

**PLAT RECORDING SHEET**

**PLAT NAME:** Stonecreek Estates Section Five

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 11.51

**LEAGUE:** Wiley Martin Survey

**ABSTRACT NUMBER:** A-56

**NUMBER OF BLOCKS:** 5

**NUMBER OF LOTS:** 38

**NUMBER OF RESERVES:** 1

**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 11.51 tract described in the above and foregoing map of STONECREEK ESTATES SECTION FIVE, 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 FIVE, 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, herunto

authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
 Notary Public in and for the State of Florida

\_\_\_\_\_  
 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 FIVE 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\_\_\_\_.

\_\_\_\_\_  
 Pete Parlavsky, Chairman

\_\_\_\_\_  
 Anthony Sulak, 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 FIVE 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

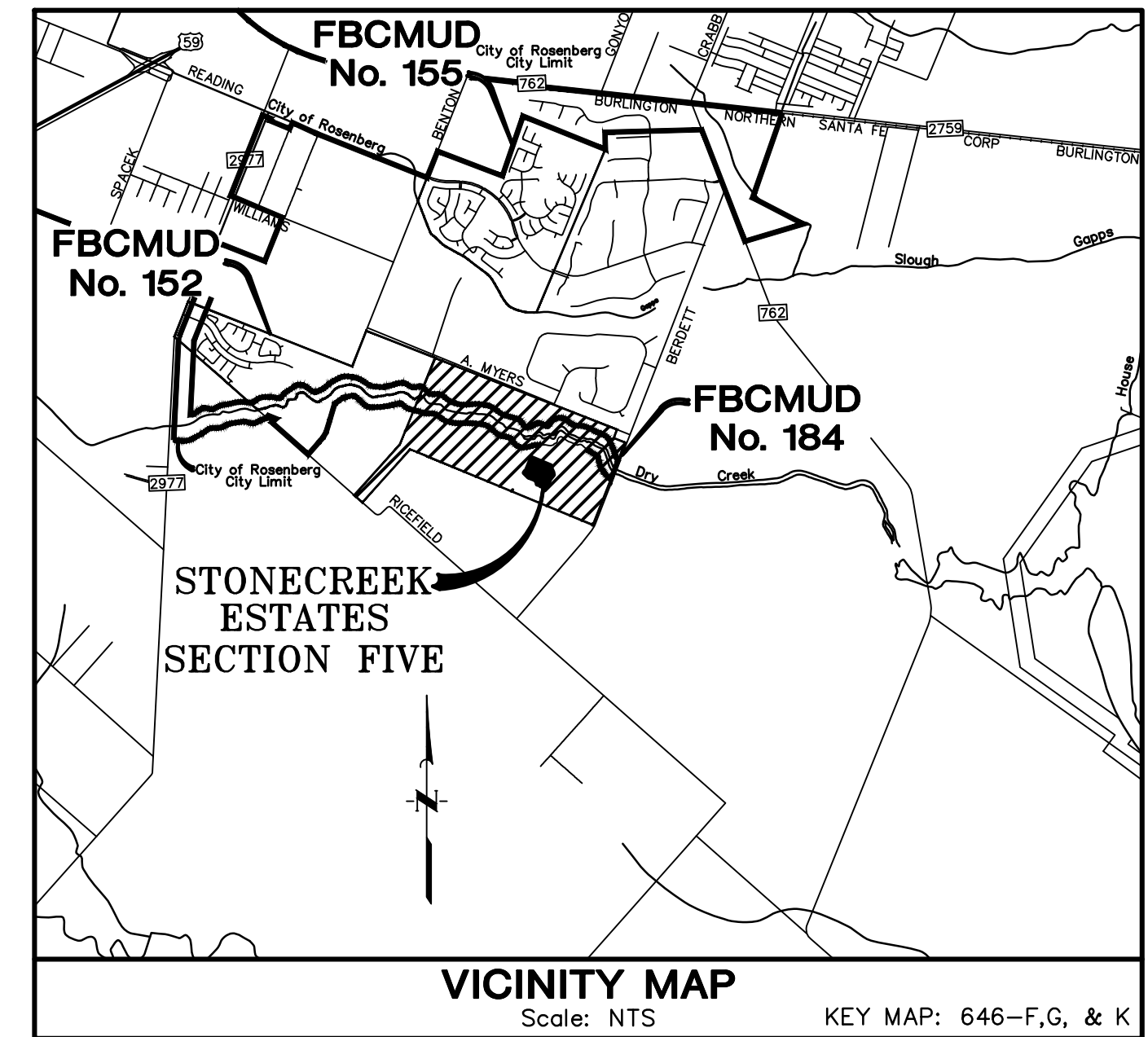
\_\_\_\_\_  
 Danyel Swint, City Secretary

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.

\_\_\_\_\_  
 Chris D. Kalkomey  
 Registered Professional Land Surveyor  
 No. 5869

I, Janet M. Baccus, 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.

\_\_\_\_\_  
 Janet M. Baccus, P.E.  
 Professional Engineer No. 90073



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.  
 Fort Bend County Engineer

\_\_\_\_\_  
 Date

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
 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 \_\_\_\_\_, 2020, 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 FIVE

A SUBDIVISION OF 11.51 ACRES OF LAND  
 OUT OF THE WILEY MARTIN SURVEY, A-56  
 FORT BEND COUNTY, TEXAS

38 LOTS                      1 RESERVE                      5 BLOCKS  
 MAY 22, 2020

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

ENGINEER/PLANNER/SURVEYOR:  
**J|C JONES | CARTER**  
Texas Board of Professional Engineers Registration No. F-438  
 Texas Board of Professional and Surveying Registration No. 35042-02  
 630 West Loop South, Suite 300 - Dallas, TX 75202 - 737.777.5337