

PLAT RECORDING SHEET

PLAT NAME: Walnut Creek At Stonecreek Estates Section One

PLAT NO: _____

ACREAGE: 26.48

LEAGUE: Wiley Martin Survey

ABSTRACT NUMBER: A-56

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 92

NUMBER OF RESERVES: 2

OWNERS: Dry Creek (Houston) ASLI VII LLC

(DEPUTY CLERK)

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

Line Table		
Line	Bearing	Distance
L1	N22°23'00"E	1579.24'
L2	S22°23'06"W	991.84'
L3	N67°39'33"W	622.93'
L4	S37°44'38"W	18.57'
L5	S22°25'01"W	342.65'
L6	S67°36'54"E	124.97'
L7	S22°26'56"W	203.19'
L8	N67°27'46"W	80.32'
L9	N28°38'35"W	60.00'
L10	S67°36'54"E	173.00'
L11	N22°20'28"E	25.00'
L12	N67°39'32"W	40.54'
L13	N88°59'26"W	3.99'
L14	N67°39'32"W	140.59'
L15	S67°21'47"W	7.50'
L16	N22°23'06"E	579.96'
L17	N67°36'54"W	163.00'
L18	N67°39'32"W	565.04'
L19	N22°38'13"W	7.50'
L20	S22°23'06"W	743.46'

Line Table		
Line	Bearing	Distance
L21	S67°39'32"E	565.04'
L22	S22°38'13"E	7.50'
L23	S67°36'50"E	167.26'
L24	S61°21'25"W	49.00'
L25	S67°27'46"E	80.28'
L26	S64°53'49"E	179.52'
L27	S22°20'28"W	110.82'
L28	S22°20'28"W	119.50'
L29	S61°06'08"E	120.79'
L30	S69°23'14"E	67.32'
L31	S78°39'59"E	78.85'
L32	S82°13'18"E	132.93'
L33	S76°08'38"E	59.99'
L34	S60°46'39"E	65.57'
L35	N48°10'00"W	95.53'
L36	N88°49'56"E	154.13'
L37	S67°39'32"E	630.43'
L38	N22°23'06"E	319.96'
L39	N22°20'34"E	125.00'
L40	S67°39'32"E	560.00'

Curve Table					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING
C1	38°28'57"	248.38'	166.83'	86.70'	S47°06'35"E
C2	63°26'19"	234.95'	260.14'	145.22'	S63°50'22"E
C3	43°44'35"	485.71'	370.82'	194.97'	S75°49'18"E
C4	15°11'41"	736.78'	195.39'	98.27'	S55°24'45"E
C5	26°21'51"	230.00'	105.83'	53.87'	N54°16'51"W
C6	77°32'39"	25.00'	33.84'	20.08'	N79°52'15"W
C7	0°25'18"	2704.95'	19.91'	9.96'	S61°08'46"W
C8	21°19'54"	682.00'	253.91'	128.44'	N78°19'29"W
C9	21°19'54"	318.00'	118.39'	59.89'	N78°19'29"W
C10	90°02'38"	55.00'	86.44'	55.04'	N22°38'13"W
C11	89°57'22"	55.00'	86.35'	54.96'	N67°21'47"E
C12	89°57'22"	55.00'	86.35'	54.96'	S67°21'47"W
C13	89°50'53"	200.00'	313.63'	199.47'	S22°32'20"E
C14	70°19'58"	25.00'	30.69'	17.61'	S35°31'59"E
C15	247°17'32"	55.00'	237.38'	82.64'	S55°59'14"W
C16	89°57'22"	25.00'	39.25'	24.98'	N67°21'47"E
C17	28°41'43"	25.00'	12.52'	6.39'	S53°18'40"E
C18	147°20'48"	50.00'	128.58'	170.69'	S67°21'47"W
C19	28°41'43"	25.00'	12.52'	6.39'	N8°02'15"E
C20	90°00'04"	25.00'	39.27'	25.00'	S67°23'08"W
C21	71°10'59"	25.00'	31.06'	17.89'	N32°01'19"W
C22	77°32'39"	25.00'	33.84'	20.08'	N22°35'06"E
C23	84°12'51"	25.00'	36.75'	22.59'	N70°25'49"E
C24	89°57'22"	25.00'	39.25'	24.98'	S67°21'47"W
C25	28°41'43"	25.00'	12.52'	6.39'	N53°18'40"W
C26	147°20'48"	50.00'	128.58'	170.69'	N67°21'47"E
C27	28°41'43"	25.00'	12.52'	6.39'	S8°02'15"W
C28	90°00'00"	25.00'	39.27'	25.00'	S67°23'06"W
C29	90°00'00"	25.00'	39.27'	25.00'	N22°36'54"W
C30	28°38'29"	25.00'	12.50'	6.38'	S36°42'21"W
C31	147°19'36"	50.00'	128.57'	170.58'	N22°38'13"W
C32	28°38'29"	25.00'	12.50'	6.38'	S81°58'46"E
C33	90°02'38"	25.00'	39.29'	25.02'	N22°38'13"W
C34	90°02'38"	25.00'	39.29'	25.02'	S22°38'13"E

PARK LAND DEDICATION TABLE

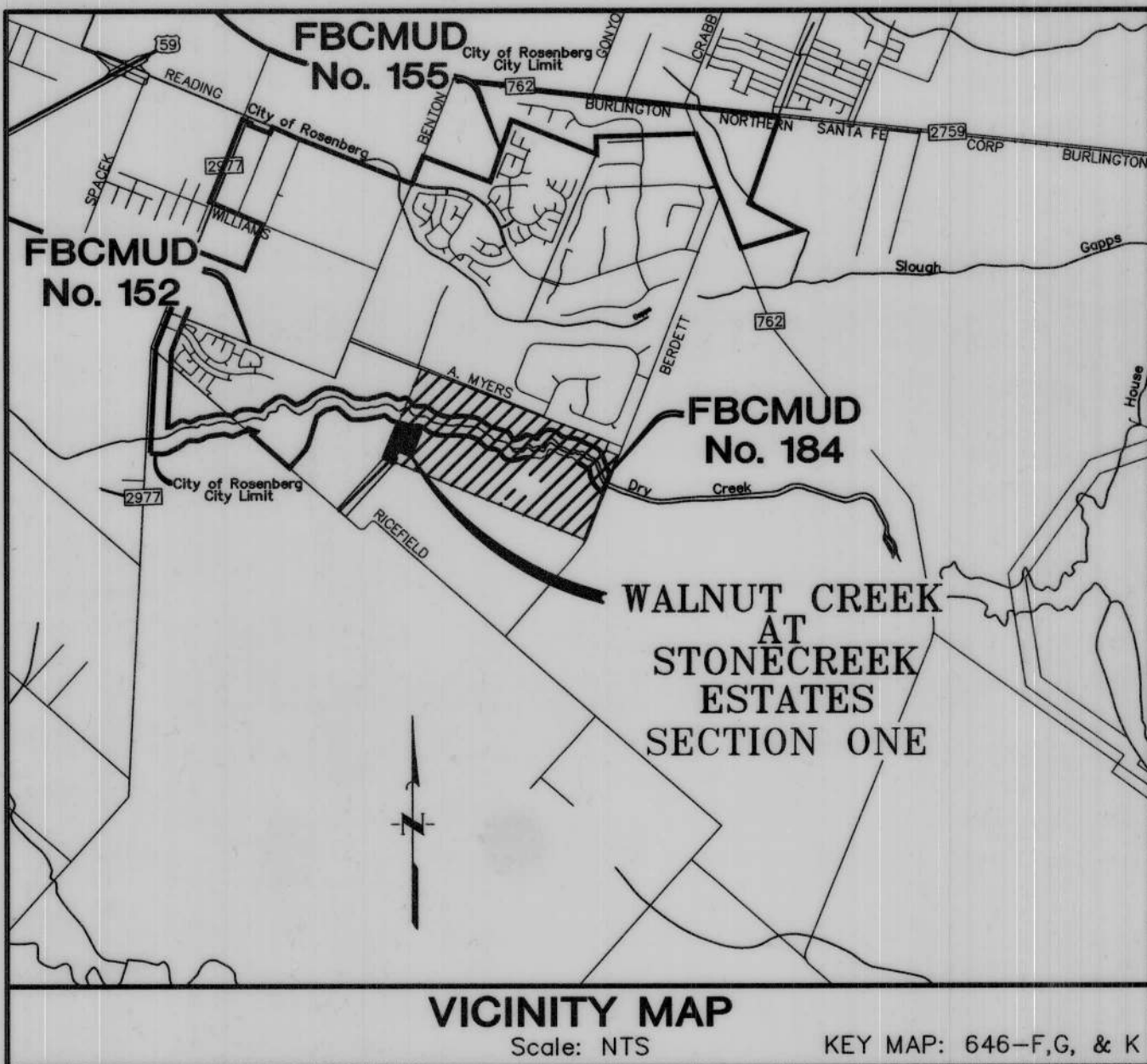
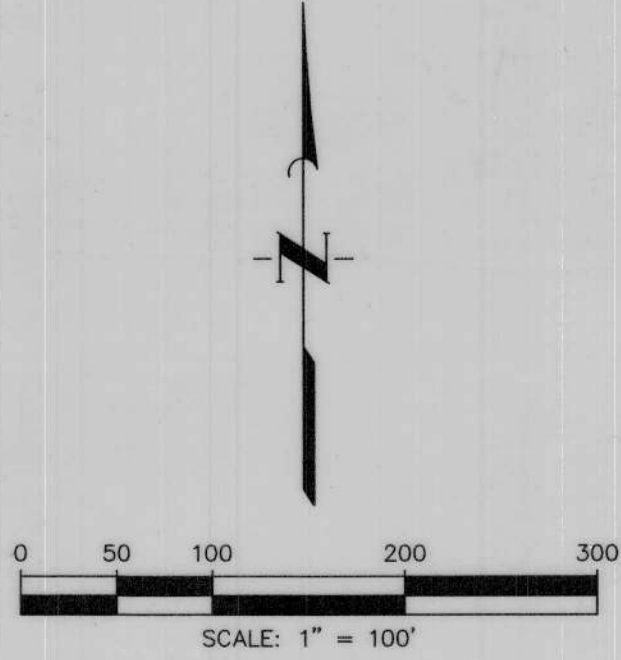
TOTAL PARKLAND REQUIRED IN WALNUT CREEK AT STONECREEK ESTATES SEC ONE = 1.73 ACRES (6.25 ACRES x 92 UNITS x 3 PERSONS PER UNIT / 1000)
TOTAL PARKLAND PROVIDED IN WALNUT CREEK AT STONECREEK ESTATES SEC ONE = 1.08
DEDICATED PARKLAND = 1.01 ACRES @ 100% CREDIT = 1.01 ACRES
LANDSCAPE/OPEN SPACE = 0.67 ACRES @ 10% CREDIT = 0.07 ACRES
TOTAL = 1.08
MIN. 10% PARK FEE = 57 LOTS x \$170.00 = \$9,690.00
100% PARK FEE = 35 LOTS x \$1,700.00 = \$59,500.00
TOTAL: \$69,190.00

LOT AREA SUMMARY

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4	
LOT	LOT WIDTH AT B.L. SQ. FT.	LOT	LOT WIDTH AT B.L. SQ. FT.	LOT	LOT WIDTH AT B.L. SQ. FT.	LOT	LOT WIDTH AT B.L. SQ. FT.
1	60' 9,176	1	70' 9,306	1	60' 9,176	1	60' 8,612
2	60' 7,998	2	70' 12,859	2	60' 7,998	2	60' 7,500
3	60' 13,950			3	60' 7,998	3	60' 7,500
4	60' 15,506			4	60' 7,998	4	60' 7,500
5	60' 7,510			5	60' 7,998	5	60' 7,500
6	60' 7,931			6	60' 7,998	6	60' 7,500
7	60' 8,546			7	60' 7,998	7	60' 7,500
8	60' 8,911			8	60' 7,998	8	60' 7,500
9	60' 8,630			9	60' 7,998	9	60' 7,500
10	60' 8,570			10	60' 7,998	10	60' 7,500
11	60' 8,731			11	60' 7,998	11	60' 7,500
12	60' 8,863			12	60' 7,998	12	60' 7,500
13	60' 12,057			13	60' 7,998	13	60' 7,500
14	60' 17,669			14	60' 7,998	14	60' 7,500
15	60' 15,266			15	60' 7,998	15	60' 7,500
16	60' 19,871			16	60' 7,998	16	60' 7,500
17	60' 8,389			17	60' 7,998	17	60' 7,500
18	60' 8,557			18	60' 7,998	18	60' 7,500
19	60' 8,127			19	60' 7,998	19	60' 7,500
20	60' 10,507			20	60' 7,998	20	60' 7,500
21	60' 11,284			21	60' 7,998	21	60' 7,500
22	60' 11,588			22	60' 7,998	22	60' 7,500
23	60' 12,265						
24	60' 8,615						
25	60' 7,499						

LOT SUMMARY TABLE	
TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT	= 827,489.92
AVERAGE LOT SIZE WITHIN WALNUT CREEK AT STONECREEK ESTATES SECTION ONE	= 8,995.92
92 LOTS = 92	
% 92 LOTS = 100%	

- A RESTRICTED RESERVE "A" Restricted to Drainage/Open Space Purposes Only 0.67 AC 29,381 Sq Ft
- B RESTRICTED RESERVE "B" Restricted to Parkland Purposes Only 1.01 AC 43,834 Sq Ft



- General Notes
- BL "Building Line"
 - C.C.F. "County Clerk File"
 - Esm "Easement"
 - 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. "Plot 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" |

- 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 dedicant, 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 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.
- Elevations shown hereon are based upon GPS observations calibrated to the published values of HGCSD 71, and HGCSD 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 U.S.C. & G.S. Datum, NAVD-88.
- The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone and may be brought to surface by applying the following combined scale factor of 0.9998617.
- 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.
- WALNUT CREEK AT STONECREEK ESTATES SECTION ONE 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 "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 & 29 Block 4, of Stonecreek Estates Sec 1. Elevation = 77.38' (NAVD88).
- The top of all floor slabs shall be a minimum of 81.34 feet (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 elevation 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.
- This plat was prepared from information furnished by Charter Title Company, G.F. No. WCStonecreek1, Effective Date February 10, 2021.
- 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.
- 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 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.
- Subject tract is located within tract referenced in Declaration of Covenant recorded under C.C.F. No. 2009097264, O.P.R.F.B.C.T., as affected by instrument numbers recorded under C.C.F. No's. 2011081917, 2012007608, 2012015477, and 2018009744, O.P.R.F.B.C.T.
- Subject Tract is affected by Designation of Drill Sites and Waiver of Surface Rights recorded under Clerk File's No. 2013118060, of the Real Property Records of Fort Bend County, Texas.
- Subject Tract is affected by an on-site sewage facility (OSSF), and terms and conditions relative to the maintenance of same, as evidenced by the Affidavit to the Public dated March 11, 2014 recorded in/under Clerk's File No. 2014038129 of the Real Property Records of Fort Bend County, Texas.

WALNUT CREEK AT STONECREEK ESTATES SECTION ONE

A SUBDIVISION OF 26.48 ACRES OF LAND OUT OF THE WILEY MARTIN SURVEY, A-56 FORT BEND COUNTY, TEXAS

92 LOTS 2 RESERVES 4 BLOCKS
FEBRUARY 19, 2021

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. 1-438
Texas Board of Professional Land Surveying Registration No. 12803-06
1000 West Loop South, Suite 1201, Houston, TX 77060-1101

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 26.48 tract described in the above and foregoing map of WALNUT CREEK AT STONECREEK ESTATES SECTION ONE, 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 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 WALNUT CREEK AT STONECREEK ESTATES SECTION ONE 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
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 August, 2021.



Shannon Kathleen Staunton
Notary Public in and for the State of Florida
Shannon Kathleen Staunton
Print Name
My Commission expires: 1/22/22

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of WALNUT CREEK AT STONECREEK ESTATES SECTION ONE 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 17 day of March, 2021

Peter P. Grolowsky
Peter P. Grolowsky, Chairman
Anthony Sulak
Anthony Sulak, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of WALNUT CREEK AT STONECREEK ESTATES SECTION ONE 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
William T. Benton, Mayor
Danyel Swint
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.

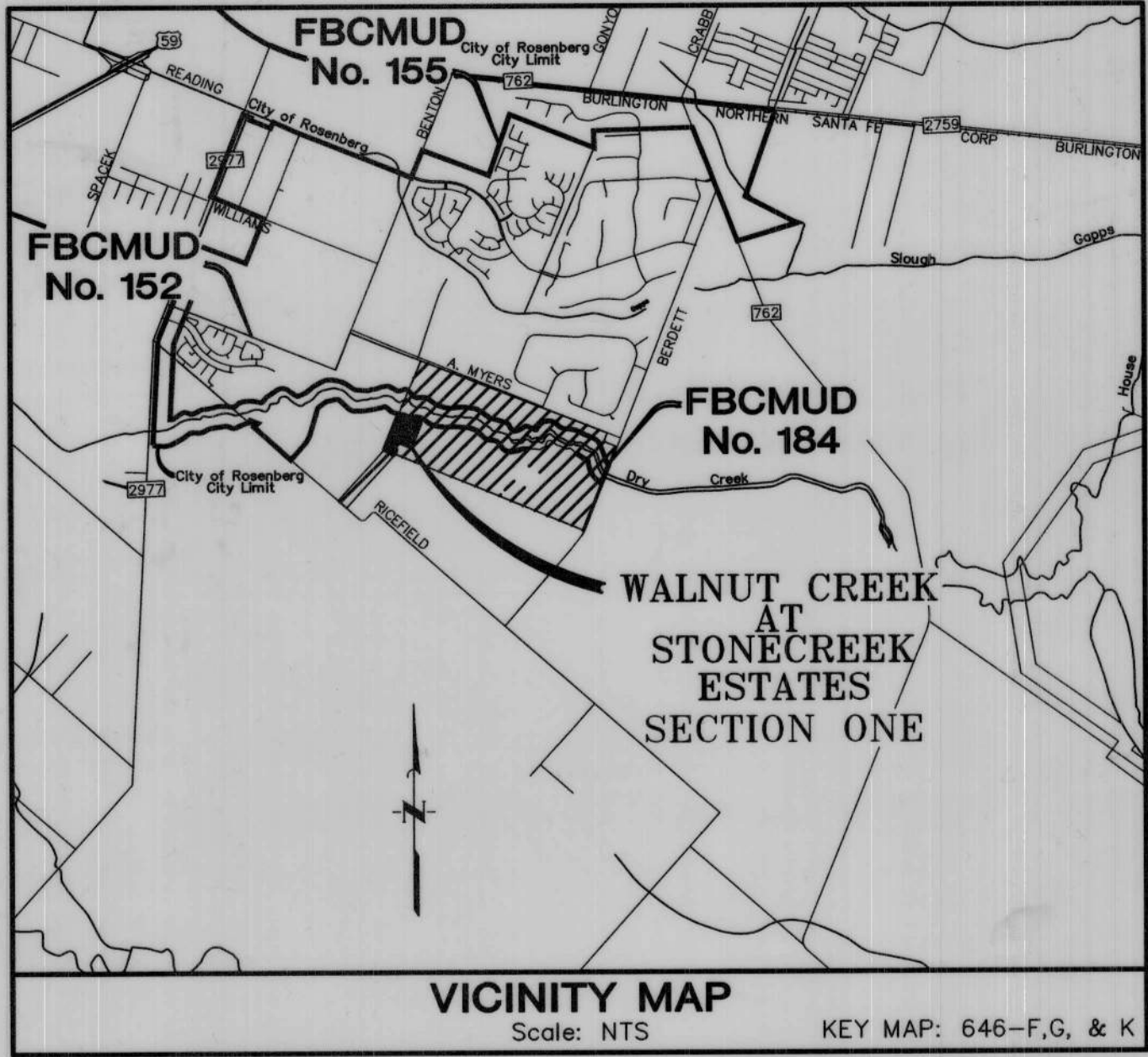


Chris D. Kalkomey
Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869

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



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plot 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
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.
Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Grady Prestage
Commissioner, Precinct 2

KP George
KP George
County Judge

W.A. "Andy" Meyers
W.A. "Andy" Meyers
Commissioner, Precinct 3

Ken R. DeMerchant
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
Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

WALNUT CREEK AT STONECREEK ESTATES SECTION ONE

A SUBDIVISION OF 26.48 ACRES OF LAND
OUT OF THE WILEY MARTIN SURVEY, A-56
FORT BEND COUNTY, TEXAS

92 LOTS 2 RESERVES 4 BLOCKS
FEBRUARY 19, 2021

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. 1-4281
Texas Board of Professional Land Surveying Registration No. 5869
6300 West Loop South, Suite 350 • Houston, TX 77057 • 713.773.5337