

PLAT RECORDING SHEET

PLAT NAME: Still Creek Ranch Section Two

PLAT NO: _____

ACREAGE: 13.718

LEAGUE: J.J. Dickerson Survey and B.B.B. & C. R.R. Co. Survey

ABSTRACT NUMBER: A-401, A-127

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 64

NUMBER OF RESERVES: 5

OWNERS: Arenosa Development Powerline, Ltd.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Arenosa Development Powerline, Ltd., a Texas limited partnership, acting by and through Ryan Niles, President of Arenosa Development, LLC, a Texas limited liability company, its general partner, owners of the 13.718 acre tract described in the above and foregoing map of Still Creek Ranch Section Two, do hereby make and establish said subdivision and development plot 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, successors and assigns to warrant and forever defend the title to 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 five feet (5' 0"), for twenty feet (20' 0") ground easements or seven feet, six inches (7' 0") for sixteen feet (16' 0") ground easements form a plane sixteen feet (16' 0") above ground level upward, located adjacent to 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, 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 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 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 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 ground level upward, located adjacent to both sides 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, 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 some 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, We do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Still Creek Ranch 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.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will conform with the present and future growth needs of the City and the County; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

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.

IN TESTIMONY WHEREOF, Arenosa Development Powerline, Ltd., a Texas limited partnership, has caused these presents to be signed by Ryan Niles, President of Arenosa Development, LLC, a Texas limited liability company, general partner of Arenosa Development Powerline, Ltd. a Texas limited partnership, hereunto authorized, this day of 2020.

OWNER
Arenosa Development Powerline, Ltd.,
a Texas limited partnership
by:
Arenosa Development, LLC,
a Texas limited liability company, its General Partner

By: Ryan Niles, President

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Niles, President of Arenosa Development, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge 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 day of 2020.

Notary Public in and for the State of Texas
My Commission expires:

I, Charles Kennedy, Jr., am authorized 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 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.

Charles Kennedy, Jr., Registered Professional Land Surveyor
Texas Registration No. 5708

This is to certify that the City Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of Still Creek Ranch 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 2020.

By: Pete Pavlovsky, Chairman

By: Anthony Sulak, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of Still Creek Ranch 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 2020.

By: William T. Benton, Mayor

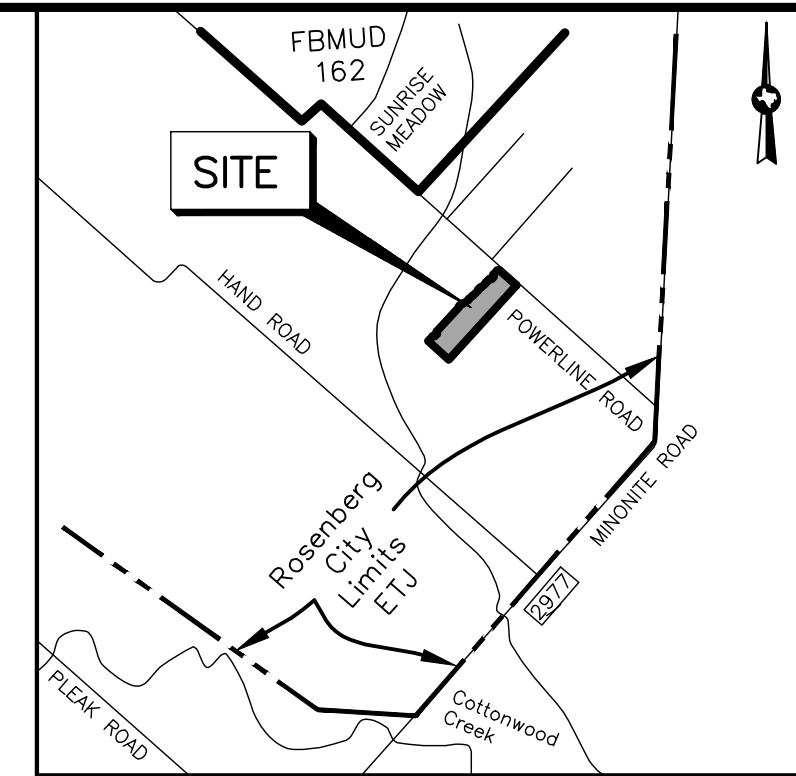
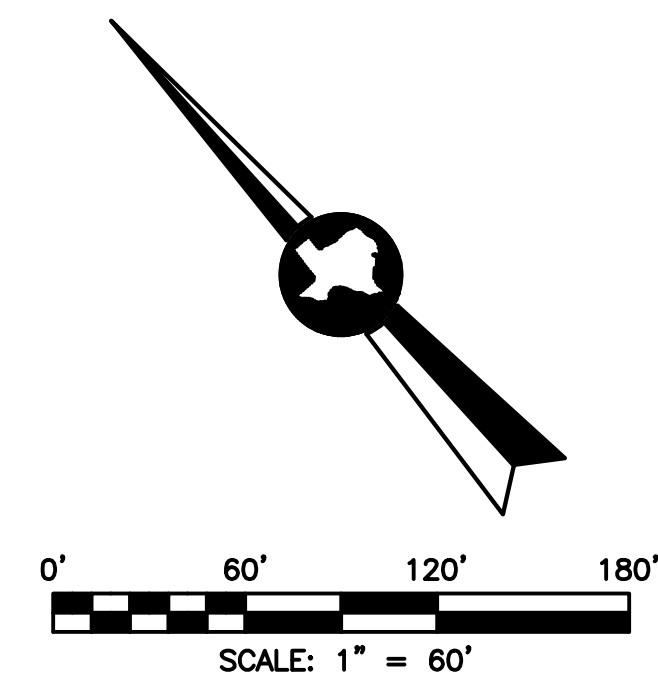
By: Donyel Swint, City Secretary

I, Mark C. Hodges, 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.

Mark C. Hodges, Registered Professional Engineer
Texas Registration No. 133425

GENERAL NOTES

- (1) A- indicates Abstract.
B.L. indicates Building Line.
ESMT. indicates Easement.
F.B.C.C.F. No. indicates Fort Bend County Clerk's File Number.
F.B.C.D.R. indicates Fort Bend County Deed Records.
F.B.C.P.R. indicates Fort Bend County Plat Records.
H.L.&P. indicates Houston Lighting and Power Company.
N.T.S. indicates Not To Scale.
PG. indicates Page.
R.O.W. indicates Right-of-Way.
S.S.E. indicates Sanitary Sewer Easement.
STM.S.E. indicates Storm Sewer Easement.
SWBT indicates Southwestern Bell Telephone Company.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
(S) indicates Set 5/8" Iron Rod with cap stamped "E.H.R.A.713-784-4500".
indicates street name change.
(2) Benchmarks:
Fort Bend County Lidar Benchmark No. 32
A 60d Nail at the west corner of a concrete pad 81' west of the west right-of-way line of F.M. 2977 and 28' north of the north right-of-way line of Bryan Road.
Elev=87.63' (NAVD88) 2001 Adjusted (Geoid99).
Fort Bend County Lidar Benchmark No. 33
A point on manhole #13, closest to F.M. 2759
Elev=76.91' (NAVD88) 2001 Adjusted (Geoid99).
(3) Project Benchmarks:
TBM "A"
Cut square on the southeast end of a 24" RCP at the intersection of Power Line Road and Morning Dove Drive.
Elev=81.09' (NAVD88) 2001 Adjusted (Geoid99).
X=2,997,153.13, Y=13,739,470.23
TBM "B"
Cut square on the southeast end of a 24" RCP at the intersection of Power Line Road and White Wing Drive.
Elev=80.20' (NAVD88) 2001 Adjusted (Geoid99).
X=2,996,492.40, Y=13,740,067.23
(4) Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NGVD 29.
(5) This plat was prepared to meet City of Rosenberg, Fort Bend County Municipal Utility District No. 162 and Still Creek Ranch P.U.D. requirements.
(6) This plat lies wholly within Municipal Utility District No. 162, Fort Bend Subdivision District, Fort Bend County Drainage District, Lamar Consolidated L.S.D. and the ETJ of the City of Rosenberg.
(7) Still Creek Ranch Section Two lies within: (a) Unshaded Zone "X" as per Flood Insurance Rate Map No. 48201C400L, dated April 2, 2014.
(8) There are no pipelines nor pipeline easements within the limits of the subdivision.
(9) All lots shall have a minimum of five (5) foot side building line.
(10) This plat lies within Fort Bend County Lighting Ordinance Zone No. LZ2.
(11) All easements are centered on lot lines unless otherwise noted.
(12) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage. The condition of such dedication being that when the adjacent property is subdivided or resubdivided 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 re-vest in the dedicator, his heirs, assigns, or successors.
(13) Sidewalks shall be built or caused to be built through restrictive covenants within all road rights-of-way dedicated to the public.
(14) All lots shall be restricted to single family residential use.
(15) Bearings shown hereon refer to the Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
(16) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
(17) 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 contiguous rights-of-way of all perimeter roads surrounding said plot, in accordance with A.D.A.
(18) 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.
(19) A minimum distance of 10' shall be maintained between residential dwellings.
(20) This plot and all development within the boundaries this plot is subject to a Development Agreement between the City of Rosenberg and Arenosa Development Powerline, Ltd. The agreement was approved by City of Rosenberg on March 6, 2018 as part of Resolution No. R-2474. Included in this Resolution is the approval of a Planned Unit Development (PUD) which establishes specific development and building criteria.
(21) Any single-family dwelling constructed within this plot boundary shall be a minimum of 50% masonry, as defined by the PUD approved by City of Rosenberg on March 6, 2018 as part of Resolution No. R-2474.
(22) The top of all floor slabs shall be a minimum of 81.90 feet above mean sea level. The Top of slab elevation at any point on the perimeter of the slab shall not be less than 18" above natural ground.
(23) Approval of this plot will expire one year from City Council approval if not recorded in the Real Property Records of the County of Fort Bend.
(24) Five-eighths inch (5/8") iron rods 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.
(25) All property to drain into the drainage easement only through an approved drainage structure.
(26) All drainage easement shall be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
(27) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
(28) Fort Bend County M.U.D. No. 162 is responsible for the maintenance of all drainage and detention reserves or reserves which include a restriction of drainage or detention.
(29) This plat was prepared from information furnished by Select Title Company, Certificate No. CS1910506, with an effective date of July 23, 2020. -The surveyor has not abstracted the above property.



VICINITY MAP
N.T.S. KEYMAP#645 P&Q

I, J. Stacy Slowinski, P.E., Interim 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.

J. Stacy Slowinski, P.E.
Interim Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas, this day of 2020.

Vincent M. Morales, Jr.
Precinct 1, County Commissioner
Andy Meyers
Precinct 3, County Commissioner
KP George
County Judge
Grady Prestage
Precinct 2, County Commissioner
Ken DeMerchont
Precinct 4, County Commissioner

STATE OF TEXAS
COUNTY OF FORT BEND

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 2020, at o'clock M. in Plot Number(s) 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, County Clerk
Fort Bend County, Texas

By: Deputy

STILL CREEK RANCH SECTION TWO

BEING A SUBDIVISION OF 13.718 ACRES
OUT OF THE J.J. DICKERSON SURVEY, A-401,
AND THE B.B.B. & C. R.R. CO. SURVEY, A-127,
IN FORT BEND COUNTY, TEXAS.
(FORT BEND COUNTY M.U.D. NO. 162)
64 LOTS 3 BLOCKS 5 RESERVES (0.6188 ACRES)

OWNER
ARENOSA DEVELOPMENT POWERLINE, LTD.
A TEXAS LIMITED PARTNERSHIP
3004 PRECINCT ROAD
RICHMOND, TX 77406
(281) 282-7515

SEPTEMBER 4, 2019

ODYSSEY ENGINEERING GROUP
2500 Tanglewilde St., Ste 480
Houston, Tx 77063
281-306-0240



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

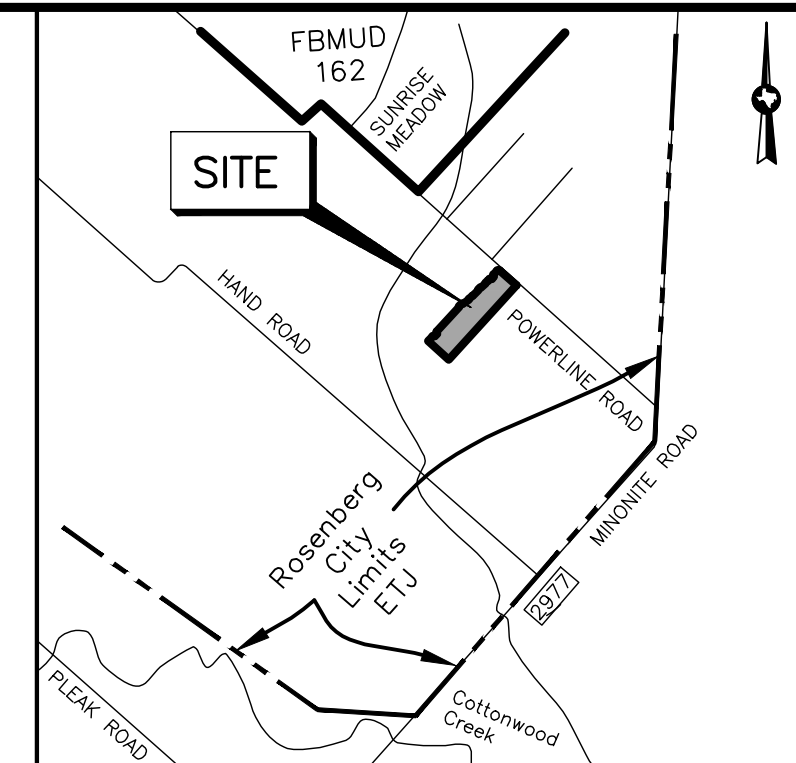
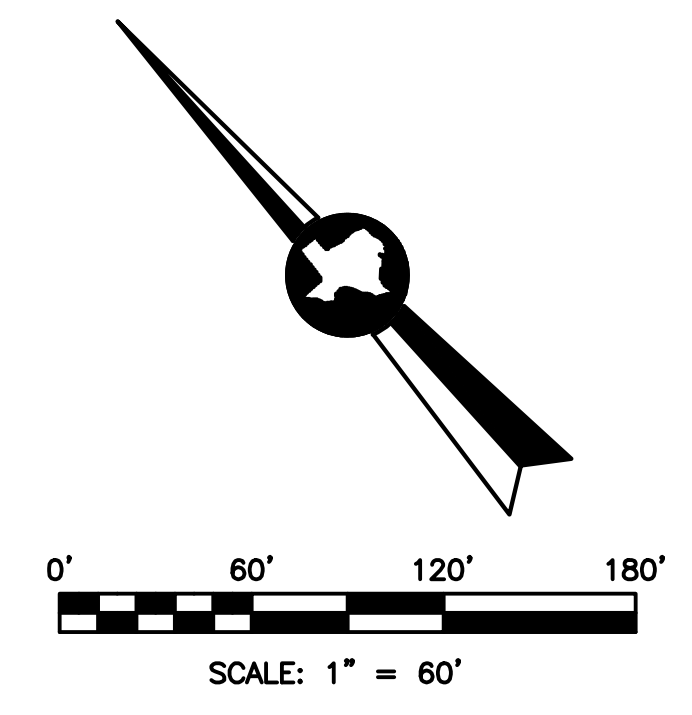
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00	90°00'00"	39.27	N 87°00'52" E	35.36
C2	25.00	90°00'00"	39.27	N 02°59'08" W	35.36
C3	275.00	14°00'20"	67.22	N 49°01'03" E	67.05
C4	325.00	14°00'20"	79.44	N 49°01'03" E	79.25
C5	500.00	5°48'46"	50.72	N 44°55'15" E	50.70
C6	500.00	5°48'46"	50.72	N 44°55'15" E	50.70
C7	25.00	90°00'00"	39.27	N 87°00'52" E	35.36
C8	35.00	90°00'00"	39.27	N 02°59'08" W	35.36
C9	35.00	90°00'00"	39.27	N 02°59'08" W	35.36
C10	25.00	38°03'15"	16.60	S 67°00'45" E	16.30
C11	50.00	166°06'30"	144.96	S 02°59'08" E	99.27
C12	25.00	38°03'15"	16.60	S 67°00'45" E	16.30
C13	25.00	90°00'00"	39.27	S 02°59'08" E	35.36
C14	25.00	90°00'00"	39.27	S 87°00'52" W	35.36
C15	25.00	37°51'39"	16.52	S 23°05'03" W	16.22
C16	50.00	165°50'07"	144.72	S 87°04'17" W	99.24
C17	25.00	37°58'28"	16.57	N 28°59'53" W	16.27
C18	25.00	90°00'00"	39.27	N 87°00'52" E	35.36
C19	25.00	90°00'00"	39.27	N 02°59'08" W	35.36
C20	25.00	48°11'23"	21.03	N 72°04'49" W	20.41
C21	50.00	276°22'46"	241.19	N 42°00'52" E	66.67
C22	50.00	106°24'07"	92.86	N 60°18'59" E	80.07
C23	25.00	48°11'23"	21.03	S 23°53'28" W	20.41
C24	25.00	90°00'00"	39.27	N 87°00'52" E	35.36
C25	25.00	90°00'00"	39.27	N 02°59'08" W	35.36
C26	25.00	48°11'23"	21.03	N 72°04'49" W	20.41
C27	50.00	276°22'46"	241.19	N 42°00'52" E	66.67
C28	50.00	76°13'47"	66.52	N 39°12'15" E	61.72
C29	25.00	48°11'23"	21.03	S 23°53'28" W	20.41
C30	25.00	90°00'00"	39.27	N 87°00'52" E	35.36
C31	25.00	90°00'00"	39.27	N 02°59'08" W	35.36
C32	50.00	90°00'00"	78.54	S 02°58'08" E	70.71
C33	50.00	90°00'00"	78.54	S 87°00'52" W	70.71

LINE	BEARING	DISTANCE
L1	N42°00'52"E	95.00'
L2	N42°00'52"E	50.00'
L3	N47°49'38"E	97.34'
L4	N42°00'52"E	31.82'
L5	N42°00'52"E	50.00'
L6	N42°00'52"E	70.00'
L7	N87°00'52"E	21.21'
L8	S 12°40'51"E	19.99'
L9	S 88°54'38"E	21.32'
L10	N82°55'05"W	25.47'
L11	N 47°59'08" W	8.21'
L12	S 47°59'08" E	25.89'
L13	N02°59'08" W	21.21'
L14	N87°00'52"E	21.21'
L15	N87°00'52"E	7.90'
L16	S02°55'17"E	7.75'

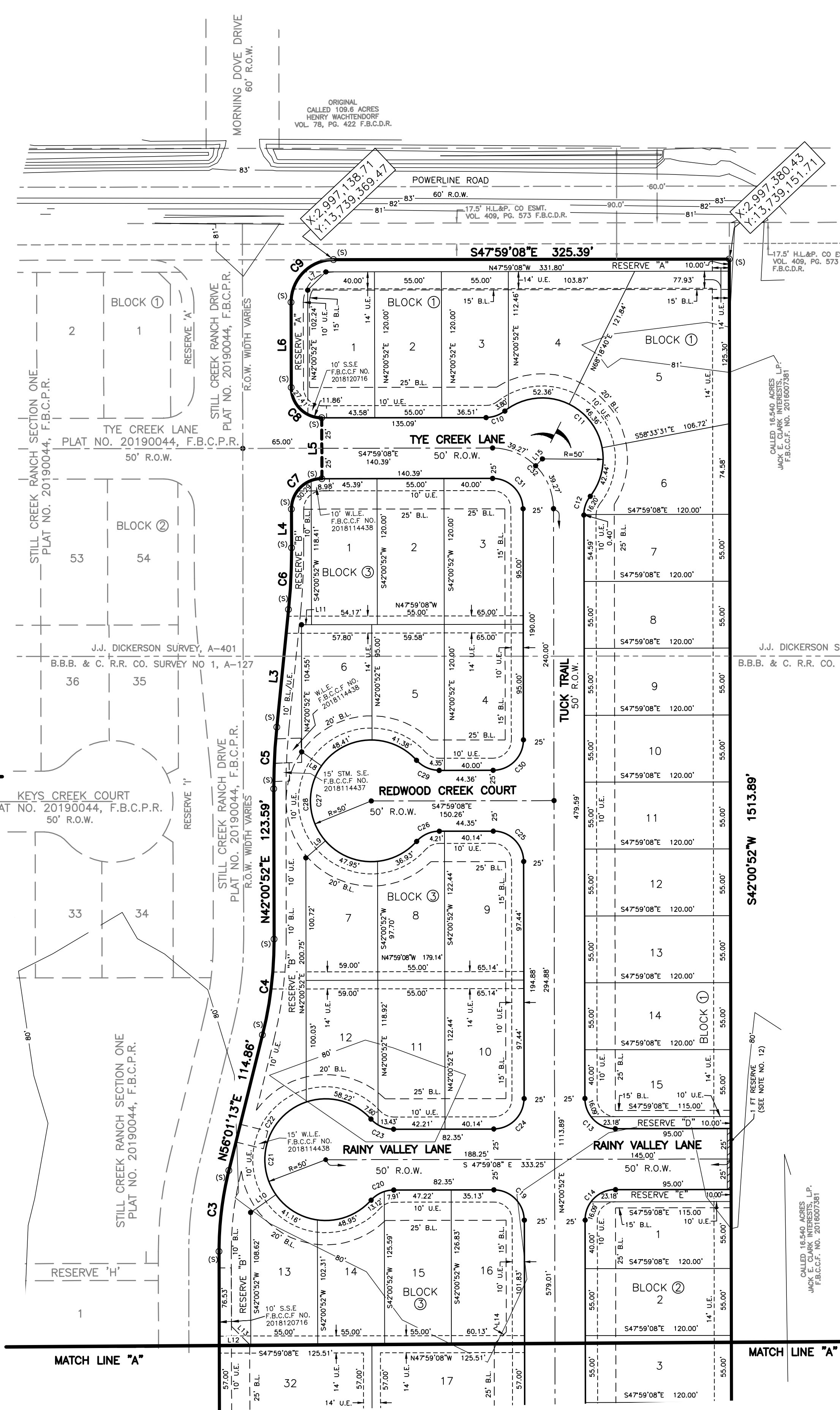
RESERVE	RESTRICTED TO	ACREAGE	SQUARE FEET
A	LANDSCAPE USE AND OPEN SPACE	0.1139	4,960
B	LANDSCAPE USE AND OPEN SPACE	0.4299	18,725
C	LANDSCAPE USE AND OPEN SPACE	0.0250	1,090
D	LANDSCAPE USE AND OPEN SPACE	0.0250	1,090
E	LANDSCAPE USE AND OPEN SPACE	0.0250	1,090
TOTAL:		0.6188	26,955 SQ. FT.

RESERVE	ACREAGE	PERCENTAGE	ALLOCATED PRIVATE PARK ACREAGE
A	0.1139	100%	0.1139 ACRE
B	0.4299	100%	0.4299 ACRE
C	0.0250	100%	0.0250 ACRE
D	0.0250	100%	0.0250 ACRE
E	0.0250	100%	0.0250 ACRE
TOTAL:		0.6188	0.6188 ACRE

REQUIRED PRIVATE PARK ACREAGE: 6.25 x 64 LOTS x 3 PERSONS/UNIT / 1000=1.20 AC x 50%=0.60
 ACTUAL PARK DEDICATION = 0.6188 ACRES
 REMAINING PARK DEDICATION LAND CREDIT IN SECTION 1 = 0.9158 ACRE
 TOTAL PARKLAND DEDICATION = 1.5346 ACRES



VICINITY MAP
N.T.S. KEYMAP#645 P&Q



BLOCK	LOT	WIDTH	SQ. FT.
1	1	55	6,477
1	2	55	6,600
1	3	55	6,554
1	4	55	8,252
1	5	55	14,495
1	6	55	7,070
1	7-14	55	6,600
1	15	55	6,576
2	1	55	6,576
2	2-9	55	6,600
2	10	55	6,590
2	11	55	7,175
2	12	55	15,502
2	13	55	6,927
2	14	55	6,594
2	15-16	55	6,600
2	17	55	6,576
3	1	55	6,496
3	2	55	6,600
3	3-4	55	7,666
3	5	55	6,378
3	6	55	6,000
3	7	55	6,114
3	8	55	6,073
3	9-10	55	7,842
3	11	55	6,720
3	12	55	6,067
3	13	55	6,155
3	14	55	6,020
3	15	55	6,973
3	16	55	7,492
3	17	55	7,154
3	18-23	55	6,903
3	24-25	55	8,046
3	26-31	55	6,903
3	32	55	7,154

AVERAGE LOT SIZE = 7,063 SQ. FT.

STILL CREEK RANCH SECTION TWO

BEING A SUBDIVISION OF 13.718 ACRES
 OUT OF THE J.J. DICKERSON SURVEY, A-401,
 AND THE B.B.B. & C. R.R. CO. SURVEY, A-127,
 IN FORT BEND COUNTY, TEXAS.
 (FORT BEND COUNTY M.U.D. NO. 162)
 64 LOTS 3 BLOCKS 5 RESERVES (0.6188 ACRES)

OWNER
ARENOSA DEVELOPMENT POWERLINE, LTD.
 A TEXAS LIMITED PARTNERSHIP
 3004 PRECINCT ROAD
 RICHMOND, TX 77406
 (281) 282-7515

SEPTEMBER 4, 2019

ODYSSEY
 ENGINEERING GROUP
 2500 Tanglewilde St., Ste 480
 Houston, TX 77063
 281-306-0240



10011 MEADOWGLEN LN
 HOUSTON, TEXAS 77042
 713-784-4500
 WWW.EHRAINCO.COM
 TBPE No. F-726
 TBPLS No. 10092300

District Names	
COUNTY ASSISTANCE	----
DISTRICT	----
WCID	----
MUD	FBC MUD 162
LID	----
DID	FORT BEND CO. DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	ESD #6
IMPACT FEE AREA	----
CITY OR CITY ETJ	ROSENBERG ETJ