

PLAT RECORDING SHEET

PLAT NAME: Cross Creek West Section Twelve

PLAT NO: _____

ACREAGE: 55.64

LEAGUE: Rufus Wright Survey

ABSTRACT NUMBER: A-344

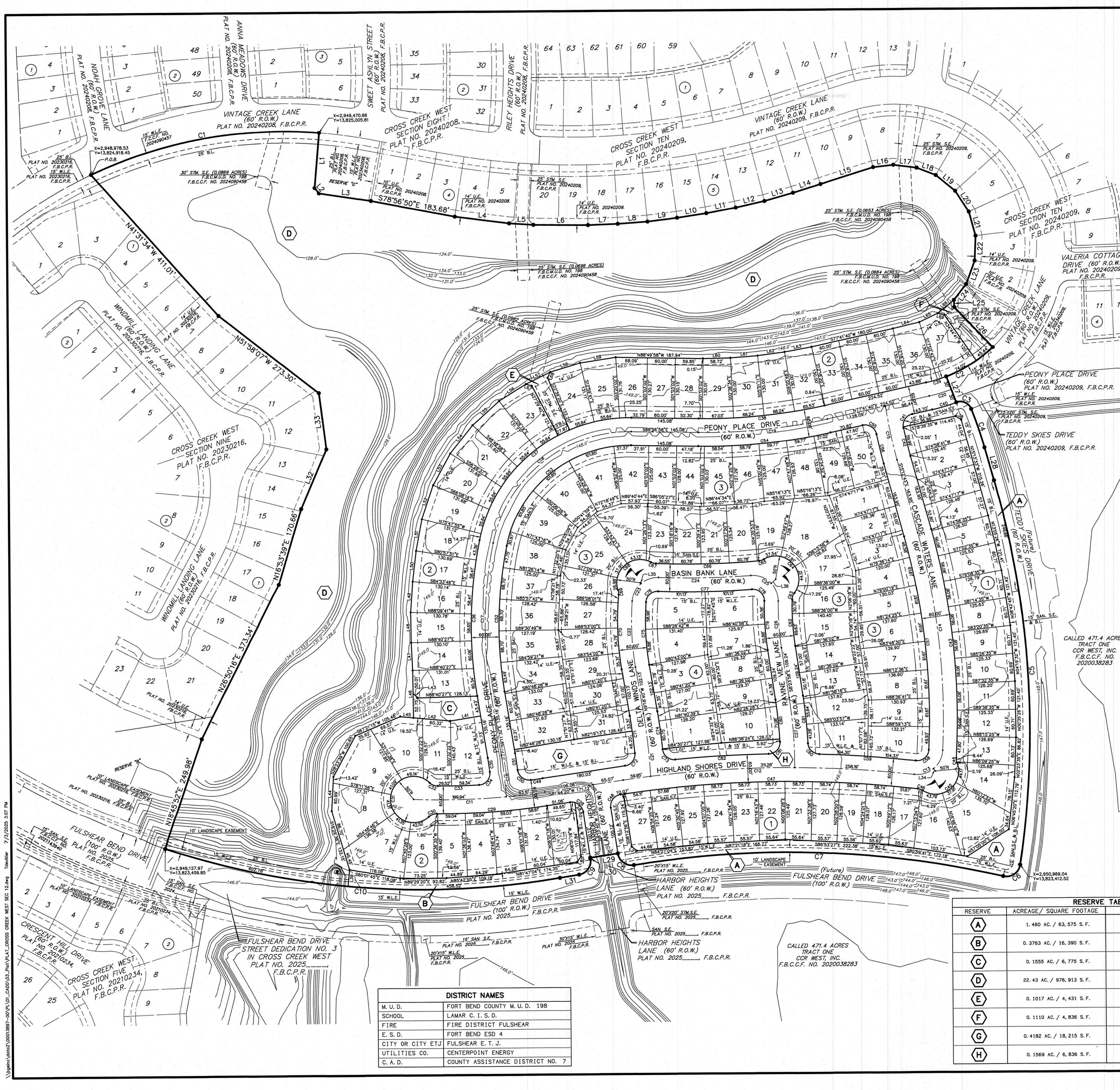
NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 124

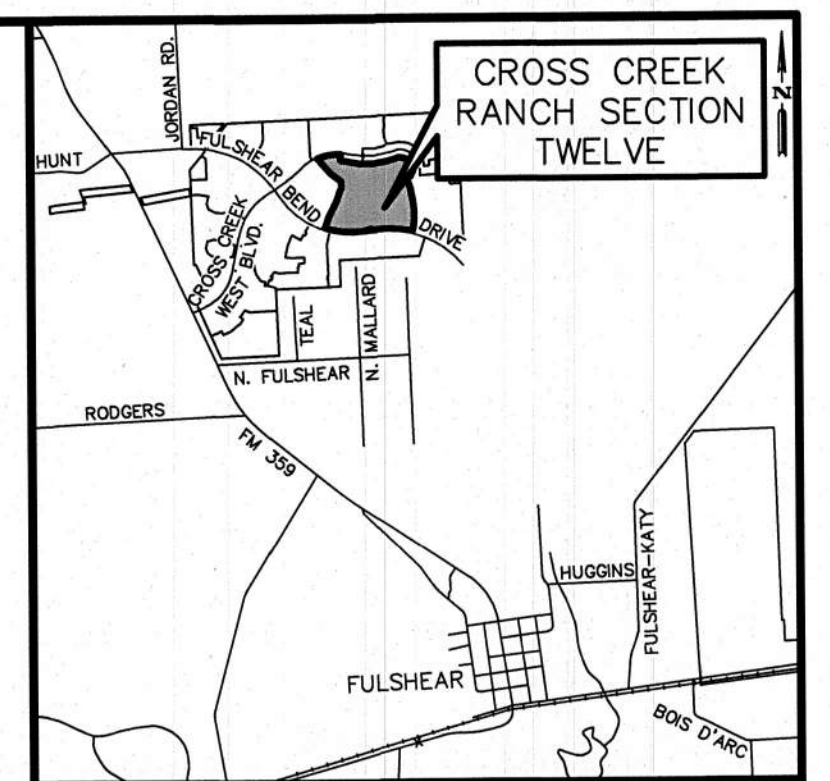
NUMBER OF RESERVES: 8

OWNERS: CCR West, Inc.,

(DEPUTY CLERK)



- GENERAL NOTES
1. "1" indicates Block Number.
 2. "U.E." indicates "Utility Easement".
 3. "A.E." indicates "Aerial Easement".
 4. "S" indicates Street Name Change.
 5. "B.L." indicates Building Line.
 6. "W.L.E." indicates Water Line Easement.
 7. "STM. S.E." indicates Storm Sewer Easement.
 8. "SAN. S.E." indicates Sanitary Sewer Easement.
 9. "ESMT." 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. "R.O.W." indicates right-of-way.
 13. "P.O.B." indicates Point of Beginning.
 14. 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.
 15. Bearing based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the East line of CROSS CREEK WEST SECTION NINE, a subdivision per plat recorded under Plat Number 20230216 of the Fort Bend County Plat Records.
 16. 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, June 16, 2025.
 17. 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.
 18. 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.
 19. Set 3/4-inch iron rod with cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.
 20. This plat is within Lighting Zone LZ3.
 21. This tract is located within the extraterritorial jurisdiction of the City of Fulshear and Fort Bend County.
 22. The top of all floor slabs shall be a minimum of 149.45 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.
 23. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
 24. All property to drain into the drainage easement only through an approved drainage structure.
 25. 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.
 26. 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.
 27. A minimum distance of 10' shall be maintained between residential dwellings.
 28. All drainage easements and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 198.



CROSS CREEK WEST SECTION TWELVE

A SUBDIVISION OF 55.64 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 124 RESERVE: 8 BLOCKS: 4
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
JASON SVATEK, P.E.

RESERVE TABLE		
RESERVE	ACREAGE / SQUARE FOOTAGE	RESTRICTION
(A)	1.460 AC. / 63,575 S.F.	LANDSCAPE/OPEN SPACE
(B)	0.3763 AC. / 16,390 S.F.	LANDSCAPE/OPEN SPACE
(C)	0.1555 AC. / 6,775 S.F.	LANDSCAPE/OPEN SPACE
(D)	22.43 AC. / 976,913 S.F.	DRAINAGE/DETENTION
(E)	0.1017 AC. / 4,431 S.F.	LANDSCAPE/OPEN SPACE/DRAINAGE
(F)	0.1110 AC. / 4,836 S.F.	LANDSCAPE/OPEN SPACE/DRAINAGE
(G)	0.4182 AC. / 18,215 S.F.	LANDSCAPE/OPEN SPACE
(H)	0.1569 AC. / 6,836 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

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DESCRIPTION OF A 55.64 ACRE TRACT OF LAND SITUATED
IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344
FORT BEND COUNTY, TEXAS

BEING a 55.64 acre (2,423,869 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.) and a called 22.43 acre tract 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., said 55.64 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 East line of 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.) as cited herein:

BEGINNING at a 3/4-inch iron rod with cap stamped 'BGE INC' found lying on the South right-of-way line of Vintage Creek Lane (60 foot width) as shown on CROSS CREEK WEST SECTION EIGHT, a subdivision per plat recorded under P.N. 20240208 of the F.B.C.P.R. and CROSS CREEK WEST SECTION TEN, a subdivision per plat recorded under P.N. 20240209 of the F.B.C.P.R., same being the Northeast corner of said Restricted Reserve "H", Block 1 of said CROSS CREEK WEST SECTION NINE and the most Northerly Northwest corner of said 22.43 acre tract and the herein described tract, same being the beginning of a curve to the right, from which its center bears S 24°59'47" E, 970.00 feet;

THENCE, in a Northeasterly direction, along and with said South right-of-way line of said Vintage Creek Lane and the North line of said 22.43 acre tract, same being said curve to the right, an arc distance of 505.52 feet, having a radius of 970.00 feet, a central angle of 29°51'36" and chord which bears N 79°56'01" E, 499.82 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the Northwest corner of Restricted Reserve "G", Block 4 of said CROSS CREEK WEST SECTION EIGHT and the most Northerly Northeast corner of said 22.43 acre tract and the herein described tract;

THENCE, S 04°51'49" W, a distance of 120.00 feet along and with the West line of said Restricted Reserve "G" and the East line of said 22.43 acre tract to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the most Westerly Southwest corner of said Restricted Reserve "G" and an interior corner of said 22.43 acre tract and the herein described tract;

THENCE, S 38°11'04" E, a distance of 14.62 feet along and with the Southwest line of said Restricted Reserve "G" and a Northwesterly line of said 22.43 acre tract to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the most Southerly Southwest corner of said Restricted Reserve "G" and an interior corner of said 22.43 acre tract and the herein described tract;

THENCE, along and with the South line of said Block 4 of said CROSS CREEK WEST SECTION EIGHT and the North line of said 22.43 acre tract, the following courses and distances:

S 81°13'57" E, a distance of 112.78 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common South corner of said Restricted Reserve "G" and Lot 1, Block 4 of said CROSS CREEK WEST SECTION EIGHT;

S 78°56'50" E, a distance of 183.68 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common South corner of Lot 3 and Lot 4, both of said Block 4 of said CROSS CREEK WEST SECTION EIGHT;

S 82°38'29" E, a distance of 118.18 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common South corner of Lot 5 and Restricted Reserve "H", both of said Block 4 of said CROSS CREEK WEST SECTION EIGHT;

S 85°52'11" E, a distance of 52.03 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common South corner of said Restricted Reserve "H" and Lot 20, Block 5 of said CROSS CREEK WEST SECTION TEN;

THENCE, along and with the South and West lines of said Block 5 of said CROSS CREEK WEST SECTION EIGHT, same being the North and East lines of said 22.43 acre tract, the following courses and distances:

S 89°24'40" E, a distance of 118.17 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common South corner of Lot 19 and Lot 18, both of said Block 5 of said CROSS CREEK WEST SECTION EIGHT;

N 88°01'20" E, a distance of 64.06 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common South corner of said Lot 18 of said Block 5 and Lot 17, Block 5 of said CROSS CREEK WEST SECTION EIGHT;

N 85°58'26" E, a distance of 64.07 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common South corner of said Lot 17 of said Block 5 and Lot 16 of said Block 5 of said CROSS CREEK WEST SECTION EIGHT;

N 83°10'48" E, a distance of 64.06 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common South corner of said Lot 16 of said Block 5 and Lot 15, Block 5 of said CROSS CREEK WEST SECTION EIGHT;

N 81°20'57" E, a distance of 64.05 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common South corner of said Lot 15 of said Block 5 and Lot 14, Block 5 of said CROSS CREEK WEST SECTION EIGHT;

N 79°14'23" E, a distance of 64.05 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common South corner of said Lot 14 of said Block 5 and Lot 13, Block 5 of said CROSS CREEK WEST SECTION EIGHT;

N 77°33'18" E, a distance of 64.07 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common South corner of said Lot 13 of said Block 5 and Lot 12, Block 5 of said CROSS CREEK WEST SECTION EIGHT;

N 74°05'40" E, a distance of 64.07 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common corner of said Lot 12 of said Block 5 and Lot 11 of said Block 5 of said CROSS CREEK WEST South SECTION EIGHT;

N 72°36'08" E, a distance of 61.95 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common South corner of said Lot 11 of said Block 5 and Lot 10, Block 5 of said CROSS CREEK WEST SECTION EIGHT;

N 72°38'38" E, a distance of 119.22 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common South corner of Lot 9 and Lot 8, both, Block 5 of said CROSS CREEK WEST SECTION EIGHT;

N 83°40'26" E, a distance of 43.85 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common corner of said Lot 8 of said Block 5 and Restricted Reserve "F", Block 5 of said CROSS CREEK WEST SECTION EIGHT;

S 82°19'39" E, a distance of 50.82 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common corner of said Restricted Reserve "F" and Lot 7, Block 5 of said CROSS CREEK WEST SECTION EIGHT;

S 68°19'43" E, a distance of 43.85 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common corner of said Lot 7 of said Block 5 and Lot 6, Block 5 of said CROSS CREEK WEST SECTION EIGHT;

S 50°37'44" E, a distance of 53.85 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common corner of said Lot 6 of said Block 5 and Lot 5, Block 5 of said CROSS CREEK WEST SECTION EIGHT;

S 32°55'45" E, a distance of 53.85 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common corner of said Lot 5 of said Block 5 and Lot 4, Block 5 of said CROSS CREEK WEST SECTION EIGHT;

S 15°13'46" E, a distance of 53.85 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common corner of said Lot 4 of said Block 5 and Lot 3, Block 5 of said CROSS CREEK WEST SECTION EIGHT;

S 02°28'13" W, a distance of 53.85 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common corner of said Lot 3 of said Block 5 and Lot 2, Block 5 of said CROSS CREEK WEST SECTION EIGHT;

S 20°10'12" W, a distance of 53.85 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the common corner of said Lot 2 of said Block 5 and Lot 1, Block 5 of said CROSS CREEK WEST SECTION EIGHT;

S 37°52'12" W, a distance of 43.85 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the Northwest corner of said Lot 1 of said Block 5;

THENCE, S 02°42'19" E, a distance of 15.19 feet along and with the West line of said Lot 1 of said Block 5 to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the Southwest corner of said Lot 1 of said Block 5;

THENCE, S 43°16'49" E, a distance of 120.00 feet along and with the Southwest line of said Lot 1 of said Block 5 to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner on the North right-of-way line of said Vintage Creek Lane, same being the most Southerly corner of said Lot 1 of said Block 5 and the most Easterly Northeast corner of the herein described tract, same being the beginning of a non-tangent curve to the right, from which its center bears N 43°16'49" W, 305.00 feet;

THENCE, in a Southwesterly direction, along and with the North right-of-way line of said Vintage Creek Lane and Peony Place Drive (60 foot width) as shown on said CROSS CREEK WEST SECTION TEN, same being said curve to the right, an arc distance of 119.46 feet, having a radius of 305.00 feet, a central angle of 22°26'27" and chord which bears S 57°56'24" W, 118.70 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the North end of the Southwest terminus of said Peony Place Drive and an interior corner of the herein described tract;

THENCE, S 20°50'22" E, a distance of 60.00 feet along and with said terminus line to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner lying on the South right-of-way line of said Peony Place Drive, same being the South end of said terminus and the Northwest end of a radial cut-back at the Southwest intersection of said Peony Place Drive and Teddy Skies Drive (60 foot width) as shown on said CROSS CREEK WEST SECTION TEN, 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 20°50'22" E, 25.00 feet;

THENCE, in a Southeasterly direction, along and with said radial cut-back and said curve to the right, an arc distance of 38.99 feet, having a radius of 25.00 feet, a central angle of 89°21'01" and chord which bears S 66°09'52" E, 35.15 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for corner, lying on the West right-of-way line of said Teddy Skies Drive, same being the Southeast end of said radial cut-back and the West end of the South terminus of said Teddy Skies Drive, same being a point of compound curvature to the right;

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

In a Southeasterly direction, along and with said curve to the right, an arc distance of 88.38 feet, having a radius of 870.00 feet, a central angle of 05°49'14" and chord which bears S 18°34'44" E, 88.34 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the point of tangency;

S 15°40'07" E, a distance of 72.67 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the beginning of a tangent curve to the right;

In a Southeasterly direction, along and with said curve to the right, an arc distance of 841.03 feet, having a radius of 1,970.00 feet, a central angle of 24°27'39" and chord which bears S 03°28'18" E, 834.66 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the most Easterly Southeast corner of the herein described tract and a point of compound curvature to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 49.48 feet, having a radius of 30.00 feet, a central angle of 94°29'28" and chord which bears S 58°02'15" W, 44.06 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the most Southerly Southeast corner of the herein described tract and a point of reverse curvature to the left;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 800.72 feet, having a radius of 2,050.00 feet, a central angle of 22°22'48" and chord which bears N 87°54'24" W, 795.64 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for a point of reverse curvature to the right;

In a Northwesterly direction, along and with said curve to the right, 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 N 53°40'43" W, 42.73 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for an interior corner of the herein described tract;

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 an interior corner of the herein described tract;

S 08°15'40" E, a distance of 2.42 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the beginning of a tangent curve to the right;

In a Southwesterly direction, along and with said curve to the right, 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 S 36°09'10" W, 41.99 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 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 right;

THENCE, in a Northwesterly direction, continuing over and across said 471.4 acre tract, at a distance of 458.52 feet pass the most Southerly Southeast corner of said 22.43 acre tract, continuing along and with the South line of said 22.43 acre tract and said curve to the right, for a total arc distance of 861.30 feet, having a radius of 1,750.00 feet, a central angle of 28°11'57" and chord which bears N 85°20'02" W, 852.83 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' set for the Southeast corner of Restricted Reserve "B", Block 1 of said CROSS CREEK WEST SECTION NINE;

THENCE, along and with the East line of said Block 1 of said CROSS CREEK WEST SECTION NINE and the West line of said 22.43 acre tract, the following courses and distances:

N 18°45'52" E, a distance of 249.98 feet to a 3/4-inch iron rod with cap stamped 'BGE INC' found for the common East corner of said Restricted Reserve "B" and Lot 21, Block 1 of said CROSS CREEK WEST SECTION NINE;

N 26°50'16" E, a distance of 373.34 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' found for corner;

N 16°53'39" E, a distance of 170.66 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' found for corner;

N 23°10'44" E, a distance of 138.96 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' found for corner;

N 07°00'07" W, a distance of 122.58 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' found for corner;

N 51°58'07" W, a distance of 273.30 feet to a 1/2-inch iron rod with cap stamped 'BGE INC' found for corner;

N 41°31'34" W, a distance of 411.01 feet to the POINT OF BEGINNING and containing 55.64 acres (2,423,869 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.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	970.00'	29°51'36"	505.52'	N 79°56'01" E	499.82'
C2	305.00'	22°26'27"	119.46'	S 57°56'24" W	118.70'
C3	25.00'	89°21'01"	38.99'	S 66°09'52" E	35.15'
C4	870.00'	5°49'14"	88.38'	S 18°34'44" E	88.34'
C5	1970.00'	24°27'39"	841.03'	S 3°26'18" E	834.66'
C6	30.00'	94°29'28"	49.48'	S 56°02'15" W	44.06'
C7	2050.00'	22°22'48"	800.72'	N 87°54'24" W	795.64'
C8	30.00'	90°50'07"	47.56'	N 53°40'43" W	42.73'
C9	30.00'	88°49'39"	46.51'	S 36°09'10" W	41.99'
C10	1750.00'	28°11'57"	861.30'	N 85°20'02" W	852.83'
C11	1500.00'	10°48'41"	283.04'	N 87°08'41" E	282.62'
C12	2400.00'	15°01'35"	629.42'	S 89°15'08" W	627.62'
C13	55.00'	93°48'22"	90.05'	N 49°51'44" E	80.32'
C14	1500.00'	18°10'16"	475.72'	N 6°07'35" W	473.73'
C15	1000.00'	6°50'33"	119.42'	S 11°47'26" E	119.35'
C16	900.00'	5°43'37"	89.96'	N 6°19'44" W	89.92'
C17	900.00'	20°53'58"	328.29'	S 1°15'27" W	326.47'
C18	300.00'	79°20'36"	415.44'	S 51°22'44" W	383.03'
C19	1200.00'	13°21'22"	279.73'	N 84°22'21" E	279.10'
C20	335.00'	8°32'02"	49.90'	N 73°25'39" E	49.85'
C21	1200.00'	6°31'33"	136.67'	N 6°02'54" W	136.60'
C22	600.00'	13°40'59"	143.29'	S 2°28'10" E	142.95'
C23	55.00'	87°54'03"	84.38'	S 48°19'21" W	76.34'
C24	1800.00'	6°19'57"	198.94'	N 89°06'24" E	198.84'
C25	55.00'	95°19'27"	91.50'	N 46°23'52" W	81.31'
C26	600.00'	9°39'50"	101.20'	S 3°34'03" E	101.08'
C27	1000.00'	8°42'11"	151.90'	N 4°02'52" W	151.75'
C28	25.00'	90°00'00"	39.27'	S 53°15'40" E	35.36'
C29	1530.00'	8°53'54"	237.62'	N 86°11'17" E	237.38'
C30	25.00'	41°53'08"	18.28'	N 69°41'40" E	17.87'
C31	50.00'	26°53'56"	231.82'	S 1°34'35" W	73.34'
C32	25.00'	43°50'06"	19.13'	N 67°31'00" W	18.66'
C33	1470.00'	3°27'50"	88.87'	S 88°50'02" W	88.85'
C34	25.00'	94°15'48"	41.13'	S 39°58'13" W	36.65'
C35	870.00'	2°01'51"	30.84'	S 8°10'36" E	30.84'
C36	930.00'	20°53'58"	339.23'	S 1°15'27" W	337.35'
C37	330.00'	79°20'36"	456.99'	S 51°22'44" W	421.34'
C38	1170.00'	13°21'22"	272.74'	S 84°22'21" W	272.12'
C39	305.00'	8°32'02"	45.43'	S 73°25'39" W	45.39'
C40	365.00'	8°32'02"	54.36'	N 73°25'39" E	54.31'
C41	25.00'	89°10'21"	38.91'	N 33°06'29" E	35.10'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C42	970.00'	3°44'01"	63.21'	N 13°20'42" W	63.20'
C43	1530.00'	18°44'42"	500.56'	N 5°50'22" W	498.33'
C44	25.00'	24°21'39"	10.63'	N 8°38'51" W	10.55'
C45	50.00'	144°13'32"	125.86'	N 51°17'05" E	95.17'
C46	25.00'	26°22'22"	11.51'	S 69°47'20" E	11.41'
C47	2370.00'	15°17'09"	632.29'	N 89°22'55" E	630.42'
C48	25.00'	90°00'00"	39.27'	N 36°44'20" E	35.36'
C49	1470.00'	0°59'52"	25.60'	S 82°14'16" W	25.60'
C50	25.00'	90°20'30"	39.42'	N 52°05'32" W	35.46'
C51	930.00'	2°16'14"	36.86'	N 8°03'25" W	36.85'
C52	870.00'	20°53'58"	317.34'	N 1°15'27" E	315.59'
C53	270.00'	79°20'36"	373.90'	N 51°22'44" E	344.73'
C54	1230.00'	13°21'22"	286.72'	N 84°22'21" E	286.08'
C55	25.00'	90°44'28"	39.59'	S 56°56'06" E	35.58'
C56	1030.00'	3°38'51"	65.57'	S 13°23'18" E	65.56'
C57	1470.00'	18°10'16"	466.20'	S 6°07'35" E	464.25'
C58	25.00'	93°48'22"	40.93'	S 49°51'44" W	36.51'
C59	2430.00'	4°55'09"	208.63'	N 85°41'40" W	208.57'
C60	25.00'	85°30'57"	37.31'	N 45°23'45" W	33.95'
C61	1030.00'	5°45'41"	103.57'	N 5°31'07" W	103.53'
C62	570.00'	10°05'41"	100.43'	N 3°21'08" W	100.30'
C63	25.00'	34°56'28"	15.25'	N 19°09'57" E	15.01'
C64	50.00'	156°49'11"	136.85'	N 41°46'25" W	97.96'
C65	25.00'	25°27'57"	11.11'	S 72°32'58" W	11.02'
C66	1770.00'	7°12'19"	222.58'	S 88°53'06" W	222.44'
C67	25.00'	25°27'57"	11.11'	N 74°46'46" W	11.02'
C68	50.00'	136°01'57"	118.71'	S 49°56'13" W	92.73'
C69	25.00'	23°31'44"	10.27'	S 6°18'53" E	10.19'
C70	630.00'	14°45'39"	162.30'	S 1°55'51" E	161.86'
C71	1170.00'	3°59'30"	81.51'	S 7°18'55" E	81.49'
C72	25.00'	87°03'30"	37.99'	S 38°12'35" W	34.44'
C73	25.00'	90°02'21"	39.29'	N 50°27'55" W	35.37'
C74	1230.00'	3°51'55"	82.98'	N 7°22'43" W	82.96'
C75	570.00'	13°40'59"	136.12'	N 2°28'10" W	135.80'
C76	25.00'	87°54'03"	38.35'	N 48°19'21" E	34.70'
C77	1830.00'	6°19'57"	202.26'	N 89°06'24" E	202.16'
C78	25.00'	95°19'27"	41.59'	S 46°23'52" E	36.96'
C79	630.00'	9°39'50"	106.26'	S 3°34'03" E	106.13'
C80	970.00'	5°23'19"	91.23'	S 5°42'18" E	91.20'
C81	25.00'	92°17'06"	40.27'	S 43°07'54" W	36.05'
C82	2430.00'	4°45'33"	201.84'	S 86°53'41" W	201.78'

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 55.64 acre tract described in the above and foregoing map of CROSS CREEK WEST SECTION TWELVE, 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. Brovarone, its Vice President, thereto authorized,

this 3rd day of July, 2025.

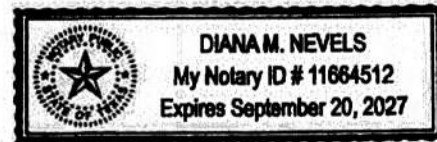
CCR WEST, INC., a Texas corporation,

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 and herein 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

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 plot boundary corners have been tied to the nearest survey corner.



Chris Jordan 7/2/25
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
Christine Nguyen, P.E.
Texas License No. 152700
BGE, Inc.
TBPE Registration No. F-1046

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

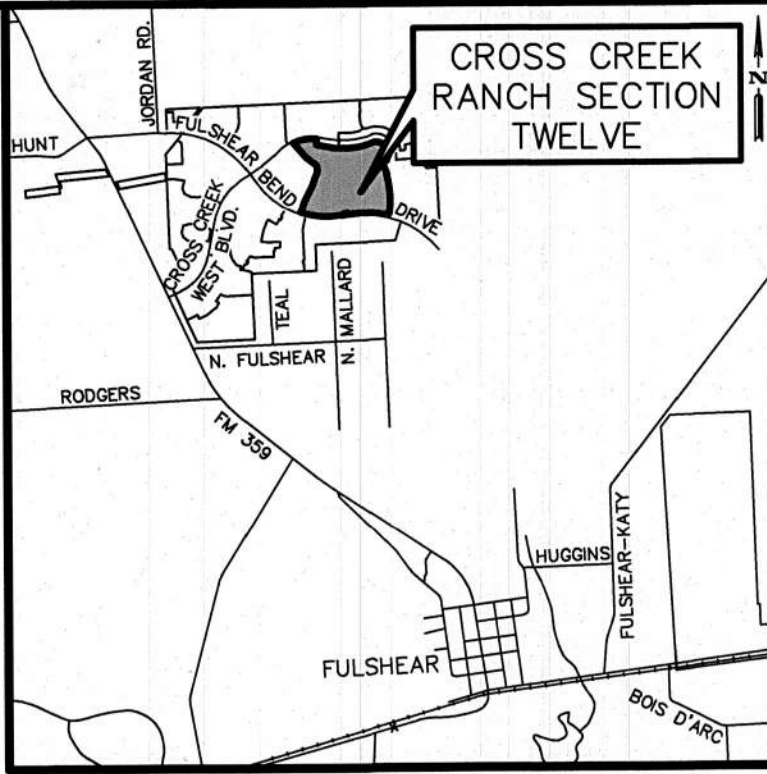
Amy Pearce
Amy Pearce
Chairman

Grace Walveaux
Grace Walveaux
Co-Chairman

This plat of CROSS CREEK WEST SECTION TWELVE was approved on February 18th 2025 by the City of Fulshear City Council and signed on this 15 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.

Donald McCoy
Donald McCoy
Mayor

Maria Rodriguez
Maria Rodriguez
City Secretary



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.
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
Laura Richard
County Clerk
Fort Bend County, Texas
By: _____
Deputy

CROSS CREEK WEST SECTION TWELVE

A SUBDIVISION OF 55.64 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344
FORT BEND COUNTY, TEXAS

LOTS: 124 RESERVE: 8 BLOCKS: 4
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
JASON SVATEK, P.E.