

PLAT RECORDING SHEET

PLAT NAME: Fulshear Bend Drive Street Dedication No. 2 in Cross Creek West

PLAT NO: _____

ACREAGE: 1.365

LEAGUE: Rufus Wright Survey

ABSTRACT NUMBER: A-344

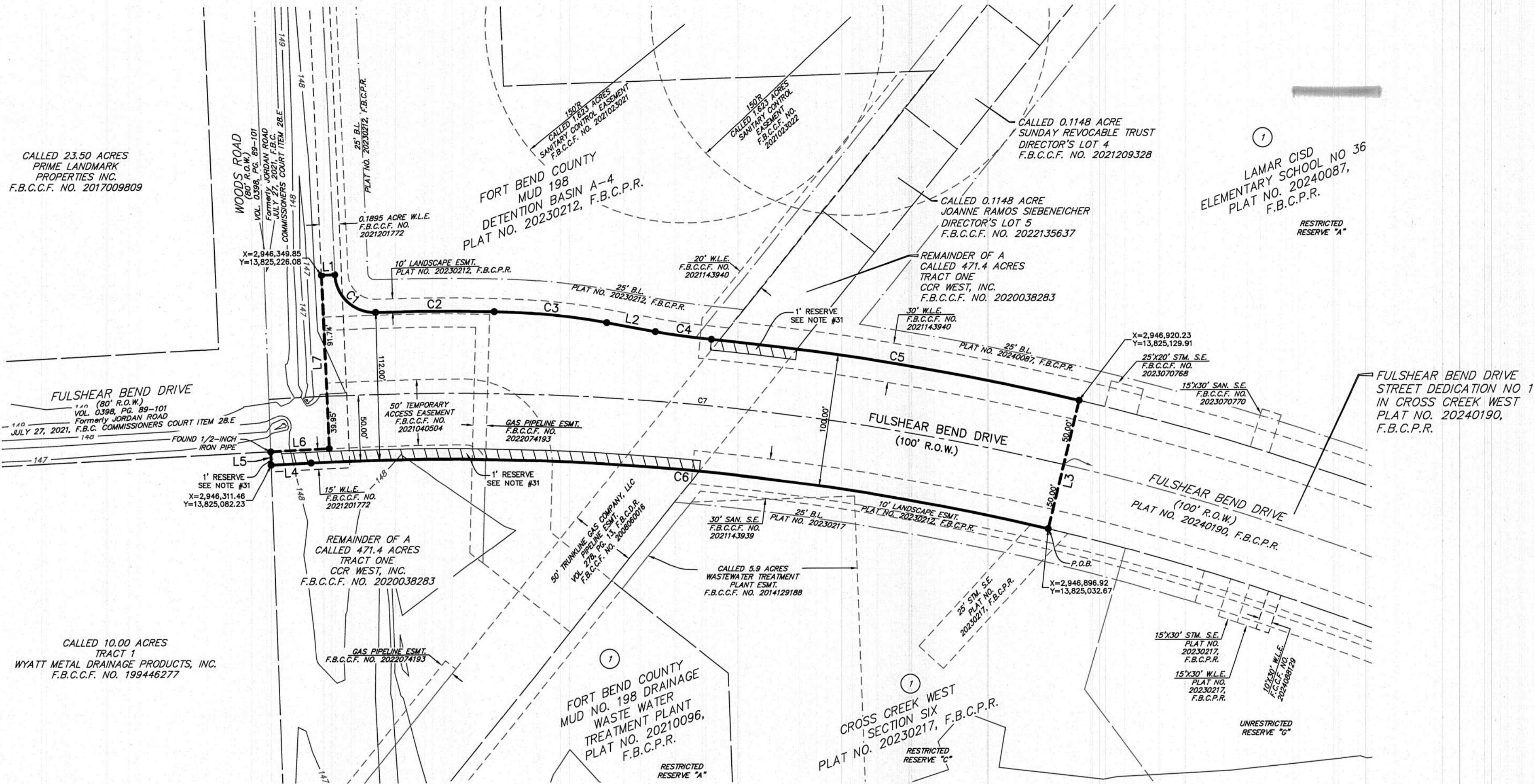
NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: CCR West, Inc.

(DEPUTY CLERK)



LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N87°38'42"E	10.00'
L2	S79°23'12"E	37.34'
L3	S13°28'49"W	100.00'
L4	S87°02'25"W	30.24'
L5	N1°56'30"W	9.93'
L6	N86°57'08"E	44.20'
L7	N2°21'18"W	131.69'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	30.00'	89°05'03"	46.64'	S 46°53'49" E	42.09'
C2	2062.00'	2°28'46"	89.23'	N 89°48'02" E	89.22'
C3	510.00'	9°34'23"	85.21'	S 84°10'24" E	85.11'
C4	490.00'	4°59'10"	42.64'	S 81°52'47" E	42.63'
C5	2050.00'	7°51'11"	280.98'	S 80°28'47" E	280.76'
C6	1950.00'	16°26'24"	559.52'	N 84°44'23" W	557.60'
C7	2000.00'	16°01'23"	559.31'	N 84°31'53" W	557.49'

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 North line of Restricted Reserve "C" of Restricted Reserve "C", Block 1 of CROSS CREEK WEST SECTION SIX, a subdivision per plat recorded under Plat Number (Plat No.) 20230217 of the Fort Bend County Plat Records (F.B.C.P.R.).
- There is 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, March 14, 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.

- 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.

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

DESCRIPTION OF A 1.365 ACRE TRACT OF LAND SITUATED IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344 FORT BEND COUNTY, TEXAS

BEING A 1.365 acres (59,461 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 (C.F. No.) 2020038283 of the Official Public Records of Fort Bend County; said 1.365 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 North line of Restricted Reserve "C" as cited herein:

COMMENCING at a 3/4-inch iron rod with cap stamped "BGE INC" found for the common North corner of Restricted Reserve "C", Block 1 of CROSS CREEK WEST SECTION SIX, a subdivision per plat recorded under Plat Number (Plat No.) 20230217 of the Fort Bend County Plat Records (F.B.C.P.R.) and Restricted Reserve "C", Block 1 of said CROSS CREEK WEST SECTION SIX, same being the beginning of a curve to the left, from which its center bears S 13°28'49" W, 1,950.00 feet;

THENCE, in a Northwesterly direction, along and with the North line of said Restricted Reserve "C" and said curve to the right, an arc distance of 60.07 feet, having a radius of 1,950.00 feet, a central angle of 01°45'54" and chord which bears N 75°36'14" W, 60.06 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and the Southeast corner of the herein described tract, same being a point of compound curvature to the left;

THENCE, in a Northwesterly direction, along and with the North line of said Restricted Reserve "C", for a distance of 266.77 pass a 3/4-inch iron rod with cap stamped "BGE INC" found for the most Northerly Northwest corner of said Restricted Reserve "C", continuing over and across said 471.4 acre tract and along said curve to the left, for a total arc distance of 559.52 feet, having a radius of 1,950.00 feet, a central angle of 16°26'24" and chord which bears N 84°44'23" W, 557.60 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

THENCE, S 87°02'25" W, a distance of 30.24 feet over and across said 471.4 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of the herein described tract, lying on the West line of said 471.4 acre tract and the East line of a called 10.00 acre tract described as Tract 1 in an instrument to Wyatt Metal Drainage Products, Inc., record under C.F. No. 199446277 of the O.P.R.F.B.C., same being the East line of the Rufus Wright Survey, Abstract No. 344 and the West line of the Nathan Brookshire Survey, Abstract No. 14;

THENCE, N 01°56'30" W, a distance of 9.93 feet along and with the West line of said 471.4 acre tract and the East line of said 10.00 acre tract, same being the East line of the Rufus Wright Survey, Abstract No. 344 and the West line of the Nathan Brookshire Survey, Abstract No. 14 to a 1/2-inch iron pipe found for the most Westerly Northwest corner of the herein described tract, lying on the South right-of-way line of Fulshear Bend Drive (80 foot width) (aka Jordan Road) as recorded under Volume (Vol.) 398, Pages 89-101 of the Fort Bend County Deed Records (F.B.C.D.R.);

THENCE, N 86°57'08" E, a distance of 44.20 feet along and with the South right-of-way line of said Fulshear Bend Drive to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the Southeast intersection of said Fulshear Bend Drive and Woods Road (80 foot width) (aka Jordan Road) as recorded under Vol. 398, Pages 89-101 F.B.C.D.R., lying on the East right-of-way line of said Woods Road;

THENCE, N 02°21'18" W, a distance of 131.69 feet along and with the East right-of-way line of said Woods Road to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Northerly Northwest corner of the herein described tract, same being the Southwest corner of a called 0.0759 acre Street Dedication to said Woods Road as shown on FORT BEND COUNTY MUD 198 DETENTION BASIN A-4, a subdivision per plat recorded under Plat No. 20230212 of F.B.C.P.R.;

THENCE, N 87°38'42" E, a distance of 10.00 feet along the South line of said 0.0759 acre Street Dedication to the a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Northerly Northeast corner of the herein described tract, same being the common South corner of said 0.0759 acre street Dedication and Restricted Reserve "A" of said FORT BEND COUNTY MUD 198 DETENTION BASIN A-4, same being the beginning of a non-tangent curve to the left, from which its center bears N 87°38'42" E, 30.00 feet, lying on the East right-of-way line of said Woods Road;

THENCE, along and the South line of said Restricted Reserve "A", the following courses and distances:

In a Southeasterly direction, along and with said curve to the left, an arc distance of 46.64 feet, having a radius of 30.00 feet, a central angle of 89°05'03" and chord which bears S 46°53'49" E, 42.09 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 Northeasterly direction, along and with said curve to the right, an arc distance of 89.23 feet, having a radius of 2,062.00 feet, a central angle of 02°28'46" and chord which bears N 89°48'02" E, 89.22 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of compound curvature to the right;

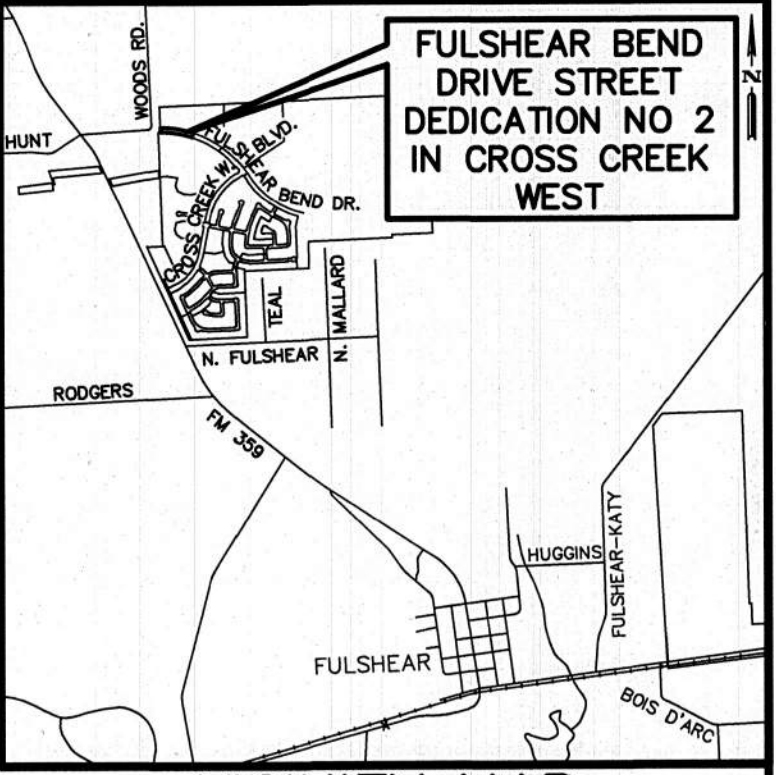
In a Southeasterly direction, along and with said curve to the right, an arc distance of 85.21 feet, having a radius of 510.00 feet, a central angle of 09°34'23" and chord which bears S 84°10'24" E, 85.11 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

S 79°23'12" E, a distance of 37.34 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;

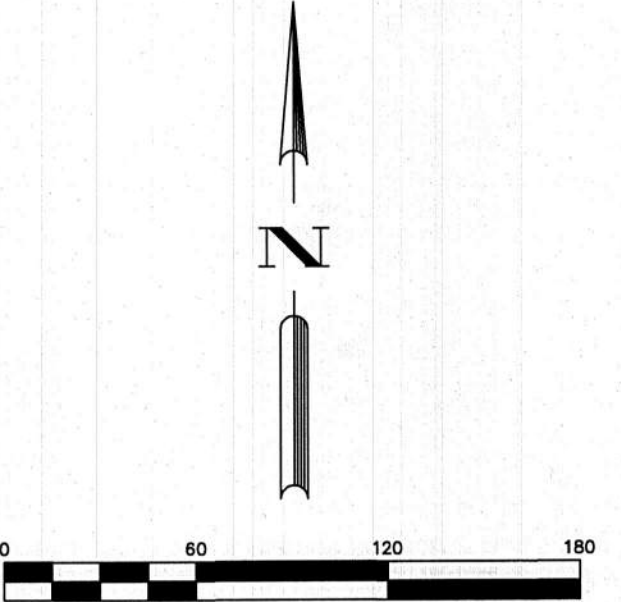
In a Southeasterly direction, along and with said curve to the left, an arc distance of 42.64 feet, having a radius of 490.00 feet, a central angle of 04°59'10" and chord which bears S 81°52'47" E, 42.63 feet to a 3/4-inch iron pipe with cap stamped "BGE INC" set for the reverse curvature to the right;

THENCE, in a Southeasterly direction, at a distance of 5.99 pass the Southeast corner of said Restricted Reserve "A", continuing over and across said 471.4 acre tract, at a distance of 65.02 pass the common Southwest corner of a called 14.98 acre tract as described in an instrument to Lamar Consolidated Independent School District recorded under C.F. No. 2022127649 of the O.P.R.F.B.C. and Restricted Reserve "A" of LAMAR CISD ELEMENTARY SCHOOL NO. 36, a subdivision per plat recorded under Plat No. 20240087 of the F.B.C.P.R., continuing along and with the South line of said Restricted Reserve "A" and along and with said curve to the right, for a total arc distance of 280.98 feet, having a radius of 2,050.00 feet, a central angle of 07°51'11" and chord which bears S 80°28'47" E, 280.76 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northeast corner of the herein described tract;

THENCE, S 13°28'49" W, a distance of 100.00 feet continuing along and with the South line of said Restricted Reserve "A" to the POINT OF BEGINNING and containing 1.365 acres (59,461 square feet) of land.



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



FULSHEAR BEND DRIVE STREET DEDICATION NO. 2 IN CROSS CREEK WEST

A SUBDIVISION OF 1.365 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: MARCH, 2025

OWNER:
CCR WEST, INC.,
a Texas Corporation
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
STEPHEN H. BROVARONE

LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
(281) 810-1422



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
Almuzzat N. Ghaffi, P.E.

STATE OF TEXAS
COUNTY OF FORT BEND

We, CCR WEST, INC., a Texas corporation, acting by and through Stephen H. Brovarone, Vice President, owner of the 1.365 acre tract described in the above and foregoing map of FULSHEAR BEND DRIVE STREET DEDICATION NO. 2 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. 2 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 Stephen H. Brovarone, its Vice President, thereunto authorized,

this 11th day of April, 2025.

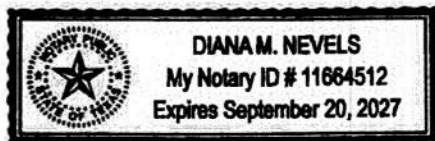
CCR WEST, INC., a Texas corporation,

By: Stephen H. Brovarone
Stephen H. Brovarone
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Stephen H. Brovarone, 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 3/27/25
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
Jason M. Svatek, P.E.
Texas License No. 100192
BGE, Inc.
TBPE Registration No. F-1046

This plot of FULSHEAR BEND DRIVE STREET DEDICATION NO. 2 IN CROSS CREEK WEST is approved by the City Planning Commission of the City of Fulshear, Texas, this 9th day of November, 2024.

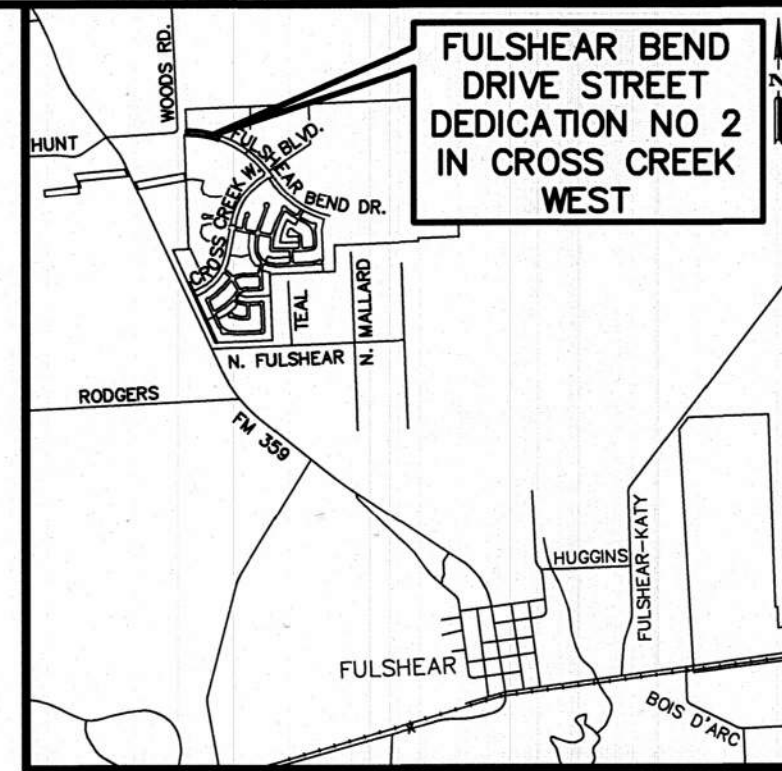
Amy Pearde
Amy Pearde
Chairman

Grace Malveaux
Grace Malveaux
Co-Chairman

This plot of FULSHEAR BEND DRIVE STREET DEDICATION NO. 2 IN CROSS CREEK WEST was approved on November 19, 2024 by the City of Fulshear City Council and signed on this 6th 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



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

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

FULSHEAR BEND DRIVE STREET DEDICATION NO. 2 IN CROSS CREEK WEST

A SUBDIVISION OF 1.365 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: MARCH, 2025

OWNER:
CCR WEST, INC.,
a Texas Corporation
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(713) 960-9977
STEPHEN H. BROVARONE

LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
(281) 810-1422



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
Almutz N. Ghaffi, P.E.