

**PLAT RECORDING SHEET**

**PLAT NAME:** Still Creek Ranch Section Three

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

**ACREAGE:** 21.480

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**LEAGUE:** J.J. Dickerson Survey and B.B.B. & C.R.R. CO Survey No 1

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**ABSTRACT NUMBER:** A-401 and A-127

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**NUMBER OF BLOCKS:** 7

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**NUMBER OF LOTS:** 77

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**NUMBER OF RESERVES:** 11

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**OWNERS:** Lennar Homes of Texas Land and Construction, Ltd. and

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Arenosa Development, LLC

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
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**(DEPUTY CLERK)**

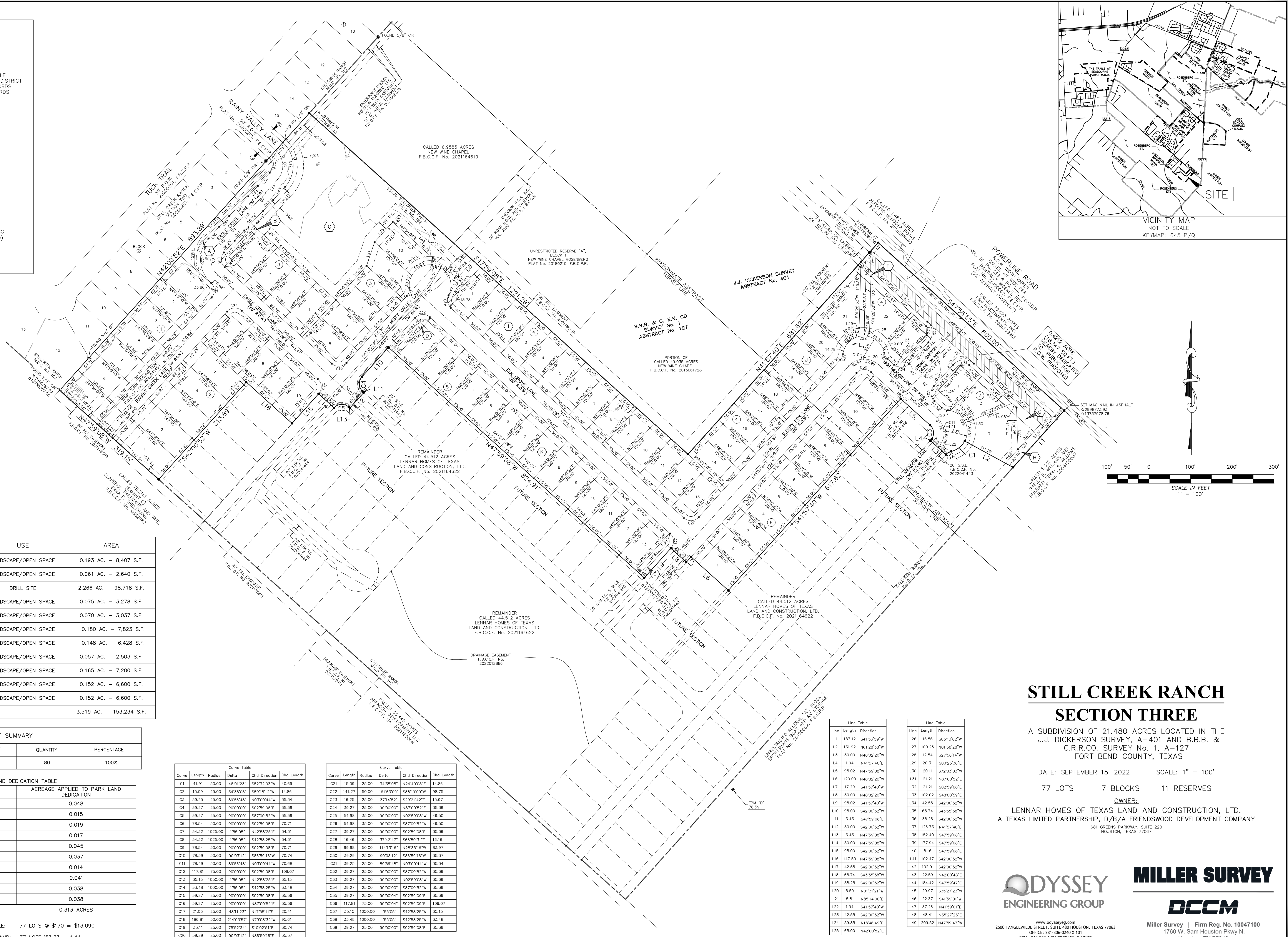













AC. = ACRE  
A.E. = AERIAL EASEMENT  
B.L. = BUILDING LINE  
B CHORD BEARING = CHORD BEARING  
CHD. = CHORD LENGTH  
CIR. = CAPPED IRON ROD  
D.E. = DRAINAGE EASEMENT  
E.E. = ELECTRIC EASEMENT  
ESMT. = EASEMENT  
F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE  
F.B.C.D.R. = FORT BEND COUNTY DRAINAGE DISTRICT  
F.C.D.R. = FORT BEND COUNTY DEED RECORDS  
F.B.C.P.D. = FORT BEND COUNTY MAP RECORDS  
H.L.&P. = HOUSTON LIGHTING AND POWER  
I.R. = IRON ROD  
I.P. = IRON PIPE  
L. = LENGTH  
L.E. = LANDSCAPE EASEMENT  
LTD. = LIMITED  
NR. = NUMBER  
NR. = NON-RADIAL  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMENCEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
P.V.T. = PRIVATE  
S.F. = SQUARE FEET  
SSE. = SANITARY SEWER EASEMENT  
STM.S.E. = STORM SEWER EASEMENT  
U.E. = UTILITY EASEMENT  
W.L.E. = WATER LINE EASEMENT  
X = EASTING COORDINATE  
Y = NORTHING COORDINATE

 = STREET NAME CHANGE  
① = BLOCK NUMBER

● = SET 5/8-INCH IRON ROD W/MSSG CAP (UNLESS OTHERWISE NOTED)  
◎ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)

⊕ = BENCHMARK



SYMBOL	DESCRIPTION	USE	AREA
	RESTRICTED RESERVE "A"	LANDSCAPE/OPEN SPACE	0.193 AC. - 8,407 S.F.
	RESTRICTED RESERVE "B"	LANDSCAPE/OPEN SPACE	0.061 AC. - 2,640 S.F.
	RESTRICTED RESERVE "C"	DRILL SITE	2.266 AC. - 98,718 S.F.
	RESTRICTED RESERVE "D"	LANDSCAPE/OPEN SPACE	0.075 AC. - 3,278 S.F.
	RESTRICTED RESERVE "E"	LANDSCAPE/OPEN SPACE	0.070 AC. - 3,037 S.F.
	RESTRICTED RESERVE "F"	LANDSCAPE/OPEN SPACE	0.180 AC. - 7,823 S.F.
	RESTRICTED RESERVE "G"	LANDSCAPE/OPEN SPACE	0.148 AC. - 6,428 S.F.
	RESTRICTED RESERVE "H"	LANDSCAPE/OPEN SPACE	0.057 AC. - 2,503 S.F.
	RESTRICTED RESERVE "I"	LANDSCAPE/OPEN SPACE	0.165 AC. - 7,200 S.F.
	RESTRICTED RESERVE "J"	LANDSCAPE/OPEN SPACE	0.152 AC. - 6,600 S.F.
	RESTRICTED RESERVE "K"	LANDSCAPE/OPEN SPACE	0.152 AC. - 6,600 S.F.
<b>TOTAL</b>			<b>3.519 AC. - 153,234 S.F.</b>

LOT SUMMARY			
AVERAGE LOT SIZE	SQUARE FEET	QUANTITY	PERCENTAGE
55' LOTS	6,600	80	100%

RESTRICTED RESERVE	ACREAGE APPLIED TO PARK LAND DEDICATION
RESTRICTED RESERVE A	0.048
RESTRICTED RESERVE B	0.015
RESTRICTED RESERVE D	0.019
RESTRICTED RESERVE E	0.017
RESTRICTED RESERVE F	0.045
RESTRICTED RESERVE G	0.037
RESTRICTED RESERVE H	0.014
RESTRICTED RESERVE I	0.041
RESTRICTED RESERVE J	0.038
RESTRICTED RESERVE K	0.038
TOTAL	0.313 ACRES
PRIVATE PARK LAND FEE:	77 LOTS @ \$170 = \$13,090
REQUIRED PARK LAND:	77 LOTS/53.33 = 1.44

Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	41.91	50.00	48°01'23"	S52°32'30"E	40.69
C2	15.09	25.00	34°35'05"	S91°51'12"E	14.86
C3	39.25	25.00	89°56'48"	N03°00'44"W	35.34
C4	39.27	25.00	90°00'00"	S02°59'08"E	35.36
C5	39.27	25.00	90°00'00"	S87°50'25"E	35.36
C6	78.54	50.00	90°00'00"	S02°59'08"E	70.71
C7	34.32	1025.00	1°55'05"	N42°58'25"E	34.31
C8	34.32	1025.00	1°55'05"	S42°58'25"E	34.31
C9	78.54	50.00	90°00'00"	S02°59'08"E	70.71
C10	78.59	50.00	90°03'12"	S86°59'16"W	70.74
C11	78.49	50.00	89°56'48"	N03°00'44"W	70.68
C12	117.81	75.00	90°00'00"	S02°59'08"E	106.07
C13	35.15	1050.00	1°55'05"	N42°58'25"E	35.15
C14	33.48	1050.00	1°55'05"	S42°58'25"E	33.48
C15	39.27	25.00	90°00'00"	S02°59'08"E	35.36
C16	39.27	25.00	90°00'00"	N87°50'25"E	35.36
C17	21.03	25.00	48°01'23"	N17°55'1"E	20.41
C18	186.81	50.00	214°03'57"	N79°08'32"E	95.61
C19	33.11	25.00	75°52'34"	S10°25'1"E	30.74
C20	39.29	25.00	90°03'12"	N86°59'16"E	35.37

Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C21	15.09	25.00	34°35'05"	N24°40'08"E	14.86
C22	14.27	25.00	16°15'30"	S88°09'00"E	98.75
C23	16.25	25.00	37°14'52"	S29°12'42"E	15.97
C24	39.27	25.00	90°00'00"	N67°05'00"E	38.36
C25	54.98	35.00	90°00'00"	N02°59'50"E	49.50
C26	54.98	35.00	90°00'00"	N02°59'50"E	49.50
C27	39.27	25.00	90°00'00"	S02°59'08"E	35.36
C28	39.27	25.00	90°00'00"	S02°59'08"E	35.36
C29	99.65	50.00	114°13'16"	N28°51'56"E	83.97
C30	39.29	25.00	90°03'12"	S66°59'16"E	35.37
C31	39.25	25.00	89°56'48"	N03°00'44"E	35.34
C32	39.27	25.00	90°00'00"	S02°59'50"E	35.36
C33	39.27	25.00	90°00'00"	S02°59'08"E	35.36
C34	39.27	25.00	90°00'00"	S02°59'50"E	35.36
C35	39.27	25.00	90°00'04"	S02°59'02"E	35.36
C36	117.81	75.00	90°04'54"	S02°59'02"E	106.07
C37	35.15	1050.00	1°35'05"	S42°58'25"E	35.15
C38	33.48	1000.00	1°35'05"	S42°58'25"E	33.48
C39	39.27	25.00	90°00'00"	S02°59'08"E	35.36

Line Table			
Line	Length	Direction	
L1	183.12	S41°35'59"W	
L2	131.92	N68°28'38"W	
L3	50.00	N48°02'20"W	
L4	19.4	N51°47'40"E	
L5	95.02	N47°59'08"W	
L6	120.00	N48°02'20"W	
L7	17.20	S41°57'40"W	
L8	50.00	N48°02'20"W	
L9	95.02	S41°47'40"W	
L10	95.00	S42°00'52"E	
L11	3.43	S47°59'08"E	
L12	50.00	S42°00'52"E	
L13	3.43	N47°59'08"W	
L14	50.00	N47°59'08"W	
L15	95.00	S42°00'52"E	
L16	47.50	N47°59'08"W	
L17	142.55	S42°00'52"E	
L18	65.74	S43°55'58"W	
L19	38.25	S42°00'52"E	
L20	59.59	N01°31'21"W	
L21	5.81	N85°14'00"E	
L22	1.94	S41°47'40"E	
L23	42.95	N48°04'49"E	
L24	59.85	N18°46'52"E	
L25	65.00	N42°00'52"E	

Line	Table	
	Length	Direction
L26	16.56	S053°3'02"W
L27	100.25	N01°58'28"W
L28	12.54	S27°58'14"W
L29	20.31	S002°3'36"E
L30	20.11	S27°03'03"W
L31	21.21	N8°00'52"W
L32	21.21	S02°59'08"E
L33	102.02	S48°00'51"W
L34	42.55	S42°00'52"W
L35	65.74	S43°55'58"W
L36	38.25	S42°00'52"W
L37	126.73	N15°15'40"E
L38	152.40	S47°59'08"E
L39	177.94	S47°59'08"E
L40	8.16	S47°59'08"E
L41	102.47	S42°00'52"W
L42	102.91	S42°00'52"W
L43	22.59	N42°00'48"E
L44	184.42	S47°59'08"E
L45	29.97	S35°27'23"W
L46	22.37	S41°59'01"E
L47	37.26	N41°59'20"E
L48	48.41	N35°27'03"E
L49	209.52	N47°59'47"W

# STILL CREEK RANCH

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## SECTION THREE

A SUBDIVISION OF 21.480 ACRES LOCATED IN THE  
J.J. DICKERSON SURVEY, A-401 AND B.B.B. &  
C.R.R.CO. SURVEY No. 1, A-127  
FORT BEND COUNTY, TEXAS

DATE: SEPTEMBER 15, 2022      SCALE: 1" = 100'

77 LOTS      7 BLOCKS      11 RESERVES

OWNER:  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY  
681 GREENS PARKWAY, SUITE 220  
HOUSTON, TEXAS 77067

681 GREENS PARKWAY, SUITE 220  
HOUSTON, TEXAS 77067



ODYSSEY  
ENGINEERING GROUP

# MILLER SURVEY

**DECM**

**Miller Survey | Firm Reg. No. 10047100**  
1760 W. Sam Houston Pkwy N.  
Houston, TX 77043



SHEET 2 OF 2