



November 17, 2025

Fort Bend County Commissioners' Court
Commissioner Vincent Morales, Jr., Pct. 1
22333 Grand Corner Drive
Katy, TX 77494

Re: CROSS CREEK WEST SECTION FIFTEEN

Dear Commissioner Morales:

The proposed subdivision, Cross Creek West Section Fifteen, contains one hundred twenty-one single family residential lots and four restricted reserves. Review by Fort Bend County Engineering indicated the need to address Section 5 – Design Criteria (Section 5.5, A. 2.) of the Fort Bend County Regulations of Subdivision.

We respectfully request the Court consider the following:

A variance to allow block length of greater than 1,400 feet along the east boundary of Cross Creek West Fifteen as required by Section 5.5, A., 2 of the Fort Bend County Regulations of Subdivision Section 5 - Design Criteria.

Fulshear Bend Drive will function as a collector street which will provide connection from F.M. 359 to Texas Heritage Parkway and beyond.

Granting the variance request to exceed 1400 feet block length will not be injurious to the public health, safety and welfare as the proposed collector roads, major thoroughfares and state highways will provide circulation to the immediate area.

Thank you for your consideration of the variance request. Please contact me at (281) 579- 0340 if you have any questions or need additional information.

Thank you,

A handwritten signature in blue ink, appearing to read 'Trey DeVillier', is written over a light blue horizontal line.

Trey DeVillier
Senior Platting Coordinator

cc: Development Services Manager

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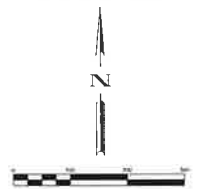


CHORD DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00	75.000°	32.87	N 75.000° E	35.30
C2	25.00	57.271°	23.82	N 34.553° E	25.99
C3	25.00	57.271°	32.87	N 53.813° E	35.30
C4	25.00	147.529°	23.82	N 89.428° E	25.99
C5	25.00	90.000°	32.87	S 47.252° W	35.30
C6	25.00	90.000°	32.87	S 47.252° E	35.30
C7	183.00	15.373°	216.24	N 63.947° W	215.42
C8	25.00	72.963°	36.87	N 89.914° W	35.30
C9	25.00	27.037°	23.82	N 42.207° W	25.99
C10	25.00	82.524°	43.22	N 20.744° W	24.58
C11	200.00	18.750°	378.00	N 63.947° E	376.50
C12	25.00	82.524°	36.87	N 27.046° E	24.58
C13	25.00	82.524°	36.87	N 54.274° W	24.58
C14	250.00	5.783°	192.71	N 12.561° W	192.44
C15	25.00	82.524°	36.87	N 18.970° W	24.58
C16	200.00	18.750°	378.00	N 63.947° E	376.50
C17	1500.00	8.242°	143.70	S 83.528° E	147.87
C18	25.00	76.028°	25.82	S 53.972° E	26.04
C19	183.00	15.373°	216.24	N 63.947° E	215.42
C20	200.00	18.750°	378.00	N 63.947° E	376.50
C21	25.00	90.000°	32.87	S 22.253° W	33.05
C22	100.00	3.472°	39.83	N 89.914° W	39.82
C23	100.00	3.472°	39.83	S 89.914° W	39.82
C24	200.00	18.750°	378.00	N 63.947° E	376.50
C25	200.00	18.750°	378.00	N 63.947° E	376.50
C26	100.00	17.564°	243.44	N 84.222° W	242.88
C27	100.00	17.564°	243.44	S 84.222° W	242.88
C28	25.00	76.028°	25.82	S 53.974° E	26.04
C29	25.00	42.253°	24.77	S 48.957° E	25.00
C30	25.00	27.037°	19.87	S 42.247° E	19.86
C31	25.00	204.634°	22.57	N 75.222° W	22.57
C32	25.00	18.750°	24.87	N 63.947° E	24.76
C33	25.00	18.750°	24.87	N 20.744° E	24.76
C34	25.00	18.750°	24.87	N 89.914° E	24.76
C35	25.00	18.750°	24.87	N 63.947° E	24.76
C36	25.00	18.750°	24.87	N 63.947° E	24.76
C37	25.00	18.750°	24.87	N 63.947° E	24.76
C38	25.00	18.750°	24.87	N 63.947° E	24.76
C39	25.00	18.750°	24.87	N 63.947° E	24.76
C40	25.00	18.750°	24.87	N 63.947° E	24.76
C41	25.00	18.750°	24.87	N 63.947° E	24.76
C42	25.00	18.750°	24.87	N 63.947° E	24.76
C43	25.00	18.750°	24.87	N 63.947° E	24.76
C44	25.00	18.750°	24.87	N 63.947° E	24.76
C45	25.00	18.750°	24.87	N 63.947° E	24.76
C46	25.00	18.750°	24.87	N 63.947° E	24.76
C47	177.00	13.023°	182.80	N 63.947° E	182.00
C48	25.00	18.750°	24.87	N 63.947° E	24.76
C49	25.00	18.750°	24.87	N 63.947° E	24.76
C50	187.00	7.001°	240.79	N 63.947° E	240.14
C51	25.00	27.037°	19.87	N 27.046° E	19.86
C52	25.00	27.037°	19.87	N 27.046° E	19.86
C53	25.00	27.037°	19.87	N 27.046° E	19.86
C54	25.00	27.037°	19.87	N 27.046° E	19.86
C55	25.00	27.037°	19.87	N 27.046° E	19.86
C56	25.00	27.037°	19.87	N 27.046° E	19.86
C57	200.00	18.750°	378.00	N 63.947° E	376.50
C58	183.00	15.373°	216.24	S 52.544° E	215.42
C59	25.00	84.470°	26.89	S 46.524° E	27.19
C60	100.00	8.124°	147.23	S 82.847° E	149.11
C61	25.00	82.524°	36.87	N 75.000° E	37.19
C62	25.00	82.524°	36.87	S 75.000° E	37.19
C63	25.00	82.524°	36.87	N 75.000° E	37.19
C64	25.00	82.524°	36.87	N 75.000° E	37.19
C65	25.00	82.524°	36.87	N 75.000° E	37.19
C66	183.00	15.373°	216.24	N 63.947° E	215.42
C67	25.00	76.028°	25.82	S 53.974° E	26.04
C68	183.00	15.373°	216.24	N 63.947° E	215.42
C69	25.00	76.028°	25.82	N 42.253° E	25.87
C70	25.00	76.028°	25.82	N 42.253° E	25.87
C71	177.00	13.023°	182.80	N 63.947° E	182.00
C72	25.00	76.028°	25.82	S 53.974° E	26.04
C73	25.00	76.028°	25.82	N 42.253° E	25.87
C74	25.00	76.028°	25.82	N 42.253° E	25.87
C75	183.00	15.373°	216.24	N 63.947° E	215.42
C76	25.00	76.028°	25.82	N 42.253° E	25.87

- GENERAL NOTES**
1. "1" Indicates Block Number
 2. "A-E" Indicates "Aerial Easement"
 3. "A-E" Indicates "Aerial Easement"
 4. "L" Indicates Street Name Change
 5. "B.L." Indicates Building Line
 6. "L.C." Indicates Lot Line Easement
 7. "S.L." Indicates Storm Sewer Easement
 8. "S.S." Indicates Sanitary Sewer Easement
 9. "ESMT" Indicates Easement
 10. "B.C.C.P.R." Indicates Fort Bend County Clerk's File Number
 11. "F.B.C.P.R." Indicates Fort Bend County Plat Records
 12. "O.D." Indicates Outside Diameter
 13. "O.P.P.R." Indicates Official Public Records of Fort Bend County
 14. "P.O.W." Indicates Right-of-Way
 15. "O.B." Indicates Point of Beginning
 16. The coordinates shown herein are Texas South Central Zone to 4204 State Plane Surface Coordinates (NAD83) and may be brought to Grid by multiplying by the following combined scale of 0.99997025.
 17. 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 15, a subdivision per plat recorded under Plat Number 20242025 of the Fort Bend County Plat Records (F.B.C.P.R.).
 18. There is no observable evidence of pipelines within the boundaries of the subject tract, based on the 1:100 scale research provided by City Planning Letter prepared by District Services of Houston, dated September 9, 2025.
 19. The property lies in the Unincorporated Zone "A" (as 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 48157C0095A, Revised January 29, 2021.
 20. The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with minor rainfall events.
 21. Six 3/4" inch iron rod with cap stamped "BCE 1HC" at all plat boundary corners unless otherwise noted.
 22. "C" Indicates Found 3/4" Iron Rod stamped "BCE 1HC"
 23. This plat is within Lighting Zone L23
 24. This tract is located within the extrajurisdictional jurisdiction of the City of Fuquay and Fort Bend County.
 25. The top of all floor slabs shall be a minimum of 140 feet above mean sea level (MVD 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 dam gradient roadway or drainage mainline, whichever is higher.
 26. All drainage easements to be kept clear of trees, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facilities.
 27. All property to drain into the drainage easement only through an approved drainage structure.
 28. 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.
 29. Sidewalks shall be built or covered to a built not less than 5 feet in width on both sides of all dedicated right-of-way within 100 feet of the curb and the easement right-of-way of all perimeter roads surrounding the site, in accordance with the A & G.
 30. A minimum distance of 10' shall be maintained between existing residential buildings.
 31. All drainage easements and detention facilities shall be installed by Fort Bend County, Municipal Ordinance Chapter No. 50B.



VICINITY MAP
SCALE: 1"=400'
KEY MAP NO. 482 & 522 C



VARIANCE REQUEST EXHIBIT

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 DATE BLOCK# 3
SCALE: 1"=100' DATE: OCTOBER, 2025

OWNER:
BCE WEST, INC.
a Texas Corporation
5000 WINTERBERRY, SUITE 200
HOUSTON, TEXAS 77056
(713) 960-1027
STEVEN H. BRIDGEMAN

LAND PLANNING:
ACTA PLANNING & DESIGN
74275 AVALON FREWAY, SUITE 200
KATY, TEXAS 77454
(281) 830-1422
JACOB GUELY-CHO

DISTRICT NAMES	
W.U.D.	FORT BEND COUNTY W.U.D. 198
SCHOOL	LAUREL C. J. S.D.
FIRE	FIRE DISTRICT FULLBURN
E.S.B.	FORT BEND E.T.D. 4
CITY OF 4371 E.T.D.	FULSHEAR E. T. J.
UNINCORPORATED	UNINCORPORATED
C.A.D.	COUNTY ASSISTANCE DISTRICT NO. 7

RESERVE TABLE		
RESERVE	AREAS/ SQUARE FEET	RESTRICTION
A	0.888 AC. / 38,443 S.F.	LANDSCAPE OPEN SPACE
B	0.888 AC. / 38,443 S.F.	LANDSCAPE OPEN SPACE
C	0.888 AC. / 38,443 S.F.	LANDSCAPE OPEN SPACE
D	0.888 AC. / 38,443 S.F.	LANDSCAPE OPEN SPACE

EAST WEST CONNECTION TO TEXAS HERITAGE PARKWAY



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