

# PLAT RECORDING SHEET

**PLAT NAME:** Stonecreek Village Drive Extension No. 1

\_\_\_\_\_

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

**ACREAGE:** 2.39

**LEAGUE:** Wiley Martin Survey

**ABSTRACT NUMBER:** A-56

**NUMBER OF BLOCKS:** 0

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 0

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

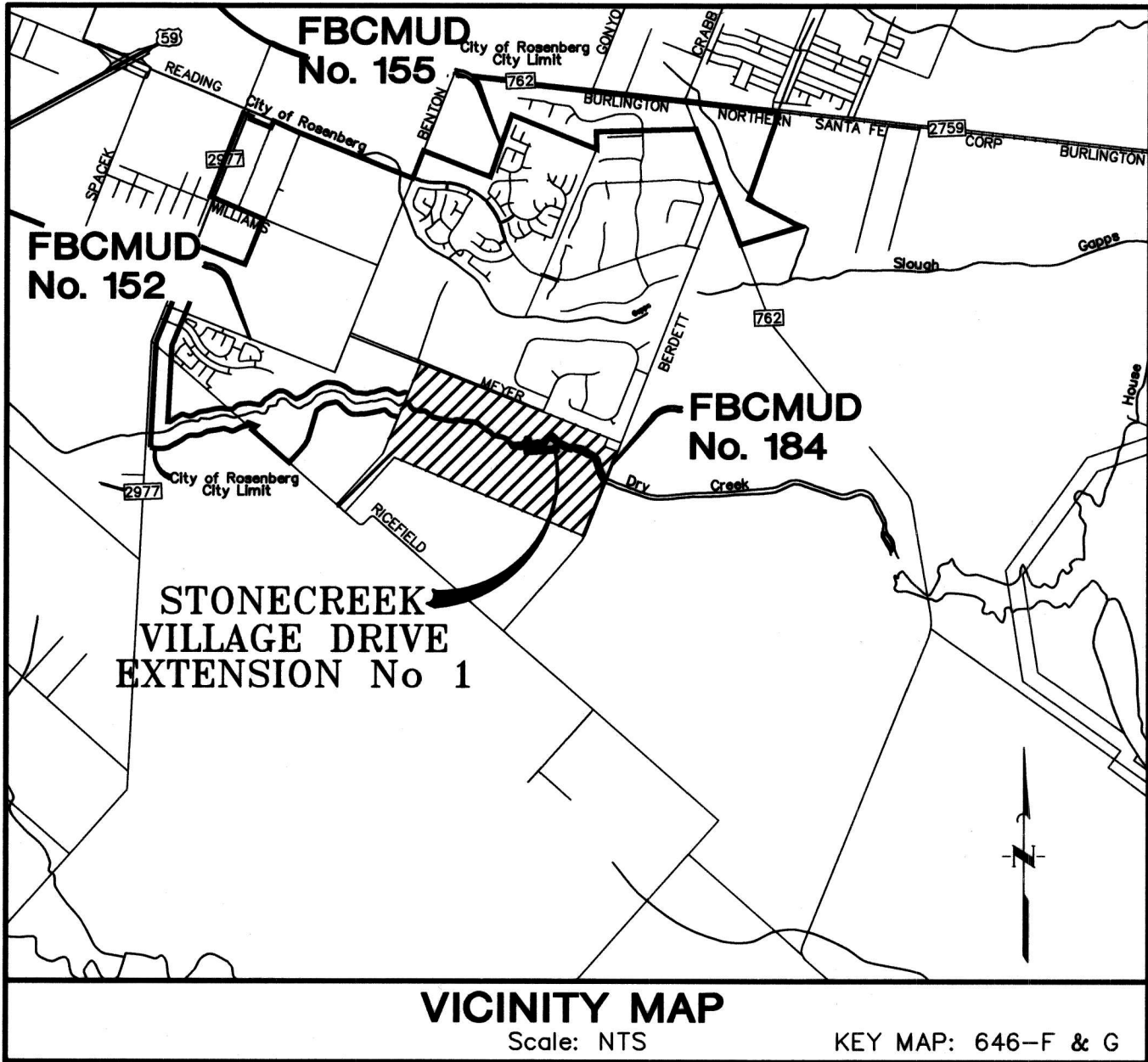
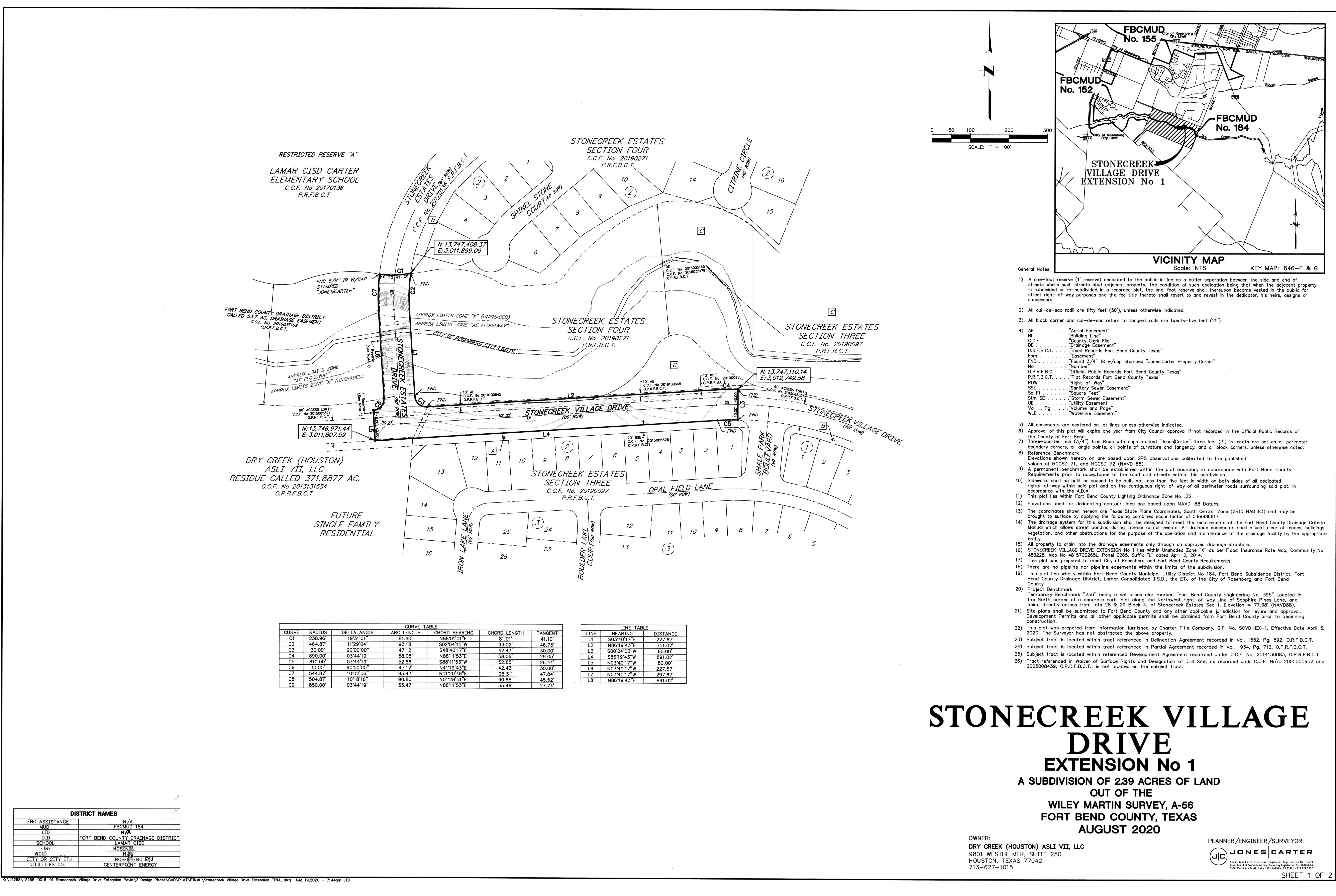
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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



- General Notes
- 1) A one-foot reserve (1' reserve) dedicated to the public in fee as a buffer separation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee thereto shall revert to and re-vest in the dedicant, his heirs, assigns or successors.
  - 2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
  - 3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
  - 4) AE . . . . . "Aerial Easement"  
BL . . . . . "Building Line"  
C.C.F. . . . . "County Clerk File"  
DE . . . . . "Drainage Easement"  
D.R.F.B.C.T. . . . . "Deed Records Fort Bend County Texas"  
Eas . . . . . "Easement"  
FND . . . . . "Found 3/4" IR w/cap stamped "JonesCarter Property Corner"  
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"  
Stm SE . . . . . "Storm Sewer Easement"  
UE . . . . . "Utility Easement"  
Vol . . . . . "Volume and Page"  
WLE . . . . . "Waterline Easement"
  - 5) All easements are centered on lot lines unless otherwise indicated.
  - 6) 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.
  - 7) Three-quarter inch (3/4") Iron Rods with caps marked "JonesCarter" 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.
  - 8) Reference Benchmark  
Elevations shown hereon are based upon GPS observations calibrated to the published values of HGSD 71, and HGSD 72 (NAVD 88).
  - 9) 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.
  - 10) 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.
  - 11) This plat lies within Fort Bend County Lighting Ordinance Zone No L22.
  - 12) Elevations used for delineating contour lines are based upon NAVD-88 Datum.
  - 13) 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.
  - 14) 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.
  - 15) All property to drain into the drainage easements only through an approved drainage structure.
  - 16) STONECREEK VILLAGE DRIVE EXTENSION No. 1 lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Community No 480228, Map No 48157C0265L, Panel 0265, Suffix "L" dated April 2, 2014.
  - 17) This plat was prepared to meet City of Rosenberg and Fort Bend County Requirements.
  - 18) There are no pipeline nor pipeline easements within the limits of the subdivision.
  - 19) 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.
  - 20) 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).
  - 21) 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.
  - 22) This plat was prepared from information furnished by Charter Title Company, G.F. No. SOVD-EX-1, Effective Date April 5, 2020. The Surveyor has not abstracted the above property.
  - 23) Subject tract is located within tract referenced in Delineation Agreement recorded in Vol. 1552, Pg. 592, O.R.F.B.C.T.
  - 24) Subject tract is located within tract referenced in Partial Agreement recorded in Vol. 1934, Pg. 712, O.P.R.F.B.C.T.
  - 25) Subject tract is located within referenced Development Agreement recorded under C.C.F. No. 2014130083, O.P.R.F.B.C.T.
  - 26) Tract referenced in Waiver of Surface Rights and Designation of Drill Site, as recorded under C.C.F. No.s 2005005652 and 2005008439, O.P.R.F.B.C.T., is not located on the subject tract.

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	238.96'	19°31'01"	81.40'	N88°01'01"E	81.01'	41.10'
C2	464.87'	11°29'04"	93.18'	S02°04'15"W	93.02'	46.75'
C3	30.00'	90°00'00"	47.12'	S48°40'17"E	42.43'	30.00'
C4	890.00'	03°44'19"	58.08'	N88°11'53"E	58.06'	29.05'
C5	810.00'	03°44'19"	52.86'	S88°11'53"W	52.85'	26.44'
C6	30.00'	90°00'00"	47.12'	N41°19'43"E	42.43'	30.00'
C7	544.87'	10°02'06"	95.43'	N01°20'46"E	95.31'	47.84'
C8	504.97'	10°18'16"	90.80'	N01°28'51"E	90.68'	45.52'
C9	850.00'	03°44'19"	55.47'	N88°11'53"E	55.46'	27.74'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°40'17"E	227.67'
L2	N86°19'43"E	751.02'
L3	S00°04'03"W	80.00'
L4	S86°19'43"W	801.02'
L5	N03°40'17"W	80.00'
L6	N03°40'17"W	227.67'
L7	N03°40'17"W	297.67'
L8	N86°19'43"E	891.02'

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

# STONECREEK VILLAGE DRIVE EXTENSION No 1

A SUBDIVISION OF 2.39 ACRES OF LAND  
OUT OF THE  
WILEY MARTIN SURVEY, A-56  
FORT BEND COUNTY, TEXAS  
AUGUST 2020

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

PLANNER/ENGINEER/SURVEYOR:  
**JC JONES CARTER**  
Texas Board of Professional Engineers Registration No. 8-088  
Texas Board of Professional Land Surveying Registration No. 120643-04  
9336 West Loop South, Suite 150 • Houston, Texas 77025 • 713-777-1557



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 2.39 acre tract described in the above and foregoing map of STONECREEK VILLAGE DRIVE EXTENSION No. 1, 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 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 VILLAGE DRIVE EXTENSION No. 1 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 4 day of September, 2020.

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

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 4 day of September, 2020.



Shannon Kaitland Staunton  
Notary Public in and for the State of Texas Florida  
Shannon Kaitland Staunton  
Print Name  
My Commission expires: 11/22/22

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of STONECREEK VILLAGE DRIVE EXTENSION No. 1 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 October, 2018.

James Urbish, Chairman  
Pete Pavlonsky  
Wayne Foldrack, Secretary  
Anthony Sulak

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of STONECREEK VILLAGE DRIVE EXTENSION No. 1 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 21st day of September, 2020.

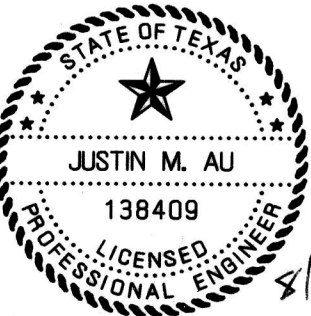
William T. Benton  
William T. Benton, Mayor  
Danyel Swint  
Danyel Swint, City Secretary

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.

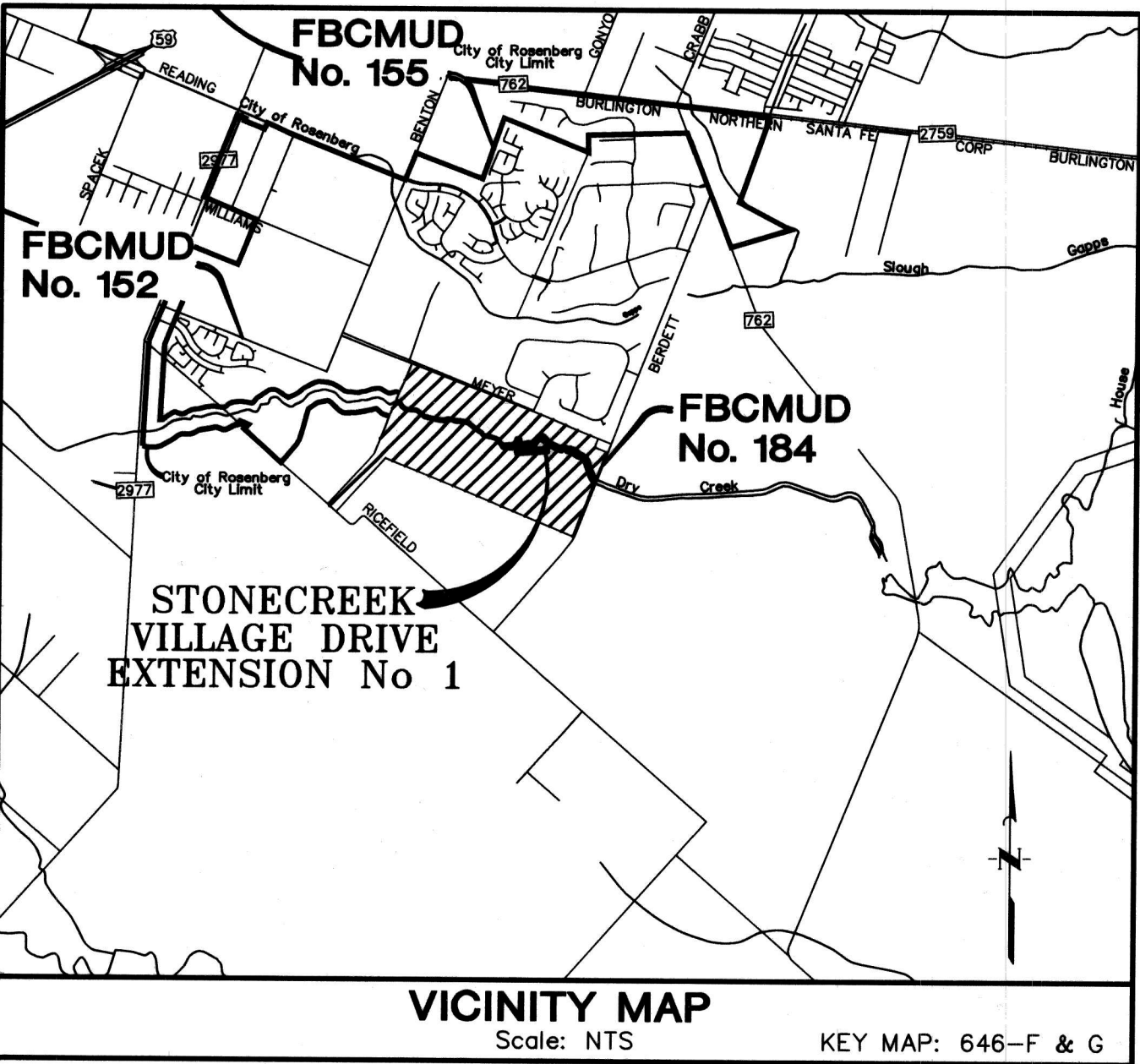


Chris D. Kalkomey  
Registered Professional Land Surveyor  
No. 5869

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 , 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 VILLAGE DRIVE EXTENSION No. 1

A SUBDIVISION OF 2.39 ACRES OF LAND  
OUT OF THE  
WILEY MARTIN SURVEY, A-56  
FORT BEND COUNTY, TEXAS  
AUGUST 2020

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

PLANNER/ENGINEER/SURVEYOR:  
JONES CARTER