

# PLAT RECORDING SHEET

**PLAT NAME:** Stonecreek Estates Section Nine

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

**ACREAGE:** 20.69

**LEAGUE:** Wiley Martin Survey

**ABSTRACT NUMBER:** A-56

**NUMBER OF BLOCKS:** 4

**NUMBER OF LOTS:** 75

**NUMBER OF RESERVES:** 4

**OWNERS:** CW-Stone Creek, LLC

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

STATE OF TEXAS §  
 COUNTY OF FORT BEND §  
 CITY OF ROSENBERG §

We, CW-Stone Creek, LLC, a Texas limited liability company, by CW-Stone Creek, LLC, a Texas limited liability company, its manager acting by and through John Cork, its Authorized Representative, owners of the 21.55 tract described in the above and foregoing map of STONECREEK ESTATES SECTION NINE, 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 STONECREEK ESTATES SECTION NINE 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 to comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the CW-Stone Creek, LLC, a Texas limited liability company, by CW-Trophy, LLC, a Texas limited liability company, its manager has caused these presents to be signed by John Cork, its President, hereunto

authorized, this 22<sup>nd</sup> day of April, 2022.

CW-Stone Creek, LLC,  
 a Texas limited liability company  
 By: CW-Trophy, LLC,  
 a Texas limited liability company,  
 its manager

By: [Signature]  
 John Cork,  
 President

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.

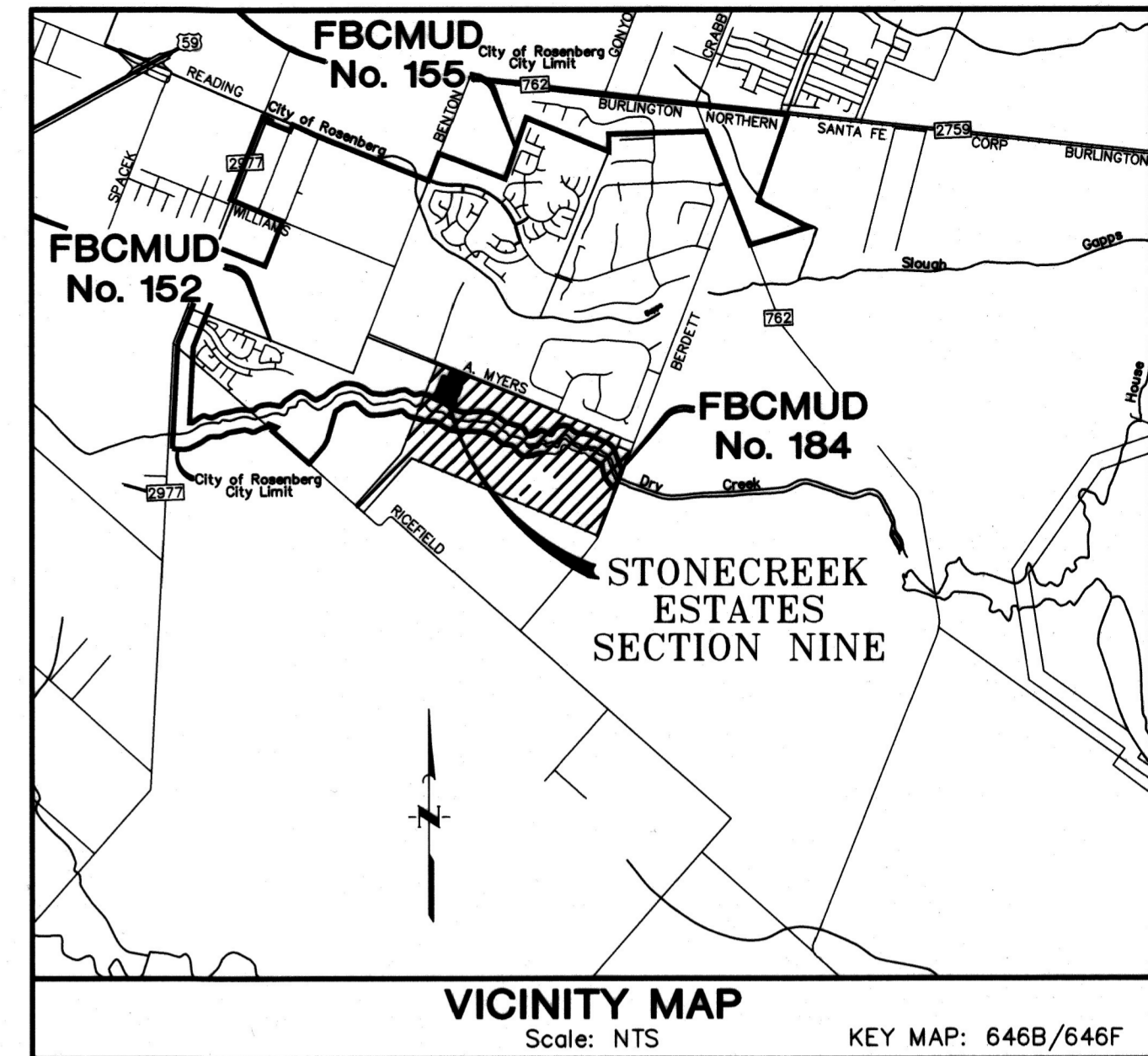


[Signature]  
 Chris D. Kalkomey  
 Registered Professional Land Surveyor  
 No. 5869

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.



[Signature]  
 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, P.E. Date  
 Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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 \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ in Plot 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.

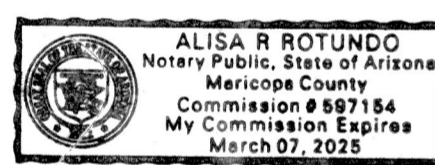
Laura Richard, County Clerk  
 Fort Bend County, Texas

By: \_\_\_\_\_  
 Deputy

STATE OF TEXAS Arizona §  
 COUNTY OF HARRIS Maricopa §

BEFORE ME, the undersigned authority, on this day personally appeared John Cork, President of CW-Trophy, LLC, a Texas limited liability company, 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 22<sup>nd</sup> day of April, 2022.



[Signature]  
 Notary Public in and for the State of Texas-Arizona  
Alisa R. Rotundo  
 Print Name  
 My Commission expires: 3/7/2025

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

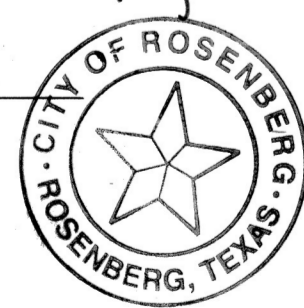
of this plat this 17 day of NOVEMBER, 2021

[Signature] Pete Palovicky, Chairman  
[Signature] Anthony Swint, 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 NINE 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 3 day of MAY, 2022

[Signature] Kevin Raines, Mayor  
[Signature] Danyel Swint, City Secretary



# STONECREEK ESTATES SECTION NINE

A SUBDIVISION OF 20.69 ACRES OF LAND  
 OUT OF THE WILEY MARTIN SURVEY, A-56  
 FORT BEND COUNTY, TEXAS

75 LOTS 4 RESERVES 4 BLOCKS  
 APRIL 2022

OWNER:  
 CW-STONE CREEK, LLC  
 A TEXAS LIMITED LIABILITY COMPANY  
 11375 W. SAM HOUSTON PKWY S. SUITE 100  
 HOUSTON, TEXAS 77031  
 (281) 561-7773

ENGINEER/PLANNER/SURVEYOR:  
 J.C. JONES CARTER  
 Texas Board of Professional Engineers Registration No. 1248  
 Texas Board of Professional Land Surveying Registration No. 12862-04  
 6300 West Loop South, Suite 150 - Houston, TX 77021

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

**PARK LAND DEDICATION TABLE**

TOTAL PARKLAND REQUIRED IN STONECREEK ESTATES SECTION NINE = 1.40 ACRES (6.25 ACRES x 75 UNITS x 3 PERSONS PER UNIT / 1000)	
TOTAL PARKLAND PROVIDED IN STONECREEK ESTATES SECTION NINE = 1.10	
DEDICATED PARKLAND = 1.08 ACRES @ 100% CREDIT = 1.08 ACRES	
LANDSCAPE/OPEN SPACE = 0.24 ACRES @ 10% CREDIT = 0.02 ACRES	
TOTAL = 1.10	
MIN. 10% PARK FEE = 59 LOTS X \$170.00 = \$10,030.00	
100% PARK FEE = 16 LOTS X \$1,700.00 = \$27,200.00	
TOTAL = \$37,230.00	

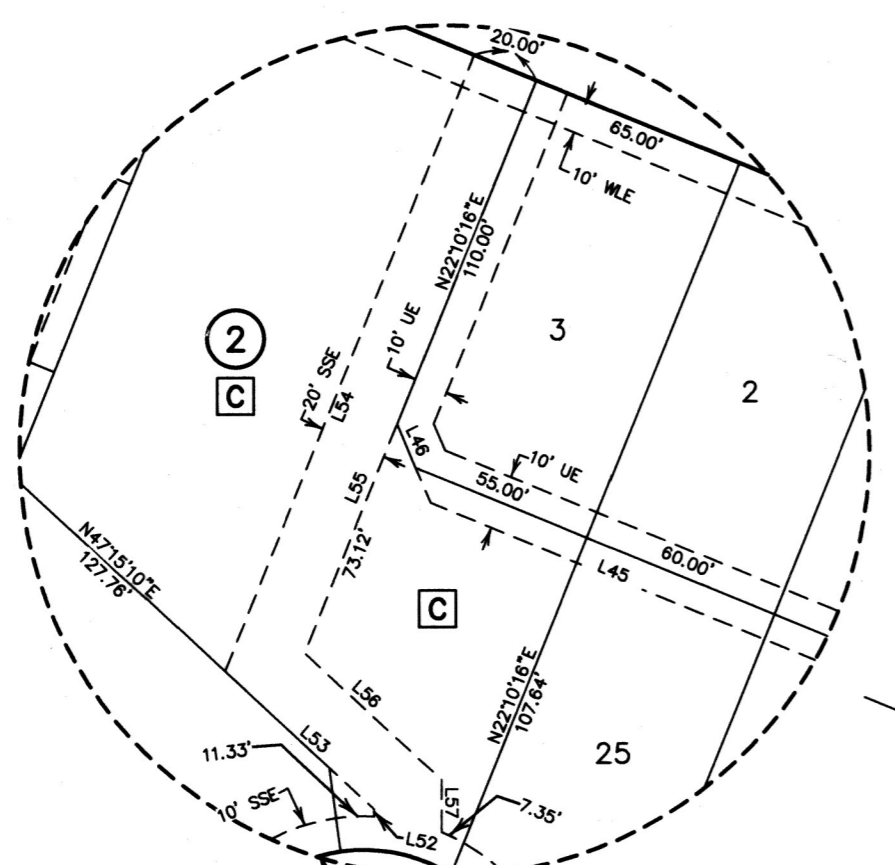
- A RESTRICTED RESERVE "A"**  
Restricted to Landscape/Open Space Purposes Only  
0.10 AC  
4,559 Sq Ft
- B RESTRICTED RESERVE "B"**  
Restricted to Landscape/Open Space Purposes Only  
0.15 AC  
6,582 Sq Ft
- C RESTRICTED RESERVE "C"**  
Restricted to Dedicated Parkland Purposes Only  
0.58 AC  
25,209 Sq Ft
- D RESTRICTED RESERVE "D"**  
Restricted to Dedicated Parkland Purposes Only  
0.49 AC  
21,291 Sq Ft

**LOT AREA SUMMARY**

BLOCK 1		BLOCK 2		BLOCK 3	
LOT	LOT WIDTH AT B.L.	LOT	LOT WIDTH AT B.L.	LOT	LOT WIDTH AT B.L.
1	60'	1	60'	1	70'
2	60'	2	60'	2	70'
3	60'	3	60'	3	60'
4	60'	4	60'	4	60'
5	60'	5	60'	5	60'
6	60'	6	60'	6	60'
7	60'	7	60'	7	60'
8	60'	8	60'	8	60'
9	60'	9	60'	9	60'
10	60'	10	60'	10	60'
11	60'	11	60'	11	60'
12	60'	12	60'	12	60'
13	60'	13	60'	13	60'
14	60'	14	60'	14	60'
15	60'	15	60'	15	60'
16	60'	16	60'	16	60'
17	60'	17	60'	17	60'
18	60'	18	60'	18	60'
19	60'	19	60'	19	60'
20	60'	20	60'	20	60'
21	60'	21	60'	21	60'
22	60'	22	60'	22	60'
23	60'	23	60'	23	60'
24	60'	24	60'	24	60'
25	60'	25	60'	25	60'
26	60'	26	60'	26	60'
27	60'	27	60'	27	60'
28	60'	28	60'	28	60'
29	60'	29	60'	29	60'
30	60'	30	60'	30	60'
31	60'	31	60'	31	60'
32	60'	32	60'	32	60'
33	60'	33	60'	33	60'
34	60'	34	60'	34	60'
35	60'	35	60'	35	60'
36	60'	36	60'	36	60'
37	60'	37	60'	37	60'
38	60'	38	60'	38	60'
39	60'	39	60'	39	60'
40	60'	40	60'	40	60'

BLOCK 4	
LOT	LOT WIDTH AT B.L.
1	60'
2	60'
3	60'
4	60'
5	60'
6	60'
7	60'
8	60'
9	60'
10	60'
11	60'
12	60'
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26	60'
27	60'
28	60'
29	60'
30	60'
31	60'
32	60'
33	60'
34	60'
35	60'
36	60'
37	60'
38	60'
39	60'
40	60'

LOT SUMMARY TABLE	
TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT	AVERAGE LOT SIZE WITHIN STONECREEK ESTATES SECTION NINE
8,786 SF	8,786 SF
60' LOTS = 75	75 LOTS = 100%



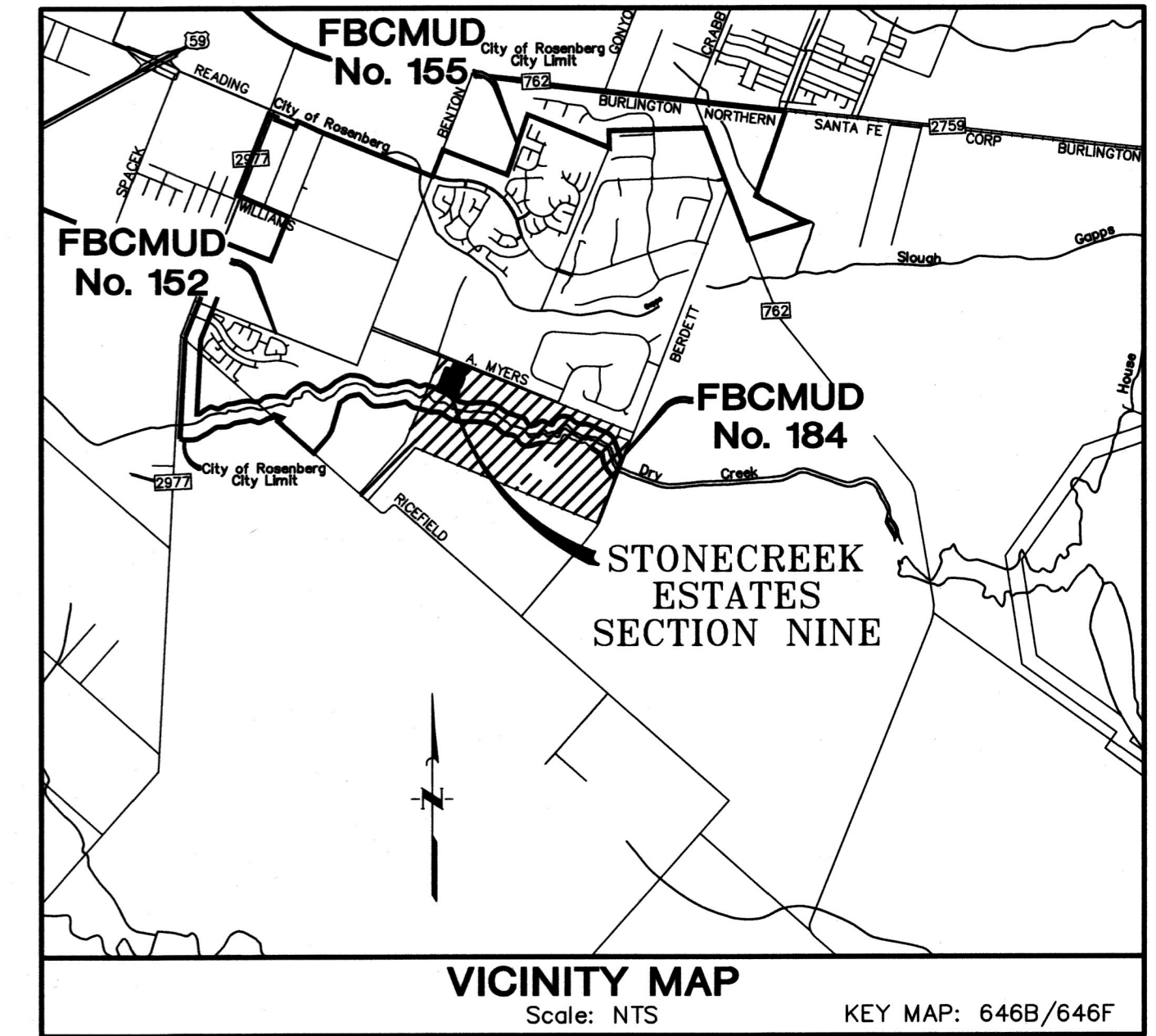
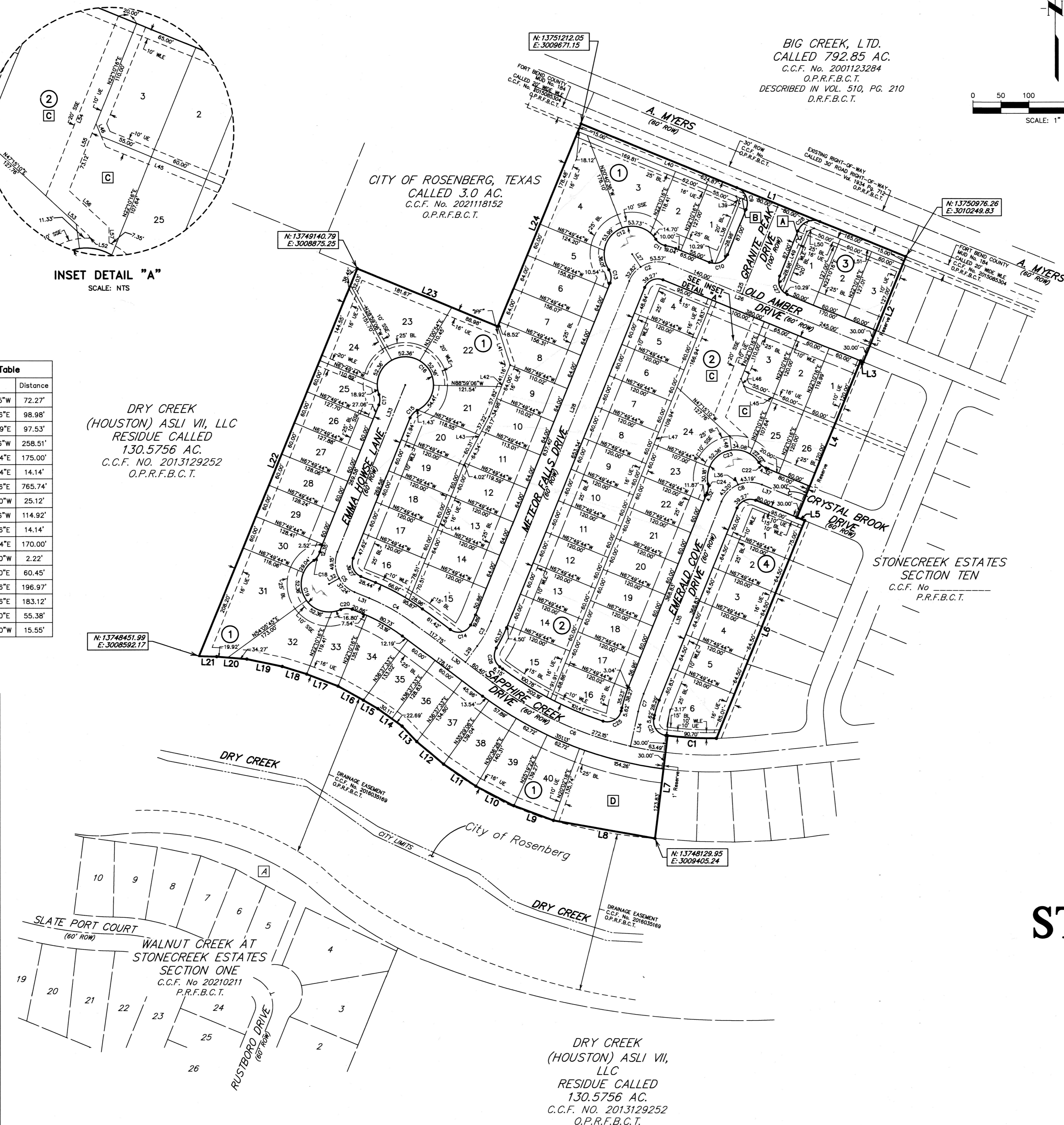
**INSET DETAIL "A"**  
SCALE: NTS

Line Table		
Line	Bearing	Distance
L1	N67°49'42"W	624.87'
L2	S22°10'16"W	202.00'
L3	N67°49'44"W	5.00'
L4	S22°10'16"W	300.00'
L5	S67°49'44"E	15.00'
L6	S22°10'16"W	418.01'
L7	S07°02'25"W	183.83'
L8	N80°09'10"W	183.69'
L9	N70°00'12"W	75.46'
L10	N62°49'19"W	75.59'
L11	N55°54'40"W	69.77'
L12	N49°37'40"W	62.40'
L13	N43°35'28"W	37.87'
L14	N54°32'08"W	52.80'
L15	N60°12'51"W	30.11'
L16	N61°12'46"W	51.28'
L17	N69°22'06"W	60.02'
L18	N72°47'30"W	45.90'
L19	N78°13'44"W	64.06'
L20	N85°09'24"W	54.19'

Line Table		
Line	Bearing	Distance
L21	N88°40'43"W	31.80'
L22	N22°20'28"E	744.80'
L23	S67°49'42"E	270.65'
L24	N22°23'17"E	390.00'
L25	S67°49'44"E	175.00'
L26	S67°49'42"E	385.00'
L27	S33°38'09"E	27.27'
L28	N22°10'16"E	653.33'
L29	N36°37'33"E	35.44'
L30	S53°22'27"E	178.15'
L31	N67°49'44"W	28.44'
L32	N60°58'06"E	20.91'
L33	S22°10'16"E	320.57'
L34	S12°38'13"W	63.17'
L35	S22°10'16"W	368.83'
L36	S22°49'44"E	12.88'
L37	N67°49'44"W	80.00'
L38	S22°10'16"W	114.91'
L39	S22°49'44"E	14.14'
L40	N67°49'44"W	304.93'

Line Table		
Line	Bearing	Distance
L41	N17°41'25"W	72.27'
L42	N22°10'16"E	98.98'
L43	N28°02'29"E	97.53'
L44	S22°10'16"W	258.51'
L45	S67°49'44"E	175.00'
L46	S22°49'44"E	14.14'
L47	N22°10'16"E	765.74'
L48	N07°40'50"W	25.12'
L49	S22°10'16"W	114.92'
L50	N67°10'16"E	14.14'
L51	S67°49'44"E	170.00'
L52	S00°09'40"W	2.22'
L53	S47°15'10"E	60.45'
L54	N22°10'16"E	196.97'
L55	N22°10'16"E	183.12'
L56	S47°15'10"E	55.38'
L57	S00°09'40"W	15.55'

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	8°05'19"	620.00'	87.53'	43.84'	N87°00'15"W	87.46'
C2	90°00'02"	55.00'	86.39'	55.00'	N67°10'17"E	77.78'
C3	14°27'18"	200.00'	50.46'	25.36'	N29°23'55"E	50.32'
C4	14°27'18"	350.00'	88.30'	44.39'	S60°36'05"E	88.07'
C5	90°00'00"	55.00'	86.39'	55.00'	S22°49'44"E	77.78'
C6	29°35'08"	650.00'	335.64'	171.65'	S68°10'01"E	331.92'
C7	9°32'03"	200.00'	33.28'	16.68'	S17°24'14"W	33.24'
C8	90°00'00"	55.00'	86.39'	55.00'	S67°10'16"W	77.78'
C9	90°00'00"	30.00'	47.12'	30.00'	N22°49'42"W	42.43'
C10	90°00'00"	25.00'	39.27'	25.00'	N67°10'18"E	35.36'
C11	48°23'27"	25.00'	21.11'	11.23'	S56°28'11"E	20.49'
C12	181°32'39"	50.00'	158.43'	3710.52'	S56°57'14"W	99.99'
C13	55°59'22"	25.00'	24.43'	13.29'	N05°49'25"W	23.47'
C14	97°45'06"	25.00'	42.65'	28.63'	N77°45'00"E	37.66'
C15	42°50'00"	25.00'	18.69'	9.81'	S43°35'16"W	18.26'
C16	265°40'01"	50.00'	231.84'	53.93'	N67°49'44"W	73.33'
C17	42°50'00"	25.00'	18.69'	9.81'	N00°45'16"E	18.26'
C18	43°31'38"	25.00'	18.99'	9.98'	N35°36'47"E	18.54'
C19	172°31'37"	50.00'	150.56'	765.61'	S28°53'13"E	99.79'
C20	47°19'17"	25.00'	20.65'	10.95'	S88°30'37"W	20.07'
C21	95°18'14"	25.00'	41.58'	27.43'	S35°00'54"E	36.95'
C22	37°20'51"	25.00'	16.30'	8.45'	S52°04'05"E	16.01'
C23	158°52'10"	50.00'	138.64'	268.07'	S67°10'16"W	98.30'
C24	37°20'51"	25.00'	16.30'	8.45'	N06°24'37"E	16.01'
C25	95°18'14"	25.00'	41.58'	27.43'	N60°17'20"E	36.95'
C26	85°36'05"	25.00'	37.35'	23.15'	S10°34'24"E	33.97'
C27	90°00'00"	25.00'	39.27'	25.00'	S22°49'42"E	35.36'
C28	90°00'00"	30.00'	47.12'	30.00'	S67°10'18"W	42.43'



- General Notes**
- BL - Building Line
  - C.C.F. - County Clerk's File
  - DE - Drainage Easement
  - D.R.F.B.C.T. - Deed Records, Fort Bend County, Texas
  - Esm - Easement
  - IPF - 1/2 inch Iron Pipe Found marked "Kokomey Surveying"
  - 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 - Page - Volume and Page
  - WLE - Waterline Easement
  - Street Name Break Graphic

- 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 or 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 "Quintity" 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 on based upon GPS observations calibrated to the published values of HGCS 71, and HGCS 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 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 0.99996817.
- 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 NINE lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Community No 480228, Map No 4815700265L, Panel 0265, Suffix "L" dated April 2, 2014. Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
- 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 "13100" being a set cotton picker spindle, located on Laurabee Drive. Elevation = 80.76' (NAVD88).
- The top of all floor slabs shall be a minimum of 81.30 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.
- This plat was prepared from information furnished by Charter Title Company, G.F. No. STONECREEK-9, Effective Date AUGUST 3, 2022. 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.
- 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. 2011081917, 2012007608, 2012015476, 2014130083, and 2015007209, as corrected by C.C.F. No. 2018060198, and affected by C.C.F. Nos 2016023690, 2016024823, and 2017118047, all of the O.P.R.F.B.C.T.
- 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.
- Lots 22, 23, and 24 of Block 1 are affected by the sanitary control easement recorded under C.C.F. No. \_\_\_\_\_ O.P.R.F.B.C.T.

# STONECREEK ESTATES SECTION NINE

A SUBDIVISION OF 20.69 ACRES OF LAND  
OUT OF THE WILEY MARTIN SURVEY, A-56  
FORT BEND COUNTY, TEXAS

**75 LOTS      4 RESERVES      4 BLOCKS**  
**APRIL 2022**

OWNER:  
CW-STONE CREEK, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
11375 W. SAM HOUSTON PKWY S. SUITE 100  
HOUSTON, TEXAS 77031  
(281) 561-7773

ENGINEER/PLANNER/SURVEYOR:  
**JONES CARTER**  
Texas Board of Professional Engineers Registration No. 1-430  
Texas Board of Professional Land Surveying Registration No. 3580-01  
1200 West Loop South, Suite 200, Houston, TX 77027-1100