

PLAT RECORDING SHEET

PLAT NAME: Stonecreek Estates Section Four

PLAT NO: _____

ACREAGE: 22.76

LEAGUE: Wiley Martin Survey

ABSTRACT NUMBER: A-56

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 37

NUMBER OF RESERVES: 3

OWNERS: Dry Creek (Houston) ASLI VII, LLC

(DEPUTY CLERK)

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	
SURPLUS REMAINING AFTER APPLICATION OF STONECREEK ESTATES SEC TWO = 1.97 ACRES	
SURPLUS REMAINING AFTER APPLICATION OF STONECREEK ESTATES SEC THREE = 1.46 ACRES	
TOTAL PARKLAND PROVIDED IN STONECREEK ESTATES SEC FOUR = 0.69 ACRES	
(6.25 ACRES x 37 UNITS x 3 PERSONS PER UNIT / 1000)	
TOTAL NEEDED AFTER SURPLUS APPLIED (0.69-1.46) = -0.77 ACRES	
TOTAL PARKLAND PROVIDED IN STONECREEK ESTATES SEC FOUR	
LANDSCAPE/OPEN SPACE = 9.60 ACRES @ 10% CREDIT = 0.96 ACRES	
TOTAL SURPLUS AFTER APPLICATION OF SECTION FOUR PARKLAND (0.77+0.96) = 1.73 ACRES	
MIN. 10% PARK FEE = 37 LOTS X \$170.00 = \$6,290.00	
100% PARK FEE = 0 LOTS X \$1700.00 = \$0.00	
TOTAL: \$6,290.00	

DISTRICT NAMES

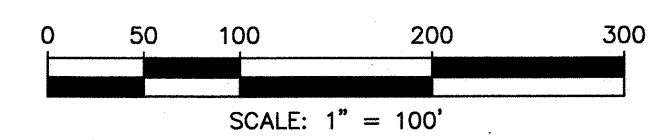
FBC ASSISTANCE	N/A
WCD	FBCMUD 184
MUD	N/A
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	ROSENBERG
UTILITIES CO.	CENTERPOINT ENERGY

LOT AREA SUMMARY

BLOCK 1			BLOCK 2		
LOT	LOT WIDTH AT BL.	SQ. FT.	LOT	LOT WIDTH AT BL.	SQ. FT.
1	70'	10,137	1	65'	8,381
2	70'	10,032	2	70'	8,461
3	70'	9,205	3	70'	10,523
4	70'	13,931	4	70'	8,449
5	70'	9,747	5	70'	9,269
6	70'	8,450	6	110'	10,663
7	70'	8,450	7	70'	8,073
8	70'	8,450	8	70'	8,173
9	70'	8,450	9	70'	9,377
10	70'	8,450	10	75'	12,198
11	70'	8,450	11	75'	12,700
12	70'	8,450	12	70'	13,071
13	70'	8,450	13	85'	13,129
14	70'	8,450	14	75'	11,270
15	70'	8,450	15	75'	11,136
16	70'	8,450	16	80'	13,116
17	70'	8,450	17	65'	11,322
18	70'	8,450	18	70'	10,599
19	70'	8,450	19	65'	11,142
20	70'	8,450	20	75'	11,003
21	70'	8,450	21	80'	13,584

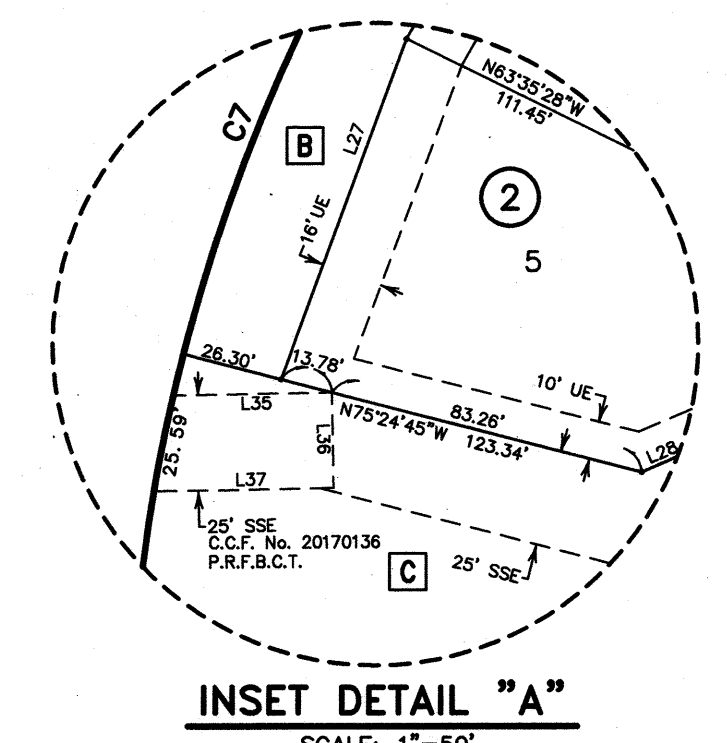
LOT SUMMARY TABLE

TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT	= 386,311 SF
AVERAGE LOT SIZE WITHIN STONECREEK ESTATES SECTION	= 10,440 SF
70-75' LOTS = 37	
80' LOTS = 100%	



- A RESTRICTED RESERVE "A"**
Restricted to Landscape/Open Space
Purposes Only
0.53 AC
23,200 Sq Ft
- B RESTRICTED RESERVE "B"**
Restricted to Landscape/Open Space
Purposes Only
0.26 AC
11,448 Sq Ft
- C RESTRICTED RESERVE "C"**
Restricted to Drainage/Open Space
Purposes Only
8.82 AC
384,248 Sq Ft

- General Notes**
- AE "Aerial Easement"
 - APPROX "Approximately"
 - BL "Building Line"
 - C.C.F. "County Clerk File"
 - DE "Drainage Easement"
 - ESMT "Easement"
 - FC "Film Code"
 - FND "Found 3/4" Iron Rod w/cap, stamped
 - JonesCarter Property Corner
 - P.R.F.B.C.T. "Plot Records Fort Bend County Texas"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - No "Number"
 - O.P.R.F.B.C.T. "Official Public Records Fort Bend County Texas"
 - O.R.F.B.C.T. "Official Records Fort Bend County Texas"
 - POB "Point of Beginning"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - UE "Utility Easement"
 - Vol. & Page "Volume and Page"
 - WLE "Waterline Easement"
 - "Set 3/4" Iron Rod w/cap, stamped
 - "JonesCarter Property Corner"



- VICINITY MAP**
Scale: NTS KEY MAP: 646-F & G
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for right-of-way purposes and the title fee thereto shall revert to and vest in the dedicating, his heirs, assigns or successors.
 - 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.
 - All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - There are no pipeline nor pipeline easements within the limits of the subdivision.
 - All easements are centered on lot lines unless otherwise indicated.
 - 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.
 - Three-quarter inch (3/4") Iron Rods with caps marked "JonesCarter" 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.
 - Bearings are based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.
 - Reference Benchmark
Elevations shown hereon are based upon GPS observations calibrated to the published values of HGCSD 71, and HGCSD 72 (NAVD 88).
 - Project Benchmark
TBM "13100" being a set cotton picker spindle, located on Laurabelle Drive as shown hereon.
Elevation = 80.76' (NAVD88).
 - 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.
 - 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.
 - This plat lies within Fort Bend County Lighting Ordinance Zone No. L22.
 - Elevations used for delineating contour lines are based upon NAVD-88.
 - 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 0.99998817.
 - 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 be 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.
 - All property to drain into the drainage easements only through an approved drainage structure.
 - STONECREEK ESTATES SECTION FOUR lies within Zone "AE" as per Flood Insurance Rate Map, Community No. 480232, Map No. 481570265L, Panel 0265, Suffix "L" dated April 2, 2014. The portion of the tract that is in Zone "AE" is along the water line at the bottom of Dry Creek.
 - This plat was prepared to meet City of Rosenberg and Fort Bend County Requirements.
 - All lots shall have a minimum of five (5) foot side building line.
 - This plat lies wholly within Fort Bend County Municipal Utility District No. 184, Fort Bend Subdivision District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., City of Rosenberg, the ETJ of the City of Rosenberg and Fort Bend County.
 - The top of all floor slabs shall be a minimum of 80.00' feet (NAVD 88). 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.
 - This plat was prepared from information furnished by Charter Title Company, G.F. No. STONECREEK-4, Effective Date October 14, 2019. The Surveyor has not abstracted the above property.
 - A minimum distance of 10' shall be maintained between residential dwelling units.
 - Restricted Reserves "A" & "B" will be maintained by Fort Bend County Municipal Utility District "C" will be maintained by Fort Bend County Municipal Utility District No. 184, Fort Bend County Municipal Utility District No. 184 will maintain the proposed 300' Dry Creek right-of-way, but Fort Bend County reserves the right to maintain Dry Creek, if necessary.
 - 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.
 - Contractor must obtain a permit from the Fort Bend County Engineering Department, (281) 633-7500, prior to any work within the Fort Bend County Drainage District Dry Creek right-of-way.
 - Tract is subject to terms, conditions, and stipulation contained in Development Agreement recorded under County Clerk's File No. 2014130083, Official Public Records, Fort Bend County, Texas.
 - Tract referenced in Waiver of Surface Rights and Designation of Drill Sites, as recorded under County Clerk's File No. 2005005652 and 2005008439, Official Public Records, Fort Bend County, Texas, is not located on the subject tract.

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	90°28'14"	47.37'	N66°56'11"E	42.60'	30.25'
C2	528.04'	22°04'51"	203.50'	N86°59'59"W	202.24'	103.03'
C3	58.68'	42°04'08"	43.08'	N80°56'11"W	42.12'	22.57'
C4	894.30'	12°33'23"	195.99'	N48°43'15"W	195.60'	98.39'
C5	890.00'	06°16'36"	97.51'	S89°28'03"W	97.46'	48.80'
C6	30.00'	90°00'00"	47.12'	N48°40'17"W	42.43'	30.00'
C7	464.87'	53°45'07"	436.11'	N23°12'17"E	420.30'	235.59'
C8	500.00'	28°22'46"	247.66'	N35°53'27"E	245.13'	126.42'
C9	300.00'	00°09'45"	0.85'	N40°49'15"W	0.85'	0.43'
C10	275.00'	25°35'11"	122.81'	N37°17'15"E	121.79'	62.44'
C11	685.00'	21°19'36"	254.77'	N39°25'02"E	253.50'	128.88'
C12	41.00'	83°24'13"	59.88'	N70°27'21"E	54.55'	36.53'
C13	30.00'	89°10'47"	46.69'	N85°19'46"W	42.12'	29.57'
C14	25.00'	90°49'13"	39.63'	N04°40'14"E	35.61'	25.36'
C15	25.00'	38°15'59"	16.67'	N53°18'14"E	16.36'	8.66'
C16	50.00'	26°57'31"	23.37'	N80°09'32"W	73.65'	54.45'
C17	25.00'	49°06'53"	21.43'	N11°50'10"E	20.78'	11.42'
C18	25.00'	82°26'12"	35.97'	N70°56'21"E	32.95'	21.90'
C19	25.00'	90°00'50"	39.28'	N22°50'07"W	35.36'	25.01'
C20	25.00'	42°50'00"	18.69'	N43°35'18"E	18.26'	9.81'
C21	50.00'	26°54'01"	23.84'	N67°49'42"W	73.33'	53.93'
C22	25.00'	42°50'00"	18.69'	N00°45'18"E	18.26'	9.81'
C23	25.00'	89°59'10"	39.26'	N87°09'53"E	35.35'	24.99'
C24	25.00'	90°00'50"	39.28'	N22°50'07"W	35.36'	25.01'
C25	25.00'	42°50'00"	18.69'	N43°35'18"E	18.26'	9.81'
C26	50.00'	26°54'01"	23.84'	N67°49'42"W	73.33'	53.93'
C27	25.00'	42°50'00"	18.69'	N00°45'18"E	18.26'	9.81'
C28	25.00'	78°34'59"	39.26'	N67°09'53"E	35.35'	24.99'
C29	25.00'	42°50'37"	18.69'	N46°25'14"W	18.26'	9.81'
C30	50.00'	169°57'06"	148.31'	N70°01'32"E	99.62'	568.73'
C31	25.00'	45°08'15"	19.68'	N07°56'07"E	19.18'	10.38'
C32	25.00'	95°00'30"	41.45'	N88°14'38"W	36.87'	27.29'
C33	30.00'	83°30'04"	43.72'	N01°00'39"E	39.95'	26.78'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N22°10'18"E	60.00'
L2	S67°49'42"E	978.25'
L3	S22°09'27"W	265.97'
L4	S67°50'33"E	8.13'
L5	S22°09'57"W	183.88'
L6	S00°12'44"E	424.64'
L7	S86°19'43"W	751.02'
L8	N03°40'17"W	227.67'
L9	N50°04'50"E	172.93'
L10	N21°42'04"E	99.18'
L11	N40°54'08"W	38.38'
L12	N40°44'23"W	186.66'
L13	N50°04'50"E	172.93'
L14	N20°17'18"W	14.57'
L15	N67°50'33"W	783.49'
L16	N22°10'18"E	158.12'
L17	N22°10'18"E	151.20'
L18	N00°16'42"W	22.81'
L19	N40°13'46"E	47.39'
L20	N35°13'38"E	65.18'

LINE TABLE

LINE	BEARING	DISTANCE
L21	N29°05'56"E	82.90'
L22	N28°47'27"E	56.41'
L23	N78°51'29"E	84.08'
L24	S74°50'44"E	95.58'
L25	N85°04'30"W	21.18'
L26	N29°16'52"E	88.61'
L27	N20°05'28"E	94.88'
L28	N63°38'03"E	35.44'
L29	N07°58'43"E	46.52'
L30	N26°44'07"W	20.00'
L31	N29°52'20"W	33.44'
L32	N87°52'09"W	36.87'
L33	N63°38'08"W	60.30'
L34	N80°35'58"W	94.52'
L35	N88°57'47"E	41.41'
L36	N01°02'13"W	25.00'
L37	N88°57'47"E	46.87'
L38	N75°24'45"W	123.34'
L39	N67°43'55"W	88.59'
L40	N48°42'39"W	118.80'
L41	N53°11'36"W	92.71'
L42	N29°10'36"E	74.10'

RESTRICTED RESERVE "A"
LAMAR CISD CARTER
ELEMENTARY SCHOOL
C.C.F. No 20170136
P.R.F.B.C.T.

DRY CREEK
(HOUSTON)
ASLI VII, LLC
RESIDUE CALLED
371.8877 AC.
C.C.F. No. 2013131554
O.P.R.F.B.C.T.

STONECREEK ESTATES
SECTION THREE
C.C.F. No 20190097
P.R.F.B.C.T.

STONECREEK ESTATES
SECTION THREE
C.C.F. No 20190097
P.R.F.B.C.T.

DRY CREEK
(HOUSTON)
ASLI VII, LLC
RESIDUE CALLED
371.8877 AC.
C.C.F. No. 2013131554
O.P.R.F.B.C.T.

STONECREEK ESTATES SECTION FOUR

A SUBDIVISION OF 22.76 ACRES OF LAND
OUT OF THE
WILEY MARTIN SURVEY, A-56
FORT BEND COUNTY, TEXAS

37 LOTS 3 RESERVES 2 BLOCKS

APRIL 18, 2019

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

PLANNER/ENGINEER/SURVEYOR:
JONES CARTER
Texas Board of Professional Engineers Registration No. 6109
Texas Board of Professional Land Surveyors Registration No. 51061-04
6300 West Loop South, Suite 150 • Dallas, TX 75242 • 713.777.3337

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 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 22.76 AC tract described in the above and foregoing map of STONECREEK ESTATES SECTION FOUR, 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 boyous, 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 FOUR 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 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 1st day of October, 2019.

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 partnership,
its Managing General Partner

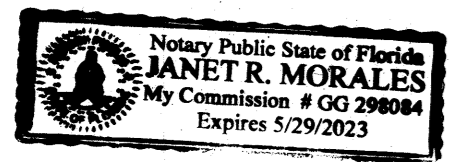
By: Avanti Management Corporation,
a Florida corporation,
its sole General Partner

By: [Signature]
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 1 day of October, 2019.



[Signature]
Notary Public in and for the State of Florida
Janet R Morales
Print Name
My Commission expires: May 29, 2023

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of STONECREEK ESTATES SECTION FOUR 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 15 day of May, 2019

[Signature] James Urbish, Chairman
[Signature] Wayne Poldrack, Secretary
[Signature] Pete Pavlinsky
[Signature] Anthony Sihak

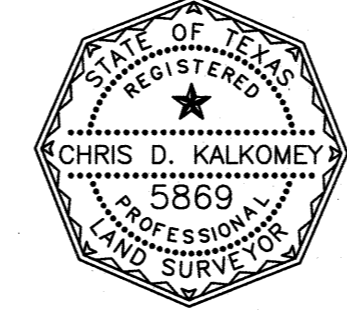
This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of STONECREEK ESTATES SECTION FOUR in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this

plat this 16 day of October, 2019

[Signature] William T. Benton, Mayor
[Signature] Danyel Swint, City Secretary

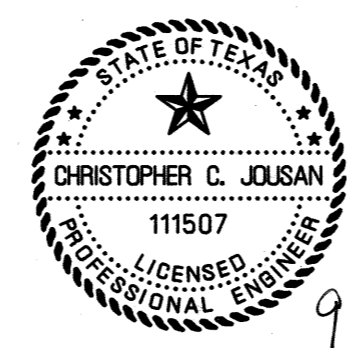


I, Chris D. Kalkomey, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, 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.

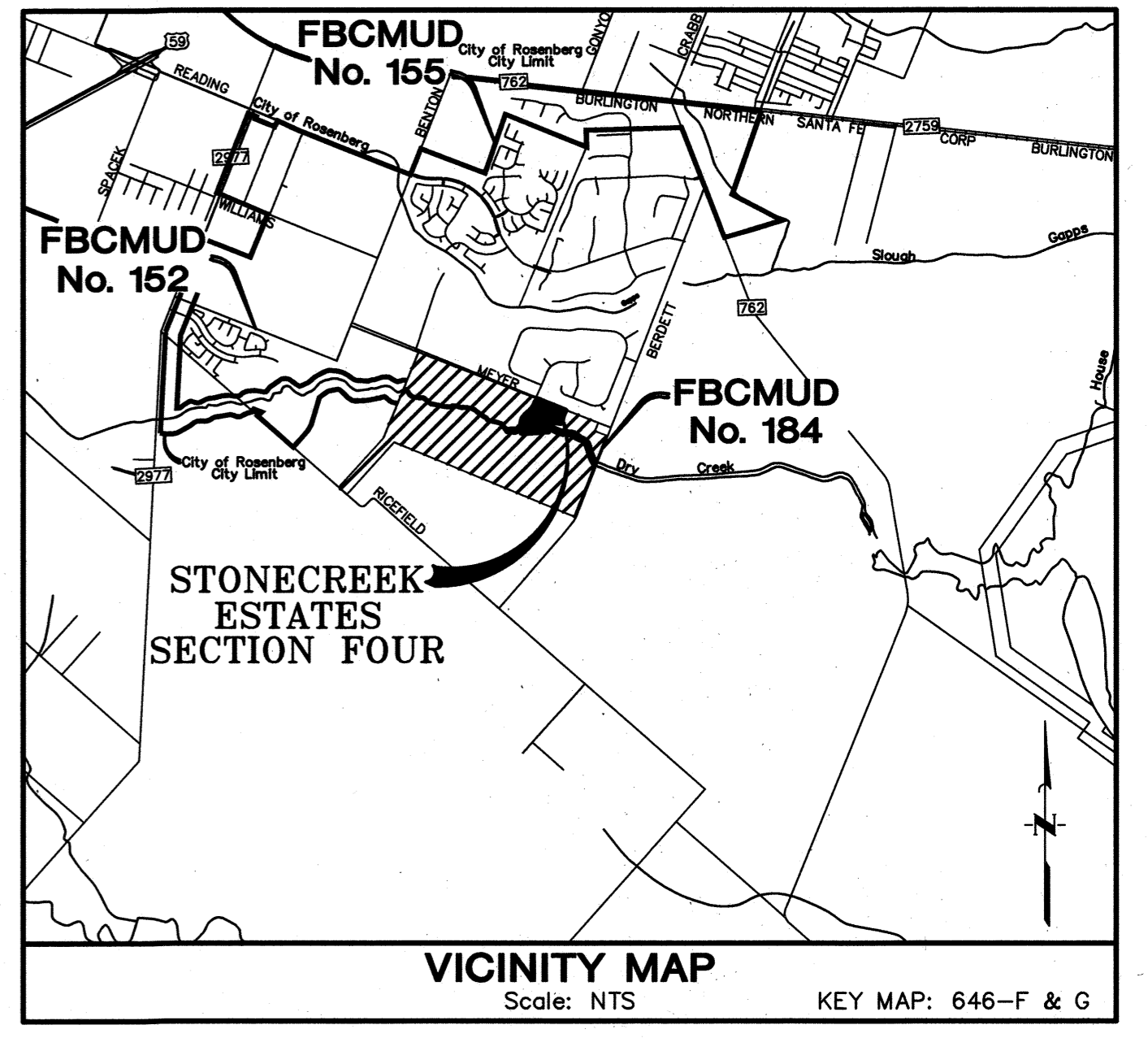


[Signature]
Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869

I, Christopher C. Jousan, 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.



[Signature]
Christopher C. Jousan
Professional Engineer
No. 111507



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 any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E. Date
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2019.

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

KP George, County Judge

W.A. "Andy" Meyers, Commissioner, Precinct 3
Ken R. DeMerchant, 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 _____, 2019, 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 FOUR

A SUBDIVISION OF 22.76 ACRES OF LAND
OUT OF THE
WILEY MARTIN SURVEY, A-56
FORT BEND COUNTY, TEXAS

37 LOTS 3 RESERVES 2 BLOCKS
APRIL 18, 2019

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

