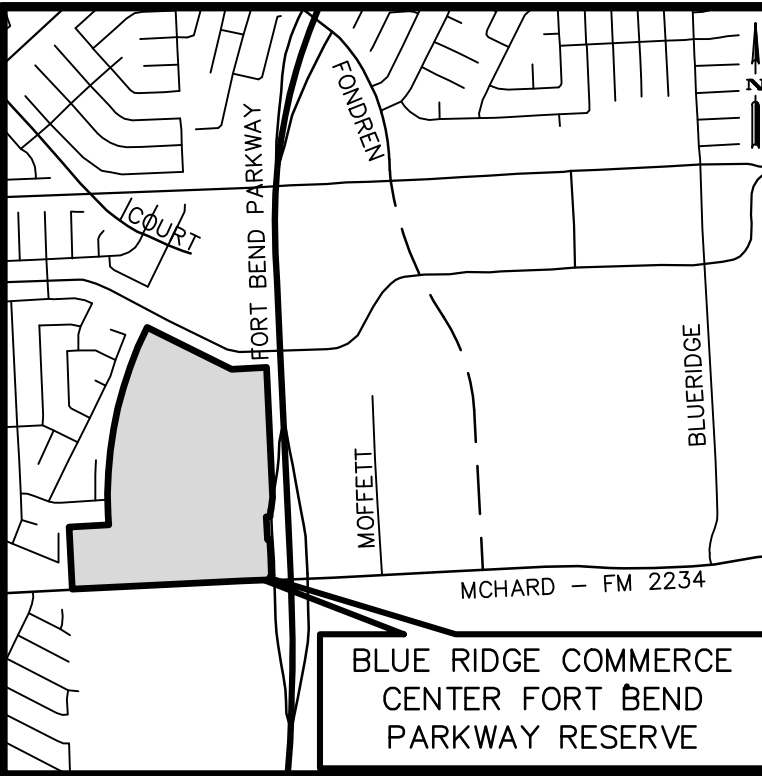
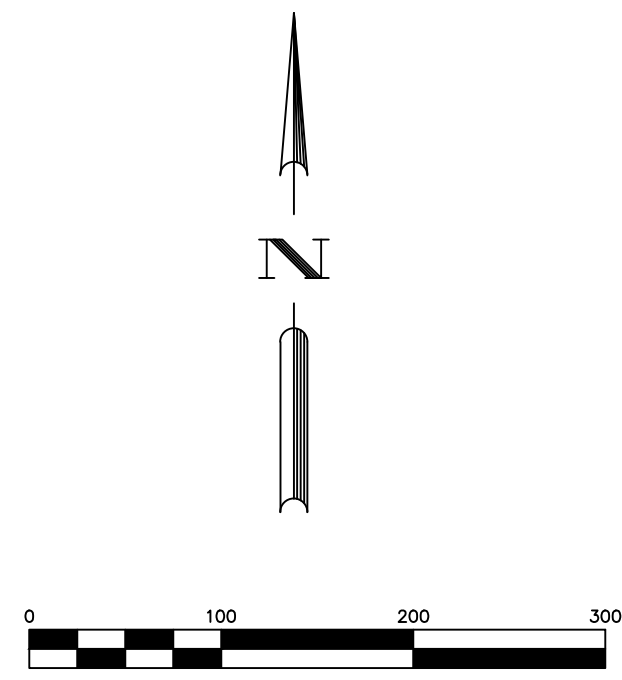
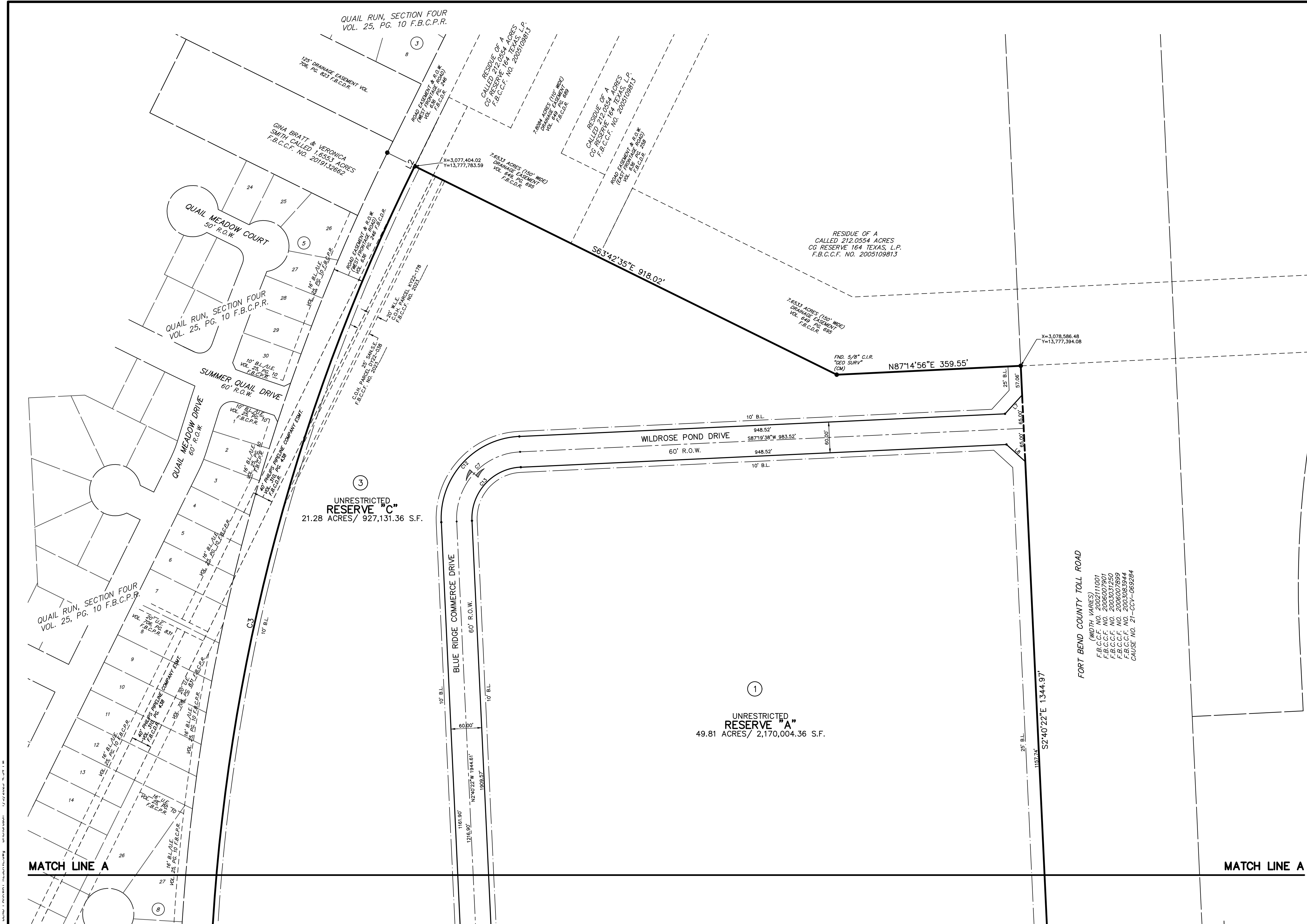




VICINITY MAP
N.T.S.

GENERAL NOTES

- "①" indicates Block Number.
- "U.E." indicates Utility Easement.
- "SAN. S.E." indicates Sanitary Sewer Easement
- "ESMT." indicates Easement.
- "B.L." indicates Building Line.
- "R.O.W." indicates Right-Of-Way.
- "W.L.E." indicates Water Line 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.
- "VOL." indicates Volume.
- "PG." indicates Page.
- "Fnd." indicates Found.
- "I." indicates Iron.
- "S.F." indicates Square Feet.
- Bearing orientation is based on the Texas Coordinate System of 1983, South Central Zone 4204, NAD83.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by multiplying the following combined scale 0.999873054168.
- The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- Unless otherwise indicated, the building lines [B.L.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, in effect at the time this plat was approved, which may be amended from time to time.
- If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of the plat at this time.
- This property is located in Park Sector Number 8.

BLUE RIDGE COMMERCE CENTER FORT BEND PARKWAY RESERVE

A SUBDIVISION OF 91.57 ACRES OF LAND
LOCATED IN THE
HICKS SHROPSHIRE SURVEY, ABSTRACT NO. 313
CITY OF HOUSTON,
FORT BEND COUNTY, TEXAS

RESERVES: 3
SCALE: 1"=100'

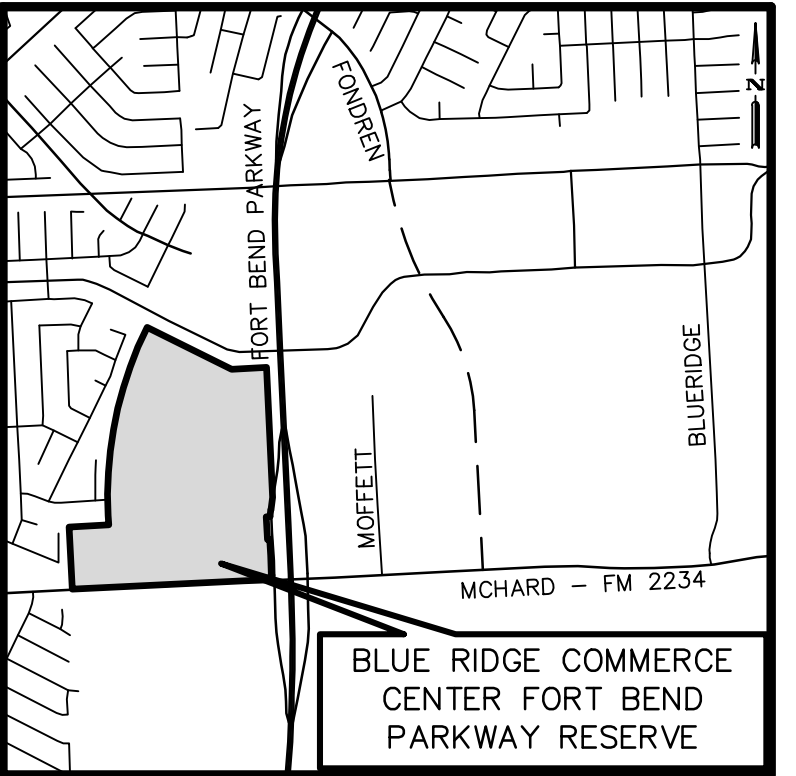
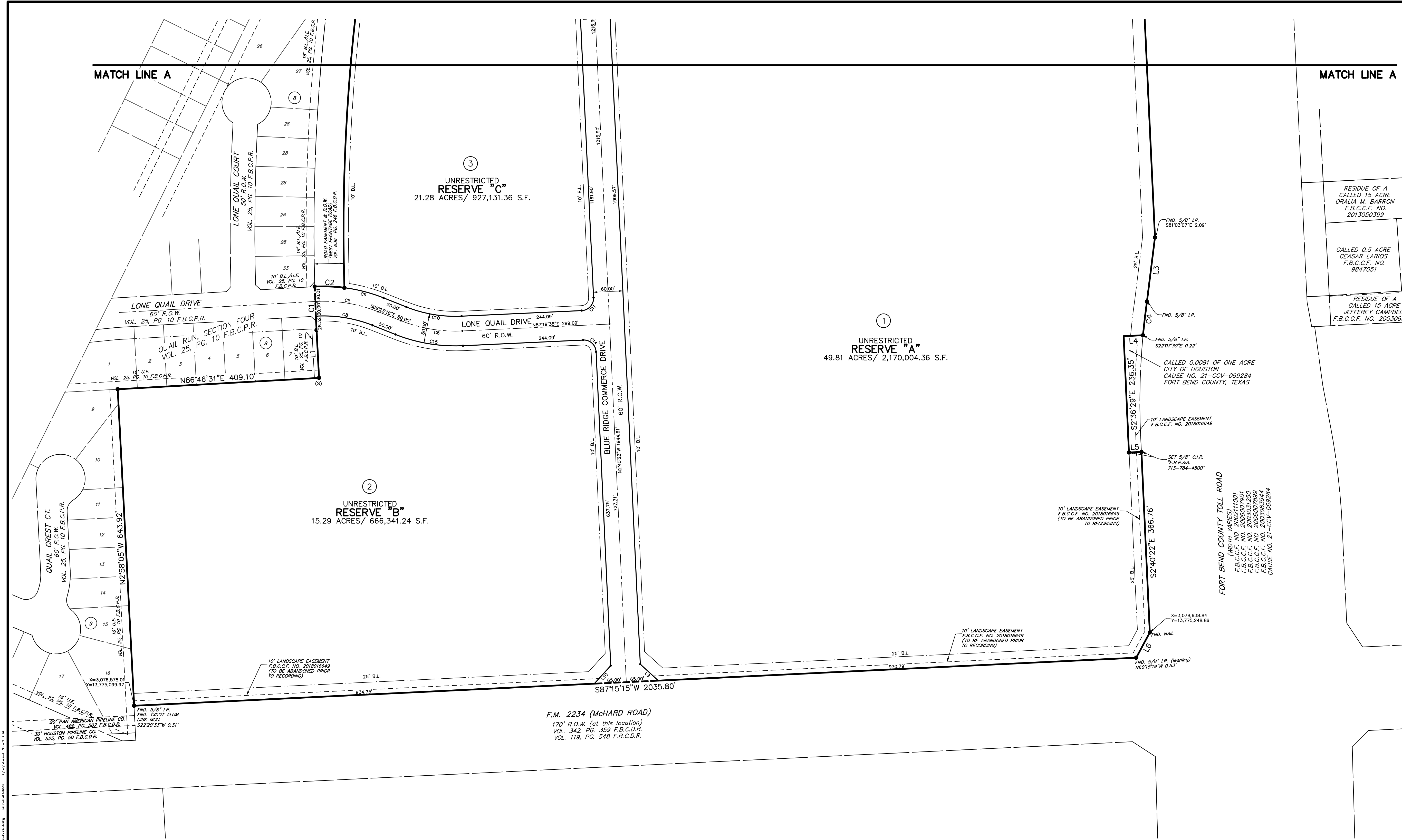
BLOCKS: 3
DATE: JANUARY, 2023

OWNER:
CG RESERVE 164 TEXAS, L.P.
1901 LEXINGTON ST.
HOUSTON, TX 77098

SURVEYOR:
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
TBPE No. F-726
TBPLS No. 10092300



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



VICINITY MAP
N.T.S.



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LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N2°57'23"W	97.03'
L2	N26°17'19"E	0.67'
L3	S7°04'16"W	131.53'
L4	S87°04'23"W	39.30'
L5	N87°23'31"E	25.27'
L6	S28°16'18"W	58.33'
L7	N42°19'38"E	49.50'
L8	N47°40'22"W	49.50'
L9	S47°42'34"E	49.47'
L10	N42°17'26"E	49.53'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	3935.97'	1°17'09"	88.33'	N 2°18'49" W	88.33'
C2	330.00'	10°27'06"	60.20'	S 87°52'39" E	60.11'
C3	3875.98'	28°01'56"	1896.35'	N 12°16'20" E	1877.49'
C4	1453.21'	2°42'02"	68.50'	S 6°43'15" W	68.49'
C5	300.00'	24°50'13"	130.05'	N 80°48'23" W	129.03'
C6	300.00'	24°17'06"	127.16'	S 80°31'49" E	126.21'
C7	130.00'	90°00'00"	204.20'	S 42°19'38" W	183.85'
C8	253.04'	26°38'18"	117.64'	N 80°51'22" W	116.59'
C9	322.43'	14°36'02"	82.16'	S 75°31'11" E	81.94'
C10	270.00'	24°17'06"	114.44'	S 80°31'49" E	113.59'
C11	25.00'	90°00'00"	39.27'	N 42°19'38" E	35.36'
C12	160.00'	90°00'00"	251.33'	N 42°19'38" E	226.27'
C13	100.00'	90°00'00"	157.08'	S 42°19'38" W	141.42'
C14	25.00'	90°00'00"	39.27'	N 47°40'22" W	35.36'
C15	330.00'	24°17'06"	139.87'	N 80°31'49" W	138.83'