

**PLAT RECORDING SHEET**

**PLAT NAME:** Cross Creek West Section Fourteen

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

**ACREAGE:** 25.06

**LEAGUE:** Rufus Wright Survey and Daniel Perry Survey

**ABSTRACT NUMBER:** A-344 & A-301

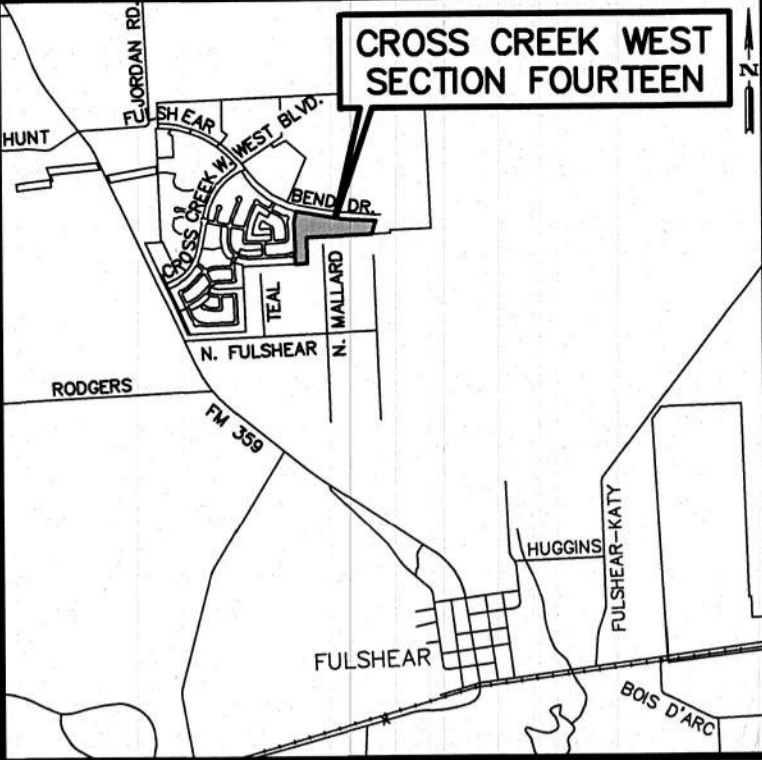
**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 71

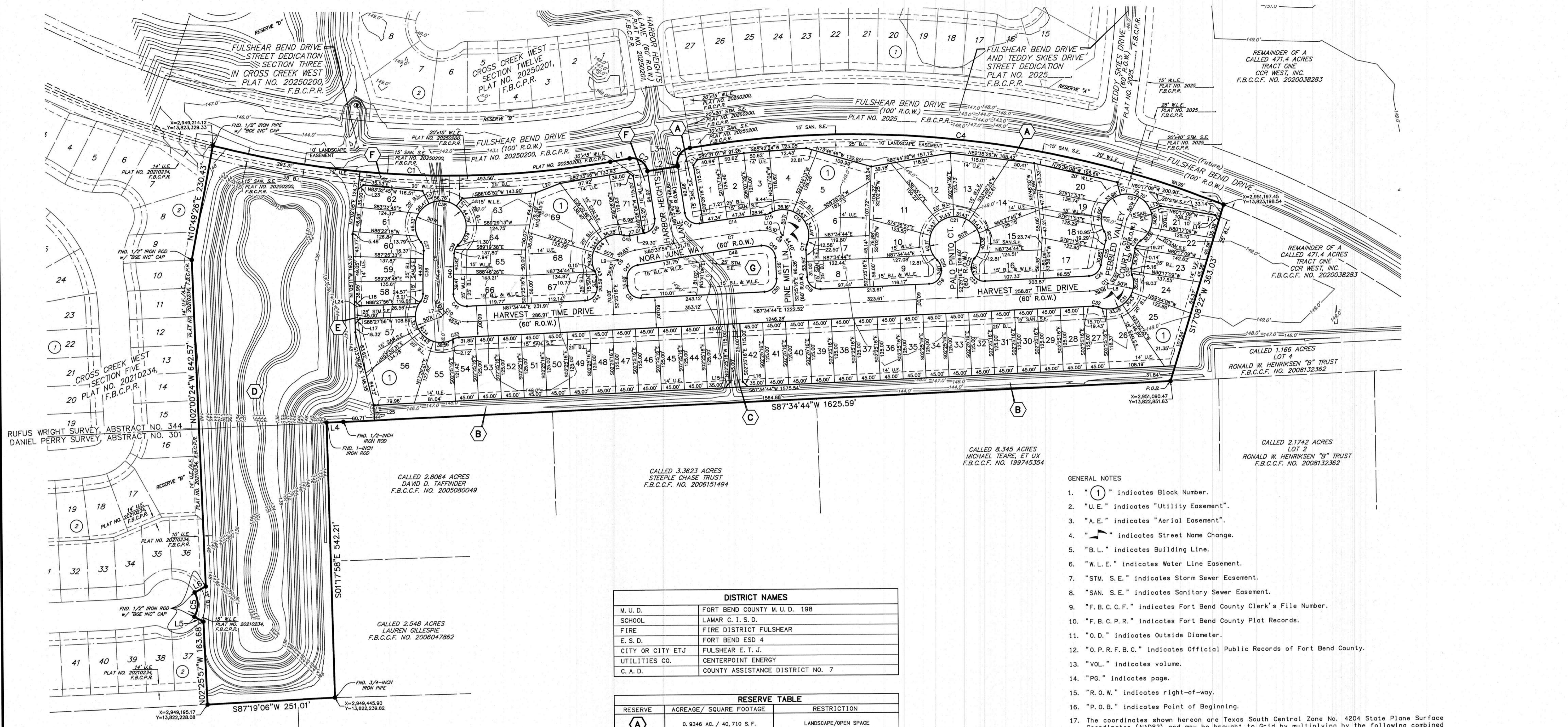
**NUMBER OF RESERVES:** 7

**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.
- "U.E." indicates "Utility Easement".
- "A.E." indicates "Aerial Easement".
- "S" indicates Street Name Change.
- "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.
- "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.
- "F.B.C.P.R." indicates Fort Bend County Plat 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 West line of a called 1.166 acre tract of land described as Lot 4 in an instrument to Ronald W. Henriksen "B" Trust recorded under Clerks File No. 2008132362, Fort Bend County Plat Records (F.B.C.P.R.).
- 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.
- 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 4815700085M, 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 with cap stamped "BGE INC" at all plot boundary corners unless otherwise noted.
- This plot is within Lighting Zone L23.
- This tract is located within the extraterritorial jurisdiction of the City of Fulshear and Fort Bend County.
- The top of all floor slabs shall be a minimum of 148.23 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.
- 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 minimum distance of 10' shall be maintained between residential dwellings.
- All drainage easements and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 198.

**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

**RESERVE TABLE**

RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.9346 AC. / 40,710 S. F.	LANDSCAPE/OPEN SPACE
B	1.081 AC. / 47,106 S. F.	LANDSCAPE/OPEN SPACE/DRAINAGE
C	0.0740 AC. / 3,225 S. F.	LANDSCAPE/OPEN SPACE/DRAINAGE
D	6.938 AC. / 302,223 S. F.	DRAINAGE/DETENTION
E	0.0720 AC. / 3,138 S. F.	LANDSCAPE/OPEN SPACE
F	0.5245 AC. / 22,849 S. F.	LANDSCAPE/OPEN SPACE
G	0.5218 AC. / 22,728 S. F.	LANDSCAPE/OPEN SPACE

**LINE DATA**

NUMBER	BEARING	DISTANCE
L1	N80°33'59"E	38.67'
L2	N81°44'20"E	60.00'
L3	N81°54'00"W	2.44'
L4	S88°08'16"W	32.74'
L5	N60°21'19"W	20.16'
L6	N62°19'38"E	24.61'
L7	N48°08'54"E	12.70'
L8	S43°39'02"E	0.85'
L9	S50°55'40"E	1.07'
L10	S41°19'17"W	5.74'
L11	S36°41'22"W	13.92'
L12	N15°46'21"W	25.60'
L13	S68°36'21"W	21.82'
L14	N31°34'23"W	13.20'
L15	N42°34'44"E	14.14'
L16	S47°25'16"E	14.14'
L17	S43°41'23"W	14.20'
L18	S46°18'37"E	14.09'
L19	N54°26'06"W	14.14'
L20	S69°18'14"W	51.39'
L21	S38°09'43"W	20.00'
L22	N26°52'40"W	28.31'
L23	S51°45'05"W	14.22'
L24	S73°27'56"W	10.17'
L25	N22°51'16"W	30.00'

**CURVE DATA**

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1850.00'	24°22'12"	786.87'	S 87°14'55" E	780.95'
C2	30.00'	91°10'21"	47.74'	S 53°50'50" E	42.86'
C3	30.00'	89°05'42"	46.65'	N 36°17'11" E	42.09'
C4	1950.00'	31°20'24"	1066.62'	S 83°29'46" E	1053.37'
C5	50.00'	57°07'50"	49.86'	N 1°00'56" E	47.82'
C6	55.00'	82°59'10"	79.66'	S 39°04'19" W	72.88'
C7	1770.00'	3°46'11"	116.46'	S 82°27'00" W	116.43'
C8	55.00'	93°14'39"	89.51'	N 49°02'35" W	79.95'
C9	1200.00'	6°25'16"	134.48'	S 2°30'26" W	134.41'
C10	55.00'	91°43'04"	88.04'	S 46°33'44" E	78.94'
C11	55.00'	77°28'55"	74.38'	N 48°50'16" E	68.84'
C12	1000.00'	5°37'22"	98.13'	S 12°54'30" W	98.10'
C13	25.00'	91°06'32"	39.75'	S 53°48'56" E	35.70'
C14	1800.00'	4°08'28"	130.09'	N 82°42'02" E	130.07'
C15	25.00'	24°26'57"	10.67'	N 72°32'47" E	10.59'
C16	50.00'	142°12'30"	124.10'	S 48°34'26" E	94.61'
C17	25.00'	24°57'05"	10.89'	S 10°03'16" W	10.80'

**CURVE DATA**

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C18	25.00'	90°00'00"	39.27'	S 47°25'16" E	35.36'
C19	25.00'	90°00'00"	39.27'	N 42°34'44" E	35.36'
C20	25.00'	42°50'00"	18.69'	N 23°50'16" W	18.23'
C21	50.00'	265°40'01"	231.84'	N 87°34'44" E	73.35'
C22	25.00'	42°50'00"	18.69'	S 18°59'44" W	18.26'
C23	25.00'	90°00'00"	39.27'	S 47°25'16" E	35.36'
C24	25.00'	77°28'55"	33.81'	N 48°50'16" E	31.29'
C25	1030.00'	2°46'41"	49.94'	N 11°29'09" E	49.94'
C26	25.00'	41°25'49"	18.08'	N 7°50'24" W	17.69'
C27	50.00'	265°37'36"	231.80'	S 75°44'31" E	73.36'
C28	25.00'	44°21'27"	19.35'	S 34°53'34" W	18.87'
C29	970.00'	2°20'53"	39.75'	S 11°32'23" W	39.75'
C30	25.00'	301°35'57"	13.19'	S 4°45'02" E	13.04'
C31	50.00'	132°23'49"	115.54'	S 46°19'54" W	91.49'
C32	25.00'	24°57'05"	10.89'	N 79°56'44" W	10.80'
C33	25.00'	26°42'17"	11.65'	S 74°13'35" W	11.55'
C34	50.00'	156°31'26"	136.59'	N 40°51'51" W	97.91'

**CURVE DATA**

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C35	25.00'	38°01'20"	16.59'	N 18°23'12" E	16.29'
C36	1230.00'	3°57'41"	85.04'	N 1°21'22" E	85.02'
C37	25.00'	41°39'23"	18.18'	N 17°29'29" W	17.78'
C38	50.00'	265°38'20"	231.81'	S 85°30'00" E	73.35'
C39	25.00'	44°05'40"	19.24'	S 25°16'20" W	18.77'
C40	1170.00'	3°55'43"	80.22'	S 11°53'36" W	80.21'
C41	25.00'	91°43'04"	40.02'	S 46°33'44" E	35.88'
C42	25.00'	90°00'00"	39.27'	N 42°34'44" E	35.36'
C43	25.00'	24°57'05"	10.89'	N 14°53'48" W	10.80'
C44	50.00'	132°53'21"	115.97'	N 39°04'20" E	91.67'
C45	25.00'	24°57'06"	10.89'	S 86°57'33" E	10.80'
C46	25.00'	88°49'34"	38.76'	N 36°09'07" E	34.99'
C47	25.00'	82°59'10"	36.21'	N 39°04'19" E	33.13'
C48	1740.00'	3°46'11"	114.48'	N 82°27'00" E	114.46'
C49	25.00'	93°14'39"	40.69'	S 49°02'35" E	36.34'
C50	25.00'	90°00'00"	39.27'	S 42°34'44" W	35.36'
C51	25.00'	90°00'00"	39.27'	N 47°25'16" W	35.36'

# CROSS CREEK WEST SECTION FOURTEEN

A SUBDIVISION OF 25.06 ACRES OF LAND LOCATED IN THE RUFUS WRIGHT SURVEY, A-344 AND THE DANIEL PERRY SURVEY, A-301 FORT BEND COUNTY, TEXAS

LOTS: 71 RESERVE: 7 BLOCKS: 1  
SCALE: 1"=100' DATE: SEPTEMBER, 2025

OWNER: CCR WEST, INC., a Texas Corporation  
5005 HURSTWAY, SUITE 500 HOUSTON, TEXAS 77056  
STEPHEN H. BROVARONE

LAND PLANNER: META PLANNING + DESIGN  
24275 KATY FREWAY, 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 SVATEK, 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 25.06 acre tract described in the above and foregoing map of CROSS CREEK WEST SECTION FOURTEEN, 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 two feet, six inches (22'6") 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, CCR WEST, INC., a Texas corporation, has caused these presents to be signed by Stephen H. Brovarone, its Vice President, thereunto authorized,

this 19<sup>th</sup> day of September, 2025.

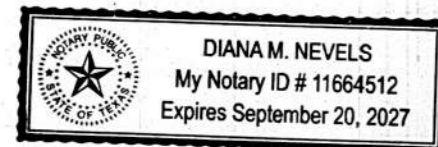
CCR WEST, INC., a Texas corporation,

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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19<sup>th</sup> 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, 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 9/18/25  
Chris Jordan, P.E., 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 9/22/25  
Christine Nguyen, P.E.  
Texas License No. 152700  
BGE, Inc.  
TBPE Registration No. F-1046

This plat of CROSS CREEK WEST SECTION FOURTEEN is approved by the City Planning Commission of the City of Fulshear, Texas, this 4<sup>th</sup> day of April, 2025.

Amy Pearce  
Amy Pearce  
Chairman

Grace Malveaux  
Grace Malveaux  
Co-Chairman

This plat of CROSS CREEK WEST SECTION FOURTEEN was approved on April 15, 2025 by the City of Fulshear City Council and signed on this 16<sup>th</sup> 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

Mariela Rodriguez  
Mariela Rodriguez  
City Secretary

DESCRIPTION OF A 25.06 ACRE TRACT OF LAND SITUATED IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344 & THE DANIEL PERRY SURVEY, ABSTRACT NO. 301 FORT BEND COUNTY, TEXAS

BEING a 25.06 acre (1,091,656 square foot) tract of land situated in the Rufus Wright Survey, Abstract No. 344 and the Daniel Perry Survey, Abstract No. 301 both 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 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), and all of a called 6.938 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. said 25.06 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 West line of a called 1.166 acre tract of land described as Lot 4 in an instrument to Ronald W. Henriksen "B" Trust recorded under C.F. No. 2008132362 of the O.P.R.F.B.C.:

COMMENCING at a 5/8-inch iron rod found for the Southwest corner of said 1.166 acre tract, lying on the South line of said 471.4 acre tract and the North line of a called 8.345 acre tract of land as described in an instrument to Michael Teare, et ux recorded under C.F. No. 199745354 of the O.P.R.F.B.C., from which a 5/8-inch iron rod found for the Northwest corner of said 1.166 acre tract bears N 01°14'52" E, a distance of 60.01 feet;

THENCE, along and with the North line of said Rufus Wright Survey and the South line of said Daniel Perry Survey, the following courses and distances:

S 87°34'44" W, a distance of 88.00 feet along and with the South line of said 471.4 acre tract and the North line of said 8.345 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and the most Easterly Southeast corner of the herein described tract;

S 87°34'44" W, along and with the North line of said 8.345 acre tract and the South line of said 471.4 acre tract at a distance of 695.92 feet pass the Northwest corner of said 8.345 acre tract and the Northeast corner of a called 3.3623 acre tract of land as described in an instrument to Steeple Chase Trust recorded under C.F. No. 2006151494 of the O.P.R.F.B.C., continuing along and with the North line of said 3.3623 acre tract and the South line of said 471.4 acre tract at a distance of 1,214.43 feet pass the Northwest corner of said 3.3623 acre tract and the Northeast corner of a called 2.8064 acre tract of land as described in an instrument to David D. Taffinder recorded under C.F. No. 2005080249 of the O.P.R.F.B.C., continuing along and with the North line of said 2.8064 acre tract and the South line of said 471.4 acre tract at a distance of 1,564.88 feet pass the most Easterly corner of said 6.938 acre tract, continuing along and with the North line of said 2.8064 acre tract and Southerly line of said 6.938 acre tract for a total distance of 1,625.59 feet to a 1/2-inch iron rod found for corner;

S 88°08'16" W, a distance of 32.74 feet continuing along and with the North line of said 2.8064 acre tract and Southerly line of said 6.938 acre tract to a 1-inch iron pipe found for and interior corner of the herein described tract and said 6.938 acre tract, some being the Northwest corner of said 2.8064 acre tract;

THENCE, S 01°17'58" E, at a distance of 273.12 feet along and with the East line of said 6.938 acre tract and the West line of said 2.8064 acre tract pass the Southwest corner of said 2.8064 acre tract and the Northwest corner of a called 2.548 acre tract of land as described in an instrument to Lauren Gillespie recorded under C.F. No. 2006047862 of the O.P.R.F.B.C., continuing along and with the East line of said 6.938 acre tract and the West line of said 2.548 acre tract a total distance of 542.21 feet to a 3/4-inch pipe found for the Southwest corner of said 2.548 acre tract and the Southeast corner of said 6.938 acre tract, and the most Southerly Southeast corner of the herein described tract, lying on the North line of a remainder of a called 5.3648 acre tract of land as described in an instrument to Cesar Robledo, et ux recorded under Volume (Vol.) 2590, Page (Pg.) 1766 of the O.P.R.F.B.C. and further described in Vol. 736, Pg. 62 of the O.P.R.F.B.C.;

THENCE, S 87°19'06" W, along and with the North line of said 5.3648 acre tract and the South line of said 6.938 acre tract at a distance of 73.47 feet pass the Northwest corner of said 5.3648 acre tract and the Northeast corner of a called 6.092 acre tract of land as described in an instrument to Lauren and Annette Lee Family Revocable Living Trust recorded under C.F. No. 2014073963 of the O.P.R.F.B.C., continuing along and with the South line of said 6.938 acre tract and the North line of said 6.092 acre tract for a total distance of 251.01 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of the herein described tract and said 6.938 acre tract, some being the Southeast corner of CROSS CREEK WEST SECTION FIVE, a subdivision per plat recorded under Plat Number 20210234 of the Fort Bend County Plat Records;

THENCE, along and with the East line of said CROSS CREEK WEST SECTION FIVE and the West line of said 6.938 acre tract, the following courses and distances:

N 02°25'57" W, a distance of 163.68 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;  
N 60°21'19" W, a distance of 20.16 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 N 60°25'09" W, 50.00 feet;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 49.86 feet, having a radius of 50.00 feet, a central angle of 57°07'50" and chord which bears N 01°00'56" E, 47.82 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 62°19'38" E, a distance of 24.61 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 02°00'24" W, a distance of 642.57 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 10°49'26" E, a distance of 230.43 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northwest corner of the herein described tract and said 6.938 acre tract, and the Northeast corner of said CROSS CREEK WEST SECTION FIVE, some being the beginning of a non-tangent curve to the left, from which its center bears N 14°56'11" E, 1,850.00 feet;

THENCE, In a Southeasterly direction, along and with the North line of said 6.938 acre tract and said curve to the left, at an arc distance of 293.31 feet passing the Northeast corner of said 6.938 acre tract, continuing over and across said 471.4 acre tract for a total arc distance of 786.87 feet, having a radius of 1,850.00 feet, a central angle of 24°22'12" and chord which bears S 87°14'55" E, 780.95 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

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

N 80°33'59" E, 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;

In a Southeasterly direction, along and with said curve to the right, 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 S 53°50'50" E, 42.86 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

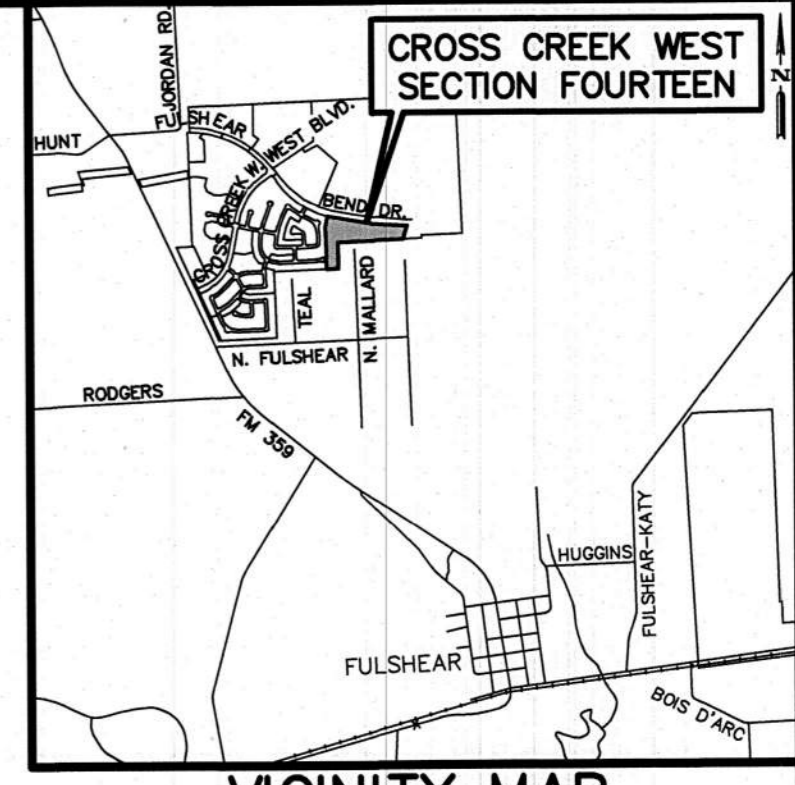
N 81°44'20" E, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 08°15'40" W, a distance of 2.44 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 Northeasterly direction, along and with said curve to the right, 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 N 36°17'11" E, 42.09 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of compound curvature to the right;

In a Southeasterly direction, along and with said curve to the right, an arc distance of 1,066.62 feet, having a radius of 1,950.00 feet, a central angle of 31°20'24" and chord which bears S 83°29'46" E, 1,053.37 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northeast corner of the herein described tract;

S 17°08'22" W, a distance of 363.03 feet to the POINT OF BEGINNING and containing 25.06 acres (1,091,656 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.  
Fort Bend County Engineer

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

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

Grady Prestage  
Precinct 2, County Commissioner

KP George  
County Judge

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

Dexter L. McCoy  
Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort Bend County, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Plat Number \_\_\_\_\_ of the Plat Records of Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

Laura Richard  
County Clerk  
Fort Bend County, Texas  
By: \_\_\_\_\_  
Deputy

# CROSS CREEK WEST SECTION FOURTEEN

A SUBDIVISION OF 25.06 ACRES OF LAND LOCATED IN THE RUFUS WRIGHT SURVEY, A-344 AND THE DANIEL PERRY SURVEY, A-301 FORT BEND COUNTY, TEXAS

LOTS: 71 RESERVE: 7 BLOCKS: 1  
SCALE: 1"=100' 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 SVATEK, P.E.