

PLAT RECORDING SHEET

PLAT NAME: Stonecreek Estates Section Seven

PLAT NO: _____

ACREAGE: 12.41

LEAGUE: Wiley Martin Survey

ABSTRACT NUMBER: A-56

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 27

NUMBER OF RESERVES: 3

OWNERS: Dry Creek (Houston) ASLI VII, LLC

(DEPUTY CLERK)

Line Table		
Line	Bearing	Distance
L1	S67°49'42"E	111.19'
L2	S21°34'18"W	607.88'
L3	N39°57'40"E	10.00'
L4	N54°03'57"W	53.11'
L5	N22°09'57"E	183.88'
L6	N67°50'33"W	8.13'
L7	N22°09'27"E	265.97'
L8	N67°50'33"W	863.98'
L9	S22°09'27"W	370.70'
L10	N22°10'18"E	158.05'
L11	S67°38'58"W	16.51'
L12	N22°10'18"E	166.51'
L13	S67°50'33"E	125.00'
L14	S22°50'33"E	21.21'
L15	S22°09'27"W	115.00'
L16	N22°09'27"E	115.03'
L17	N22°09'53"W	21.21'
L18	S22°46'15"E	118.37'
L19	N14°41'07"W	20.00'
L20	N33°46'59"W	80.29'

Line Table		
Line	Bearing	Distance
L21	S67°19'36"W	20.09'
L22	S22°09'27"W	189.88'
L23	S67°20'28"E	34.29'
L24	N18°07'50"W	19.91'
L25	S63°23'09"W	42.40'
L26	N63°18'29"W	28.48'
L27	N68°06'26"W	62.87'
L28	N80°35'58"W	20.24'
L29	S31°13'19"E	14.97'
L30	S22°20'15"W	7.08'
L31	S31°52'09"E	27.75'
L32	S22°20'15"W	7.04'
L33	N67°49'42"W	120.01'



Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	35°58'42"	449.71'	282.39'	146.03'	N45°54'28"W	277.78'
C2	3°28'20"	3804.50'	230.38'	115.22'	N65°33°05'W	230.34'
C3	18°03'06"	19.26'	6.07'	3.06'	N58°51'53"W	6.04'
C4	15°21'46"	729.39'	195.57'	98.38'	N68°36°13'W	194.98'
C5	34°10'49"	61.58'	36.74'	18.93'	N61°00'34"W	36.19'
C6	23°45'30"	314.47'	130.40'	66.15'	N60°43'53"W	129.46'
C7	9°07'29"	389.02'	61.95'	31.04'	N63°18'55"W	61.89'
C8	15°53'03"	528.04'	146.39'	73.67'	N68°01'02"W	145.92'
C9	90°00'50"	41.00'	64.41'	41.01'	N22°50'07"W	57.99'
C10	89°59'10"	30.00'	47.12'	29.99'	N22°50'07"W	42.42'
C11	90°00'00"	25.00'	39.27'	25.00'	N67°09'27"E	35.36'
C12	90°00'00"	25.00'	39.27'	25.00'	N22°50'33"W	35.36'
C13	42°50'00"	25.00'	18.69'	9.81'	N43°34'28"E	18.26'
C14	265°40'01"	50.00'	231.84'	53.93'	S67°50'33"E	73.33'
C15	42°50'00"	25.00'	18.69'	9.81'	S00°44'27"W	18.26'
C16	90°00'00"	25.00'	39.27'	25.00'	S67°09'27"W	35.36'
C17	40°00'50"	25.00'	39.28'	25.01'	N22°50'07"W	35.36'
C18	42°50'00"	25.00'	18.69'	9.81'	N43°35'18"E	18.26'
C19	265°40'01"	50.00'	231.84'	53.93'	S67°49'42"E	73.33'
C20	42°50'00"	25.00'	18.69'	9.81'	S00°45'18"W	18.26'
C21	89°59'10"	25.00'	39.26'	24.99'	S67°09'53"W	35.35'
C22	42°50'00"	25.00'	18.69'	9.81'	N43°35'18"E	18.26'
C23	265°40'01"	50.00'	231.84'	53.93'	S67°49'42"E	73.33'
C24	42°50'00"	25.00'	18.69'	9.81'	S00°45'18"W	18.26'
C25	42°50'00"	25.00'	18.69'	9.81'	S43°35'18"W	18.26'
C26	174°54'06"	50.00'	152.63'	1123.09'	N22°26'45"W	99.90'
C27	42°03'16"	25.00'	18.35'	9.61'	S88°52'10"E	17.94'
C28	90°00'00"	25.00'	39.27'	25.00'	S22°50'33"E	45.36'
C29	90°00'50"	30.00'	47.13'	30.01'	S67°09'53"W	32.43'

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	
SURPLUS REMAINING AFTER APPLICATION OF STONECREEK ESTATES SEC FOUR = 1.73 ACRES	
SURPLUS REMAINING AFTER APPLICATION OF STONECREEK ESTATES SEC FIVE = 1.06 ACRES	
SURPLUS REMAINING AFTER APPLICATION OF STONECREEK ESTATES SEC SIX = 0.14 ACRES	
TOTAL PARKLAND REQUIRED IN STONECREEK ESTATES SECTION SEVEN = 0.51 ACRES (6.25 ACRES x 27 UNITS x 3 PERSONS PER UNIT / 1000)	
TOTAL NEEDED AFTER SURPLUS APPLIED (0.51-0.14) = 0.37 ACRES	
DEDICATED PARKLAND FROM RESERVE "A" OF STONECREEK ESTATES SECTION FIVE = 0.44 ACRES	
TOTAL PARKLAND PROVIDED IN STONECREEK ESTATES SECTION SEVEN	
LANDSCAPE/OPEN SPACE = 1.47 ACRES @ 10% CREDIT = 0.15 ACRES	
TOTAL SURPLUS AFTER APPLICATION OF SECTION SEVEN PARKLAND (0.44+0.15)-(0.37) = 0.22 ACRES	
MIN. 10% PARK FEE = 27 LOTS x \$170.00 = \$4,590.00	
100% PARK FEE = 0 LOTS x \$1,700.00 = \$0.00	TOTAL: \$4,590.00

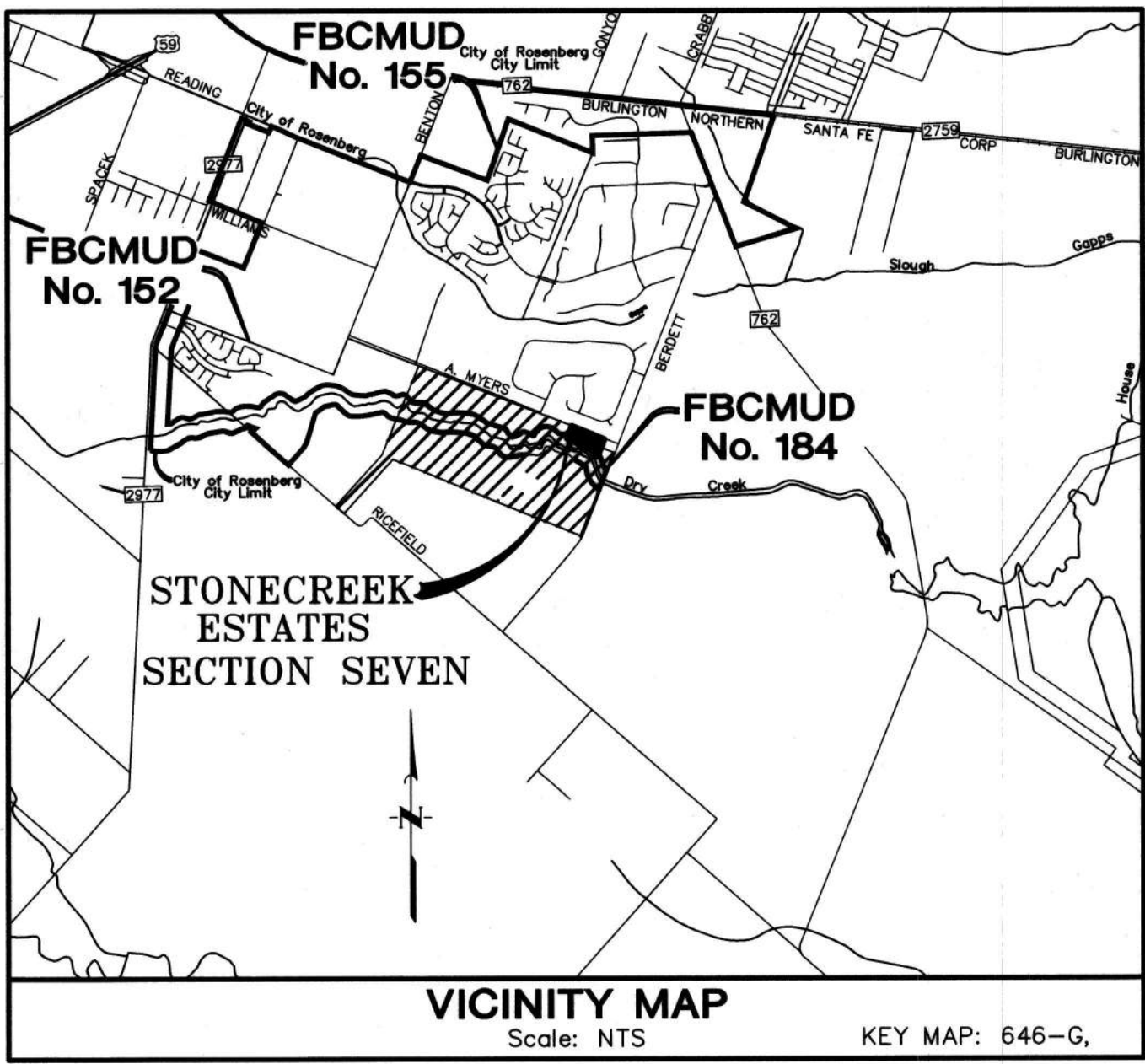
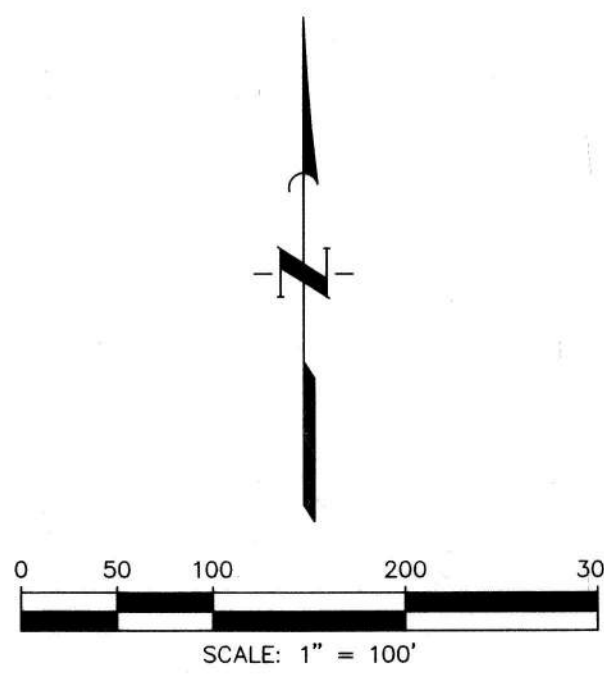
LOT AREA SUMMARY			
BLOCK 1			
LOT	LOT WIDTH AT B.L.	SQ. FT.	
1	70'	9,450	
2	70'	9,314	
TOTAL SUMMARY TABLE			
= 301,446 SF			
LOTS CONTAINED IN THIS PLAT			
= 27 LOTS			
AVERAGE LOT SIZE WITHIN			
STONECREST ESTATES SECTION			
= 11,165 SF			
70-75' LOTS = 27			
% 27 LOTS = 100%			

BLOCK 2			
LOT	LOT WIDTH AT B.L.	SQ. FT.	
1	70'	9,315	
2	70'	9,450	
3	70'	9,449	
4	70'	9,446	
5	70'	9,447	
6	70'	9,446	
7	70'	9,445	
8	70'	9,443	
9	70'	9,443	
10	70'	9,738	
11	70'	10,859	
12	70'	11,256	
13	70'	10,604	
14	70'	10,438	
15	70'	10,464	
16	70'	11,901	
17	70'	13,681	
18	70'	15,066	
19	70'	12,631	
20	70'	11,418	
21	70'	15,074	
22	70'	12,873	
23	70'	12,960	
24	70'	10,382	
25	70'	12,372	

A RESTRICTED RESERVE "A"
Restricted to Landscape/Open Space
Purposes Only
0.06 AC
2,802 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to Landscape/Open Space
Purposes Only
0.61 AC
26,440 Sq Ft

C RESTRICTED RESERVE "C"
Restricted to Landscape/Open Space
Purposes Only
0.80 AC
35,040 Sq Ft



General Notes

Scale: NTS

KEY PLAN

BL..... "Building Line"
C.C.F..... "County Clerk File"
DE..... "Drainage Easement"
Esm..... "Easement"
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 Pg..... "Volume and Page"
WLE..... "Waterline Easement"

"Street Name Break Graphic"

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

2) All block corner and cul-de-sac radius to tangent radii are twenty-five feet (25').

3) There are no pipeline nor pipeline easements within the limits of the subdivision.

4) All easements are centered on lot lines unless otherwise indicated.

5) Approval of this plat will expire one year from City Council approval if not recorded in the Official Public Records of the State of Texas.

6) Three-quarter inch (3/4") Iron Rods with caps marked "JonesCartier" 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.

7) Reference Benchmark
Elevations shown hereon are based upon GPS observations calibrated to the published values of HOCSD 71, and HOCSD 72 (NAVD88).

8) A permanent benchmark shall be established within the plot boundary in accordance with Fort Bend County Requirements prior to acceptance of the road and streets within this subdivision.

9) 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.

10) This plot lies within Fort Bend County Lighting Ordinance Zone No LZZ.

11) Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NAVD-88.

12) The coordinates shown hereon are based on The Texas Coordinate System of 1983, South Central Zone and may be brought to surface by applying the following combined scale factor of 0.99986817.

13) 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 agency.

14) All property to drain into the drainage easements only through an approved drainage structure.

15) STONECREEK ESTATES SECTION SEVEN lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Community Number 480228, Map No 48157C026SL, Panel 0265, Suffix "L" dated April 2, 2014.

16) This plat was prepared to meet City of Rosenberg and Fort Bend County Requirements.

17) All lot slabs shall have a minimum of five (5) foot side building line.

18) This plot lies wholly within Fort Bend County Municipal Utility District No 184, Fort Bend Subsideince District, Fort Bend County, Texas.

19) 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 and 29 Block 4, of Stonecreek Estates Sec. 1. Elevation = 77.38' (NAVD88).

20) The top of all floor slabs shall be a minimum of 79.59 feet above mean sea level (NAVD88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.

21) This plat was prepared from information furnished by Charter Title Company, G.F. NO. STONECREEK-7, Effective Date January 7, 2021. The Surveyor has not abstracted the above property.

22) A minimum distance of 10' shall be maintained between residential dwelling units.

23) 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.

24) Subject tract is located within tract referenced in Declaration of Covenant recorded under C.G.F. No. 2009057266, O.P.R.F.B.C.T., as affected by instrument numbers recorded under C.G.F. No's. 2011081917, 201007608, 201007083, 201007083, and back to back easements as created by C.G.F. No. 20106000198, and affected by C.G.F. No's 2016023099, 2016024823, and 2017118047, all of the O.P.R.F.B.C.T.

25) Tract is subject to Delimitation Agreement recorded under Volume 1554, Page 592 of the Official Records of Fort Bend County, Texas.

26) Tract is subject to terms, conditions, and stipulations contained in Delimitation Agreement recorded under County Clerk's File No 2014130083, Official Public Records, Fort Bend County, Texas.

27) 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 lot lines 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.

STONECREEK ESTATES

SECTION SEVEN

**A SUBDIVISION OF 12.41 ACRES OF LAND
OUT OF THE WILEY MARTIN SURVEY, A-56
FORT BEND COUNTY, TEXAS**

27 LOTS 3 RESERVES 2 BLOCKS
JUNE 2021

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

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.P., A Delaware limited liability partnership, its sole Member, by Avanti Properties Group II, 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 12.41 tract described in the above and foregoing map of STONECREEK ESTATES SECTION SEVEN, 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 SEVEN 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.P., A Delaware limited liability partnership, its sole Member, by Avanti Properties Group II, 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 1 day of August, 2021.

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

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

By: Avanti Properties Group II, 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

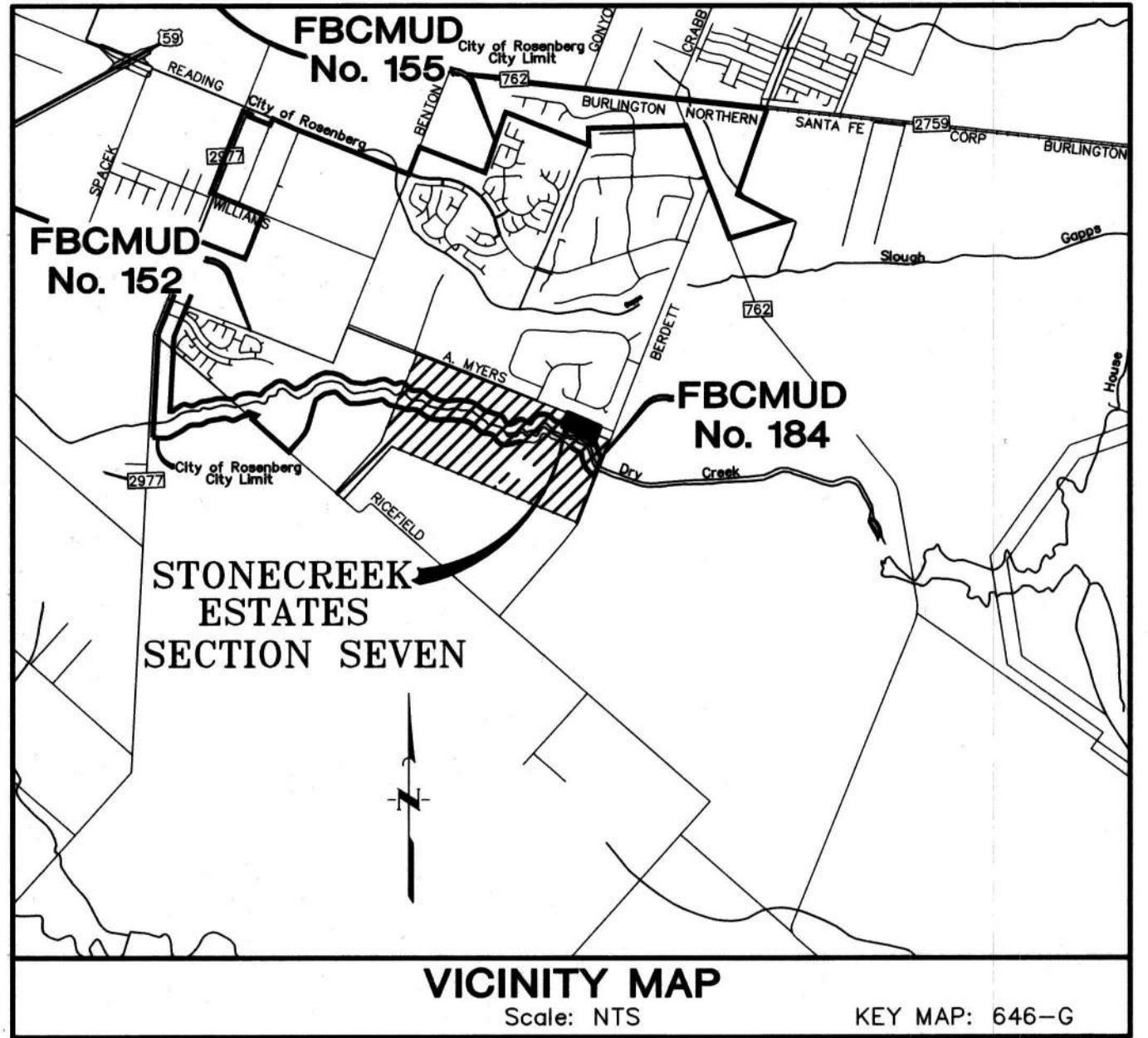


Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869

I, Justin M. Au, 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.



Justin M. Au, P.E.
Professional Engineer
No. 138409



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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2021.

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 _____, 2021, 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

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 August, 2021.



Shannon Keithland Staunton
Notary Public in and for the State of Florida

Shannon Keithland Staunton
Print Name

My Commission expires: 1/23/22

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of STONECREEK ESTATES SECTION SEVEN 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 24 day of February, 2021

Pete Padirovsky, 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 SEVEN 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 24 day of August, 2021

William T. Benton, Mayor
Kevin Rainer

Daniel Swint, City Secretary

STONECREEK ESTATES SECTION SEVEN

A SUBDIVISION OF 12.41 ACRES OF LAND
OUT OF THE WILEY MARTIN SURVEY, A-56
FORT BEND COUNTY, TEXAS

27 LOTS

3 RESERVES
JUNE 2021

2 BLOCKS

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. 1-439
Texas Board of Professional Land Surveying Registration No. 13801-04
630 West Loop South, Suite 100, Houston, TX 77030-1700 • 713-771-1500