

PLAT RECORDING SHEET

PLAT NAME: Fulshear Bend Drive and Teddy Skies Drive Street Dedication

PLAT NO: _____

ACREAGE: 3.559

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)

DESCRIPTION OF A 3.559 ACRE TRACT OF LAND SITUATED IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344 FORT BEND COUNTY, TEXAS

BEING a 3.559 acre (155,037 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 called 471.4 acre tract of land described as Tract One in an instrument recorded under Clerk's File Number (C.F. No.) 2020038283 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 3.559 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 Southeast cut-back corner located at the intersection of Vintage Creek Lane (60 foot width) as shown on CROSS CREEK WEST SECTION TEN, a subdivision per plat recorded under Plot Number (P.N.) 20240209 of the Fort Bend County Plat Records (F.B.C.P.R.) and Teddy Skies Drive (60 foot width) as shown on said CROSS CREEK WEST SECTION TEN.

COMMENCING at a 3/4-inch iron rod with cap stamped "BGE INC" found for the North end of said cut-back corner and the beginning of a curve to the left, from which its center bears S 37°10'45" E, 25.00 feet, lying on the South right-of-way line of said Vintage Creek;

THENCE, in a Southwesterly direction along and with said cutback corner and said curve to the left, an arc distance of 32.80 feet, having a radius of 25.00 feet, a central angle of 75°10'50" and chord which bears S 15°13'51" W, 30.50 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for the South end of said cut-back corner and point of compound curvature to the right, lying on the East right-of-way line of said Teddy Skies Drive;

THENCE, in a Southeasterly direction along and with the East right-of-way of said Teddy Skies Drive and said curve to the right, an arc distance of 14.13 feet, having a radius of 930.00 feet, a central angle of 00°52'13" and chord which bears S 21°55'28" E, 14.13 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and the North corner of the herein described tract and the East end of the South terminus of said Teddy Skies Drive;

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 94.48 feet, having a radius of 930.00 feet, a central angle of 05°49'14" and chord which bears S 18°34'44" E, 94.44 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a 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 192.71 feet, having a radius of 2,030.00 feet, a central angle of 05°28'21" and chord which bears S 12°56'57" E, 192.64 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a reverse curve to the left;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 38.60 feet, having a radius of 25.00 feet, a central angle of 88°27'59" and chord which bears S 54°27'46" E, 34.88 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an Easterly corner of the herein described tract;

S 08°41'45" E, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an Easterly corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 08°41'45" E, 25.00 feet;

In a Southwesterly direction, along and with said curve to the left, an arc distance of 38.60 feet, having a radius of 25.00 feet, a central angle of 88°27'59" and chord which bears S 37°04'16" W, 34.88 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a reverse curve to the right;

In a Southwesterly direction, along and with said curve to the right, an arc distance of 578.01 feet, having a radius of 2,030.00 feet, a central angle of 16°18'50" and chord which bears S 00°59'41" W, 576.06 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a reverse curve to the left;

In a Southeasterly direction, along and with said curve to the left, an arc distance of 43.22 feet, having a radius of 30.00 feet, a central angle of 82°32'41" and chord which bears S 32°07'14" E, 39.58 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an Easterly corner of the herein described tract;

S 16°36'25" W, a distance of 100.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southeast corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears S 16°36'25" W, 1,950.00 feet;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 874.79 feet, having a radius of 1,950.00 feet, a central angle of 05°28'21" and chord which bears N 86°14'41" W, 867.47 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of the herein described tract and being the South end of the East terminus line of Fulshear Bend Drive (100 feet wide) recorded under P.N. 20250200 of the F.B.C.P.R.;

THENCE, N 09°05'47" W, a distance of 100.00 feet along and with the East terminus line of said Fulshear Bend Drive to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Westerly Northwest corner of the herein described tract and the North end of said terminus line, same being a Southwesterly corner of Restricted Reserve "A" as shown on CROSS CREEK WEST SECTION TWELVE, a subdivision per plat recorded under P.N. 20250201 of the F.B.C.P.R. and the beginning of a non-tangent curve to the right, from which its center bears S 09°05'47" E, 2,050.00 feet;

THENCE, along and with the Southerly and Easterly lines of said Restricted Reserve "A", the following courses and distances:

In a Southeasterly direction, along and with said curve to the right, 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 S 22°22'48" E, 795.64 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the left;

In a Northwesterly direction, along and with said curve to the left, 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 N 56°02'15" E, 44.06 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of compound curvature to the left;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 841.03 feet, having a radius of 1,970.00 feet, a central angle of 05°49'14" and chord which bears N 03°26'18" W, 834.66 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

N 15°40'07" W, 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 left;

In a Northwesterly direction, along and with said curve to the left, 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 N 03°26'18" W, 88.34 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the West end of said terminus of said Teddy Skies Drive and the most Northerly Northwest corner of the herein described tract;

THENCE, N 68°30'39" E, a distance of 60.00 feet along and with said South terminus to the POINT OF BEGINNING and containing 3.559 acres (155,037 square feet) of land.

GENERAL NOTES

1. "1" indicates Block Number.

2. "U.E." indicates "Utility Easement".

3. "B.L." indicates Building Line.

4. "W.L.E." indicates Water Line Easement.

5. "STM. S.E." indicates Storm Sewer Easement.

6. "SAN. S.E." indicates Sanitary Sewer Easement.

7. "ESMT." indicates Easement.

8. "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.

9. "F.B.C.P.R." indicates Fort Bend County Plat Records.

10. "F.B.C.D.R." indicates Fort Bend County Deed Records.

11. "O.D." indicates Outside Diameter.

12. "O.P.R.F.B.C." indicates Official Public Records of Fort Bend County.

13. "VOL." indicates volume.

14. "PG." indicates page.

15. "R.O.W." indicates right-of-way.

16. "P.O.B." indicates Point of Beginning.

17. 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.

18. Bearing based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the Southeast cut-back corner located at the intersection of Vintage Creek Lane (60 foot width) as shown on CROSS CREEK WEST SECTION TEN, a subdivision per plat recorded under Plot Number 20240209 of the Fort Bend County Plat Records and Teddy Skies Drive (60 foot width) as shown on said CROSS CREEK WEST SECTION TEN.

19. 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 September 4, 2025.

20. 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.

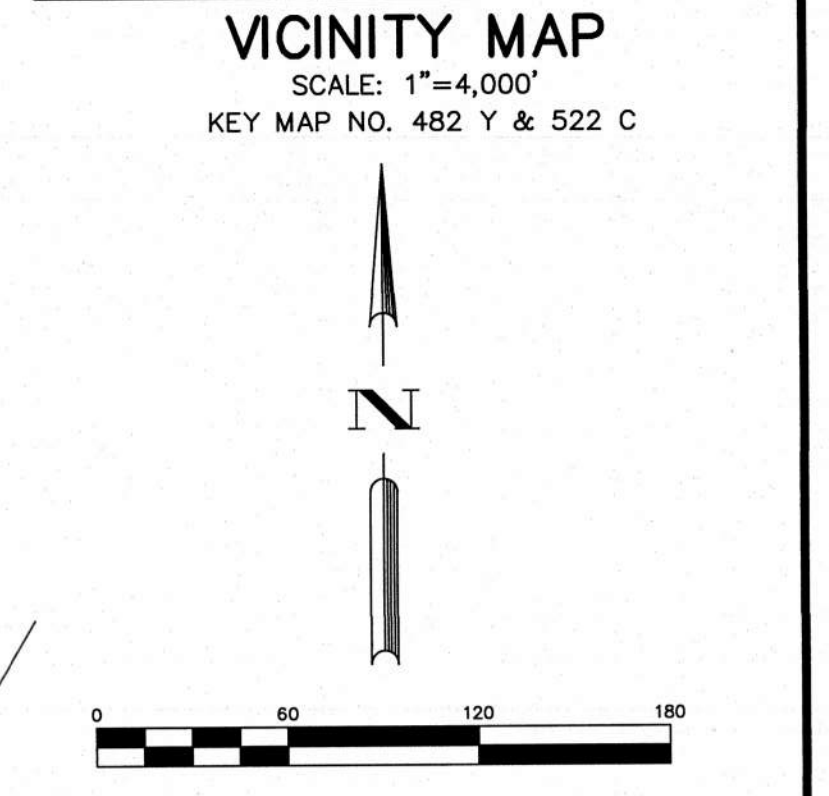
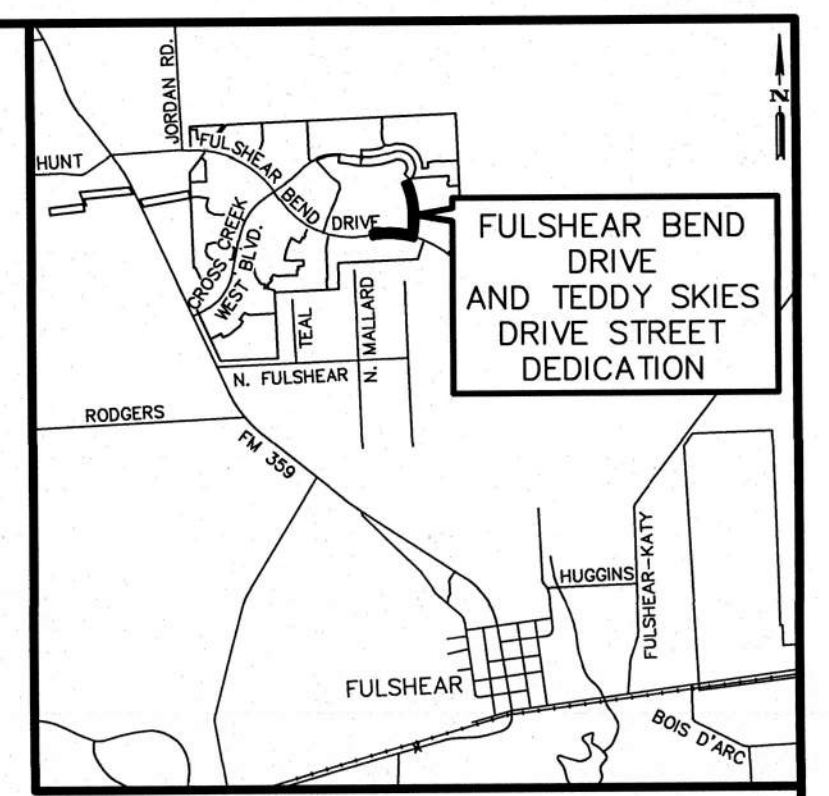
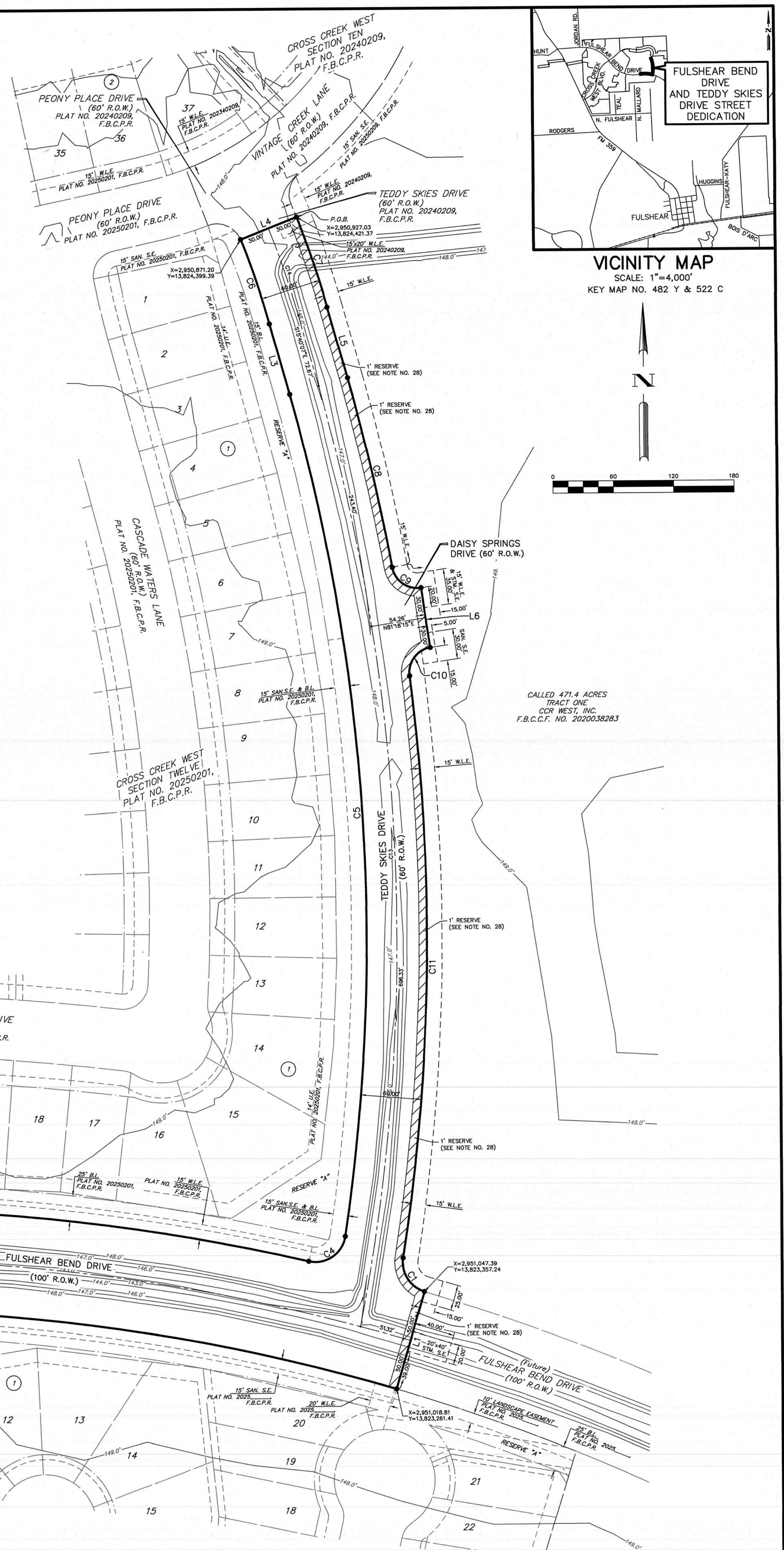
21. The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.

22. Set 3/4-inch Iron Rod w/ cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.

23. This plat is within Lighting Zone LZ3.

24. This tract is located within the extraterritorial jurisdiction of the City of Fulshear and Fort Bend County.

25. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.



CURVE DATA						LINE DATA		
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	NUMBER	BEARING	DISTANCE
C1	30.00'	82°32'41"	43.22'	S 32°07'14" E	39.58'	L1	S16°36'25" W	100.00'
C2	1950.00'	25°42'12"	874.79'	N 86°14'41" W	867.47'	L2	N9°05'47" W	100.00'
C3	2050.00'	22°22'48"	800.72'	S 87°54'24" E	795.64'	L3	N15°40'07" W	72.67'
C4	30.00'	94°29'28"	49.48'	N 56°02'15" E	44.06'	L4	N68°30'39" E	60.00'
C5	1970.00'	24°27'39"	841.03'	N 3°26'18" W	834.66'	L5	S15°40'07" E	72.67'
C6	870.00'	5°49'14"	88.38'	N 18°34'44" W	88.34'	L6	S8°41'45" E	60.00'
C7	930.00'	5°49'14"	94.48'	S 18°34'44" E	94.44'			
C8	2030.00'	5°28'21"	192.71'	S 12°56'57" E	192.64'			
C9	25.00'	88°27'59"	38.60'	S 54°27'46" E	34.88'			
C10	25.00'	88°27'59"	38.60'	S 37°04'16" W	34.88'			
C11	2030.00'	16°18'50"	578.01'	S 0°59'41" W	576.06'			
C12	2000.00'	25°42'12"	897.22'	S 86°14'41" E	889.71'			
C13	2000.00'	26°55'17"	939.73'	S 2°12'29" E	931.11'			
C14	900.00'	5°49'14"	91.43'	S 18°34'44" E	91.39'			

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

FULSHEAR BEND DRIVE AND TEDDY SKIES DRIVE STREET DEDICATION

A SUBDIVISION OF 3.559 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: SEPTEMBER, 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 (281) 810-1422 JACOB GUERRERO

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 M. SVATEK, P.E.



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

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 3.559 acre tract described in the above and foregoing map of FULSHEAR BEND DRIVE AND TEDDY SKIES DRIVE STREET DEDICATION 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 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 AND TEDDY SKIES DRIVE STREET DEDICATION 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 19th day of September, 2025.

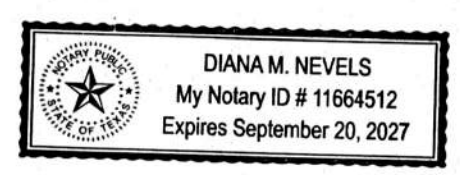
CCR WEST, INC., a Texas corporation,

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 19th day of September, 2025.



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

I, Chris Jordan, an 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.

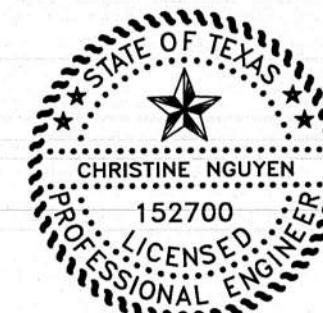


Chris Jordan 9/16/25
Chris Jordan, R.P.L.S.
Texas Registration No. 6750

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
J. Stacy Slawinski, P.E.
Fort Bend County Engineer

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 9/22/25
Christine Nguyen, P.E.
Texas License No. 152700
BGE, Inc.
TBPE Registration No. F-1046

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

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

Dexter L. McCoy
Dexter L. McCoy
Precinct 4, County Commissioner

KP George
KP George
County Judge

This plat of FULSHEAR BEND DRIVE AND TEDDY SKIES DRIVE STREET DEDICATION IN CROSS CREEK WEST is approved by the City Planning Commission of the City of Fulshear, Texas, this 4th day of April, 2025.

Amy Pearce
Amy Pearce
Chairman

Osce Malveaux
Osce Malveaux
Co-Chairman

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.

This plat of FULSHEAR BEND DRIVE AND TEDDY SKIES DRIVE STREET DEDICATION IN CROSS CREEK WEST was approved on April 15, 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.

Donald McCoy
Donald McCoy
Mayor

Marifelo Rodriguez
Marifelo Rodriguez
City Secretary

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

FULSHEAR BEND DRIVE AND TEDDY SKIES DRIVE STREET DEDICATION

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SCALE: 1"=60' DATE: SEPTEMBER, 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
JACOB GUERRERO



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 M. SVATEK, P.E.