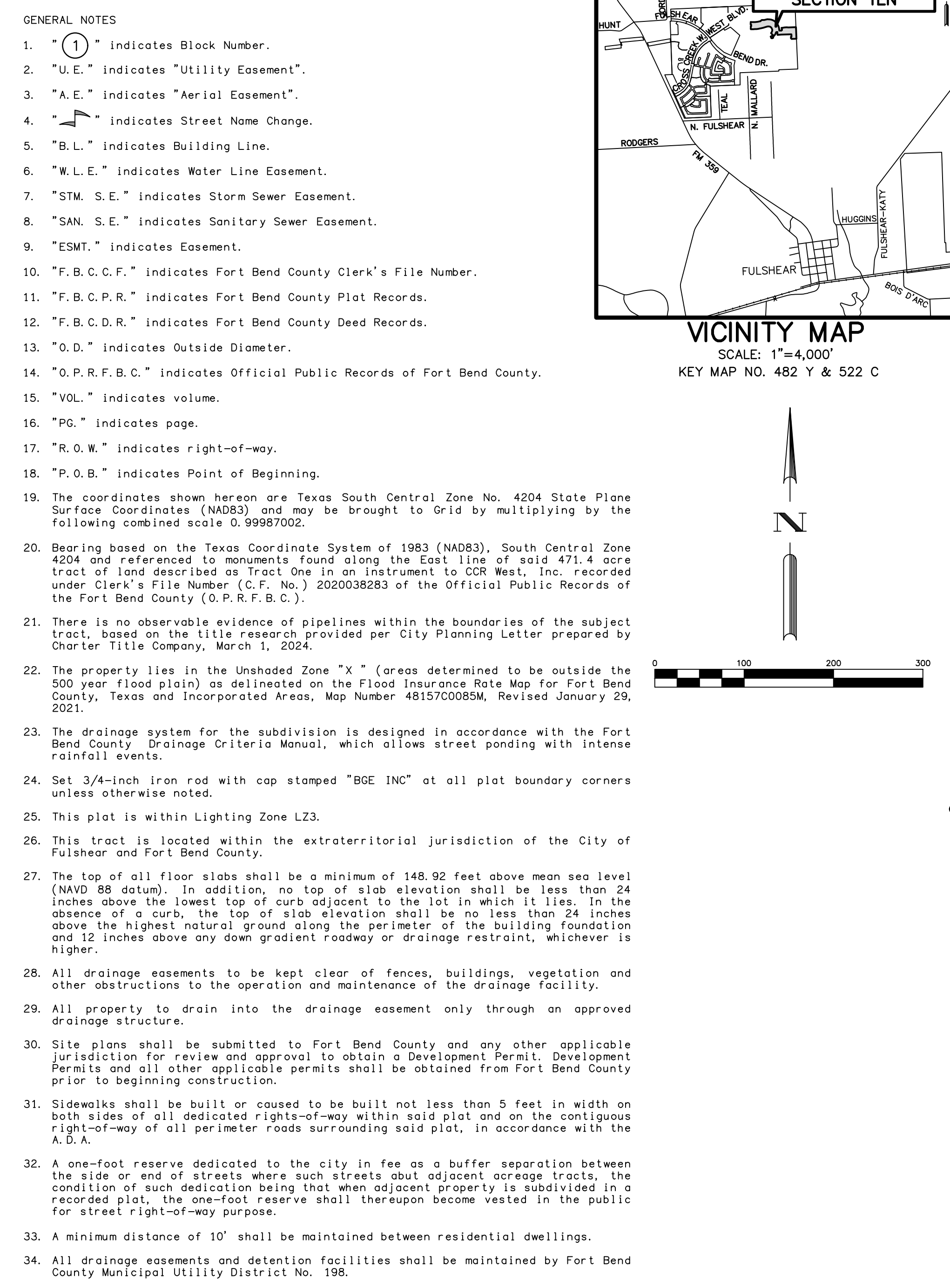




RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.0264 AC. / 1,152 S.F.	LANDSCAPE/OPEN SPACE
B	0.0474 AC. / 2,064 S.F.	LANDSCAPE/OPEN SPACE
C	0.0397 AC. / 1,729 S.F.	LANDSCAPE/OPEN SPACE
D	0.0249 AC. / 1,085 S.F.	LANDSCAPE/OPEN SPACE
E	0.3586 AC. / 15,620 S.F.	LANDSCAPE/OPEN SPACE
F	0.1336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

CROSS CREEK WEST SECTION TEN

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

LOTS: 28 RESERVE: 6 BLOCKS: 5
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
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STATE OF TEXAS
COUNTY OF FORT BEND

We, CCR WEST, INC., a Texas corporation, acting by and through Robert J. Bamford, Vice President, owner of the 17.37 acre tract described in the above and forth said map of CROSS CREEK WEST SECTION TEN, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easement for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

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

BEING a 17.37 acres (756,454 square foot) tract of land situated in the Rufus Wright Survey, Abstract No. 344 of Fort Bend County, Texas and being a portion of a called 471.4 acre tract of land described as Tract One in an instrument to CCR West, Inc. recorded under Clerk's File Number (C.F. No.) 2020038283 of the Official Public Records of the Fort Bend County (O.P.R.F.B.C.), said 17.37 acre tract described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the East line of said 471.4 acre tract as cited herein:

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

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

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

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

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

N 02°24'25" W, a distance of 2.35 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

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

N 02°24'25" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears N 02°24'25" W, 25.00 feet;

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

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

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

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

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

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

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

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

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

In a Southeasterly direction, along and with said curve to the right, an arc distance of 14.13 feet, having a radius of 930.00 feet, a central angle of 0°05'28" and chord which bears S 21°55'28" E, 14.13 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southeasterly corner;

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

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

N 20°50'22" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Westerly corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears N 20°50'22" W, 305.00 feet;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

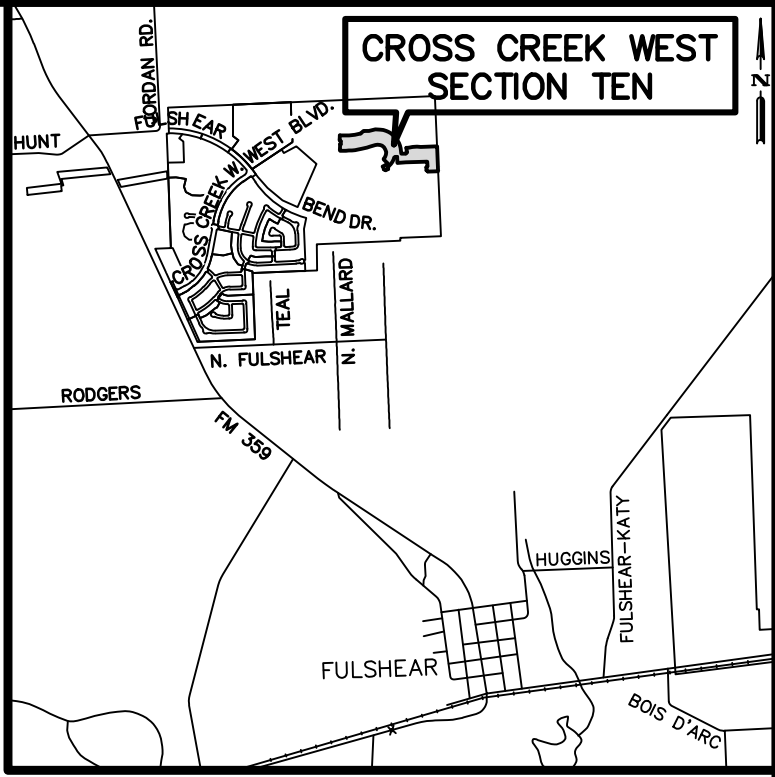
N 89°24'40" W, a distance of 118.17 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a Southwesterly;

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

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

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

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



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.
Fort Bend County Engineer

Approved by the Commissioners Court of Fort Bend County, Texas, this _____ day of _____, 2024.

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

Grady Prestage
Precinct 2, County Commissioner

KP George
County Judge

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

Dexter L. McCoy
Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2024, at _____ o'clock ____ m. in Plat Number _____ of the Plat Records of Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

Laura Richard
County Clerk
Fort Bend County, Texas

By: _____
Deputy

CROSS CREEK WEST SECTION TEN

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

LOTS: 68 RESERVE: 6 BLOCKS: 5
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.