

**PLAT RECORDING SHEET**

**PLAT NAME:** Cross Creek West Section Thirteen

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 3.917

**LEAGUE:** Rufus Wright Survey

**ABSTRACT NUMBER:** A-344

**NUMBER OF BLOCKS:** 1

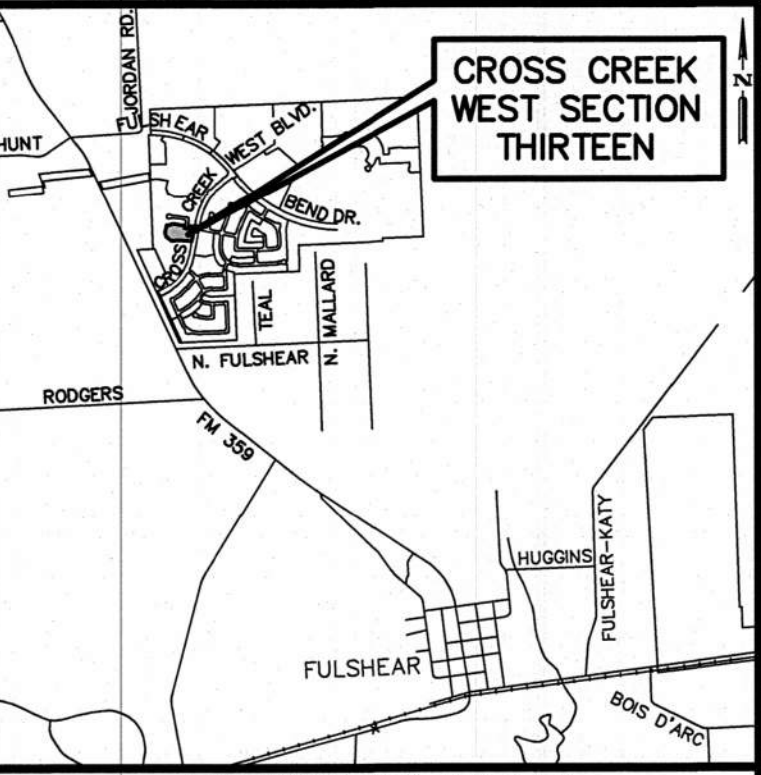
**NUMBER OF LOTS:** 13

**NUMBER OF RESERVES:** 2

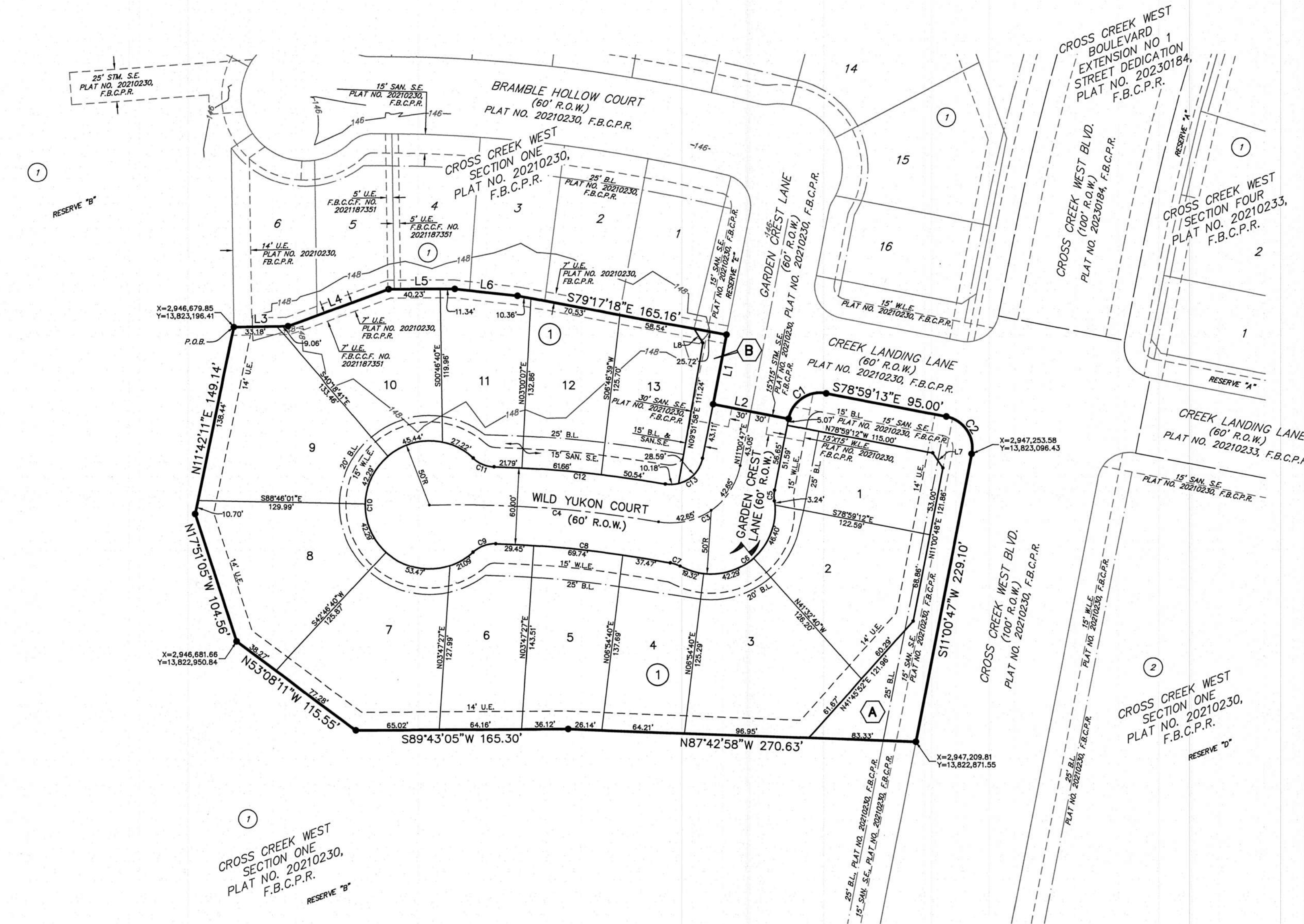
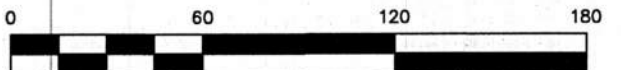
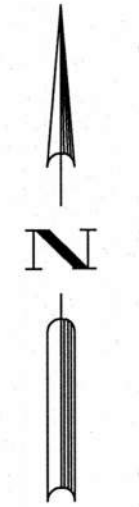
**OWNERS:** CCR West, Inc.,

\_\_\_\_\_  
**(DEPUTY CLERK)**





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



- GENERAL NOTES
- "1" indicates Block Number.
  - "U.E." indicates "Utility Easement".
  - "A.E." indicates "Aerial Easement".
  - "S" 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 reference to the internal perimeter of CROSS CREEK WEST SECTION ONE, a subdivision per plat recorded under Plat Number 20210230 of the Fort Bend County Plat Records.
  - 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 Abstract Services of Houston, April 1, 2025.
  - 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.
  - Found 3/4-inch iron rod with cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.
  - This plot 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 148.68 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
  - 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.

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S11°00'47"W	55.32'
L2	S78°59'13"E	60.00'
L3	N89°12'23"E	42.25'
L4	N69°40'36"E	83.13'
L5	N89°59'28"E	51.57'
L6	S83°50'57"E	49.30'
L7	N33°59'12"W	14.14'
L8	N30°59'11"W	13.23'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	90°00'00"	39.27'	N 56°00'47" E	35.36'
C2	25.00'	90°00'00"	39.27'	S 33°59'13" E	35.36'
C3	55.00'	88°51'32"	85.30'	N 55°26'33" E	77.00'
C4	905.69'	11°20'12"	179.20'	N 85°47'47" W	178.91'
C5	25.00'	19°28'28"	8.48'	S 11°17'33" W	8.44'
C6	50.00'	127°28'49"	111.25'	S 55°18'44" W	89.68'
C7	25.00'	18°14'48"	7.96'	N 70°04'16" W	7.93'
C8	875.69'	8°56'29"	136.66'	N 83°39'54" W	136.52'
C9	25.00'	44°31'26"	19.43'	S 69°36'08" W	18.94'
C10	50.00'	265°37'04"	231.80'	N 0°08'57" E	73.36'
C11	25.00'	41°17'25"	18.02'	S 67°41'14" E	17.63'
C12	935.69'	8°12'15"	133.98'	S 84°13'48" E	133.87'
C13	25.00'	88°51'32"	38.77'	N 55°26'33" E	35.00'

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.2668 AC. / 11,822 S.F.	LANDSCAPE/OPEN SPACE
B	0.0429 AC. / 1,870 S.F.	LANDSCAPE/OPEN SPACE

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 THIRTEEN

A SUBDIVISION OF 3.917 ACRES OF LAND  
LOCATED IN THE  
RUFUS WRIGHT SURVEY, A-344  
FORT BEND COUNTY, TEXAS

LOTS: 13      RESERVE: 2      BLOCKS: 1  
SCALE: 1"=60'      DATE: APRIL, 2025

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  
CHRISTINE NGUYEN, P.E.



STATE OF TEXAS  
COUNTY OF FORT BEND

We, CCR WEST, INC., a Texas corporation, acting by and through Stephen H. Bravarone, Vice President, owner of the 3.917 acre tract described in the above and foregoing map of CROSS CREEK WEST SECTION THIRTEEN, 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 Stephen H. Bravarone, its Vice President, thereunto authorized,

this 11 day of April, 2025.

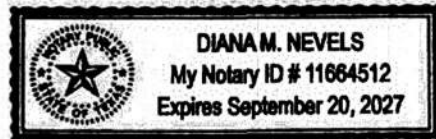
CCR WEST, INC., a Texas corporation,

By: Stephen H. Bravarone  
Stephen H. Bravarone  
Vice President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Stephen H. Bravarone, 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 11th day of April, 2025.



Diana M Nevels  
Diana Nevels  
Notary Public in and for the State of Texas  
Commission Expires: 9-20-2027

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 4/10/25  
Chris Jordan, R.P.L.S.  
Texas Registration No. 6750

I, Christine Nguyen, 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.



Christine Nguyen 4/10/25  
Christine Nguyen, P.E.  
Texas License No. 152700  
BGE, Inc.  
TBPE Registration No. F-1046

This plat of CROSS CREEK WEST SECTION THIRTEEN is approved by the City Planning Commission of the City of Fulshear, Texas, this 7th day of February, 2025.

Amy Reeves  
Amy Reeves  
Chairman

This plat of CROSS CREEK WEST SECTION THIRTEEN was approved on February 18, 2025 by the City of Fulshear City Council and signed on this 07th day of May, 2025; 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.

Donald McCoy  
Donald McCoy  
Mayor

Mariela Rodriguez  
Mariela Rodriguez  
City Secretary

DESCRIPTION OF A 3.917 ACRE TRACT OF LAND SITUATED  
IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344  
FORT BEND COUNTY, TEXAS

BEING a 3.917 acre (170,624 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 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 Fort Bend County (O.P.R.F.B.C.), said 3.917 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 internal perimeter of CROSS CREEK WEST SECTION ONE, a subdivision per plat recorded under Plat Number 20210230 of the Fort Bend County Plat Records as cited herein:

BEGINNING at a 3/4-inch iron rod with cap stamped "BGE INC" found for the Southwest corner Lot 6, Block 1 of said CROSS CREEK WEST SECTION ONE, same being a corner of Restricted Reserve "B"; Block 1 of said CROSS CREEK WEST SECTION ONE and described in an instrument to Fort Bend County Municipal Utility District No. 214 recorded under C.F. No. 2023004112 of the O.P.R.F.B.C., same being the Northwest corner of the herein described tract;

THENCE, N 89° 12' 23" E, a distance of 42.25 feet along and with the South line of said Lot 6 to a 3/4-inch iron rod with cap stamped "BGE INC" found for the most Southerly Southeast corner of said Lot 6;

THENCE, N 69° 40' 36" E, a distance of 83.13 feet along and with the South line of said Lot 6 and Lot 5, Block 1 of said CROSS CREEK WEST SECTION ONE to a 3/4-inch iron rod with cap stamped "BGE INC" found for a corner;

THENCE, N 89° 59' 28" E, a distance of 51.57 feet along and with the South line of said Lot 5 and Lot 4, Block 1 of said CROSS CREEK WEST SECTION ONE to a 3/4-inch iron rod with cap stamped "BGE INC" found for a corner;

THENCE, S 83° 50' 57" E, a distance of 49.30 feet along and with the South line of said Lot 4 and Lot 3, Block 1 of said CROSS CREEK WEST SECTION ONE to a 3/4-inch iron rod with cap stamped "BGE INC" found for a corner;

THENCE, S 79° 17' 18" E, along and with the South line of said Lot 3 and Lots 2 and 1, both of Block 1 of said CROSS CREEK WEST SECTION ONE, a distance of 139.43 feet pass a 1/2-inch iron rod with cap stamped "BGE INC" found for the common South corner of said Lot 1 and Restricted Reserve "E" of said CROSS CREEK WEST SECTION ONE and recorded in an instrument to Fort Bend County Municipal Utility District No. 214 recorded under C.F. No. 2023034380 of the O.P.R.F.B.C., continuing along and with the South line of said Restricted Reserve "E" for a total distance of 165.16 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found lying on the West right-of-way line of Garden Crest Lane (60 foot width) as shown on said CROSS CREEK WEST SECTION ONE, same being the Southeast corner of said Restricted Reserve "E" and the most Northerly Northeast corner of the herein described tract;

THENCE, S 11° 00' 47" W, a distance of 55.32 feet along and with the West right-of-way line of said Garden Crest Lane to a 3/4-inch iron rod with cap stamped "BGE INC" found for the West end of the South terminus of said Garden Crest Lane, same being an interior corner of the herein described tract;

THENCE, S 78° 59' 13" E, a distance of 60.00 feet along and with said terminus to a 3/4-inch iron rod with cap stamped "BGE INC" found lying on the East right-of-way line of said Garden Crest Lane, same being the East end of said terminus and the Southwest end of a radial cut-back found at the Southeast intersection of said Garden Crest Lane and Creek Landing Lane (60 foot width) as shown on said CROSS CREEK WEST SECTION ONE, same being an interior corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears S 78° 59' 13" E, 25.00 feet;

THENCE, in a Northeasterly direction, along and with said radial cut-back and said curve to the right, 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 56° 00' 47" E, 35.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for the Northeast end of said radial cut-back and the point of tangency;

THENCE, S 78° 59' 13" E, a distance of 95.00 feet along and with the South right-of-way line of said Creek Landing Lane to a 3/4-inch iron rod with cap stamped "BGE INC" found for the Northwest end of a radial cut-back at the Southwest intersection of said Creek Landing Lane and Cross Creek West Boulevard (100 foot width) as shown on said CROSS CREEK WEST SECTION ONE and the beginning of a tangent curve to the right;

THENCE, in a Southeasterly direction, along and with said radial cut-back and said curve to the right, 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 S 33° 59' 13" E, 35.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found lying on the West right-of-way line of said Cross Creek West Boulevard, same being the Southeast end of said radial cut-back, same being the most Easterly Northeast corner of the herein described tract and the point of tangency;

THENCE, S 11° 00' 47" W, a distance of 229.10 feet along and with the West right-of-way line of said Cross Creek West Boulevard to a 3/4-inch iron rod with cap stamped "BGE INC" found for the Southeast corner of the herein described tract;

THENCE, along and with an Easterly line of said Restricted Reserve "B", the following courses and distances:

N 87° 42' 58" W, a distance of 270.63 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for a corner;

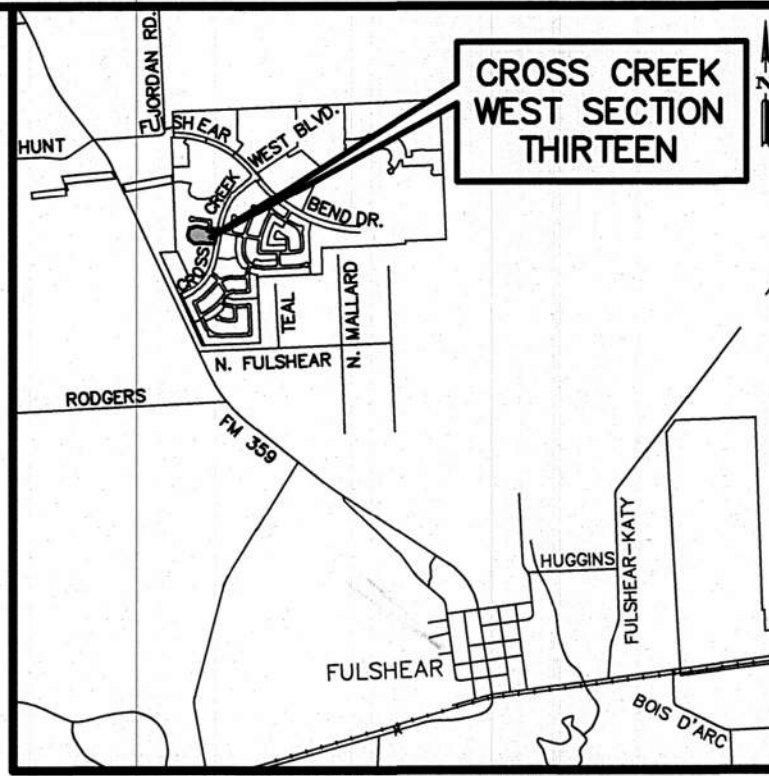
S 89° 43' 05" W, a distance of 165.30 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for the most Southerly Southwest corner of the herein described tract;

N 53° 08' 11" W, a distance of 115.55 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for a corner;

N 17° 51' 05" W, a distance of 104.56 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for the most Westerly Southwest corner of the herein described tract;

N 11° 42' 11" E, a distance of 149.14 feet to the POINT OF BEGINNING and containing 3.917 acres (170,624 square feet) of land.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



VICINITY MAP

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

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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025, 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 THIRTEEN

A SUBDIVISION OF 3.917 ACRES OF LAND  
LOCATED IN THE  
RUFUS WRIGHT SURVEY, A-344  
FORT BEND COUNTY, TEXAS

LOTS: 13 RESERVE: 2 BLOCKS: 1  
SCALE: 1"=60' DATE: APRIL, 2025

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  
CANTLIN 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  
CHRISTINE NGUYEN, P.E.