STATE OF TEXAS

COUNTY OF FORT BEND

I, Steve Scharn, owner, of the 28.5497 acre tract described in the above and foregoing map of **COW CREEK CROSSING,** do hereby make and establish said subdivision and development plat 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), 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, I (or we) do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon (or the placement of mobile homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, 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 easements 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, Owners have dedicated and by these presents do dedicate to the use of the 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 easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owner does hereby acknowledge the receipt for the "Order 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.

WITNESS, my hand in Fort Bend County this _____ day of _____, 20_____.

By: _____
Steve Scharn
Owner

STATE OF _____

COUNTY OF _____

BEFORE ME, the under signed authority, on this day personally appeared Steve Scharn, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

_____
Notary Public in and for
The State of _____

_____
Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, James L. Syptak, Sr., 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than (18) inches; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

_____
James L. Syptak, Sr.
Registered Professional Land Surveyor
State of Texas No. 4035

_____
Date

ENGINEER'S CERTIFICATION
STATE OF TEXAS

I, Brett Hanrahan, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

_____
Brett Hanrahan, P.E.
Registered Professional Engineer
State of Texas No. 112908

_____
Date

GENERAL NOTES:

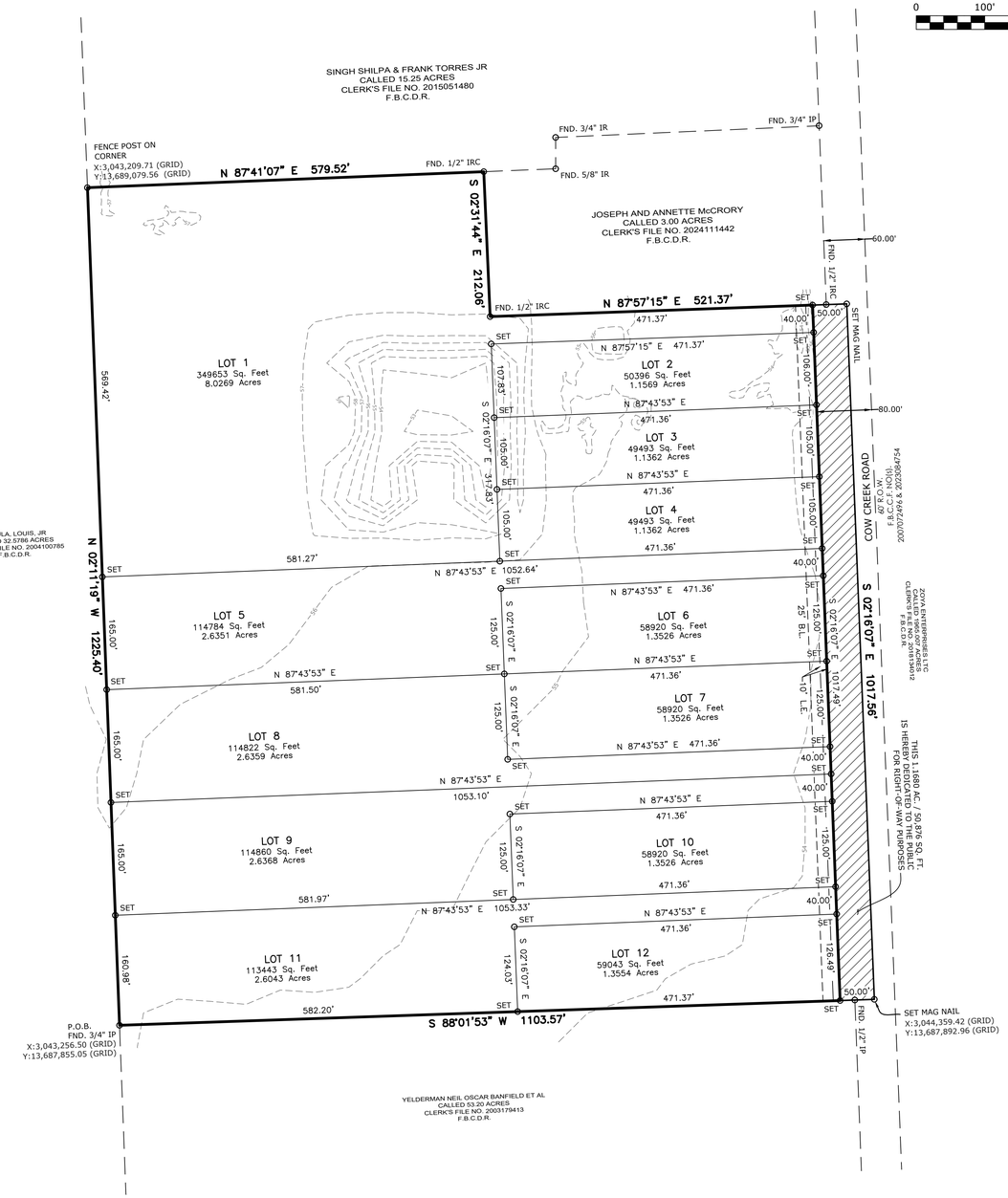
1. ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

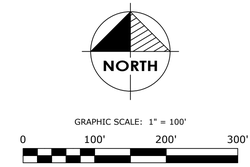
B.L.	- BUILDING LINE
D.E.	- DRAINAGE EASEMENT
ESMT.	- EASEMENT
ETJ	- EXTRATERRITORIAL JURISDICTION
FND	- FOUND
F.B.C.C.F.	- FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R.	- FORT BEND COUNTY DEED RECORDS
IP	- IRON PIPE
IR	- IRON ROD
IRC	- IRON ROD CAPPED
NO.	- NUMBER
O.P.R.	- OFFICIAL PUBLIC RECORDS
P.A.E.	- PRIVATE ACCESS EASEMENT
PG.	- PAGE
P.O.B.	- POINT OF BEGINNING
R.O.W.	- RIGHT-OF-WAY
SQ.FT.	- SQUARE FEET
U.E.	- UTILITY EASEMENT
VOL.	- VOLUME
W.T.E.	- WALKING TRAIL EASEMENT
L.E.	- LANDSCAPE EASEMENT

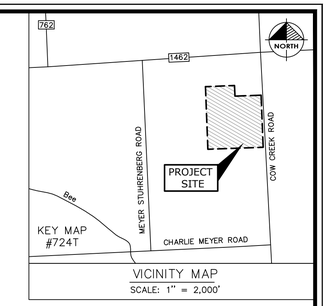
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99985964315.
3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0575L & 48157C0550L, MAP REVISED APRIL 2, 2014, THE SURVEYED TRACT LIES IN ZONE "X" (PORTION IN UNSHADED & SHADED).
4. CONTOURS REPRESENT EXISTING NATURAL GROUND AS REFLECTED ON THE FORT BEND COUNTY LIDAR 2014.
5. THIS PROPERTY LIES WITHIN FORT BEND COUNTY LIGHTING ZONE LZ-1 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING".
6. FIVE-EIGHTHS (5/8") INCH IRON RODS EIGHTEEN INCHES (18") IN LENGTH WITH PLASTIC CAP SAYING "RPLS 4035" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS SHOWN AS "SET", UNLESS OTHERWISE NOTED.
7. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
8. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOOD FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
9. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 56.00 FEET ABOVE MEAN SEA LEVEL (NAVD88 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, MAX PONDING, OR SHEET FLOW ELEVATION; AND NO LESS THAN 24 INCHES ABOVE THE 100-YEAR WSEL OF ANY DETENTION POND SERVING THE DEVELOPMENT AS TO BE DETERMINED DURING FUTURE SITE DESIGNS.
11. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. 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.
14. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
15. 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 PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A..
16. FORT BEND COUNTY WILL NOT ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.
17. PRIVATE ROADS WILL BE MAINTAINED IN PERPETUITY BY THE OWNERS IN THE SUBDIVISION, AND MUST CONTAIN A MECHANISM FOR ASSESSING THE OWNERS TO PRODUCE ADEQUATE REVENUE FOR PERPETUAL MAINTENANCE.
18. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR PERMITTING OF ON-SITE SEWAGE FACILITY (OSSF) FOR SEWAGE DISPOSAL. INDIVIDUAL OSSF SYSTEM SELECTION WILL BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE INDIVIDUAL SITE PERMITTING PROCESS, IN ACCORDANCE WITH THE 30 TAC CHAPTER 284 OSSF RULES.
19. MAINTENANCE OF THE PRIVATE ACCESS AND DRAINAGE EASEMENTS DEDICATED HEREON IS THE RESPONSIBILITY OF THE PROPERTY OWNER, THEIR HEIRS, SUCCESSORS, OR ASSIGNS. PRIOR TO SELLING LOTS TO SUBSEQUENT OWNERS, AN OWNERS' ASSOCIATION SHALL BE ESTABLISHED TO PROVIDE FOR THE ONGOING MAINTENANCE OF ALL COMMON AREAS."
20. THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
21. THE USAGE OF ALL LOTS ARE RESTRICTED TO SINGLE-FAMILY USE ONLY.
22. LAND USE WITHIN THE SUBDIVISION IS LIMITED TO A PERCENT IMPERVIOUSNESS OF NO MORE THAN 5% TOTAL FOR THE DEVELOPMENT. EACH INDIVIDUAL LOT MAY NOT EXCEED 5000 SQUARE FEET OF IMPERVIOUS COVER.
23. ANY FUTURE ON-SITE DRAINAGE INFRASTRUCTURE, INCLUDING DETENTION PONDS, SHALL BE LOCATED WITHIN A DEDICATED DRAINAGE EASEMENT WITH OWNERSHIP AND MAINTENANCE RESPONSIBILITY FULLY ASSUMED BY THE PROPERTY OWNER AND THIS RESPONSIBILITY SHALL TRANSFER TO FUTURE OWNERS UPON SALE OF THE PROPERTY.
24. ANY DEVELOPMENT WITHIN THE PLATTED AREA MUST ENSURE THAT PRE-EXISTING, NATURAL DRAINAGE PATTERNS AND CAPACITIES OF NEIGHBORING PROPERTIES ARE NOT NEGATIVELY IMPACTED. IN ADDITION, ALL FUTURE DETENTION OUTFALL LOCATIONS MUST MAINTAIN THE NATURAL, PRE-EXISTING DRAINAGE PATTERNS OF THE SITE.

DISTRICT NAMES TABLE

DISTRICT	NAME
COUNTY	FORT BEND
COUNTY ASSISTANCE DISTRICT (CAD)	NO CAD
MUNICIPAL UTILITY DISTRICT (MUD)	NO MUD
WATER CONTROL & IMPROVEMENT DISTRICT (WCID)	NO WCID
LEVEE IMPROVEMENTS DISTRICTS (LID)	NO LID
SCHOOL DISTRICT	NEEDVILLE INDEPENDENT
FIRE DISTRICT	FIRE DISTRICT NEEDVILLE
EMERGENCY SERVICE DISTRICT	ESD #9
CITY EXTRA-TERRITORIAL JURISDICTION (ETJ)	NO ETJ
UTILITIES COMPANY	N/A
DRAINAGE DISTRICT	FORT BEND COUNTY DRAINAGE DISTRICT







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 or subdivision within the watershed.

By: _____
J. Stacy Slawinski, P.E.
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas, this

_____ day of _____, 2026.

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

_____
Grady Prestage
Precinct 2, County Commissioner

_____
KP George
County Judge

_____
W.A. "Andy" Myers
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

on _____, 2026, 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.

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

By: _____
Deputy

FINAL SUBDIVISION PLAT OF

COW CREEK CROSSING

A SUBDIVISION OF 28.5497 AC. / 1,243,624 SQ. FT.,
SITUATED IN THE KINCHEN W. DAVIS SURVEY,
ABSTRACT NO. 22,
FORT BEND COUNTY, TEXAS.

1 BLOCK 12 LOTS

March 2026

Owner

Steve Scharn
18402 Cow Creek Road
Damon, TX 77430
Phone: 1-281-686-1114
Fax: None

Surveyor

G&G Survey and Consulting, Inc.
9226 Needville Fairchilds Road
Needville, TX 7761
(979) 793-3428
TBPELS FIRM #10194937

Prepared By

BEACON LAND SERVICES
1304 Langham Creek Dr, Suite 410
Houston, TX 77084
Phone: (713) 936-0280

PROJECT NO. 5787 / SHEET 1 OF 1