

**PLAT RECORDING SHEET**

**PLAT NAME:** Fulshear Bend Drive Street Dedication No. 3 in Cross Creek West

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

**ACREAGE:** 5.334

**LEAGUE:** Rufus Wright Survey

**ABSTRACT NUMBER:** A-344

**NUMBER OF BLOCKS:** 0

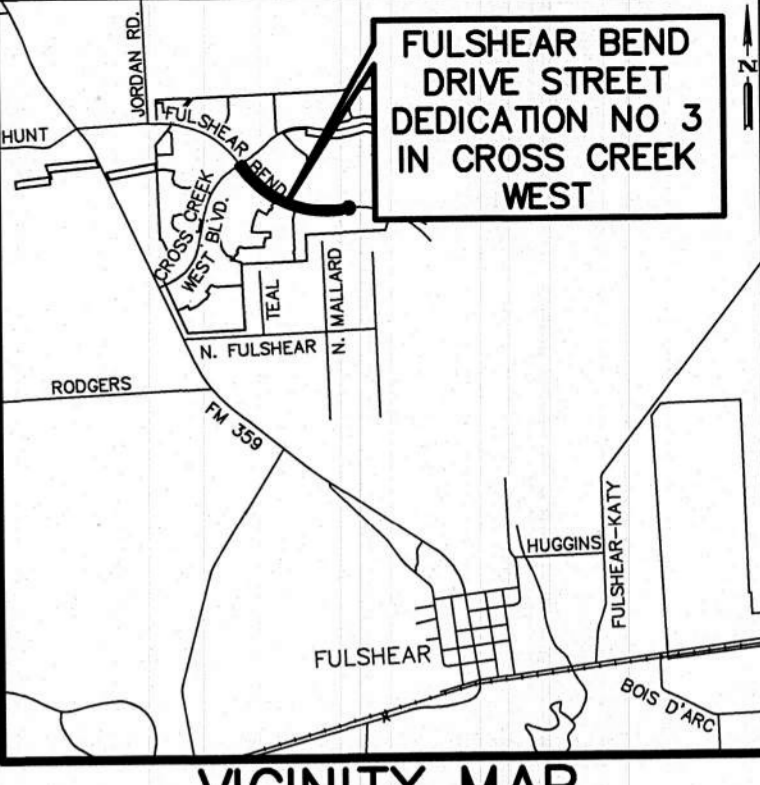
**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 0

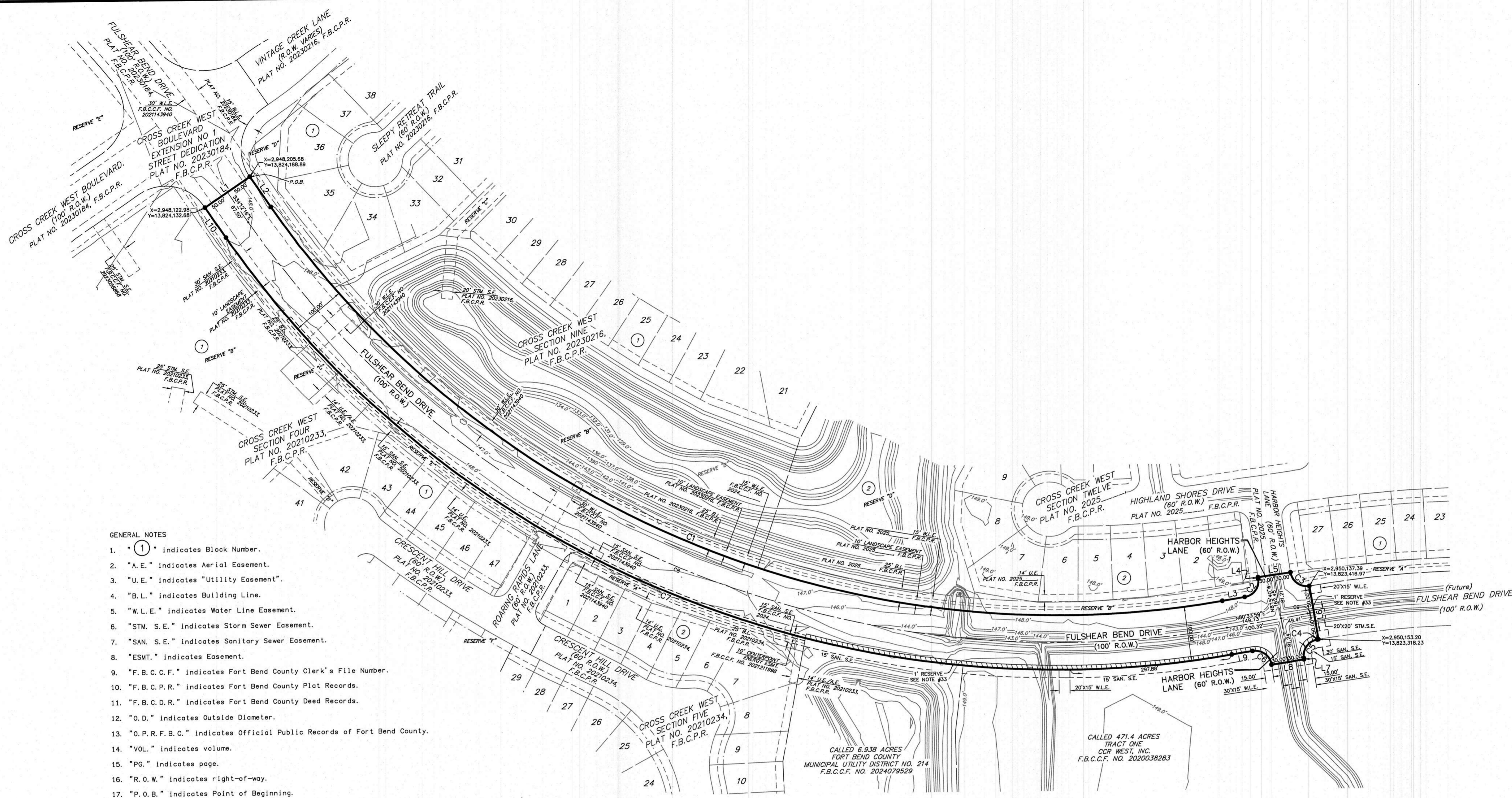
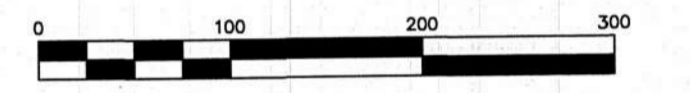
**OWNERS:** CCR West, Inc.,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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



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



GENERAL NOTES

- "1" indicates Block Number.
- "A.E." indicates Aerial Easement.
- "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.
- "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 referenced to monuments found along the Southwest line of Restricted Reserve "D" as shown on CROSS CREEK WEST SECTION NINE, a subdivision per plat recorded under Plat Number (P.N.) 20230216 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, May 20, 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. 19B.
- 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 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.

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N55°47'44"E	100.00'
L2	S34°12'16"E	67.50'
L3	N80°33'59"E	41.95'
L4	N8°15'40"W	2.42'
L5	N81°44'20"E	60.00'
L6	S9°05'47"E	100.00'
L7	S8°15'40"E	2.44'
L8	S81°44'20"W	60.00'
L9	S80°33'59"W	38.67'
L10	N34°12'16"W	67.50'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1750.00'	65°13'45"	1992.31'	S 66°49'09" E	1886.45'
C2	30.00'	88°49'39"	46.51'	N 36°09'10" E	41.99'
C3	30.00'	90°50'07"	47.56'	S 53°40'43" E	42.73'
C4	1950.00'	0°04'11"	2.37'	S 80°52'08" W	2.37'
C5	30.00'	89°05'42"	46.65'	S 36°17'11" W	42.09'
C6	30.00'	91°10'21"	47.74'	N 53°50'50" W	42.86'
C7	1850.00'	65°13'45"	2106.18'	N 66°49'09" W	1994.25'
C8	1800.00'	65°13'45"	2049.23'	S 66°49'09" E	1940.35'
C9	2000.00'	0°20'14"	11.77'	S 80°44'08" W	11.77'

DISTRICT NAMES	
M. U. D.	FORT BEND COUNTY M. U. D. 19B
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

# FULSHEAR BEND DRIVE STREET DEDICATION NO. 3 IN CROSS CREEK WEST

A SUBDIVISION OF 5.334 ACRES OF LAND LOCATED IN THE RUFUS WRIGHT SURVEY, A-344 FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVE: 0 BLOCKS: 0  
SCALE: 1"=100' DATE: JULY, 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  
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  
Almuatez 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 5.334 acre tract described in the above and foregoing map of FULSHEAR BEND DRIVE STREET DEDICATION NO. 3 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 bays, 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. 3 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, thereto authorized,

this 3rd day of July 2025.

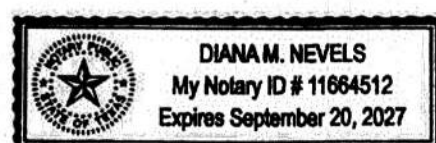
CCR WEST, INC., a Texas corporation,

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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of July 2025.



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



Chris Jordan 6/2/25  
Chris Jordan, P.E.  
Texas Registration No. 6750



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

This plat of FULSHEAR BEND DRIVE STREET DEDICATION NO. 3 IN CROSS CREEK WEST is approved by the City Planning Commission of the City of Fulshear, Texas, this 7th day of February 2025.

Amy Pearce  
Amy Pearce  
Chairman

Geoff Malveaux  
Geoff Malveaux  
Co-Chairman

This plat of FULSHEAR BEND DRIVE STREET DEDICATION NO. 3 IN CROSS CREEK WEST was approved on February 18, 2025 by the City of Fulshear City Council and signed on this 15th day of July 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.

Doris McCoy  
Doris McCoy  
Mayor

Maria Rodriguez  
Maria Rodriguez  
City Secretary

DESCRIPTION OF A 5.334 ACRE TRACT OF LAND SITUATED  
IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344  
OF FORT BEND COUNTY, TEXAS

BEING a 5.334 acre (232,342 square foot) tract of land situated in the Rufus Wright Survey, Abstract No. 344 and the Daniel Perry Survey, Abstract No. 301 of Fort Bend County, Texas and being a portion 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 the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 5.334 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 Southwest line of Restricted Reserve "D" as shown on CROSS CREEK WEST SECTION NINE, a subdivision per plat recorded under Plat Number (P.N.) 20230216 of the Fort Bend County Plat Records (F.B.C.P.R.):

BEGINNING at a 3/4-inch iron rod with cap stamped "BGE INC" found for the most Northerly corner of the herein described tract and the North corner of the South terminus of Fulshear Bend Drive (100 foot width) as shown on CROSS CREEK WEST BOULEVARD EXTENSION NO 1 STREET DEDICATION, a subdivision per plat recorded under P.N. 20230184 of the F.B.C.P.R. lying on the South end of a radial cut-back corner located at the Southeast intersection of said Fulshear Bend Drive and Vintage Creek Lane (100 foot width) as shown on said CROSS CREEK WEST BOULEVARD EXTENSION NO 1 STREET DEDICATION, same being the Southwest line of said Restricted Reserve "D";

THENCE, S 34°12'16" E, a distance of 67.50 feet along and with the Southwest line of said Restricted Reserve "D" to a 3/4-inch iron rod with cap stamped "BGE INC" found for the beginning of a tangent curve to the left;

THENCE, in a Southeasterly direction, along and with the Southwest line of said Restricted Reserve "D" and said curve to the left, at a distance of 188.74 feet passing a 3/4-inch iron rod with cap stamped "BGE INC" found for the most Southerly corner of said Restricted Reserve "D" and the most Westerly corner of Restricted Reserve "B" as shown on CROSS CREEK WEST SECTION NINE, continuing along and with the Southwest line of said Restricted Reserve "B"; said curve to the left, the South line of a called 22.43 acre tract of land as described in an instrument to Fort Bend County Municipal Utility District No. 214 recorded under C.F. No. 2024079529 of the O.P.R.F.B.C., and over and across said 471.4 acre tract for a total arc distance of 1,992.31 feet, having a radius of 1,750.00 feet, a central angle of 65°13'45" and chord which bears S 66°49'09" E, 1,886.45 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

THENCE, continuing over and across said 471.4 acre tract, the following courses and distances:

N 80°33'59" E, a distance of 41.95 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 Northeasterly direction, along and with said curve to the left, an arc distance of 46.51 feet, having a radius of 30.00 feet, a central angle of 88°49'39" and chord which bears N 36°09'10" E, 41.99 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

N 08°15'40" W, a distance of 2.42 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 81°44'20" E, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the corner and the beginning of a non-tangent curve to the left, from which its center bears N 81°44'20" E, 30.00 feet;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 47.56 feet, having a radius of 30.00 feet, a central angle of 90°50'07" and chord which bears S 53°40'43" E, 42.73 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 09°05'47" E, a distance of 100.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the corner, and the beginning of a non-tangent curve to the left, from which its center bears S 09°05'47" E, 1,950.00 feet;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 2.37 feet, having a radius of 1,950.00 feet, a central angle of 00°04'11" and chord which bears S 80°52'08" W, 2.37 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of compound curvature to the left;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 46.65 feet, having a radius of 30.00 feet, a central angle of 89°05'42" and chord which bears S 36°17'11" W, 42.09 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

S 08°15'40" E, a distance of 2.44 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 81°44'20" W, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears S 81°44'20" W, 30.00 feet;

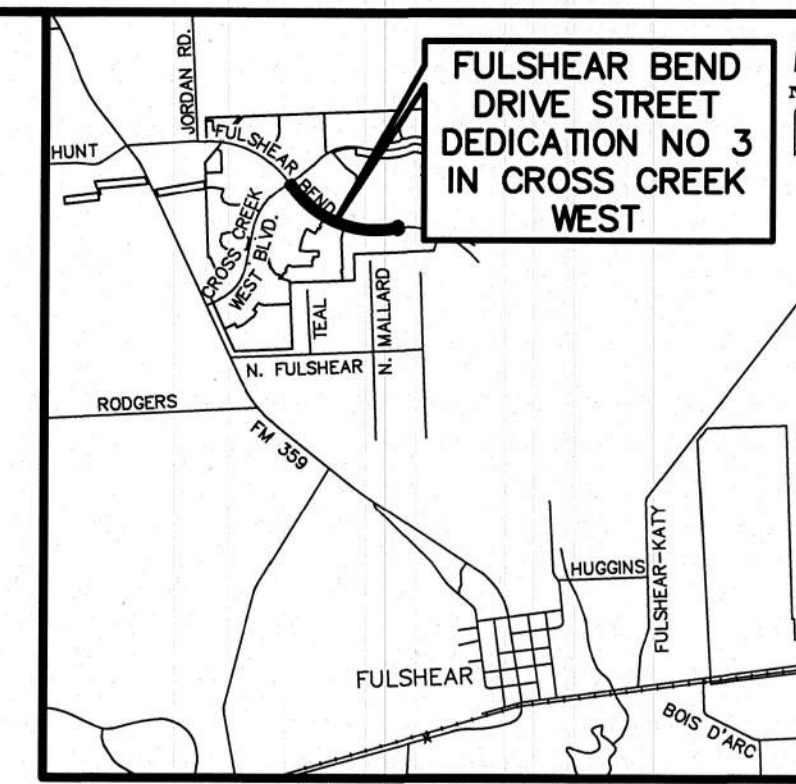
In a Northwesterly direction, along and with said curve to the left, an arc distance of 47.74 feet, having a radius of 30.00 feet, a central angle of 91°10'21" and chord which bears N 53°50'50" W, 42.86 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

S 80°33'59" W, a distance of 38.67 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

THENCE, in a Northwesterly direction, continuing over and across said 471.4 acre tract and partially along and with the North line of a called 8.936 acre tract of land as described in an instrument to Fort Bend County Municipal Utility District No. 214 recorded under C.F. No. 2024079529 of the O.P.R.F.B.C., the Northeast line of CROSS CREEK WEST SECTION FIVE, a subdivision per plat recorded under P.N. 20210234 of the F.B.C.P.R. and of CROSS CREEK WEST SECTION FOUR, a subdivision per plat recorded under P.N. 20210223 of the F.B.C.P.R. and said curve to the right, an arc distance of 2,106.15 feet, having a radius of 1,850.00 feet, a central angle of 65°13'45" and chord which bears N 66°49'09" W, 1,994.25 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of tangency;

THENCE, N 34°12'16" W, a distance of 67.50 feet continuing along and with the Northeast line of said CROSS CREEK WEST SECTION FOUR to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Westerly corner of the herein described tract and the South corner of the South terminus line of said Fulshear Bend Drive, lying on the Southeast end of a radial cut-back corner located at the Southwest intersection of said Fulshear Bend Drive and Cross Creek West Blvd. (100 foot width);

THENCE, N 55°47'44" E, a distance of 100.00 feet along and with said terminus line to the POINT OF BEGINNING and containing 5.334 acres (232,342 square feet) of land.



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.  
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.  
Vincent M. Morales, Jr.  
Precinct 1, County Commissioner

Grady Prestage  
Grady Prestage  
Precinct 2, County Commissioner

KP George  
KP George  
County Judge

W.A. "Andy" Meyers  
W.A. "Andy" Meyers  
Precinct 3, County Commissioner

Dexter L. McCoy  
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  
Laura Richard  
County Clerk  
Fort Bend County, Texas  
By: \_\_\_\_\_  
Deputy

# FULSHEAR BEND DRIVE STREET DEDICATION NO. 3 IN CROSS CREEK WEST

A SUBDIVISION OF 5.334 ACRES OF LAND  
LOCATED IN THE  
RUFUS WRIGHT SURVEY, A-344  
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVE: 0 BLOCKS: 0  
SCALE: 1"=100' DATE: JUNE, 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  
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  
Almuaaz N. Ghaffi, P.E.