PLAT RECORDING SHEET

PLAT NAME: Stonecreek Estates, Section Two

PLAT NO:

ACREAGE: 12.12

LEAGUE: Wiley Martin Survey

ABSTRACT NUMBER: 56

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 35

NUMBER OF RESERVES: 0

OWNERS: Dry Creek (Houston) ASLI, VII, LLC

(DEPUTY CLERK)

STATE OF TEXAS §

COUNTY OF FORT BEND §

CITY OF ROSENBERG §

We, DRY CREEK (HOUSTON) ASLI VII, LLC, a Delaware limited liability company, by Avanti Strategic Land Investors VII, L.L.L.P., A Delaware limited liability partnership, its sole Member, by Avanti Properties Group II, L.L.L.P., A Delaware limited liability limited partnership, its Managing General Partner, by Avanti Management Corporation, a Florida corporation, its sole general partner, acting by and through Andrew Dubill, its Vice President, owners of the 12.12 AC tract described in the above and foregoing map of STONECREEK ESTATES SECTION TWO, 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, We do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, 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, I (or 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, We do hereby certify that I am (or we are) the owner(s) of all property immediately adjacent to the boundaries of the above and foregoing subdivision of STONECREEK ESTATES SECTION TWO 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.

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, the DRY CREEK (HOUSTON) ASLI VII, LLC, a Delaware limited liability company, by Avanti Strategic Land Investors VII, L.L.L.P., A Delaware limited liability partnership, its sole Member, by Avanti Properties Group II, L.L.L.P., A Delaware limited liability limited partnership, its Managing General Partner, by Avanti Management Corporation, a Florida corporation, its sole general partner has caused these presents to be signed by Andrew Dubill, its Vice President, hereunto

authorized, this _____ day of _____, 20____.

DRY CREEK (HOUSTON) ASLI VII, LLC
a Delaware limited liability company

By: Avanti Strategic Land Investors VII, L.L.L.P.
A Delaware limited liability partnership,
its sole Member

By: Avanti Properties Group II, L.L.L.P.
A Delaware limited liability limited partnership,
its Managing General Partner

By: Avanti Management Corporation,
a Florida corporation,
its sole General Partner

By: _____
Andrew Dubill, Vice President

STATE OF FLORIDA §

COUNTY OF ORANGE §

BEFORE ME, the undersigned authority, on this day personally appeared Andrew Dubill, Vice President of Avanti Management Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

_____
Notary Public in and for the State of Texas

_____
Print Name

My Commission expires: _____

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of STONECREEK ESTATES SECTION TWO in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording

of this plat this_____ day of _____, 20____.

_____ _____
James Urbish, Chairman Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of STONECREEK ESTATES SECTION TWO in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this

plat this _____ day of _____, 20____.

_____ _____
William T. Benton, Mayor Linda Cernosek, City Secretary

I, Chris D. Kalkomey, 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 and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes and a length of not less than three (3) feet.

_____
Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869

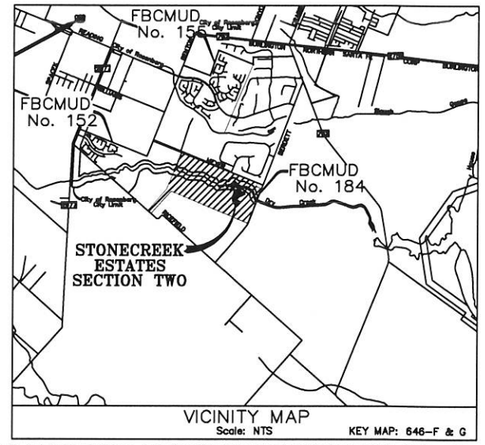
I, John D. Barcellona, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

_____
John D. Barcellona, P.E.
Professional Engineer
No. 97462

LOT AREA SUMMARY

LOT SUMMARY TABLE
TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT = 480,588 SF
AVERAGE LOT SIZE WITHIN STONECREEK ESTATES SECTION TWO = 13,008 SF
75' LOTS = 35 R 35 LOTS = 100%

File: .\lot calcIsXREF.pdf
Missing or invalid reference



VICINITY MAP
Scale: NTS KEY MAP: 646-F & G

I, Richard W. Stolleis, 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 any other area or subdivision within the watershed.

_____
Richard W. Stolleis, P.E. Date
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2018.

_____ _____
Vincent M. Morales, Jr. Grady Prestage
Commissioner, Precinct 1 Commissioner, Precinct 2

_____
Robert E. Hebert
County Judge

_____ _____
Andy Meyers James Patterson
Commissioner, Precinct 3 Commissioner, Precinct 4

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 registration in my office on _____, 2018, at _____ o'clock ____ in Plat No. _____ of the Plat Records of said County.

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

STONECREEK ESTATES
SECTION TWO
A SUBDIVISION OF 12.12 ACRES OF LAND
OUT OF THE
WILEY MARTIN SURVEY, A-56
FORT BEND COUNTY, TEXAS
35 LOTS 0 RESERVES 3 BLOCKS
MAY 8, 2017

OWNER:
DRY CREEK (HOUSTON) ASLI VII, LLC
9801 WESTHEIMER, SUITE 250
HOUSTON, TEXAS 77042
713-627-1015

ENGINEER/PLANNER/SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100864-00
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

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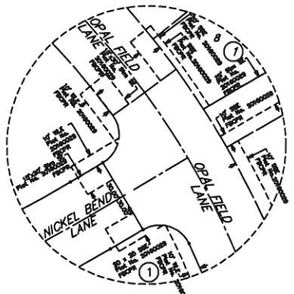
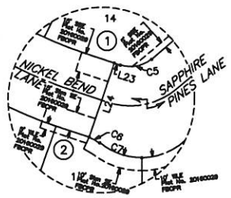
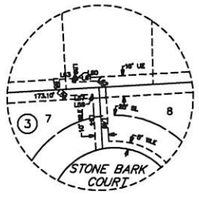


INSET DETAIL "A"
SCALE: 1"=50'



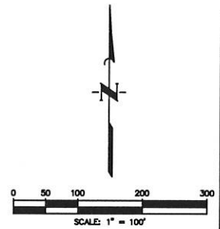
INSET DETAIL "B"
SCALE: 1"=50'

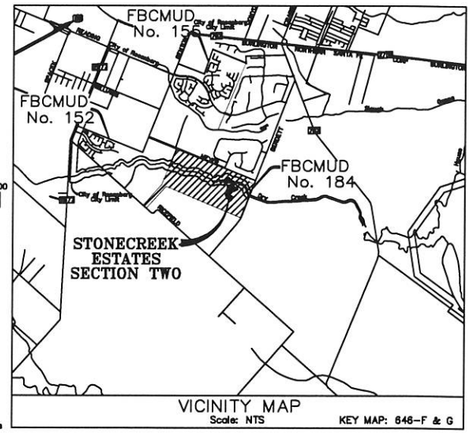


INSET DETAIL "C"
SCALE: 1"=50'

LINE	BEARING	DISTANCE
L1	S36°28'38"E	77.28'
L2	S38°02'32"E	77.00'
L3	N67°47'33"E	84.27'
L4	S49°06'07"E	64.39'
L5	S25°09'50"E	81.21'
L6	N58°51'52"E	28.92'
L7	S31°08'08"E	60.00'
L8	S22°18'31"E	78.52'
L9	S64°18'56"W	85.02'
L10	S81°54'03"W	78.34'
L11	S80°05'28"W	125.65'
L12	S89°59'47"W	122.53'
L13	N87°08'51"W	78.32'
L14	S76°21'58"W	73.28'
L15	S59°22'48"W	65.56'
L16	S36°27'43"W	65.56'
L17	S07°48'19"W	84.57'
L18	S03°38'03"E	84.57'
L19	S32°17'28"E	85.56'
L20	S56°28'19"E	72.49'
L21	S71°29'20"E	29.52'
L22	S89°39'49"E	68.11'
L23	N71°51'02"W	4.87'
L24	S18°08'58"W	60.00'
L25	S01°05'09"E	131.09'
L26	N77°54'54"W	38.00'
L27	N71°51'01"W	130.00'
L28	N60°46'30"W	88.23'
L29	N56°57'40"W	174.91'
L30	N12°26'29"W	82.86'
L31	N20°57'24"W	116.70'
L32	N09°45'19"W	95.83'
L33	N05°07'45"E	132.23'
L34	N22°32'14"E	60.00'
L35	N67°27'46"W	7.07'
L36	N20°49'54"E	125.08'
L37	N26°06'04"E	146.40'
L38	N02°33'48"W	201.39'
L39	N04°22'32"E	43.33'
L40	N88°19'43"E	279.47'
L41	S82°10'00"E	85.46'
L42	N58°51'52"E	28.92'
L43	N75°28'49"E	185.78'
L44	N19°38'00"W	88.40'
L45	N81°43'23"E	7.36'
L46	N78°30'50"W	40.77'
L47	N87°27'46"W	40.70'
L48	N71°31'02"W	22.70'
L49	N03°40'17"W	47.27'
L50	N58°51'52"E	28.92'
L51	N71°31'02"W	22.70'
L52	N71°31'02"W	22.70'
L53	S87°27'46"E	40.70'
L54	N67°27'46"W	47.77'
L55	S03°40'17"E	6.49'
L56	S48°18'32"E	9.14'
L57	N88°19'43"E	18.30'
L58	N48°27'10"W	0.81'
L59	N03°40'17"W	2.39'
L60	S48°18'32"E	0.86'
L61	N88°19'43"E	18.28'
L62	S48°27'10"E	9.09'
L63	N88°19'43"E	10.00'
L64	N03°40'17"W	42.57'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	270.00'	9°01'10"	91.40'	N61°52'27"E	91.36'	45.74'
C2	25.00'	95°29'20"	41.66'	S73°23'28"E	37.01'	27.52'
C3	500.00'	3°22'17"	35.31'	S23°57'40"E	35.30'	17.66'
C4	1270.00'	5°10'19"	114.64'	S47°19'50"W	114.59'	57.36'
C5	25.00'	58°14'19"	25.41'	S79°01'49"W	24.33'	13.83'
C6	25.00'	21°02'22"	9.18'	S81°19'50"E	9.13'	4.64'
C7	50.00'	40°18'30"	35.15'	S70°50'54"E	34.43'	18.33'
C8	900.00'	16°36'37"	261.00'	N67°10'20"E	260.09'	131.42'
C9	330.00'	147°19'51"	848.57'	N01°46'53"E	633.36'	1125.99'
C10	450.00'	9°03'04"	71.09'	N71°59'18"W	71.01'	35.62'
C11	770.00'	12°42'14"	170.73'	N13°14'53"W	170.38'	85.72'
C12	25.00'	52°50'56"	23.06'	N15°02'47"E	22.25'	12.42'
C13	50.00'	263°36'18"	230.07'	N89°39'08"E	74.53'	58.88'
C14	25.00'	32°18'28"	14.06'	N28°01'47"W	13.90'	7.23'
C15	25.00'	81°47'12"	35.69'	N21°17'37"E	32.73'	21.85'
C16	25.00'	83°15'20"	36.33'	N63°20'50"E	33.21'	22.22'
C17	25.00'	80°38'03"	35.18'	N35°01'42"W	32.35'	21.21'
C18	25.00'	84°55'12"	37.05'	N62°03'39"W	33.75'	22.86'





VICINITY MAP
Scale: NTS KEY MAP: 646-F & G

General Notes

1) A one-foot reserve (1' reserve) dedicated to the public in fee as a buffer separation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.

3) All block corner and cut-de-sac return to tangent radii are twenty-five feet (25').

4) AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
CCF . . . . . "County Clerk File"
DE . . . . . "Drainage Easement"
Esmt . . . . . "Easement"
FC . . . . . "Film Code"
FBCPR . . . . . "Fort Bend County Plat Records"
FBCDR . . . . . "Fort Bend County Deed Records"
FBCMUD . . . . . "Fort Bend County Municipal Utility District"
No . . . . . "Number"
OPRFBCT . . . . . "Official Public Records Fort Bend County Texas"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq Ft . . . . . "Square Feet"
Strm SE . . . . . "Storm Sewer Easement"
UE . . . . . "Utility Easement"
Vol - Pg . . . . . "Volume and Page"
WLE . . . . . "Waterline Easement"

5) All easements are centered on lot lines unless otherwise indicated.
6) Approval of this plat will expire one year from City Council approval if not recorded in the Official Public Records of the County of Fort Bend.
7) Three-quarter inch (3/4") iron Rods with caps marked "Jones|Carter" three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
8) Reference Benchmark
Elevations shown hereon on are based upon GPS observations calibrated to the published values of HGCSD 71, and HGCSD 72 (NAVD 88).
9) A permanent benchmark shall be established within the plat boundary in accordance with Fort Bend County Requirements prior to acceptance of the road and streets within this subdivision.
10) Sidewalks shall be built or caused to be built not less than five 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 the A.D.A.
11) This plat lies within Fort Bend County Lighting Ordinance Zone No LZ2.
12) Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NAVD-88
13) The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (GRID NAD 83) and may be brought to surface by applying the following combined scale factor of 0.99986817.
14) The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events. All drainage easements shall e kept clear of fences, buildings, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
15) All property to drain into the drainage easements only through an approved drainage structure.
16) STONECREEK ESTATES SECTION TWO lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Community No 480228, Map No 48157C0285L, Panel 0285, Suffix "L" dated April 2, 2014.
17) This plat was prepared to meet City of Rosenberg and Fort Bend County Requirements.
18) All lots shall have a minimum of five (5) foot side building line.
19) This plat lies wholly within Fort Bend County Municipal Utility District No 184, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the ETJ of the City of Rosenberg and Fort Bend County.
20) Project Benchmark
Temporary Benchmark "256" being a set brass disk marked "Fort Bend County Engineering No. 395" located in the North corner of a concrete curb inlet along the Northwest right-of-way Line of Sapphire Pines Lane, and being directly across from lots 28 & 29 Block 4, of Stonecreek Estates Sec 1. Elevation = 77.38' (NAVD88).
21) The minimum slab elevation shall be 78.1 feet for block 1 lots 1-9, and block 3 lots 1-13; 78.9 feet for block 1 lots 10-14, and block 2 lots 1-5. Regardless of the minimum slab elevation shown, the top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.

22) This plat was prepared from information furnished by Stewart Title Company, G.F. No. 17157035884, Effective Date April 11, 2017. The Surveyor has not abstracted the above property.
23) There are no pipeline nor pipeline easements within the limits of the subdivision.
24) A minimum distance of 10' shall be maintained between residential dwelling units.
25) Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.

STONECREEK ESTATES
SECTION TWO
A SUBDIVISION OF 12.12 ACRES OF LAND
OUT OF THE
WILEY MARTIN SURVEY, A-56
FORT BEND COUNTY, TEXAS
35 LOTS 0 RESERVES 3 BLOCKS
MAY 8, 2017

PARK LAND DEDICATION TABLE

PRIVATE PARKLAND PROVIDED IN STONECREEK ESTATES SEC ONE = 6.10 ACRES
PRIVATE PARKLAND REQUIRED IN STONECREEK ESTATES SEC ONE = 3.47 ACRES
SURPLUS PARKLAND PROVIDED IN STONECREEK ESTATES SEC ONE = 2.63 ACRES
TOTAL PARKLAND REQUIRED IN STONECREEK ESTATES SEC TWO = 0.66 ACRES (6.25 ACRES x 35 UNITS x 3 PERSONS PER UNIT / 1000)
TOTAL NEEDED AFTER SURPLUS APPLIED (0.66-2.63) = -1.97 ACRES
TOTAL PARKLAND PROVIDED IN STONECREEK ESTATES SEC TWO LANDSCAPE/OPEN SPACE = 0.00 ACRES @ 10% CREDIT = 0.00 ACRES
MIN. 10% PARK FEE = 35 LOTS x $170.00 = $5,950.00 100% PARK FEE = 0 LOTS X $1700.00 = $0.00 TOTAL: $5,950.00

DISTRICT NAMES	
WCID	N/A
MUD	FBCMUD 184
LID	
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	ROSENBERG
UTILITIES CO.	CENTERPOINT ENERGY

OWNER:
DRY CREEK (HOUSTON) ASLI VII, LLC
9801 WESTHEIMER, SUITE 250
HOUSTON, TEXAS 77042
713-627-1015

ENGINEER/PLANNER/SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-00
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

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