 25°19'15" E	32.06'
C20	1030.00'	12°05'41"	217.43'	N 8°31'10" W	217.02'
C21	25.00'	23°04'26"	10.07'	N 14°00'32" W	10.00'
C22	50.00'	139°46'44"	121.98'	N 42°31'41" E	93.90'
C23	25.00'	26°42'17"	11.65'	S 79°07'10" E	11.55'
C24	330.00'	21°23'35"	123.22'	S 81°46'31" E	122.50'
C25	150.00'	52°14'36"	136.77'	S 82°47'58" E	132.08'
C26	50.00'	152°12'09"	132.82'	S 47°13'16" E	97.07'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C27	150.00'	52°14'36"	136.77'	S 2°45'30" W	132.08'
C28	330.00'	15°30'13"	89.29'	S 15°36'42" E	89.02'
C29	1430.00'	0°31'51"	13.25'	S 7°35'40" E	13.25'
C30	25.00'	86°43'40"	37.84'	S 50°41'34" E	34.33'
C31	1530.00'	4°33'13"	121.60'	N 88°13'13" E	121.57'
C32	25.00'	95°00'11"	41.45'	N 42°59'44" E	36.86'
C33	1830.00'	4°07'14"	131.61'	N 2°26'44" W	131.58'
C34	25.00'	36°10'09"	15.78'	N 18°28'11" W	15.52'
C35	50.00'	26°45'24"	231.15'	S 42°31'41" W	73.80'
C36	25.00'	49°06'04"	21.42'	S 23°46'06" W	20.77'
C37	1770.00'	3°43'26"	115.04'	S 2°38'38" E	115.02'
C38	25.00'	28°34'58"	12.47'	S 18°47'50" E	12.34'
C39	50.00'	145°55'15"	127.34'	S 42°59'44" W	95.61'
C40	25.00'	21°34'01"	9.41'	N 77°57'05" W	9.35'
C41	1470.00'	5°19'19"	136.54'	S 88°36'16" W	136.49'
C42	25.00'	88°56'20"	38.81'	S 41°28'26" W	35.03'
C43	1430.00'	4°01'28"	100.44'	S 0°59'00" E	100.42'
C44	1530.00'	7°30'50"	200.84'	N 82°42'15" W	200.50'
C45	970.00'	6°11'21"	104.78'	N 82°02'30" W	104.73'
C46	25.00'	95°02'21"	41.47'	N 61°14'31" W	36.88'
C47	970.00'	11°15'01"	190.46'	N 8°05'50" W	190.16'
C48	25.00'	90°00'00"	39.27'	N 42°31'41" E	35.36'
C49	270.00'	84°36'43"	398.73'	S 50°09'57" E	363.47'
C50	1370.00'	12°54'16"	308.56'	S 1°24'28" E	307.91'
C51	25.00'	92°14'58"	40.27'	S 82°47'58" E	36.06'
C52	1470.00'	3°42'32"	95.16'	N 80°48'06" W	95.14'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C53	25.00'	83°16'04"	36.33'	N 37°18'48" W	33.22'
C54	930.00'	11°28'50"	186.35'	N 1°25'11" W	186.04'
C55	25.00'	23°59'05"	10.47'	S 7°49'56" E	10.39'
C56	50.00'	134°14'52"	117.15'	N 50°17'58" W	92.13'
C57	25.00'	24°57'05"	10.89'	S 75°03'09" W	10.80'
C58	25.00'	24°57'05"	10.89'	N 79°59'47" W	10.80'
C59	50.00'	14°11'55"	123.22'	S 41°52'48" W	94.32'
C60	25.00'	24°57'03"	10.89'	S 16°14'38" E	10.80'
C61	25.00'	85°37'07"	37.36'	S 39°02'28" W	33.98'
C62	1030.00'	10°36'42"	190.77'	S 76°32'40" W	190.49'
C63	25.00'	88°24'10"	38.57'	S 47°58'11" E	34.86'
C64	25.00'	91°17'47"	39.84'	S 41°52'48" W	35.75'
C65	25.00'	85°52'16"	37.47'	N 49°32'11" W	34.06'
C66	870.00'	10°07'53"	153.84'	N 1°32'06" W	153.64'
C67	25.00'	94°38'20"	41.29'	N 50°51'00" E	36.76'
C68	1030.00'	10°20'26"	185.89'	S 87°00'03" E	185.64'

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

CROSS CREEK WEST SECTION EIGHT

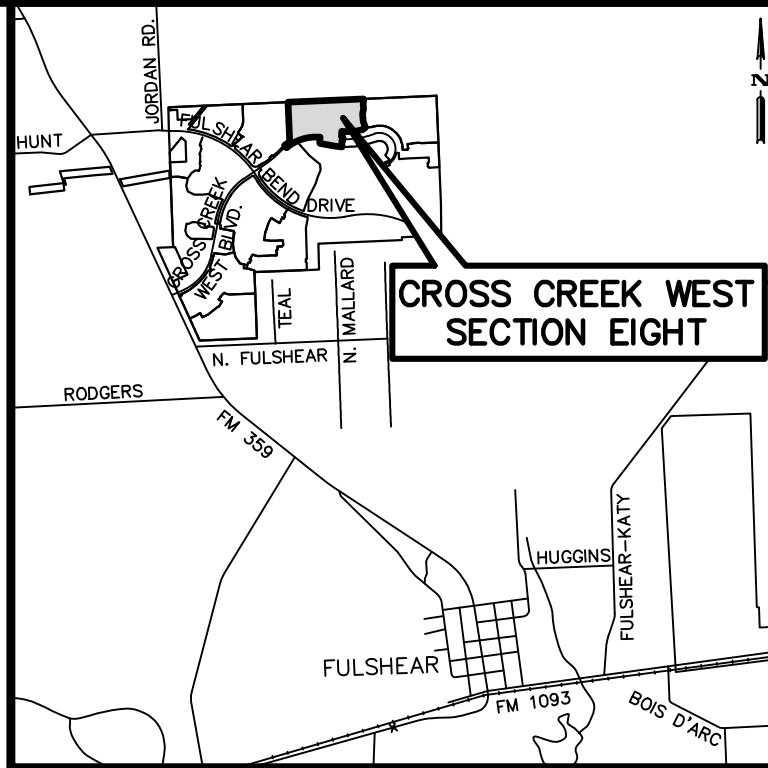
A SUBDIVISION OF 28.89 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 125 RESERVE: 8 BLOCKS: 4
SCALE: 1"=100' DATE: MARCH 15, 2024

OWNER:
CCR WEST, INC.,
a Texas Corporation
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
ROBERT J. BAMFORD



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
LBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
JASON SVATEK, P.E.



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



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 28.89 acre tract described in the above and forgoing map of CROSS CREEK WEST SECTION EIGHT, 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 Robert J. Bamford, its Vice President, thereunto authorized,

this ____ day of _____, 2024.

CCR WEST, INC., a Texas corporation,

By: _____
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 _____ day of _____, 2024.

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.

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, P.E.
Texas License No. 100192
BGE, Inc.
TBPE Registration No. F-1046

This plat of CROSS CREEK WEST SECTION EIGHT is approved by the City Planning Commission of the City of Fulshear, Texas, this _____ day of _____, 2024.

Amy Pearce
Chairman

Joan Berger
Co-Chairman

This plat of CROSS CREEK WEST SECTION EIGHT was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 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.

Aaron Groff
Mayor

Mariela Rodriguez
City Secretary

DESCRIPTION OF A 28.89 ACRE TRACT OF LAND SITUATED
IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344
FORT BEND COUNTY, TEXAS

BEING a 28.89 acres (1,258,563 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 as described 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 28.89 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 CROSS CREEK WEST SECTION SEVEN as cited herein:

BEGINNING at a 3/4-inch iron rod with cap stamped "BGE INC" found for the Northeast corner of Lot 27, Block 1 of CROSS CREEK WEST SECTION SEVEN, a subdivision per plat recorded under Plat Number (P.N.) 20230183 of the Fort bend County Plat Records (F.B.C.P.R.) and the Northwest corner of the herein described tract, lying on the North line of said 471.4 acre tract and 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, N 87°31'41" E, a distance of 1,581.74 feet along and with the North line of said 471.4 acre tract and the South line of said 927.88 acre tract to a 3/4-inch iron rod 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:

S 02°28'19" E, a distance of 20.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;
S 05°02'29" W, a distance of 93.72 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;
S 03°57'39" E, a distance of 102.73 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;
S 08°50'18" W, a distance of 105.74 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;
S 04°43'53" E, a distance of 149.41 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;
S 19°52'06" E, a distance of 137.14 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Easterly Southeast corner of the herein described tract;
S 52°45'46" W, a distance of 80.28 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;
S 76°32'41" W, a distance of 61.25 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;
S 78°29'05" W, a distance of 60.96 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;
S 82°11'48" W, a distance of 59.34 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;
S 85°39'58" W, a distance of 59.32 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;
N 89°56'53" W, a distance of 188.75 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 88°58'16" W, 1,430.00 feet;

In a Southwesterly direction, along and with said curve to the right, 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
S 03°02'28" W, 100.42 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 Southeasterly direction, along and with said curve to the left, 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 S 40°58'58" E, 35.99 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a corner;

S 02°58'52" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southeasterly 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, 1,530.00 feet;

In a Northwesterly direction, along and with said curve to the right, 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
N 88°44'24" W, 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;

S 03°32'20" W, a distance of 122.20 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 42°56'10" E, a distance of 13.77 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly Southeast corner of the herein described tract;

N 85°52'11" W, a distance of 52.03 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 82°38'29" W, a distance of 118.18 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 78°56'50" W, a distance of 183.68 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 81°13'57" W, a distance of 112.78 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southwesterly corner of the herein described tract;

N 38°11'04" W, a distance of 14.62 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southwesterly corner of the herein described tract;

N 04°51'49" E, a distance of 120.00 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 left, from which its center bears S 04°51'49" W, 970.00 feet;

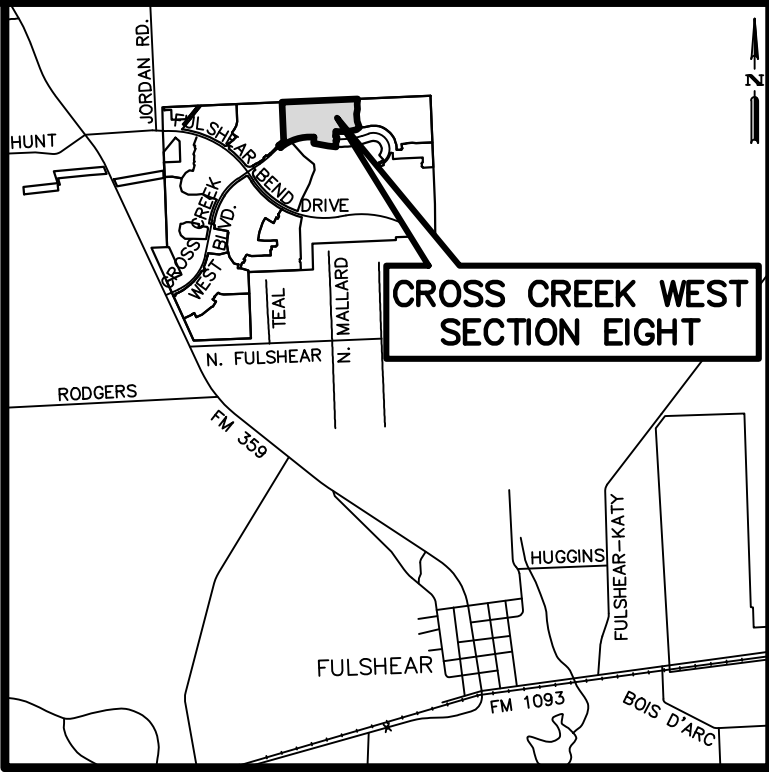
THENCE, in a Southwesterly direction, continuing over and across said 471.4 acre tract and along and with the North line of Restricted Reserve "A", Block 1 of CROSS CREEK WEST SECTION NINE, a subdivision per plat recorded under P.N. 20230216 of the F.B.C.P.R., said curve to the left, an arc distance of 754.15 feet, having a radius of 970.00 feet, a central angle of 44°32'48" and chord which bears S 72°35'26" W, 735.30 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for the most Southerly Southwest corner of the herein described tract, same being the a Northeasterly terminus corner of Vintage Creek Lane (60 foot width) as shown on said CROSS CREEK WEST SECTION NINE;

THENCE, N 39°40'57" W, a distance of 60.00 feet along and with the Northeast terminus line of said Vintage Creek Lane to a 3/4-inch iron rod with cap stamped "BGE INC" found for the most Westerly Southwest corner of the herein described tract, lying on the South line of Restricted Reserve "A" of said CROSS CREEK WEST SECTION SEVEN, also being the beginning of a non-tangent curve to the right, from which its center bears S 39°40'57" E, 1,030.00 feet;

THENCE, in a Northeasterly direction, along and with the Southeast line of said Restricted Reserve "A" of said CROSS CREEK WEST SECTION SEVEN, said curve to the right, an arc distance of 150.81 feet, having a radius of 1,030.00 feet, a central angle of 08°23'20" and chord which bears N 54°30'43" E, 150.67 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for an interior corner of the herein described tract;

THENCE, N 31°17'37" W, a distance of 46.73 feet along and with the East line of said Restricted Reserve "A" to a 3/4-inch iron rod with cap stamped "BGE INC" found for the Southeast corner of Lot 39, Block 1 of said CROSS CREEK WEST SECTION SEVEN;

THENCE, N 02°28'19" W, a distance of 780.71 feet along and with the East line of Block 1 of said CROSS CREEK WEST SECTION SEVEN to the POINT OF BEGINNING and containing 28.89 acres (1,258,563 square feet) of land.



VICINITY MAP

SCALE: 1"=4,000'

KEY MAP NO. 482 Y & 482 Z

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.
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 EIGHT

A SUBDIVISION OF 28.89 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 125 RESERVE: 8 BLOCKS: 4
SCALE: 1"=100' DATE: MARCH 15, 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.