



January 17, 2025

Fort Bend County Commissioners' Court
Commissioner Vincent Morales, Jr., Pct. 1
22333 Grand Corner Drive
Katy, TX 77494

Re: **CROSS CREEK WEST SECTION ELEVEN**

Dear Commissioner Morales:

The proposed subdivision, Cross Creek West Section Eleven, contains One-hundred twenty-seven (127) single family residential lots and five (5) restricted reserves. Review by Fort Bend County Engineering indicated the need to address Section 5 – Design Criteria (Section 5.5, A. 2.) of the Fort Bend County Regulations of Subdivision.

We respectfully request the Court consider the following:

A variance to allow block length of greater than 1,400 feet along the north boundary of Cross Creek West Section Eleven as required by Section 5.5, A., 2 of the Fort Bend County Regulations of Subdivision Section 5 - Design Criteria.

Along the shared property boundary between Cross Creek West and Tamarron West, there is a three-foot grade difference. Tamarron West is three feet higher than Cross Creek West to ensure all storm runoff within Tamarron West is contained and conveyed internally through Tamarron West's drainage system. This three-foot difference transactions back to natural ground on Cross Creek West within 20-feet of the property line.

Cross Creek West and Tamarron West have reached an amicable agreement to address the grading difference without a need for a retaining wall, and Quiddity, the engineer for Tamarron West, is in support of this variance.

Constructing street connections across this grade difference will present significant challenges. The gutter elevation of the connecting streets will have to match the elevation at the property line to keep the Cross Creek West and Tamarron West drainage areas divided. This will force most of the connecting street to be raised much higher than surrounding lots within Cross Creek West before it can return to grade. Having the street elevation higher than the neighboring lots will present challenges with grading and drainage as well as paving grade transitions.

Granting the variance request to exceed 1400 feet block length will not be injurious to the public health, safety and welfare as the proposed collector roads, major thoroughfares and state highways will provide circulation to the immediate area.

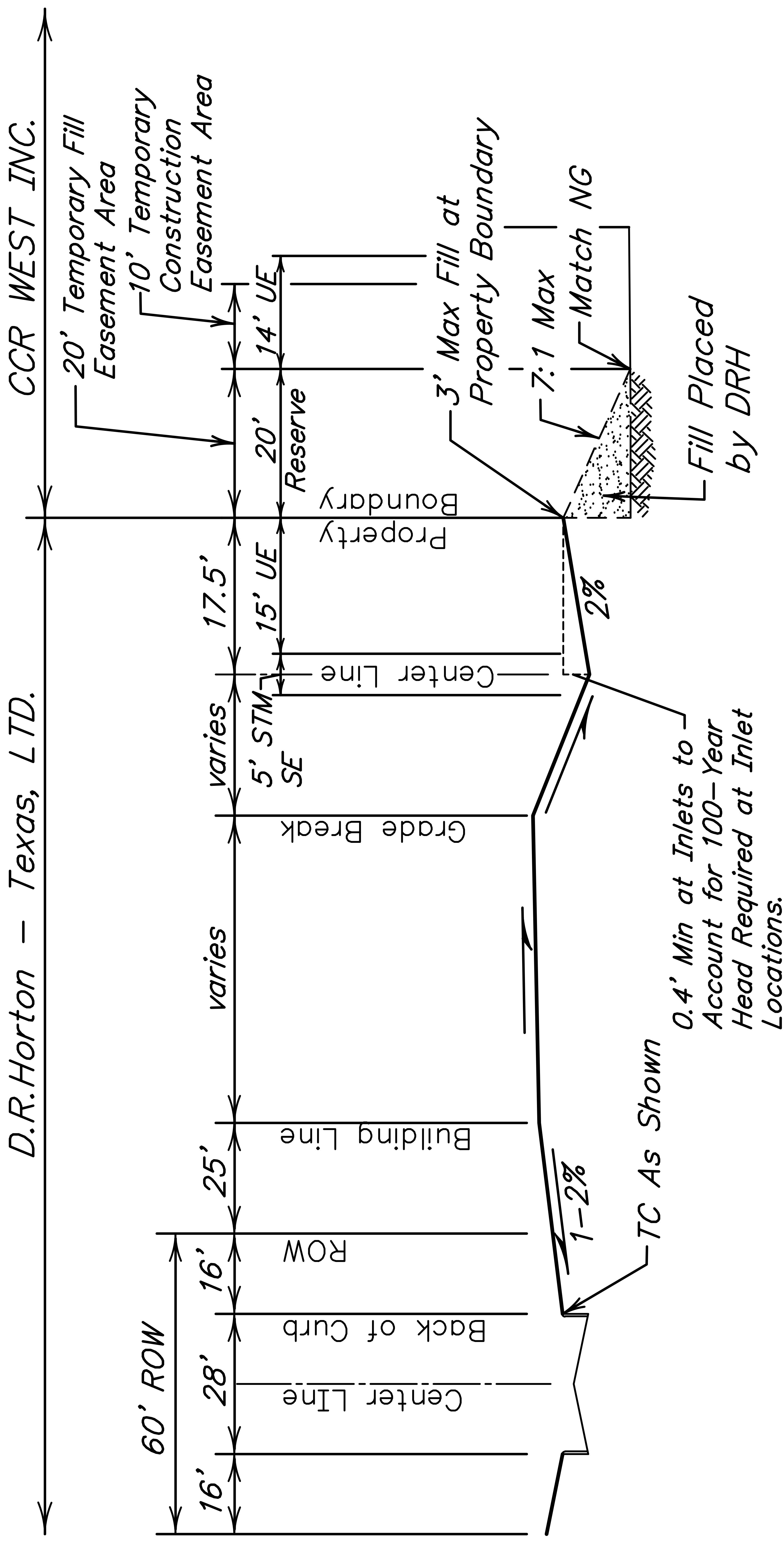
Thank you for your consideration of the variance request. Please contact me at (281) 558- 8700 if you have any questions or need additional information.

Thank you,

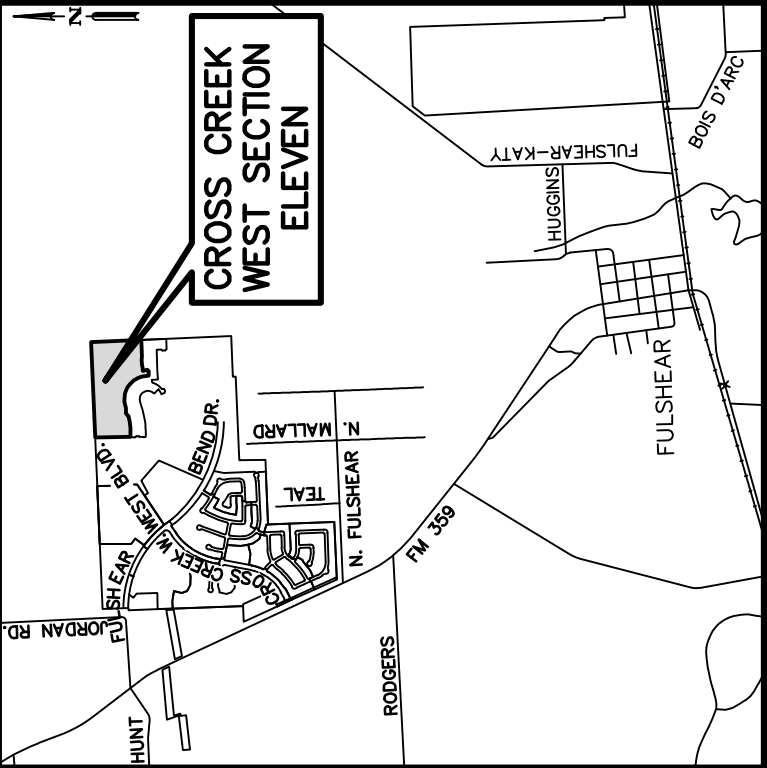


Trey DeVillier
Senior Platting Coordinator

cc: Development Services Manager



TYPICAL GRADING SCHEME B-B



VICINITY MAP
SCALE: 1"=4,000'
KEY MAP NO. 4822



GENERAL NOTES

1. "1" Indicates Block Number.
2. "U.E." Indicates "Utility Easement".
3. "A.E." Indicates "Aerial Easement".
4. "S.E." Indicates Street Name Change.
5. "B.L." Indicates Building Line.
6. "W.L.E." Indicates Water Line Easement.
7. "S.W.S.E." Indicates Storm Sewer Easement.
8. "S.M.S.E." Indicates Sanitary Sewer Easement.
9. "E.S.M.T." 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 Surface Coordinates (NAD83) and may be brought to Grid by multiplying by the following combined scale 0.99997002.
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 a called 471.4 acre tract of land known as the "Fort Bend County Clerk's File Number (C.F. No.) 2020038283 of the Fort Bend County Plat Records (F.B.C.P.R.).
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, October 3, 2024.
22. The property lies in the Unshared 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 481570085M, 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 ponding with intense rainfall events.
24. Set 3/4-inch iron rod with cap stamped "BGE INC" at all plot boundary corners unless otherwise noted.
25. This plot is within Lighting Zone L23.
26. This tract is located within the extraterritorial jurisdiction of the City of Fulshear and Fort Bend County.
27. 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 top of the finished ground surface. 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.
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 contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
32. A minimum distance of 10' shall be maintained between residential dwellings.
33. All drainage easements and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 198.

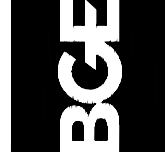
CROSS CREEK WEST SECTION ELEVEN

A SUBDIVISION OF 28.86 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 127
RESERVE: 5
BLOCKS: 3
DATE: JANUARY, 2025

OWNER:
CCR WEST, INC.,
A Texas Corporation
506 West 26th Street, Suite 200
HOUSTON, TEXAS 77056
(713) 960-9977
STEPHEN H. BROVARONE

LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77450
(281) 810-1422
CATLIN KING



BGE, Inc.
1077 Westheimer, Suite 500, Houston, TX 77042
281-265-2700
BGE, Inc. is an Equal Opportunity Employer
TBPB License Surveying Firm No. 101085-00
JASON SVATEK, 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 E.T.J.	FULSHEAR E. T. J.
UTILITIES CO.	CENTERPOINT ENERGY
C. A. D.	COUNTY ASSISTANCE DISTRICT NO. 7

LINE DATA		
NUMBER	BEARING	DISTANCE
L51	N52°4'25"E	50.00'
L52	S4°34'22"E	50.00'
L53	N4°34'22"W	45.00'
L54	N42°35'35"E	14.14'
L55	S47°24'25"E	14.14'
L56	S39°45'47"W	11.27'

LINE DATA		
NUMBER	BEARING	DISTANCE
L26	N53°57'39"W	102.73'
L27	N50°2'28"E	93.72'
L28	N2°28'19"W	20.00'
L29	S6°42'43"W	14.51'
L30	S37°1'29"W	3.84'
L31	N41°15'31"E	7.28'
L32	N48°35'03"W	3.21'
L33	S34°23'56"W	5.27'
L34	S72°58'09"E	5.03'
L35	S34°33'33"E	22.77'
L36	S13°31'3"E	5.00'
L37	N47°10'21"E	14.21'
L38	N30°27'41"W	14.72'
L39	N85°32'50"E	20.00'
L40	N4°20'45"W	20.00'
L41	S24°25'11"W	16.98'
L42	N6°00'43"E	54.30'
L43	S20°04'38"W	52.68'
L44	S13°51'7"W	52.34'
L45	N83°19'18"W	43.43'
L46	N83°19'18"W	62.48'
L47	N81°57'23"W	50.84'
L48	S23°74'4"W	50.19'
L49	S22°4'25"E	50.00'
L50	N22°42'5"W	45.00'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N85°04'43"W	78.21'
L2	S86°07'37"W	96.01'
L3	S78°26'26"W	64.07'
L4	S80°05'35"W	60.00'
L5	S22°44'56"E	9.21'
L6	S87°35'04"W	95.91'
L7	N22°44'56"W	64.33'
L8	N83°37'38"W	53.92'
L9	N15°08'31"W	53.92'
L10	N21°19'26"W	53.92'
L11	N27°30'21"W	53.92'
L12	N33°41'16"W	53.92'
L13	N39°52'11"W	53.92'
L14	N48°03'06"W	53.92'
L15	N52°14'01"W	53.92'
L16	N58°24'56"W	53.92'
L17	N64°35'51"W	53.92'
L18	N73°04'46"W	62.05'
L19	N83°17'17"W	60.00'
L20	N87°43'21"W	107.58'
L21	S76°56'00"W	130.72'
L22	S87°04'03"W	113.12'
L23	N19°52'06"W	137.14'
L24	N4°43'53"W	149.41'
L25	N85°01'8"E	105.74'

CURVE DATA			
NUMBER	RADIUS	DELTA ANGLE	CHORD BEARING
C51	25.00'	35°37'48"	15.55' S 83°03'19" W
C52	50.00'	26°44'21"	231.00' S 17°35'35" E
C53	25.00'	49°51'46"	21.76' N 54°59'07" E
C54	970.00'	8°05'37"	137.02' N 83°57'49" E
C55	25.00'	53°48'14"	23.48' S 63°05'16" E
C56	50.00'	18°02'33"	146.64' N 57°47'35" E
C57	25.00'	23°49'17"	10.39' N 14°19'03" W
C58	25.00'	89°56'08"	39.24' N 42°33'38" E
C59	25.00'	90°03'54"	39.30' S 47°28'22" E
C60	25.00'	90°44'12"	39.59' S 42°57'41" W
C61	970.00'	42°7'34"	75.49' N 89°28'26" W
C62	500.00'	20°10'8"	185.18' S 82°46'47" W
C63	25.00'	79°54'40"	34.87' N 67°16'22" W
C64	680.00'	47°11'10"	560.02' N 50°54'42" W

CURVE DATA			
NUMBER	RADIUS	DELTA ANGLE	CHORD BEARING
C26	680.00'	16°11'09"	192.10' N 86°23'19" E
C27	25.00'	84°18'21"	36.79' N 54°23'29" E
C28	2030.00'	5°10'37"	183.42' N 14°48'37" E
C29	25.00'	24°30'23"	10.69' N 5°09'43" E
C30	50.00'	119°34'14"	104.35' N 52°41'39" E
C31	25.00'	24°57'05"	10.89' N 81°42'18" W
C32	25.00'	29°55'35"	13.06' N 72°33'53" E
C33	50.00'	146°41'33"	128.01' S 49°03'08" E
C34	25.00'	26°42'04"	11.65' S 10°56'37" W
C35	25.00'	24°57'05"	10.89' S 14°52'57" E
C36	50.00'	136°28'53"	119.01' S 40°52'57" W
C37	25.00'	21°39'22"	9.45' N 81°42'18" W
C38	1030.00'	5°19'20"	95.68' N 89°52'19" W
C39	470.00'	18°37'53"	152.83' S 82°28'25" W
C40	25.00'	92°28'36"	40.35' S 75°55'15" W
C41	680.00'	8°24'33"	99.80' S 14°08'42" E
C42	620.00'	63°42'17"	689.35' N 41°45'34" W
C43	25.00'	97°20'07"	42.47' S 57°43'14" W
C44	1970.00'	22°02'28"	80.49' S 75°27'37" W
C45	25.00'	86°48'43"	37.88' N 31°05'55" W
C46	1970.00'	5°09'13"	177.20' N 14°53'03" E
C47	25.00'	70°04'01"	30.57' N 52°29'40" E
C48	25.00'	90°03'54"	39.30' S 47°28'22" E
C49	25.00'	91°25'50"	39.89' S 43°16'30" W
C50	1030.00'	9°53'38"	177.86' S 84°04'36" W

CURVE DATA			
NUMBER	RADIUS	DELTA ANGLE	CHORD BEARING
C1	620.00'	7°29'29"	81.07' S 6°09'40" E
C2	25.00'	90°00'00"	39.27' S 42°35'04" W
C3	2000.00'	10°44'57"	375.21' S 12°05'11" W
C4	55.00'	70°04'01"	67.26' S 52°29'40" W
C5	55.00'	90°03'54"	86.46' N 47°26'22" W
C6	55.00'	90°44'12"	87.10' N 42°57'41" E
C7	1000.00'	42°7'34"	77.83' S 89°26'26" E
C8	500.00'	28°28'05"	222.25' S 80°03'18" W
C9	650.00'	89°44'04"	1018.01' N 54°46'27" W
C10	55.00'	92°55'18"	89.20' S 53°10'50" E
C11	450.00'	23°47'03"	186.80' S 5°10'20" W
C12	55.00'	91°25'50"	87.77' N 43°18'30" E
C13	1000.00'	12°24'38"	216.60' S 82°49'06" W
C14	2030.00'	22°59'29"	86.79' N 7°56'12" E
C15	25.00'	93°32'14"	40.75' N 37°31'55" W
C16	620.00'	16°09'09"	174.79' S 87°41'53" W
C17	25.00'	26°26'01"	11.53' S 66°24'18" W
C18	50.00'	141°04'44"	123.11' N 56°16'20" W
C19	25.00'	23°02'29"	10.08' N 24°31'8" E
C20	480.00'	20°27'09"	171.34' N 124°08' E
C21	25.00'	34°11'49"	14.92' N 52°18'2" W
C22	50.00'	26°48'41"	230.51' S 70°29'48" E
C23	25.00'	92°09'41"	22.76' S 35°29'44" W
C24	420.00'	16°08'04"	118.27' S 12°05'1" W
C25	25.00'	92°55'18"	40.54' S 53°10'50" E

RESERVE TABLE		
RESERVE	ACREAGE / SQUARE FOOTAGE	RESTRICTION
A	0.0323 AC. / 1,408 S. F.	LANDSCAPE / OPEN SPACE
B	1.516 AC. / 66,051 S. F.	LANDSCAPE / OPEN SPACE
C	0.0251 AC. / 1,092 S. F.	LANDSCAPE / OPEN SPACE
D	0.0366 AC. / 1,594 S. F.	LANDSCAPE / OPEN SPACE
E	0.1684 AC. / 7,290 S. F.	LANDSCAPE / OPEN SPACE

