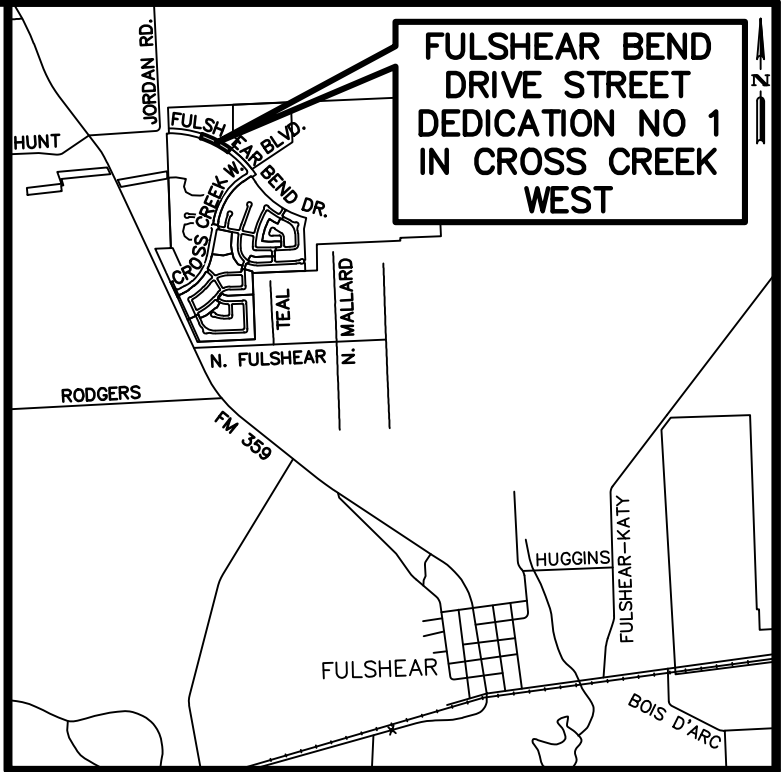




VICINITY MAP

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



GENERAL NOTES

- "①" indicates Block Number.
- "U.E." indicates "Utility Easement".
- "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.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by multiplying by the following combined scale 0.99987002.
- Bearing based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the found along the East line of Restricted Reserve "A" of FORT BEND COUNTY MUD 198 WASTE WATER TREATMENT PLANT, a subdivision per plat recorded under Plat Number (Plat No.) 20210096 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, 2023.
- 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 w/ 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.
- Required per Fort Bend County Regulations of Subdivisions, Section 7.3, A.
- Required per Fort Bend County Regulations of Subdivisions, Section 5.12, C.
- All drainage easements and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 198.
- 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.

DESCRIPTION OF A 1.666 ACRE TRACT OF LAND SITUATED IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344 FORT BEND COUNTY, TEXAS

BEING a 1.666 acre (72,580 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 remainder 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 2020038283 of the Official Public Records of Fort Bend County, said 1.666 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 East line of Restricted Reserve "A" as cited herein:

COMMENCING at a 1/2-inch iron pipe with cap stamped "BGE INC" found for the Northeast corner of Restricted Reserve "A" of FORT BEND COUNTY MUD 198 WASTE WATER TREATMENT PLANT, a subdivision per plat recorded under Plat Number (Plat No.) 20210096 of the Fort Bend County Plat Records (F.B.C.P.R.), from which a 5/8-inch iron rod with cap stamped "BGE INC" found for the Southeast corner of said Restricted Reserve "A" bears S 01°59'35" E, a distance of 430.10 feet;

THENCE, N 65°47'12" E, a distance of 264.94 feet over and across said 471.4 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and the Southwest corner of the herein described tract;

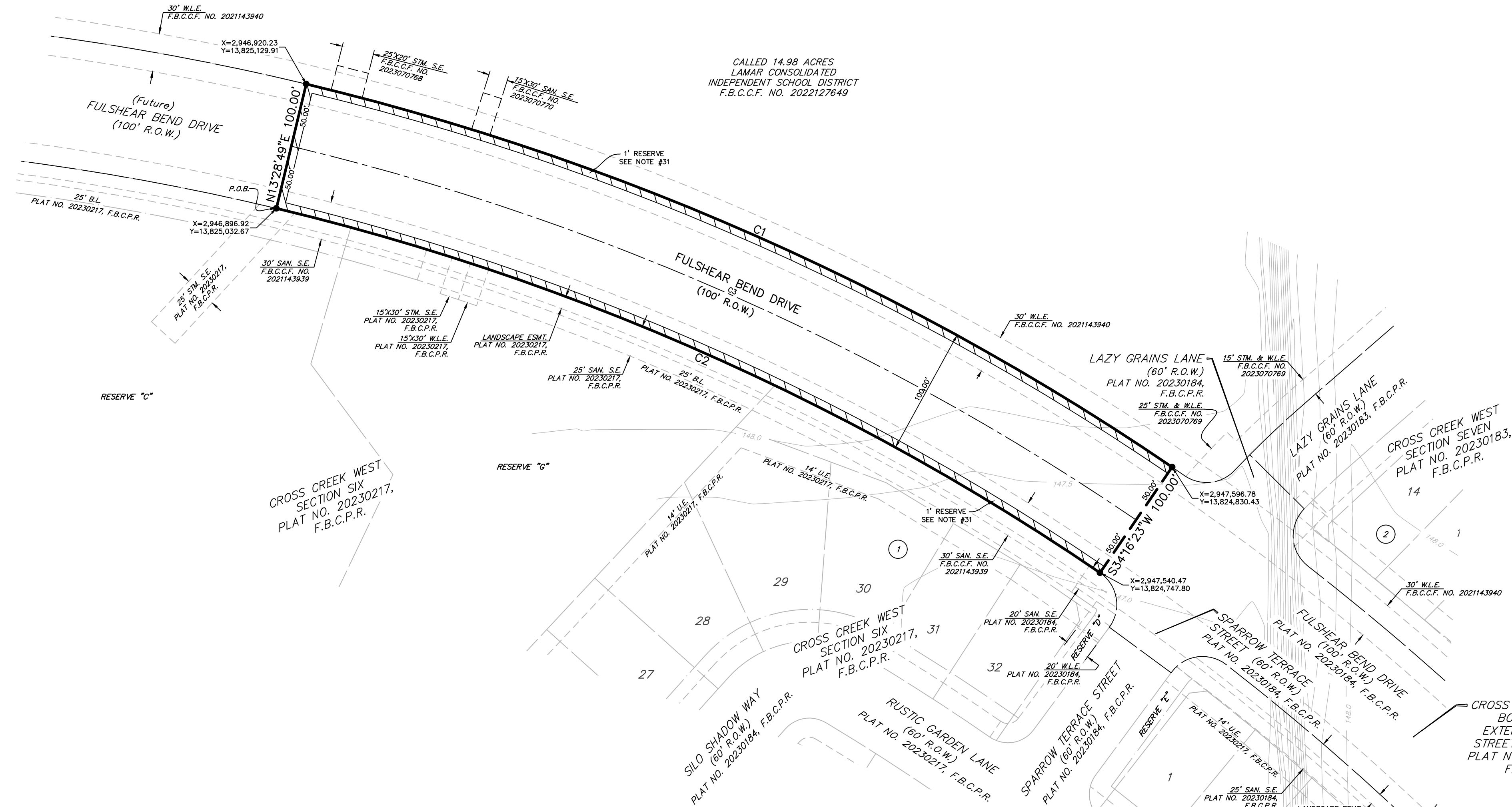
THENCE, N 13°28'49" E, a distance of 100.00 feet continuing over and across said 471.4 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northwest corner of the herein described tract, lying on the Southwest line of a called 14.98 acre tract of land described in an instrument to Lamar Consolidated Independent School District recorded under Clerk's File No. 2022127649 of the O.P.R.F.B.C. and being the beginning of a non-tangent curve to the right, from which its center bears S 13°28'49" W, 2,050.00 feet;

THENCE, in a Southeasterly direction, along said curve to the right and along with the Southwest line of said 14.98 acre tract, an arc distance of 743.95 feet, having a radius of 2,050.00 feet, a central angle of 20°47'34" and chord which bears S 66°07'24" E, 739.87 feet to the Northeast corner of the herein described tract;

THENCE, S 34°16'23" W, a distance of 100.00 feet over and across said 471.4 acre tract to the Southeast corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 34°16'23" W, 1,950.00 feet;

THENCE, in a Northwesterly direction, along said curve to the left and continuing over and across said 471.4 acre tract, an arc distance of 707.66 feet, having a radius of 1,950.00 feet, a central angle of 20°47'34" and chord which bears N 66°07'24" W, 703.78 feet to the POINT OF BEGINNING and containing 1.666 acres (72,580 square feet) of land.

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



CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	2050.00'	20°47'34"	743.95'	S 66°07'24" E	739.87'
C2	1950.00'	20°47'34"	707.66'	N 66°07'24" W	703.78'
C3	2000.00'	20°47'34"	725.80'	N 66°07'24" W	721.83'

FULSHEAR BEND DRIVE STREET DEDICATION NO. 1 IN CROSS CREEK WEST

A SUBDIVISION OF 1.666 ACRES OF LAND LOCATED IN THE RUFUS WRIGHT SURVEY, A-344 FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVE: 0 BLOCKS: 0
SCALE: 1"=60' DATE: NOVEMBER, 2023

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 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
Almutz N. Ghaffi, P.E.

G:\TVA\Projects\District\VC040908\1458-20-FB-01-PLAN\PLAN\FULSHEAR BEND DR 301 CCR.dwg T:\DWG 11/20/2022 2:43 PM

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 1.666 acre tract described in the above and foregoing map of FULSHEAR BEND DRIVE STREET DEDICATION NO. 1 IN CROSS CREEK WEST, 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 FULSHEAR BEND DRIVE STREET DEDICATION NO. 1 IN CROSS CREEK WEST 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, therunto authorized,

this _____ day of _____, 2023.

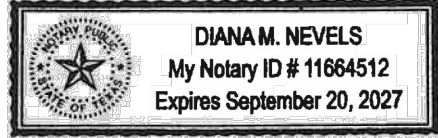
CCR WEST, INC., a Texas corporation,

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 _____, 2023.



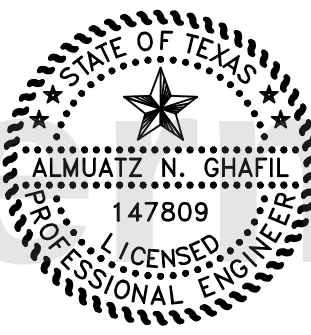
Diana Nevells
Notary Public in and for the State of Texas
Commission Expires: _____

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, Almutz N. Ghafil, 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.



Almutz N. Ghafil, P.E.
Texas License No. 147809
BGE, Inc.
TBPE Registration No. F-1046

This plat of FULSHEAR BEND DRIVE STREET DEDICATION NO. 1 IN CROSS CREEK WEST is approved by the City Planning Commission of the City of Fulshear, Texas, this _____ day of _____, 2023.

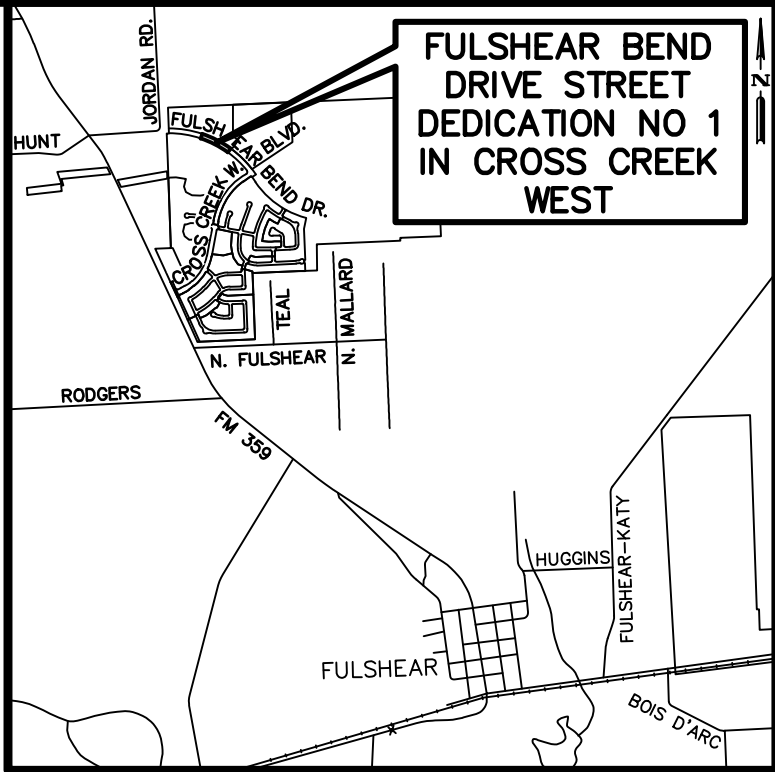
Amy Pearce
Chairman

Dar Hakimzadeh
Co-Chairman

This plat of FULSHEAR BEND DRIVE STREET DEDICATION NO. 1 IN CROSS CREEK WEST was approved on _____ by the City of Fulshear City Council and signed on this _____ day of _____, 2023; 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



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 _____, 2023.

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 _____, 2023, 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

FULSHEAR BEND DRIVE STREET DEDICATION NO. 1 IN CROSS CREEK WEST

A SUBDIVISION OF 1.666 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVE: 0 BLOCKS: 0
SCALE: 1"=60' DATE: NOVEMBER, 2023

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 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
Almutz N. Ghafil, P.E.