

**PLAT RECORDING SHEET**

**PLAT NAME:** Stonecreek Estates Section Six

\_\_\_\_\_

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

**ACREAGE:** 12.59

\_\_\_\_\_

**LEAGUE:** Wiley Martin Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** A-56

\_\_\_\_\_

**NUMBER OF BLOCKS:** 3

\_\_\_\_\_

**NUMBER OF LOTS:** 49

\_\_\_\_\_

**NUMBER OF RESERVES:** 2

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_  
**(DEPUTY CLERK)**

DISTRICT NAMES	
FBC ASSISTANCE	N/A
MUD	FBCMUD 184
DID	N/A
SCHOOL	FORT BEND COUNTY DRAINAGE DISTRICT
FIRE	LAMAR CTSO
CITY OR CITY ETJ	ROSENBERG
UTILITIES CO.	ROSENBERG ETJ
WCID	CENTERPOINT ENERGY
	N/A

<b>A</b>	<b>RESTRICTED RESERVE "A"</b>	<b>B</b>	<b>RESTRICTED RESERVE "B"</b>
	Restricted to Landscape/Open Space		Restricted to Landscape/Open Space
	Purposes Only		Purposes Only
	0.19 AC		0.12 AC
	8,181 Sq Ft		5,083 Sq Ft

<b>PARK LAND DEDICATION TABLE</b>
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
SURPLUS REMAINING AFTER APPLICATION OF STONECREEK ESTATES SEC FOUR = 1.73 ACRES
SURPLUS REMAINING AFTER APPLICATION OF STONECREEK ESTATES SEC FIVE = 1.06 ACRES
TOTAL PARKLAND REQUIRED IN STONECREEK ESTATES SEC SIX = 0.92 ACRES (6.25 ACRES x 49 UNITS x 3 PERSONS PER UNIT / 1000)
TOTAL NEEDED AFTER SURPLUS APPLIED (0.92-1.06) = -0.14 ACRES
TOTAL PARKLAND PROVIDED IN STONECREEK ESTATES SEC SIX
LANDSCAPE/OPEN SPACE = 0.00 ACRES @ 10% CREDIT = 0.00 ACRES
TOTAL SURPLUS AFTER APPLICATION OF SECTION SIX PARKLAND (0.14+0.00) = 0.14 ACRES
MIN. 10% PARK FEE = 49 LOTS X \$170.00 = \$8,330.00
100% PARK FEE = 0 LOTS X \$1700.00 = \$0.00
TOTAL: \$8,330.00

#### LOT AREA SUMMARY

LOT	LOT WIDTH AT B.L.	SQ. FT.
1	60'	8,762
2	60'	7,620
3	60'	7,620
4	60'	7,620
5	60'	7,620
6	60'	8,497
7	60'	13,316
8	60'	9,639
9	60'	7,955
10	60'	7,620
11	60'	7,620
12	60'	7,620
13	60'	7,620
14	60'	8,756

LOT	LOT WIDTH AT B.L.	SQ. FT.
1	60'	8,559
2	60'	7,200
3	60'	7,200
4	60'	7,200
5	60'	8,955
6	60'	7,076
7	60'	7,544
8	60'	7,544
9	60'	7,544
10	60'	7,544
11	60'	7,544
12	60'	9,224
13	60'	10,822
14	60'	7,966
15	60'	7,200
16	60'	7,496
17	60'	11,613
18	60'	13,778
19	60'	13,018
20	60'	6,771
21	60'	7,202
22	60'	10,036

#### LOT SUMMARY TABLE

TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT = 415,495 SF
AVERAGE LOT SIZE WITHIN STONECREEK ESTATES SECTION FIVE = 8,479 SF
60' LOTS = 49
% 49 LOTS = 100%

#### LINE TABLE

LINE	BEARING	DISTANCE
L1	S44°42'58"E	194.27'
L2	N45°17'02"E	11.21'
L3	S62°19'27"E	67.06'
L4	S67°27'46"E	97.82'
L5	S63°18'49"E	55.38'
L6	S44°01'32"E	52.94'
L7	S23°41'49"E	52.94'
L8	S02°59'50"E	53.89'
L9	S82°49'23"E	120.17'
L10	S76°45'30"E	195.70'
L11	S24°37'53"W	59.96'
L12	N22°30'45"E	286.40'
L13	N29°14'03"E	30.84'
L14	N34°30'28"E	80.68'
L15	N43°55'46"E	65.26'
L16	N45°17'02"E	180.00'
L17	N33°45'38"E	71.44'
L18	N45°17'02"E	273.30'
L19	N44°42'58"W	13.08'
L20	N67°27'46"W	125.69'
L21	N22°32'14"E	34.22'
L22	N67°32'14"E	17.00'
L23	N22°32'14"E	172.00'
L24	N21°53'48"W	17.00'
L25	N67°27'46"W	545.56'
L26	N67°27'46"W	338.92'
L27	N67°27'46"W	456.55'
L28	N23°40'11"E	136.86'
L29	N16°49'05"E	53.12'

#### CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	270.00'	06°03'53"	28.58'	N10°12'34"E	28.57'	14.30'
C2	300.00'	22°44'48"	119.10'	N56°05'22"W	118.32'	60.35'
C3	300.00'	22°44'48"	119.10'	N33°54'38"E	118.32'	60.35'
C4	55.00'	90°00'00"	86.40'	S22°27'46"E	77.78'	55.00'
C5	55.00'	88°52'03"	85.30'	N68°06'12"E	77.01'	53.92'
C6	300.00'	10°25'40"	54.60'	N18°27'21"E	54.53'	27.38'
C7	25.00'	99°51'10"	43.57'	S04°38'33"E	38.26'	29.72'
C8	25.00'	42°50'00"	18.69'	S88°52'46"E	18.26'	9.81'
C9	50.00'	265°40'01"	231.84'	S22°32'14"W	73.33'	53.93'
C10	25.00'	42°50'00"	18.69'	N46°02'46"W	18.26'	9.81'
C11	25.00'	8°31'3"04"	36.31'	S86°53'34"W	33.20'	22.20'
C12	25.00'	40°31'50"	17.68'	N40°24'24"E	17.32'	9.23'
C13	50.00'	166°16'09"	145.10'	N22°27'46"W	99.28'	415.28'
C14	25.00'	40°31'50"	17.68'	S85°19'56"E	17.32'	9.23'
C15	25.00'	90°00'00"	39.27'	N22°27'46"W	35.36'	25.00'
C16	25.00'	90°00'00"	39.27'	N67°32'14"E	35.36'	25.00'
C17	25.00'	40°31'50"	17.68'	N49°01'38"W	17.32'	9.23'
C18	50.00'	166°16'09"	145.10'	N68°06'12"E	99.28'	415.28'
C19	25.00'	40°31'50"	17.68'	N05°14'03"E	17.32'	9.23'

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

T. W. DAVIS  
CALLED 607.75 AC.  
Vol 64, Pg 109  
D.R.F.B.C.T.

T. W. DAVIS  
CALLED 607.75 AC.  
Vol 64, Pg 109  
D.R.F.B.C.T.

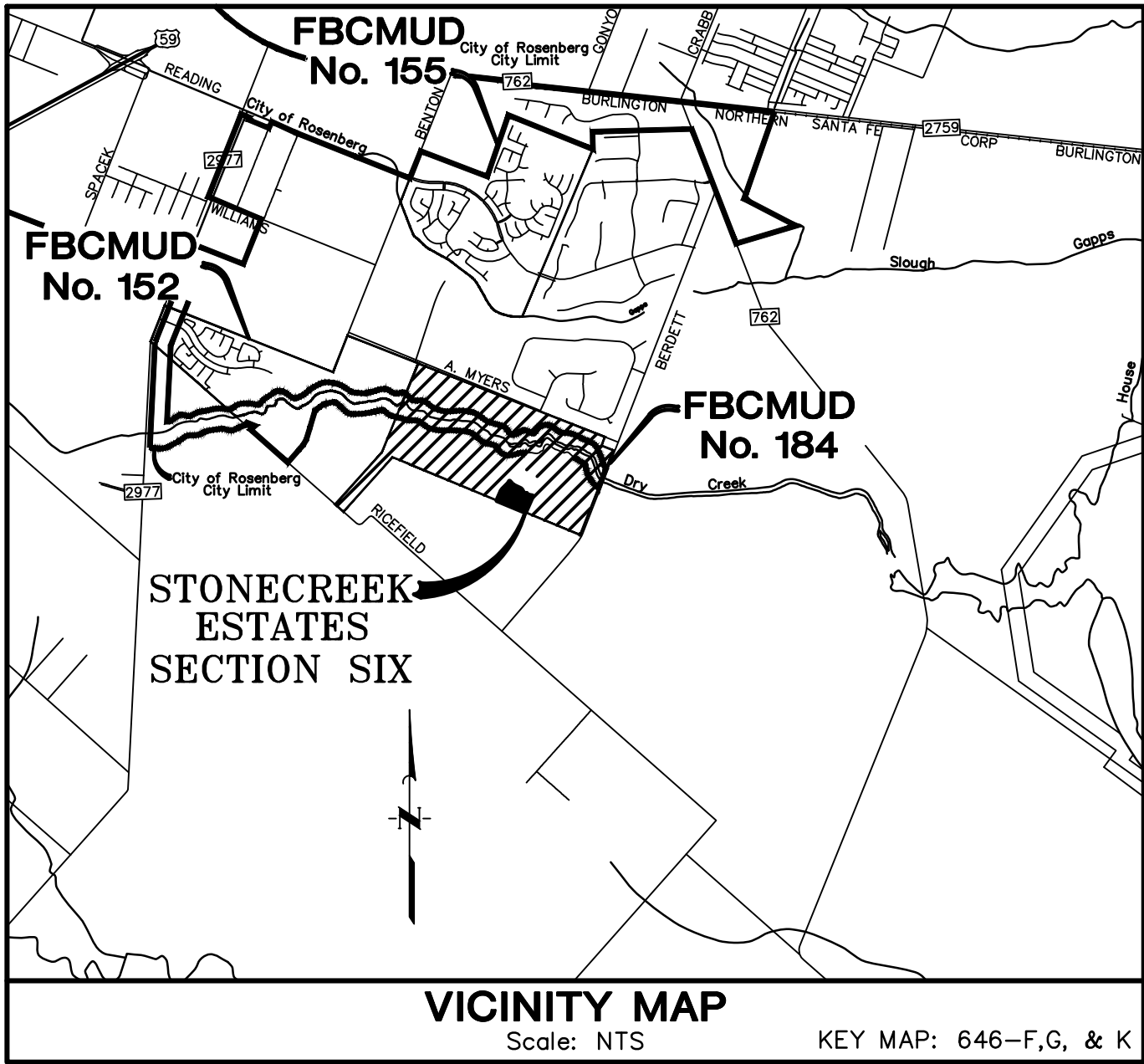
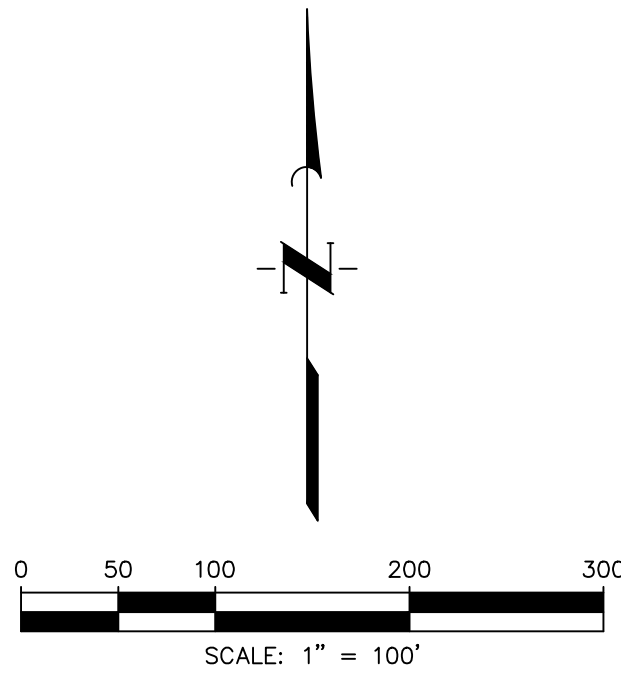
# STONECREEK ESTATES SECTION SIX

A SUBDIVISION OF 12.59 ACRES OF LAND  
OUT OF THE WILEY MARTIN SURVEY, A-56  
FORT BEND COUNTY, TEXAS

49 LOTS                      2 RESERVES                      3 BLOCKS  
AUGUST 21, 2020

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

ENGINEER/PLANNER/SURVEYOR:  
**JC JONES | CARTER**  
Texas Board of Professional Engineers Registration No. F-428  
Texas Board of Professional Land Surveying Registration No. 35804-01  
6338 West Loop South, Suite 300 - Dallas, TX 75241-7337-7337-5307



General Notes  
BL . . . . . "Building Line"  
C.C.F. . . . . "County Clerk File"  
Eas . . . . . "Easement"  
D.R.F.B.C.T. . . . . "Deed Records Fort Bend County Texas"  
FND . . . . . "Found 3/4" IR w/cap stamped "Cotton Surveying"  
IRF . . . . . "Found 3/4" IR w/cap stamped "Jones/Carter"  
No . . . . . "Number"  
O.P.R.F.B.C.T. . . . . "Official Public Records Fort Bend County Texas"  
P.R.F.B.C.T. . . . . "Plat Records Fort Bend County Texas"  
ROW . . . . . "Right-of-Way"  
SSE . . . . . "Sanitary Sewer Easement"  
Sq Ft . . . . . "Square Feet"  
Ue . . . . . "Utility Easement"  
Vol . . . . . "Volume and Page"  
WLE . . . . . "Waterline Easement"  
..... "Street Name Break Graphic"

- 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 plots 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 street right-of-way purposes and the title fee thereto shall revert in the dedicator, his heirs, assigns or successors.
- 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 "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.
- Reference Benchmark  
Elevations shown hereon are based upon GPS observations calibrated to the published values of HOCSD 71, and HOCSD 72 (NAVD 88).
- 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 Datum.
- 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.
- 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 SIX lies within Zone "X" as per Flood Insurance Rate Map, Community No 480228, Map No 481570265L, Panel 0265, Suffix "L", dated April 2, 2014.
- 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 Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the ETJ of the City of Rosenberg and Fort Bend County.
- Project Benchmark  
Temporary Benchmark "258" 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).
- The top of all floor slabs shall be a minimum of 79.20 feet (NAVD 88). Regardless of the minimum slab elevation shown, the top of slab elevation shall not be less than twenty-four (24) inches above lowest top of curb adjacent to property or, in the absence of curb, twenty-four (24) inches above the highest natural ground along the perimeter of the building foundation.
- This plat was prepared from information furnished by Charter Title Company, G.F. No. STONECREEK-6, Effective Date October 08, 2020. The Surveyor has not abstracted the above property.
- A minimum distance of 10' shall be maintained between residential dwelling units.
- 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.
- Tract is subject to terms, conditions, and stipulations contained in Development Agreement recorded under County Clerk's File No 2014130083, Official Public Records, Fort Bend County, Texas.
- 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 lots 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 wooden fences back up, but generally will not replace with new fencing.
- Subject is located within tract referenced Waiver of Surface Rights and Designation of Drill Sites recorded under CCF No. 2005056852, O.P.R.F.B.C.T.
- Subject tract is located within tract referenced in Declaration of Covenant recorded under C.C.F. No. 2009097266, O.P.R.F.B.C.T., as affected by instrument numbers recorded under C.C.F. No's. 2011081917, 2012007608, 2012015476, 2014130083, and 2015007209, O.P.R.F.B.C.T.

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 12.59 tract described in the above and foregoing map of STONECREEK ESTATES SECTION SIX, 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 SIX 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

Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5869

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.

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

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

KP George  
County Judge

W.A. "Andy" Meyers \_\_\_\_\_ Ken R. DeMerchant  
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 \_\_\_\_\_, 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

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of STONECREEK ESTATES SECTION SIX 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 Parlovsky, 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 SIX 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 \_\_\_\_\_

# STONECREEK ESTATES SECTION SIX

A SUBDIVISION OF 12.59 ACRES OF LAND  
OUT OF THE WILEY MARTIN SURVEY, A-56  
FORT BEND COUNTY, TEXAS

49 LOTS                      2 RESERVES                      3 BLOCKS  
AUGUST 21, 2020

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 and Surveying Registration No. 35504-02  
6338 West Loop South, Suite 350 - Dallas, TX 75241 - 713.777.5337