

# PLAT RECORDING SHEET

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

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

**ACREAGE:** 30.20

**LEAGUE:** Rufus Wright Survey

**ABSTRACT NUMBER:** A-344

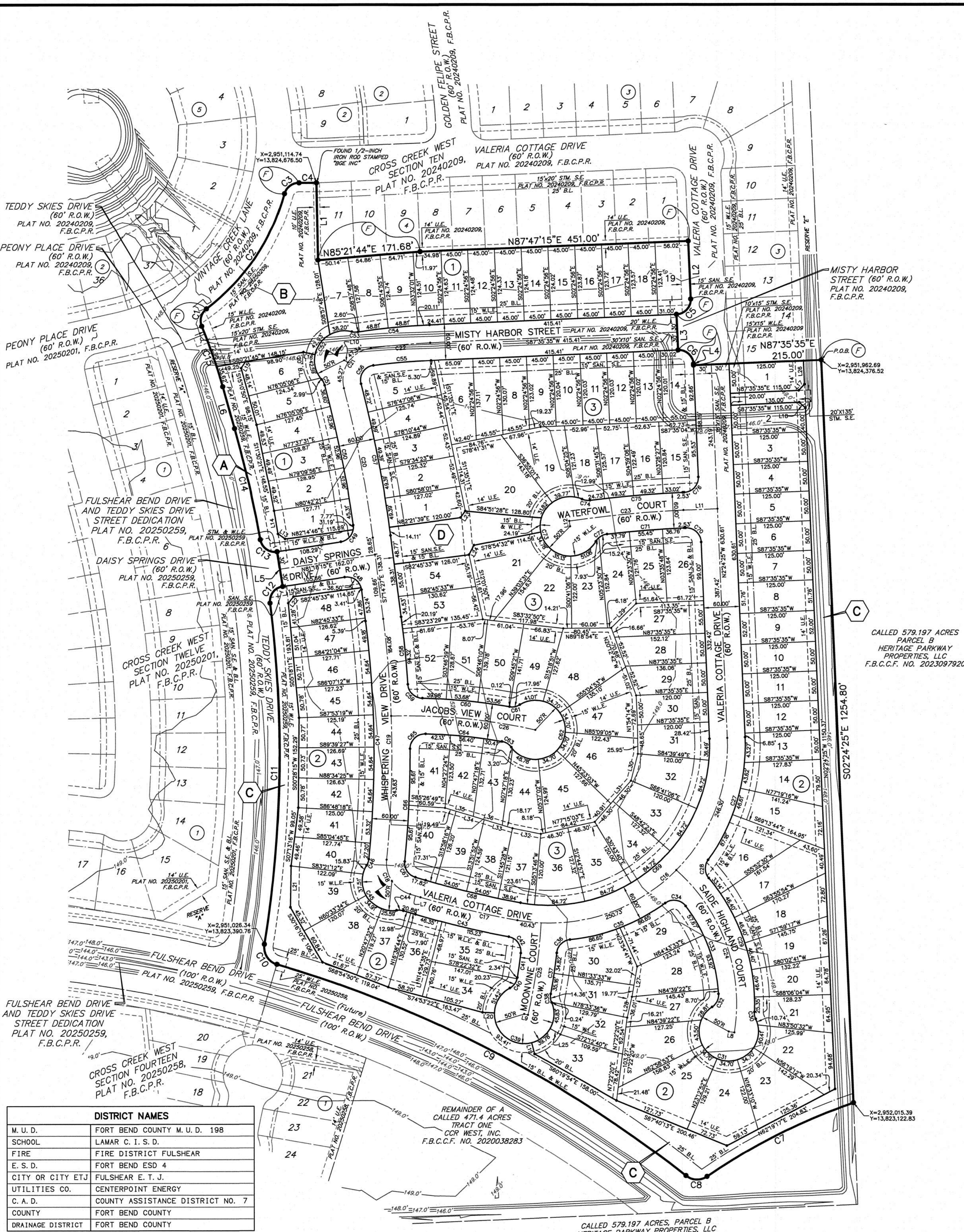
**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 121

**NUMBER OF RESERVES:** 4

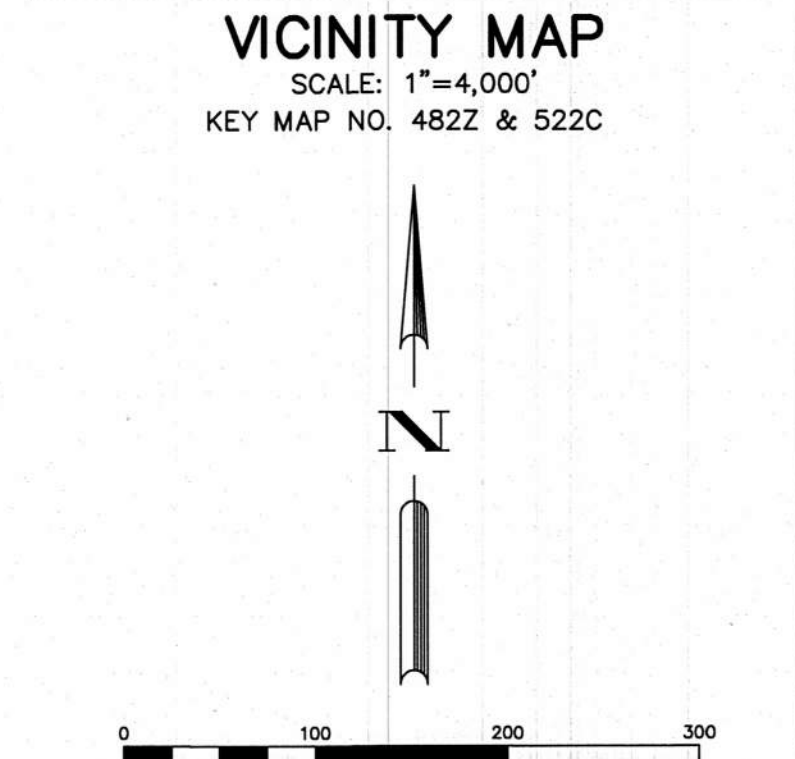
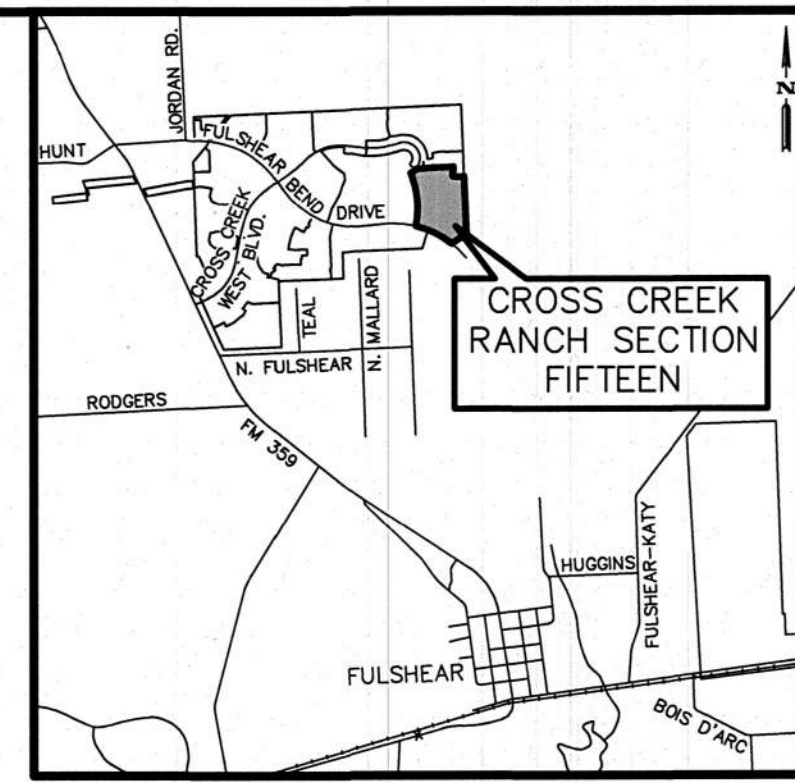
**OWNERS:** CCR West, Inc.,

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



CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	75°10'50"	32.80'	N 15°13'51" E	30.50'
C2	365.00'	37°27'27"	238.62'	N 34°05'32" E	234.39'
C3	25.00'	75°19'36"	32.87'	N 53°01'36" E	30.55'
C4	930.00'	1°47'53"	29.18'	N 89°47'28" E	29.18'
C5	25.00'	90°00'00"	39.27'	S 42°35'35" W	35.36'
C6	25.00'	90°00'00"	39.27'	S 47°24'25" W	35.36'
C7	1035.00'	15°17'31"	276.24'	S 63°14'36" W	275.42'
C8	30.00'	72°46'08"	38.10'	N 88°01'05" W	35.59'
C9	2050.00'	2°14'53"	778.53'	N 62°30'48" W	773.86'
C10	30.00'	82°32'41"	43.22'	N 32°07'14" W	39.58'
C11	2030.00'	16°18'50"	578.01'	N 05°59'41" E	576.06'
C12	25.00'	88°27'59"	38.60'	N 37°04'16" E	34.88'
C13	25.00'	88°27'59"	38.60'	N 54°27'46" W	34.88'
C14	2030.00'	5°26'21"	192.71'	N 12°56'57" W	192.64'
C15	930.00'	6°41'27"	108.60'	N 19°00'51" W	108.54'
C16	300.00'	102°38'49"	537.46'	N 48°54'59" E	468.41'
C17	1500.00'	6°24'20"	167.70'	S 76°33'28" E	167.61'
C18	55.00'	79°05'29"	75.92'	S 33°48'32" E	70.04'
C19	1800.00'	12°58'40"	407.70'	N 0°45'07" W	406.83'
C20	2000.00'	7°20'58"	256.54'	N 10°54'56" W	256.37'
C21	55.00'	96°28'44"	92.61'	S 33°38'57" W	82.05'
C22	1000.00'	5°42'16"	99.56'	S 84°44'27" W	99.52'
C23	1800.00'	6°07'38"	192.49'	S 84°31'46" W	192.40'
C24	300.00'	57°56'16"	303.36'	N 19°38'04" W	290.60'
C25	900.00'	9°59'04"	156.83'	N 81°16'03" E	156.64'
C26	1000.00'	13°56'54"	243.44'	N 84°22'50" W	242.84'
C27	330.00'	38°18'54"	220.68'	S 16°45'02" W	216.59'
C28	25.00'	75°47'11"	33.07'	S 15°59'06" E	30.71'
C29	330.00'	42°22'53"	244.10'	S 18°41'15" E	238.57'
C30	25.00'	27°25'57"	11.97'	S 11°12'47" E	11.86'
C31	50.00'	26°04'34"	227.57'	N 74°32'29" W	76.17'
C32	25.00'	59°20'41"	25.89'	N 26°10'28" E	24.75'
C33	270.00'	34°00'48"	160.28'	N 20°30'17" W	157.94'
C34	25.00'	88°38'43"	38.68'	N 81°50'02" W	34.93'
C35	330.00'	30°05'19"	173.30'	S 68°53'16" W	171.31'
C36	25.00'	77°38'12"	33.88'	S 45°06'50" W	31.34'
C37	930.00'	41°8'41"	69.98'	S 82°70'4" W	69.96'
C38	25.00'	33°27'34"	14.60'	S 6°07'23" E	14.39'
C39	50.00'	26°04'17"	230.45'	N 70°49'01" W	74.27'
C40	25.00'	51°44'19"	22.58'	N 35°20'58" E	21.82'
C41	870.00'	2°43'49"	41.46'	N 8°06'54" E	41.46'
C42	25.00'	86°09'19"	37.59'	N 36°19'40" W	34.15'
C43	1530.00'	6°03'04"	161.59'	N 76°22'48" W	161.51'
C44	25.00'	25°23'26"	11.08'	N 86°02'59" W	10.99'
C45	50.00'	130°27'26"	113.85'	N 33°30'59" W	90.80'
C46	25.00'	25°54'39"	11.31'	N 18°45'24" E	11.21'
C47	1770.00'	13°02'32"	402.90'	N 0°43'11" W	402.04'
C48	25.00'	91°27'18"	39.90'	N 52°58'06" W	35.80'
C49	25.00'	89°16'50"	38.96'	N 36°39'50" E	35.13'
C50	1970.00'	7°00'11"	240.79'	N 11°28'40" W	240.64'
C51	25.00'	25°24'46"	11.09'	N 27°41'09" W	11.00'
C52	50.00'	145°12'33"	126.72'	N 32°12'45" E	95.43'
C53	25.00'	23°55'02"	10.44'	S 87°08'30" E	10.36'
C54	1030.00'	6°41'36"	120.32'	N 84°14'47" E	120.26'
C55	970.00'	5°42'16"	96.57'	S 84°44'27" W	96.54'
C56	25.00'	96°28'44"	42.10'	S 33°38'57" W	37.30'
C57	2030.00'	7°20'58"	260.39'	S 10°54'56" E	260.21'
C58	1830.00'	3°35'07"	114.51'	S 5°26'54" E	114.49'
C59	25.00'	84°47'07"	36.99'	S 46°02'54" E	33.71'
C60	1030.00'	8°11'24"	147.23'	S 84°20'45" E	147.11'
C61	25.00'	41°25'49"	18.08'	N 79°02'02" E	17.89'
C62	50.00'	26°53'36"	231.80'	S 11°07'56" W	73.36'
C63	25.00'	44°21'27"	19.35'	N 56°14'00" W	18.87'
C64	970.00'	7°37'10"	129.00'	N 84°13'18" W	128.90'
C65	25.00'	92°13'08"	40.24'	S 45°51'32" W	36.03'
C66	1830.00'	5°59'14"	191.23'	S 2°44'35" W	191.14'
C67	25.00'	79°05'29"	34.51'	S 33°48'32" E	31.83'
C68	1470.00'	6°24'20"	164.34'	S 76°33'28" E	164.26'
C69	270.00'	102°38'49"	483.71'	N 48°54'59" E	421.57'
C70	25.00'	90°00'00"	39.27'	N 47°24'25" W	35.36'
C71	1770.00'	4°12'29"	129.99'	S 85°29'21" W	129.97'
C72	25.00'	53°06'36"	23.17'	S 56°49'48" W	22.35'
C73	50.00'	26°16'23"	229.75'	N 18°05'18" W	74.74'
C74	25.00'	30°51'07"	13.46'	S 81°52'40" E	13.30'
C75	1830.00'	4°53'48"	156.40'	N 85°08'41" E	156.35'
C76	25.00'	90°00'00"	39.27'	N 42°35'35" E	35.36'

- 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.
  - "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 Plot Records.
  - "O.D." indicates Outside Diameter.
  - "O.P.R.F.B.C." indicates Official Public Records of Fort Bend County.
  - "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 perimeter of CROSS CREEK WEST SECTION TEN, a subdivision per plat recorded under Plot Number 20240209 of the Fort Bend County Plot 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 9, 2025.
  - The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0085M, Revised January 29, 2021.
  - The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
  - Set 3/4-inch iron rod with cap stamped "BGE INC" at all plot boundary corners unless otherwise noted.
  - "C" Indicates Found 3/4" Iron Rod stamped "BGE INC".
  - This plot is within Lighting Zone LZ3.
  - 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 149.60 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
COUNTY	FORT BEND COUNTY
DRAINAGE DISTRICT	FORT BEND COUNTY

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.3088 AC. / 13,453 S.F.	LANDSCAPE/OPEN SPACE
B	0.8869 AC. / 38,632 S.F.	LANDSCAPE/OPEN SPACE
C	2.332 AC. / 101,590 S.F.	LANDSCAPE/OPEN SPACE/DRAINAGE
D	0.3073 AC. / 13,387 S.F.	LANDSCAPE/OPEN SPACE

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S1°06'28"E	129.94'
L2	S2°24'25"E	98.22'
L3	S2°24'25"E	60.00'
L4	S2°24'25"E	2.35'
L5	N8°41'45"W	60.00'
L6	N15°40'07"W	72.67'
L7	S73°21'16"E	17.82'
L8	S80°39'56"E	9.50'
L9	S76°44'25"E	6.61'
L10	S57°25'40"E	7.54'
L11	N87°35'35"E	57.53'
L12	N8°32'03"W	8.97'
L13	S53°37'11"E	14.35'
L14	S9°29'08"E	39.54'
L15	S32°35'27"W	13.44'
L16	N78°09'03"W	20.00'
L17	N42°35'35"E	14.14'
L18	N47°24'25"W	14.14'

LINE DATA		
NUMBER	BEARING	DISTANCE
L19	S14°44'49"E	20.00'
L20	S87°42'31"E	20.00'
L21	S0°53'36"W	70.30'
L22	S38°43'41"W	14.38'
L23	N35°23'14"E	13.65'
L24	S28°04'39"W	18.21'
L25	N60°19'54"W	20.00'
L26	S2°24'25"E	40.00'
L27	S9°39'08"W	51.79'
L28	N12°58'23"E	36.01'
L29	N45°51'05"E	58.78'
L30	N14°19'32"E	46.87'
L31	N41°17'37"E	51.69'
L32	S78°31'20"E	48.84'
L33	N73°13'20"W	49.65'
L34	N73°13'20"W	49.46'
L35	S73°13'20"E	49.81'
L36	S73°13'20"E	50.62'

# CROSS CREEK WEST SECTION FIFTEEN

A SUBDIVISION OF 30.20 ACRES OF LAND LOCATED IN THE RUFUS WRIGHT SURVEY, A-344 FORT BEND COUNTY, TEXAS

LOTS: 121 RESERVE: 4 BLOCKS: 3  
SCALE: 1"=100' DATE: OCTOBER, 2025

OWNER: CR 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**  
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 30.20 acre tract described in the above and foregoing map of CROSS CREEK WEST SECTION FIFTEEN, 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, CCR WEST, INC., a Texas corporation, has caused these presents to be signed by Stephen H. Brovarone, its Vice President, thereunto authorized.

this 22 day of October, 2025.

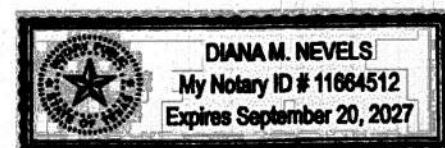
CCR WEST, INC., a Texas corporation,

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 22nd day of October, 2025.



D. Nevels  
Diana Nevels  
Notary Public in and for the State of Texas  
Commission Expires: 9-20-2025

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 10/20/25  
Chris Jordan, R.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 10/21/25  
Christine Nguyen, P.E.  
Texas License No. 152700  
BGE, Inc.  
TBPE Registration No. F-1046

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

Amy Pearce  
Amy Pearce  
Chairman

Grace Malveaux  
Grace Malveaux  
Co-Chairman

This plat of CROSS CREEK WEST SECTION FIFTEEN was approved on April 15, 2025 by the City of Fulshear City Council and signed on this 17th day of November, 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 30.20 ACRE TRACT OF LAND SITUATED  
IN THE RUFUS WRIGHT SURVEY, ABSTRACT NO. 344  
FORT BEND COUNTY, TEXAS

BEING a 30.20 acre (1,315,338 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 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.), said 30.20 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 perimeter of CROSS CREEK WEST SECTION TEN, a subdivision per plat recorded under Plot Number 20240209 of the Fort Bend County Plat Records:

BEGINNING at a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Easterly Northeast corner of the herein described tract, lying on the West line of a called 579.0 acre tract of land described as Lot 1 in an instrument to Ronald W. Henriksen "R" Trust recorded under C.F. No. 2008132362 of the O.P.R.F.B.C., same being the Southeast corner of said CROSS CREEK WEST SECTION TEN;

THENCE, S 02°24'25" E, a distance of 1,254.80 feet along and with the West line of said 579.0 acre tract and the East line of said 471.4 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left, from which its center bears S 19°06'38" E, 1,035.00 feet;

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

In a Southwesterly direction, along and with said curve to the left, an arc distance of 276.24 feet, having a radius of 1,035.00 feet, a central angle of 15°17'31" and chord which bears S 63°14'36" W, 275.42 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 38.10 feet, having a radius of 30.00 feet, a central angle of 21°45'33" and chord which bears N 88°01'05" W, 35.59 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 778.53 feet, having a radius of 2,050.00 feet, a central angle of 82°32'41" and chord which bears N 82°30'48" W, 773.98 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 43.22 feet, having a radius of 30.00 feet, a central angle of 82°32'41" and chord which bears N 32°07'14" W, 39.58 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly Southwest 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 578.01 feet, having a radius of 2,030.00 feet, a central angle of 16°18'50" and chord which bears N 00°59'41" E, 576.06 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 Northeasterly direction, along and with said curve to the right, 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 N 37°04'16" E, 34.88 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 08°41'45" 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 and the beginning of a non-tangent curve to the right, from which its center bears N 08°41'45" W, 25.00 feet;

In a Northwesterly direction, along and with said curve to the right, 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 N 54°27'46" W, 34.88 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the point of reverse curvature to the left;

In a Northwesterly direction, along and with said curve to the left, an arc distance of 192.71 feet, having a radius of 2,030.00 feet, a central angle of 06°20'21" and chord which bears N 12°56'57" W, 192.64 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the 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 94.48 acre tract passing a Southerly corner of said CROSS CREEK WEST SECTION TEN, continuing along and with the Southerly line of said CROSS CREEK WEST SECTION TEN for a total arc distance of 108.60 feet, having a radius of 930.00 feet, a central angle of 06°41'27" and chord which bears N 19°00'51" W, 108.54 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for a point of reverse curvature to the right;

THENCE, along and with the perimeter of said CROSS CREEK WEST SECTION TEN, the following courses and distances:

In a Northeasterly direction, along and with said curve to the right, 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 N 15°13'51" E, 30.50 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for a point of reverse curvature to the left;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 238.62 feet, having a radius of 365.00 feet, a central angle of 37°27'27" and chord which bears N 34°05'32" E, 234.39 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for a point of reverse curvature to the right;

In a Northeasterly direction, along and with said curve to the right, an arc distance of 32.87 feet, having a radius of 25.00 feet, a central angle of 75°19'36" and chord which bears N 53°01'36" E, 30.55 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for a point of reverse curvature to the left;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 29.18 feet, having a radius of 930.00 feet, a central angle of 01°47'53" and chord which bears N 89°47'28" E, 29.18 feet to a 1/2-inch iron rod with cap stamped "BGE INC" found for the most Northerly Northeast corner of the herein described tract;

S 01°06'28" E, a distance of 129.94 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for an interior corner of the herein described tract;

N 85°21'44" E, a distance of 171.68 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for corner;

N 87°47'15" E, a distance of 451.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for a Northwesterly corner of the herein described tract;

S 02°24'25" E, a distance of 98.22 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for the beginning of a tangent curve to the right;

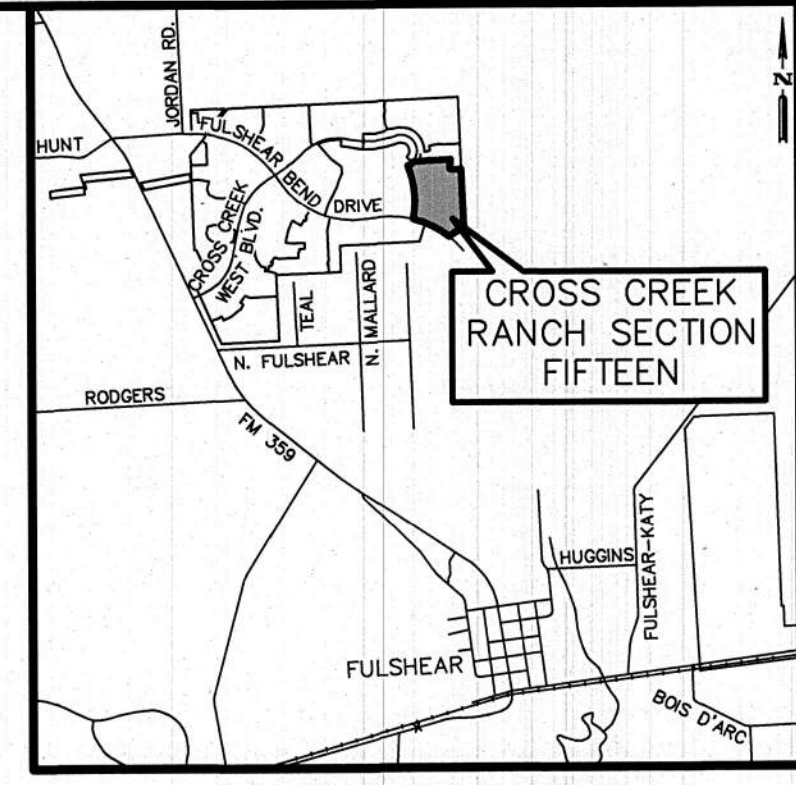
In a Southwesterly direction, along and with said curve to the right, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and chord which bears S 42°35'35" W, 35.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for an interior corner of the herein described tract;

S 02°24'25" E, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for 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 02°24'25" E, 25.00 feet;

In a Southeasterly direction, along and with said curve to the right, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and chord which bears S 47°24'25" E, 35.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

S 02°24'25" E, a distance of 2.35 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for an interior corner of the herein described tract;

N 87°35'35" E, a distance of 215.00 feet to the POINT OF BEGINNING and containing 30.20 acres (1,315,338 square feet) of land.



VICINITY MAP  
SCALE: 1"=4,000'  
KEY MAP NO. 4822 & 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.

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

JP 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, Texas, do 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  
Deputy

# CROSS CREEK WEST SECTION FIFTEEN

A SUBDIVISION OF 30.20 ACRES OF LAND  
LOCATED IN THE  
RUFUS WRIGHT SURVEY, A-344  
FORT BEND COUNTY, TEXAS

LOTS: 121 RESERVE: 4 BLOCKS: 3  
SCALE: 1"=100' DATE: OCTOBER, 2025

OWNER:  
CCR WEST, INC.,  
a Texas Corporation  
5005 RIVERWAY, SUITE 800  
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.