

PLAT RECORDING SHEET

PLAT NAME: Stonecreek Village Drive Extension No 2

PLAT NO: _____

ACREAGE: 0.65

LEAGUE: Wiley Martin Survey

ABSTRACT NUMBER: A-56

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

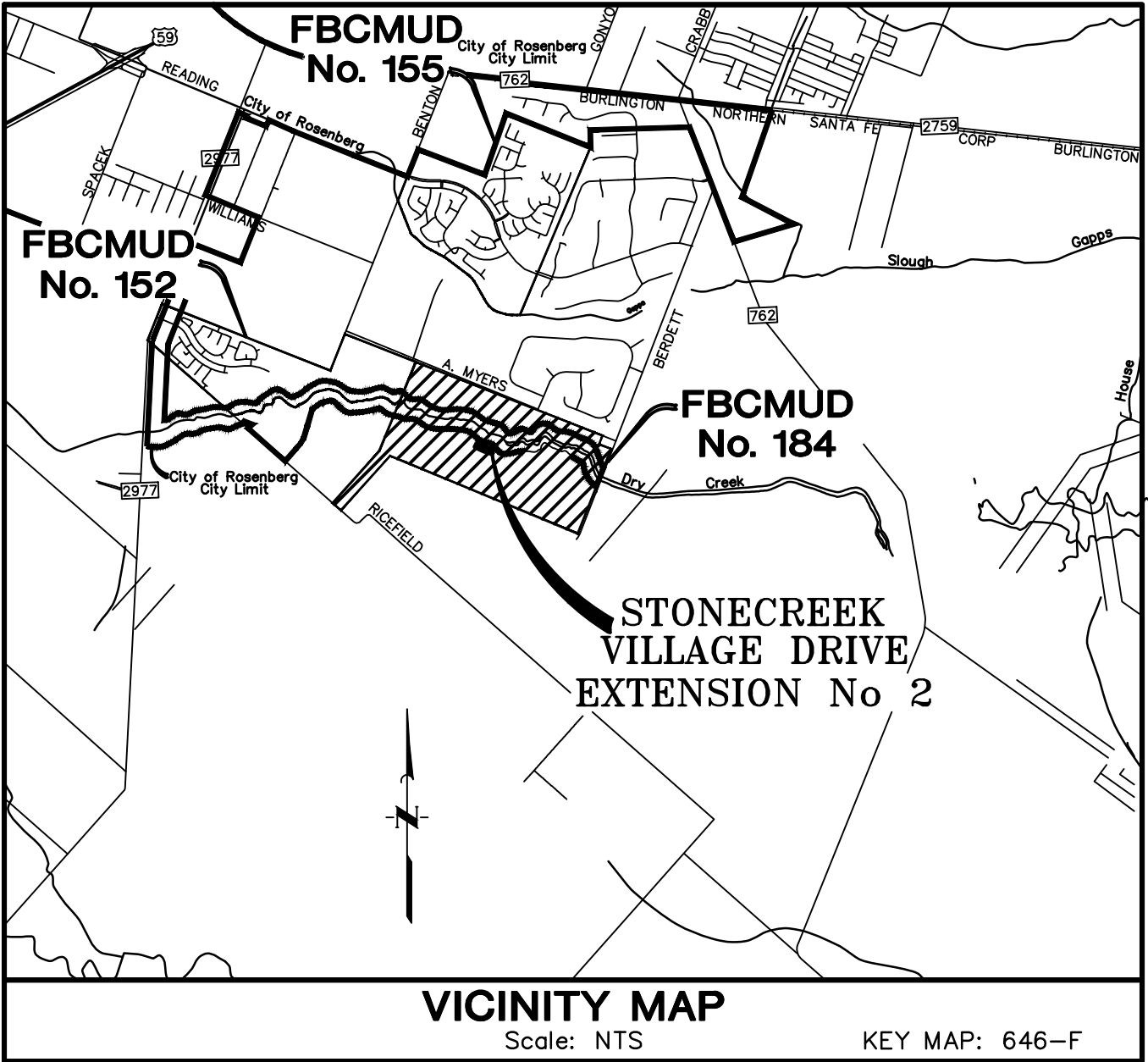
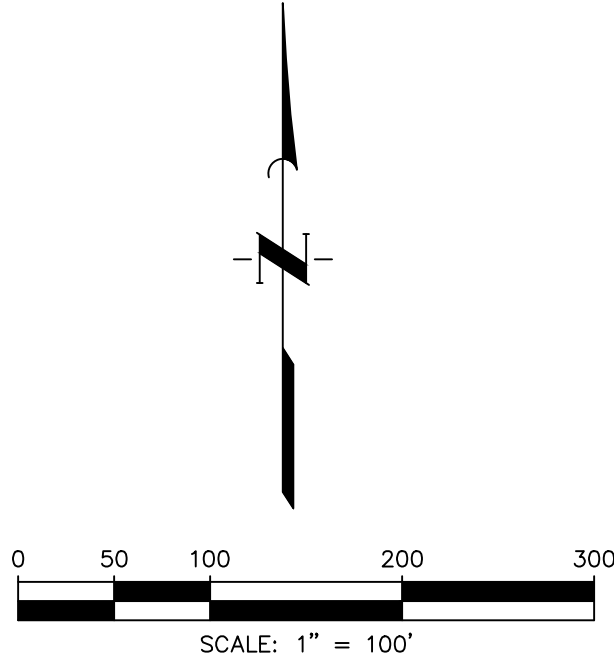
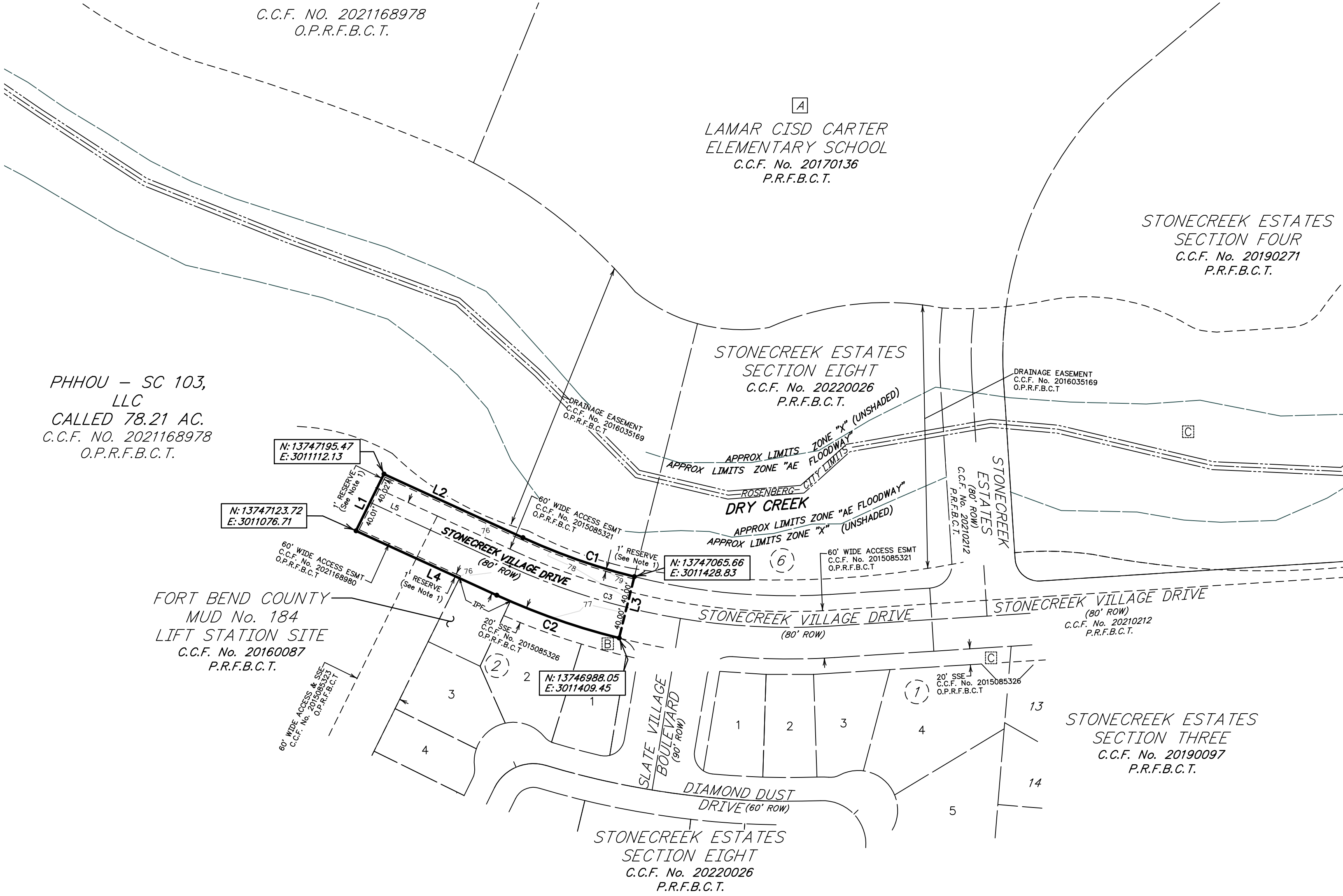
OWNERS: Dry Creek (Houston) ASLI VII, LLC

(DEPUTY CLERK)

DISTRICT NAMES	
FBC ASSISTANCE	N/A
MUD	FBCMUD 184
LTD	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	N26°16'22"E	80.03'
L2	S65°24'26"E	193.38'
L3	S14°01'01"W	80.00"
L4	N65°24'26"W	195.72'
L5	N65°24'26"W	194.55'

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	10°34'33"	810.00'	149.51'	74.97'	S70°41'43"E	149.30'
C2	10°34'33"	890.00'	164.28'	82.37'	N70°41'43"W	164.05'
C3	10°34'33"	850.00'	156.90'	78.67'	N70°41'43"W	156.67'



General Notes

- BL "Building Line"
C.C.F. "County Clerk File"
Esmt "Easement"
IPF "Found 1/2" Iron Pipe W/cap stamped "Kalkomey 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"
UE "Utility Easement"
Sq Ft "Square Feet"
Vol __, Pg __ "Volume and Page"
① "Block Number"
⋯ Set 3/4-inch Iron Rod with Cap Stamped "Quiddity" as Per Certification
- 1) 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 plats 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 dedicator, his heirs, assigns or successors.
- 2) There are no pipeline nor pipeline easements within the limits of the subdivision.
- 3) 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.
- 4) Three-quarter inch (3/4") Iron Rods with caps marked "Quiddity" 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.
- 5) Elevations shown hereon are based upon GPS observations calibrated to the published values of HGCSO 71, and HGCSO 72 (NAVD 88).
- 6) 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.
- 7) 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.
- 8) This plat lies within Fort Bend County Lighting Ordinance Zone No LZ2.
- 9) Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NAVD-88.
- 10) The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone and may be brought to surface by applying the following combined scale factor of 0.99986817.
- 11) 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.
- 12) All property to drain into the drainage easements only through an approved drainage structure.
- 13) STONECREEK VILLAGE DRIVE EXTENSION NO. 2 lies within Zone "X" (unshaded) as per Flood Insurance Rate Map, Community No 480228, Map No 48157C026SL, Panel 0265, Suffix "L" dated April 2, 2014. Unshaded Zone "X"; is defined by areas determined to be outside the 0.2% annual chance floodplain.
- 14) This plat was prepared to meet City of Rosenberg and Fort Bend County Requirements.
- 15) 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.
- 16) Project Benchmark
Temporary Benchmark "13100" being a set cotton picker spindle, located on Laurabee Drive. Elevation=80.76' (NAVD88).
- 17) This plat was prepared from information furnished by Charter Title Company, G.F. No. STONECREEKVD-2, Effective Date February 10, 2023. The Surveyor has not abstracted the above property.
- 18) 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.
- 19) 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.
- 20) All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

STONECREEK VILLAGE
DRIVE
EXTENSION NO 2
A SUBDIVISION OF 0.65 ACRE OF LAND
OUT OF THE
WILEY MARTIN SURVEY, A-56
FORT BEND COUNTY, TEXAS
NOVEMBER 2022

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

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-233290 & 10046100
1229 Corporate Drive • Rosenberg, Texas 77473 • 281.342.2033