

PLAT RECORDING SHEET

PLAT NAME: Stonecreek Estates Section Thirteen

PLAT NO: _____

ACREAGE: 23.07

LEAGUE: Wiley Martin Survey

ABSTRACT NUMBER: A-56

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 78

NUMBER OF RESERVES: 3

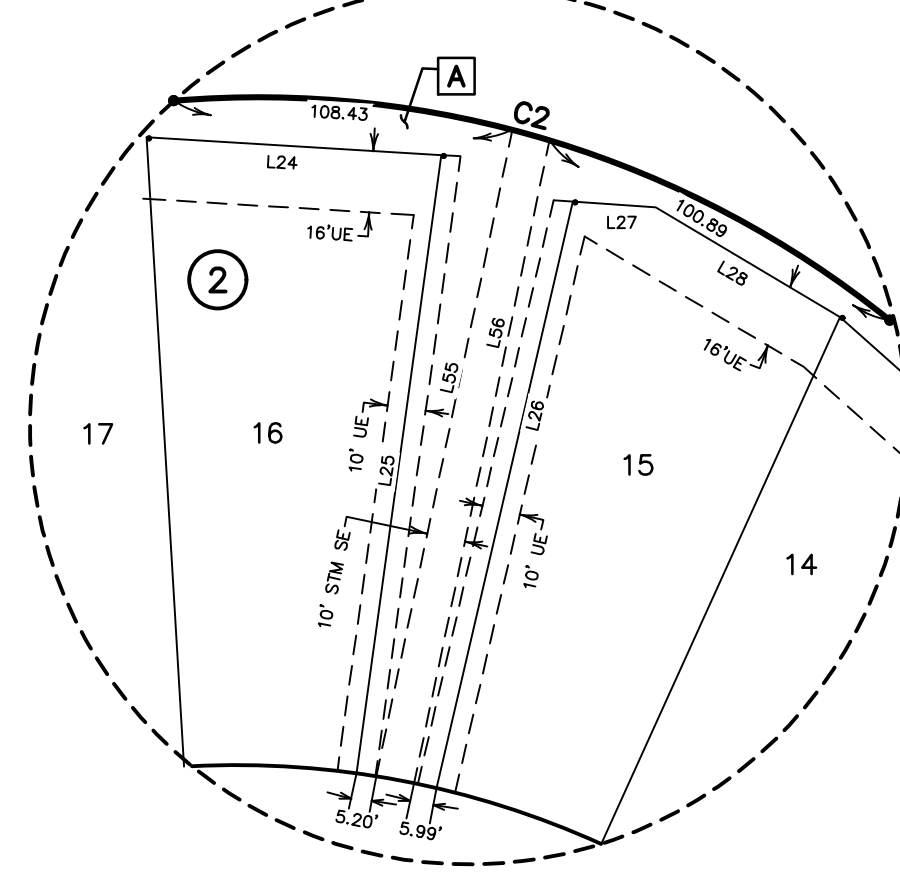
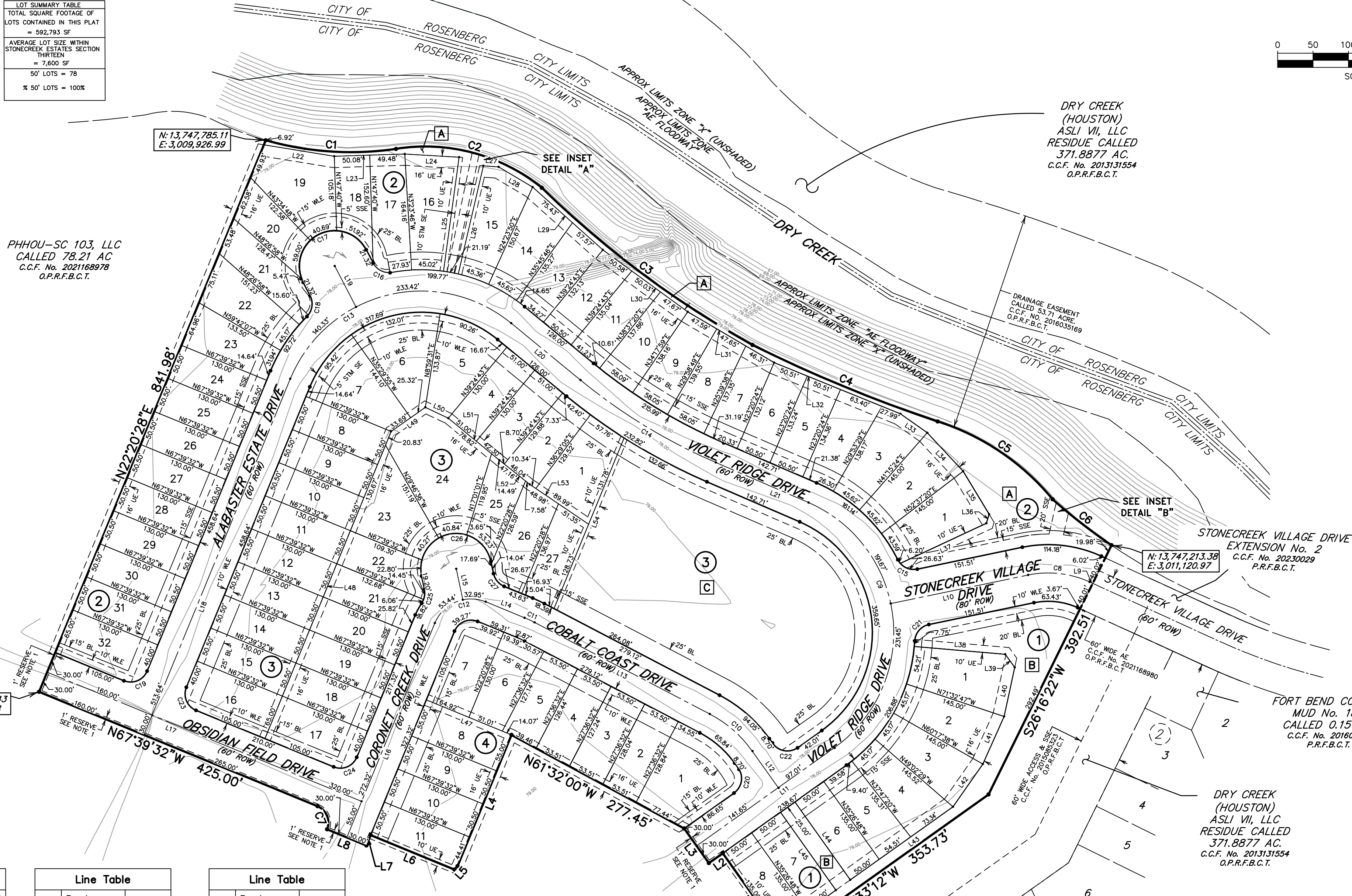
OWNERS: PHHOU - SC 103, LLC

(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
WCD	N/A

PARK LAND DEDICATION TABLE	
TOTAL PARKLAND REQUIRED IN STONECREEK ESTATES SECTION THIRTEEN = 1.46 ACRES (6.25 ACRES x 78 UNITS x 3 PERSONS PER UNIT / 1000)	
TOTAL PARKLAND PROVIDED IN STONECREEK ESTATES SECTION THIRTEEN	
LANDSCAPE/OPEN SPACE = 3.27 ACRES @ 25% CREDIT	= 0.82 ACRES
DEDICATED PARKLAND = 2.58 ACRES @ 100% CREDIT	= 2.58 ACRES
TOTAL NEEDED AFTER SURPLUS APPLIED (0.82+2.58)-(1.74)	= -1.66 ACRES
MIN. 10% PARK FEE = 78 LOTS X \$200.00 = \$15,260.00	
100% PARK FEE = 0 LOTS X \$1,700.00 = \$0.00	TOTAL: \$15,600.00

LOT AREA SUMMARY			
LOT	LOT WIDTH AT B.L.	LOT WIDTH AT B.L.	SG. FT.
1	50'	10.076'	502.783
2	50'	8.526'	425.000
3	50'	8.545'	425.000
4	50'	8.190'	406.250
5	50'	6.986'	343.750
6	50'	6.750'	350.000
7	50'	6.750'	350.000
8	50'	6.750'	350.000
9	50'	7.349'	365.625
10	50'	7.313'	363.750
11	50'	6.948'	343.750
12	50'	6.746'	343.750
13	50'	7.093'	354.375
14	50'	8.454'	425.000
15	50'	9.480'	470.625
16	50'	9.868'	492.500
17	50'	8.451'	425.000
18	50'	8.972'	448.125
19	50'	10.836'	541.875
20	50'	6.310'	315.625
21	50'	7.717'	375.000
22	50'	8.326'	416.875
23	50'	7.287'	364.375
24	50'	6.565'	328.125
25	50'	6.565'	328.125
26	50'	6.565'	328.125
27	50'	6.565'	328.125
28	50'	6.565'	328.125
29	50'	6.565'	328.125
30	50'	6.565'	328.125
31	50'	6.565'	328.125
32	50'	8.316'	416.875



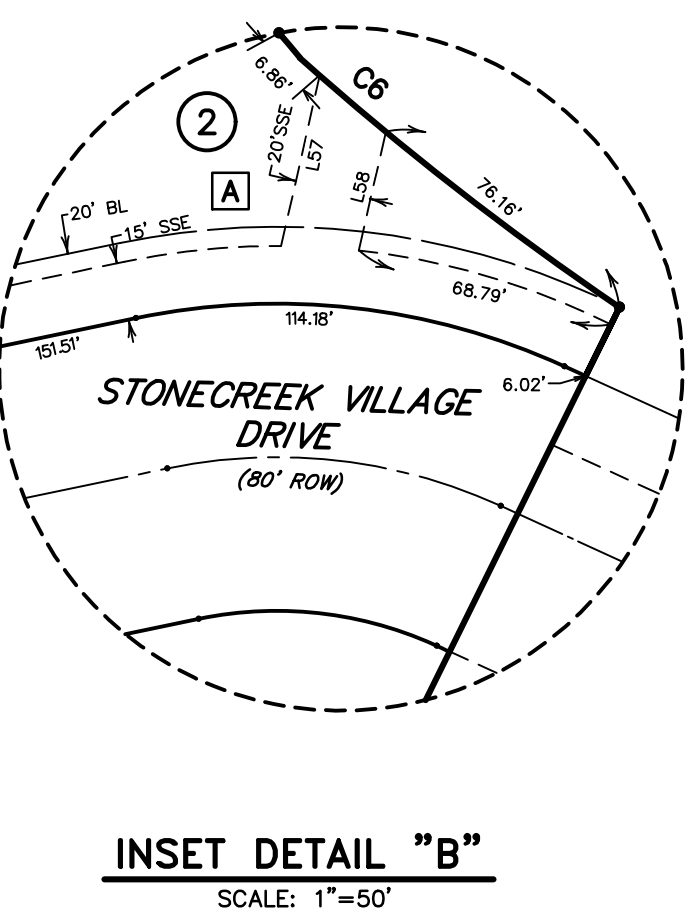
INSET DETAIL "A"
SCALE: 1"=50'

Curve Table						
CURVE	DELTA ANGLE (NAVD88)	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	24°13'37"	439.24'	185.73'	94.27'	S86°12'37"E	184.35'
C2	48°00'53"	261.74'	219.34'	116.57'	S75°05'29"E	212.98'
C3	15°15'35"	1397.94'	372.32'	187.27'	S53°15'42"E	371.22'
C4	7°50'40"	2066.95'	282.99'	141.71'	S67°33'14"E	282.77'
C5	32°46'28"	347.47'	198.76'	102.18'	S55°54'17"E	196.06'
C6	7°28'38"	809.13'	105.60'	52.87'	S52°02'27"E	105.52'
C7	90°00'00"	25.00'	39.27'	25.00'	N22°39'32"W	35.36'
C8	36°20'39"	140.00'	88.81'	45.95'	N83°34'46"W	87.32'
C9	121°12'48"	200.00'	423.11'	355.04'	N6°03'12"W	348.51'
C10	26°56'40"	170.00'	79.95'	40.73'	N48°55'08"W	79.21'
C11	51°06'44"	170.00'	15.63'	7.82'	N65°01'30"W	15.62'
C12	90°00'00"	55.00'	86.39'	55.00'	N67°20'28"E	77.78'
C13	107°04'15"	200.00'	373.75'	270.63'	N75°52'35"E	321.69'
C14	16°04'19"	800.00'	224.41'	112.94'	N58°37'27"W	223.67'
C15	75°13'56"	25.00'	32.83'	19.26'	N64°08'07"W	30.52'
C16	72°53'43"	25.00'	31.81'	18.46'	N63°54'18"W	29.70'
C17	180°00'00"	50.00'	157.08'	0.00'	N62°32'33"E	100.00'
C18	72°53'43"	25.00'	31.81'	18.46'	N8°59'25"E	29.70'
C19	90°00'00"	25.00'	39.27'	25.00'	N67°20'28"E	35.36'
C20	90°00'00"	25.00'	39.27'	25.00'	N9°33'12"E	35.36'
C21	75°13'56"	25.00'	32.83'	19.26'	N40°37'57"E	30.52'
C22	90°00'00"	25.00'	39.27'	25.00'	N80°26'48"W	35.36'
C23	90°00'00"	25.00'	39.27'	25.00'	N22°39'32"W	35.36'
C24	90°00'00"	25.00'	39.27'	25.00'	N67°20'28"E	35.36'
C25	47°00'51"	25.00'	20.51'	10.87'	N11°31'17"E	19.94'
C26	180°00'00"	50.00'	157.08'	0.00'	N78°00'51"E	100.00'
C27	55°40'23"	25.00'	24.29'	13.20'	N39°49'20"W	23.35'

Line Table		
Line	Bearing	Distance
L1	N35°26'48"W	150.00'
L2	S54°33'12"W	24.09'
L3	N35°26'48"W	60.00'
L4	S22°20'28"W	200.41'
L5	S41°19'50"W	6.44'
L6	N67°39'32"W	127.91'
L7	S22°20'28"W	15.82'
L8	N67°39'32"W	60.00'
L9	N65°24'26"W	4.85'
L10	N78°14'55"E	198.09'
L11	N54°33'12"E	238.67'
L12	N35°26'48"W	63.70'
L13	N62°23'28"W	279.12'
L14	N67°39'32"W	59.31'
L15	S11°59'09"E	44.67'
L16	N22°20'28"E	327.32'
L17	S67°39'32"E	480.00'
L18	S22°20'28"W	543.64'
L19	S27°27'27"E	65.04'
L20	N50°35'17"W	126.00'
L21	N66°39'36"W	142.71'
L22	N80°46'13"W	100.66'
L23	N88°08'42"E	99.55'
L24	N86°33'58"W	76.89'
L25	N7°49'10"E	162.51'
L26	N13°05'11"E	156.81'
L27	N85°55'00"W	21.63'

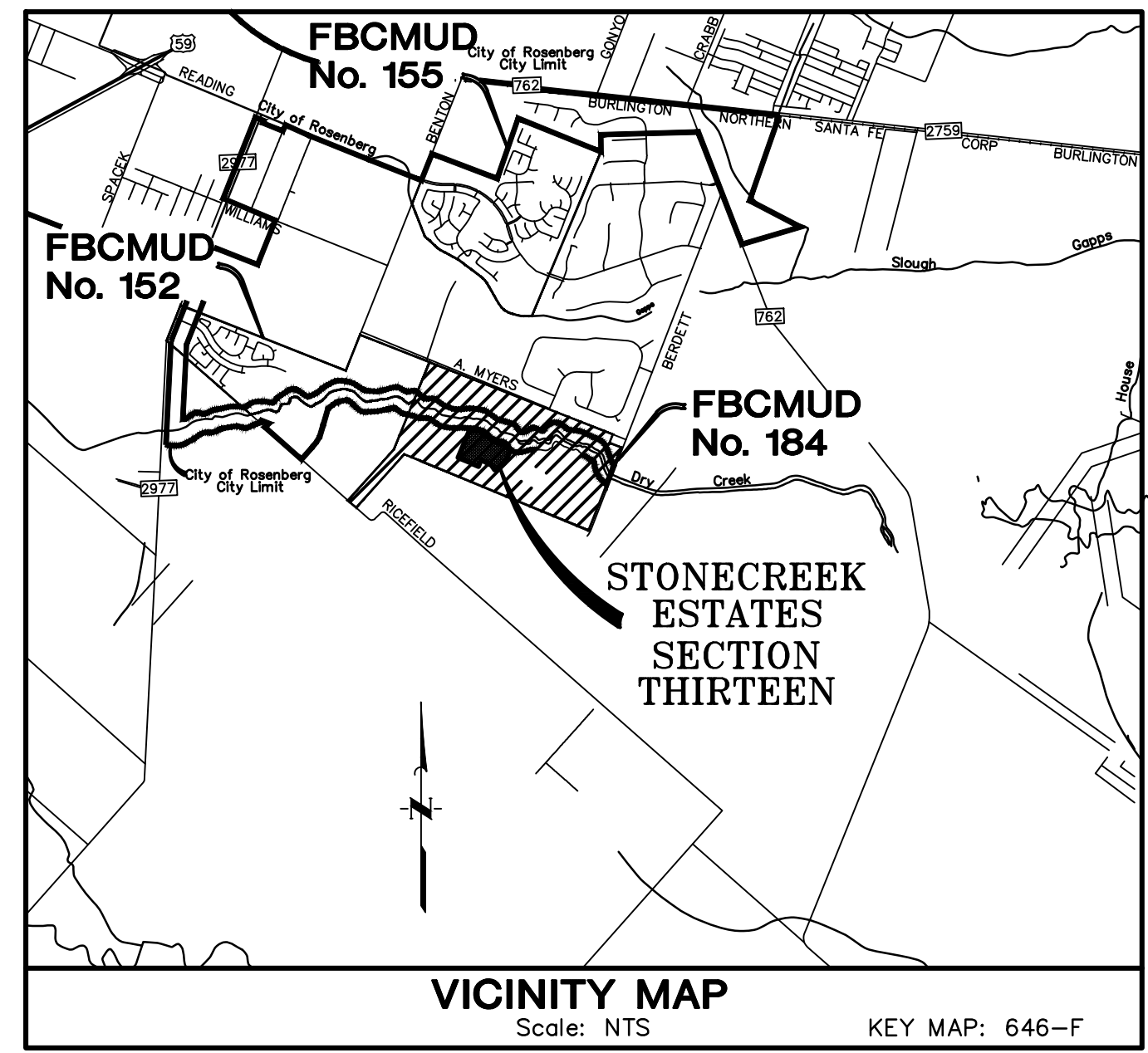
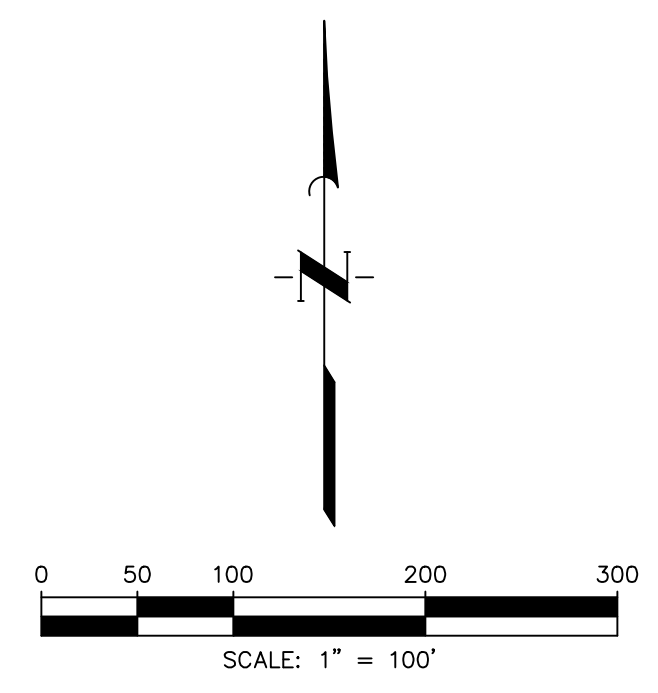
Line Table		
Line	Bearing	Distance
L28	S59°16'13"E	55.85'
L29	N48°11'55"W	133.00'
L30	N53°53'29"W	148.28'
L31	N59°32'07"W	141.55'
L32	N67°55'44"W	192.41'
L33	N54°45'07"W	46.38'
L34	N43°03'38"W	74.26'
L35	N31°11'12"W	70.88'
L36	N16°54'31"E	13.36'
L37	N65°00'15"E	134.15'
L38	N85°03'07"W	128.76'
L39	N35°26'48"W	22.81'
L40	N12°15'45"E	70.88'
L41	N24°04'48"E	73.53'
L42	N34°55'43"E	73.58'
L43	N54°33'12"E	177.85'
L44	N35°26'48"W	135.00'
L45	N35°26'48"W	135.00'
L46	N54°33'12"E	100.00'
L47	N67°39'32"W	130.00'
L48	N22°20'28"E	469.00'
L49	N54°47'10"E	59.01'
L50	N64°46'33"W	36.07'
L51	N50°35'17"W	93.30'
L52	N51°24'19"W	54.73'
L53	N55°53'39"W	100.33'
L54	N22°20'28"E	260.51'

Line Table		
Line	Bearing	Distance
L58	N12°47'24"E	31.77'



INSET DETAIL "B"
SCALE: 1"=50'

- A RESTRICTED RESERVE "A"**
Restricted to Landscape/Open Space
Drainage & Incidental Utility
Purposes Only
0.78 AC
33,772 Sq Ft
- B RESTRICTED RESERVE "B"**
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.65 AC
28,447 Sq Ft
- C RESTRICTED RESERVE "C"**
Restricted to Recreational
Purposes Only
2.58 AC
112,358 Sq Ft



- General Notes
- BL "Building Line"
 - C.C.F. "County Clerk File"
 - DE "Drainage Easement"
 - Esm "Easement"
 - No "Number"
 - O.P.R.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 Pg "Volume and Page"
 - WLE "Waterline Easement"
 - "Street Name Break Graphic"
 - "Block Number"
 - Set 3/4-inch Iron Rod with Cap Stamped "Quiddity" as Per Certification

- 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 subdivisions and adjacent acreage tracts, the condition of such dedication being that the public for street right-of-way purposes and the title thereto shall revert in the dedicator, his heirs, assigns or successors.
- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25') unless otherwise noted.
- 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, Texas.
- 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.
- Reference Benchmark
- Elevations shown hereon are based upon GPS observations calibrated to the published values of HCCSD 71, and HCCSD 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 dividing the following combined scale factor of 0.99986817.
- The drainage system for this subdivision is 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 THIRTEEN lies within and unshaded Zone "M" as per Flood Insurance Rate Map, Community No. 480228, Map No. 48157C0265L, 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. 13, Elevation = 77.38' (NAVD88)
- The top of all floor slabs shall be a minimum of 81.08 feet (NAVD 88 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 restraints, whichever is higher.
- This plat was prepared from information furnished by Charter Title Company, C.F. No. 1076602100156, Effective Date February 23, 2023. 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.
- 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

STONECREEK ESTATES SECTION THIRTEEN

A SUBDIVISION OF 23.07 ACRES OF LAND
OUT OF THE WILEY MARTIN SURVEY, A-56
FORT BEND COUNTY, TEXAS

78 LOTS 3 RESERVES 4 BLOCKS
MARCH 2023

ENGINEER/PLANNER/SURVEYOR:
OWNER:
PHOU - SC 103, LLC,
a Texas Limited Liability Company
9000 GULF FREEWAY
HOUSTON, TEXAS 77017

