

PLAT RECORDING SHEET

PLAT NAME: ARVO Cross Creek West

PLAT NO: _____

ACREAGE: 3.000

LEAGUE: Rufus Wright Survey and Nathan Brookshire League

ABSTRACT NUMBER: A-344 & A-14

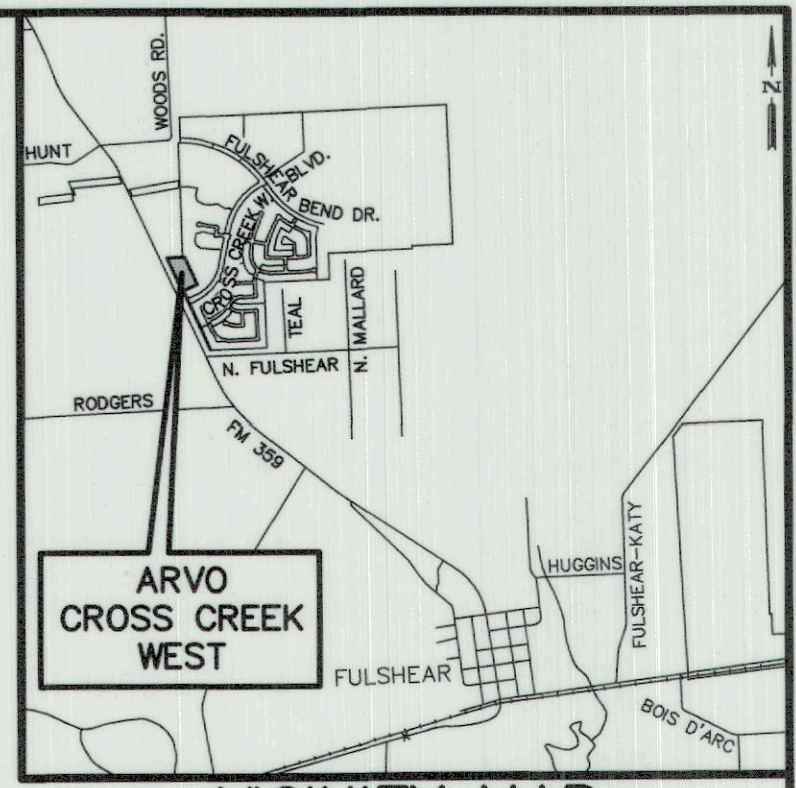
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

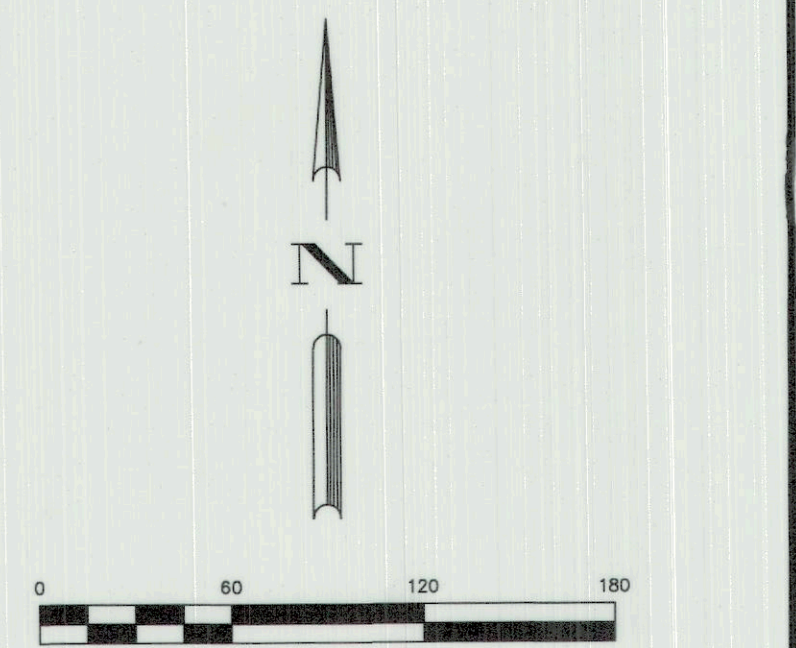
NUMBER OF RESERVES: 1

OWNERS: ARVO-V LLC,

(DEPUTY CLERK)



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



GENERAL NOTES

- "1" indicates Block Number.
- "P.O.B." indicates "Point Of Beginning."
- "S.F." indicates Square Foot.
- "NO." indicates Number.
- "D.E." indicates Drainage Easements.
- "B.L." indicates Building Line.
- "W.L.E." indicates Water Line Easement.
- "SMT. 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.
- "P.N." indicates Plat Number.
- "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 (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 Easterly right-of-way line of F.M. Highway 359.
- 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, dated June 5, 2025, that there is a pipeline easement of record within the boundaries of the subject tract and shown hereon.
- 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" Iron rod w/ 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.
- Required per Fort Bend County Regulations of Subdivisions, Section 7.3, A.
- 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.
- The top of all floor slabs shall be a minimum of 147.51' 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.
- This plot is subject to a reciprocal access easement agreement recorded at F.B.C.C. File No. 2025063143.

DESCRIPTION OF A 3.000 ACRE TRACT OF LAND SITUATED IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344 AND THE NATHAN BROOKSHIRE LEAGUE, A-14 FORT BEND COUNTY, TEXAS

BEING a 3.000 acre (130,680 square foot) tract of land situated in the Rufus Wright Survey, Abstract No. 344 and the Nathan Brookshire League, Abstract No. 14 of Fort Bend County, Texas and being all of a called 3.000 acre tract of land as described in an instrument to ARVO-LLC, recorded under Clerk's File Number (C.F. No.) 2024107726 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 3.000 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 Easterly right-of-way line of F.M. Highway 359 as cited herein:

BEGINNING at a 3/4-inch iron rod with cap stamped "BGE INC" found for the common Northwest corner of said 3.000 acre tract and the herein described tract, same being the Southwest corner of a called 2.466 acre tract of land described in an instrument to ARVO HERO WAY LLC recorded under C.F. No. 2024107740, lying on the Easterly right-of-way of F.M. Highway 359 (100-foot right-of-way) described in an to the State of Texas, recorded under Volume 264, Page 354 of the Fort Bend County Deed Records (F.B.C.D.R.);

THENCE, N 65° 32' 24" E, a distance of 340.03 along and with the North line of said 3.000 acre tract and the South line of said 2.466 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" found for the common Northeast corner of said 3.000 acre tract and the herein described tract, same being the Southwest corner of said 2.466 acre tract and lying on the Westerly line of Restricted Reserve "B"; Block 1 of CROSS CREEK WEST SECTION ONE, a subdivision per plat recorded under Plat Number 20210230 of the Fort Bend County Plat Records (F.B.C.P.R.);

THENCE S 24° 27' 36" E, a distance of 384.32 feet along and with the Westerly line of said Restricted Reserve "B", same being the East line of said 3.000 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" found for the common Southeast corner of said 3.000 acre tract and the herein described tract, same being the Northeast corner of Restricted Reserve "A" of said CROSS CREEK WEST SECTION ONE;

THENCE, S 65° 32' 24" W, along and with the Northerly line of said Restricted Reserve "A" and the South line of said 3.000 acre tract passing at a distance of 300.03 feet a 3/4-inch iron rod with cap stamped "BGE INC" found for the Northwest corner of said Restricted Reserve "A", and continuing along and with the South line of said 3.000 acre tract for a total distance of 340.03 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for the common Southwest corner of said 3.000 acre tract and the herein described tract, lying on said Easterly right-of-way of F.M. Highway 349;

THENCE, N 24° 27' 36" W, a distance of 384.32 feet along and with the West line of said 3.000 acre tract and said Easterly right-of-way line of F.M. Highway 349 to the POINT OF BEGINNING and containing 3.000 acres (130,680 square feet) of land.



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

ARVO CROSS CREEK WEST

A SUBDIVISION OF 3.000 ACRES OF LAND LOCATED IN THE RUFUS WRIGHT SURVEY, A-344 AND THE NATHAN BROOKSHIRE LEAGUE, A-14 FORT BEND COUNTY, TEXAS

RESERVE: 1
SCALE: 1"=60'

OWNER:
ARVO-LLC,
a Texas limited liability company
6914 Addison Avenue
Sugar Land, TX 77479
(713) 960-9977
VIBHOR MEHROTRA

BLOCK: 1
DATE: SEPTEMBER, 2025

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

ENGINEER:
RSG ENGINEERING
13501 KATY FREEWAY
HOUSTON, TEXAS 77079
713-783-7777



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
Chris Jordan, Surveyor

STATE OF TEXAS
COUNTY OF FORT BEND

We, ARVO-V LLC, a Texas limited liability company, acting by and through Vibhor Mehrotra, Manager, owner of the 3,000 acre tract described in the above and foregoing map of ARVO 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 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, ARVO-V LLC, a Texas limited liability company, has caused these presents to be signed by Vibhor Mehrotra, its Manager, thereunto authorized,

this 15th day of SEPTEMBER, 2025.

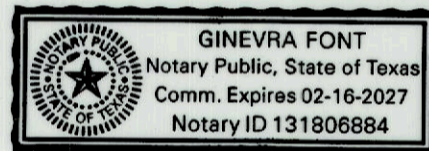
ARVO-V LLC, a Texas limited liability company

By: [Signature]
Vibhor Mehrotra
Manager

STATE OF TEXAS
COUNTY OF FORT BEND

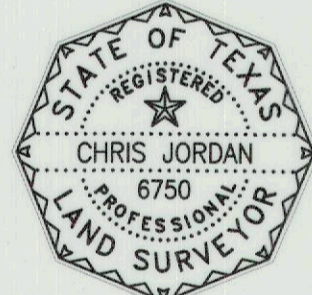
BEFORE ME, the undersigned authority, on this day personally appeared Vibhor Mehrotra, Manager of ARVO-V LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 day of SEPTEMBER, 2025.



[Signature]
Name: GINEVRA FONT
Notary Public in and for the State of Texas
Commission Expires: 02-16-2027

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.



[Signature] 9/10/25
Chris Jordan, R.P.L.S.
Texas Registration No. 6750

I, Salim Nazih Obaid, 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.



[Signature] 9/19/2025
Salim Nazih Obaid, P.E.
Texas License No. 118989
RSG Engineering
TBPE Registration No. 15498

This plat of ARVO CROSS CREEK WEST is approved by the City Planning Commission of the City of Fulshear, Texas, this 1st day of August, 2025.

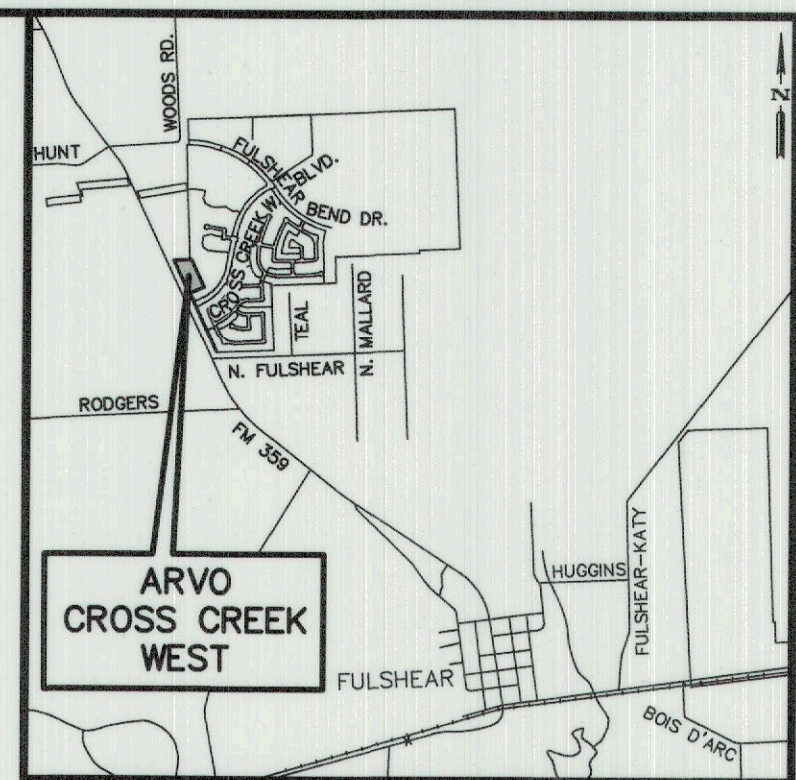
[Signature]
Amy Pearce
Chairman

[Signature]
Grace Malveaux
Co-Chairman

This plat of ARVO CROSS CREEK WEST was approved on August 19, 2025 by the City of Fulshear City Council and signed on this 6th day of October, 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.

[Signature]
Donald McCoy
Mayor

[Signature]
Marcela Rodriguez
City Secretary



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

[Signature]
J. Stacy Slawinski, P.E.
Fort Bend County Engineer

Approved by the Commissioners Court of Fort Bend County, Texas, this _____ day of _____, 2025.

[Signature]
Vincent M. Morales, Jr.
Precinct 1, County Commissioner

[Signature]
Grady Prestage
Precinct 2, County Commissioner

[Signature]
KP George
County Judge

[Signature]
W. A. "Andy" Meyers
Precinct 3, County Commissioner

[Signature]
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 Plot 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.

[Signature]
Laura Richard
County Clerk
Fort Bend County, Texas
By: _____
Deputy

ARVO CROSS CREEK WEST

A SUBDIVISION OF 3,000 ACRES OF LAND
LOCATED IN THE
RUFUS WRIGHT SURVEY, A-344 AND
THE NATHAN BROOKSHIRE LEAGUE, A-14
FORT BEND COUNTY, TEXAS

RESERVE: 1 BLOCK: 1
SCALE: 1"=60' DATE: SEPTEMBER, 2025

OWNER:
ARVO-V LLC,
a Texas limited liability company
6914 Addison Avenue
Sugar Land, TX 77479
(713) 960-9977
VIBHOR MEHROTRA

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

ENGINEER:
RSG ENGINEERING
13501 KATY FREEWAY
HOUSTON, TEXAS 77079
713-783-7777



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-9700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00
Chris Jordan, Surveyor