

**PLAT RECORDING SHEET**

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

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

**ACREAGE:** 25.30

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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:** 5

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**NUMBER OF LOTS:** 85

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**NUMBER OF RESERVES:** 6

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

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**(DEPUTY CLERK)**



LEGEND	
AC.	= ACRE
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
CHB	= 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.D.	= FORT BEND COUNTY DRAINAGE DISTRICT
F.B.C.D.R.	= FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	= 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
No.	= NUMBER
NR	= NON-RADIAL
P.N.	= PLAT NUMBER
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
PVT.	= PRIVATE
S.F.	= SQUARE FEET
SAN.S.E.	= 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/MSG CAP (UNLESS OTHERWISE NOTED)
⊙	= FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
◆	= BENCHMARK

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
A	RESTRICTED RESERVE "A"	DRAINAGE	6.283 AC. ~ 273,672 S.F.
B	RESTRICTED RESERVE "B"	LANDSCAPE/OPEN SPACE	0.075 AC. ~ 3,278 S.F.
C	RESTRICTED RESERVE "C"	LANDSCAPE/OPEN SPACE	0.070 AC. ~ 3,049 S.F.
D	RESTRICTED RESERVE "D"	LANDSCAPE/OPEN SPACE	0.723 AC. ~ 31,473 S.F.
E	RESTRICTED RESERVE "E"	LANDSCAPE/OPEN SPACE	0.194 AC. ~ 8,456.
F	RESTRICTED RESERVE "F"	LANDSCAPE/OPEN SPACE	0.301 AC. ~ 13,111 S.F.
TOTAL			7.641 AC. ~ 333,039 S.F.

LOT SUMMARY			
AVERAGE LOT SIZE	SQUARE FEET	QUANTITY	PERCENTAGE
55' LOTS	6,600	85	100%

PARK LAND DEDICATION TABLE	
RESTRICTED RESERVE	ACREAGE APPLIED TO PARK LAND DEDICATION
RESTRICTED RESERVE A	1.571
RESTRICTED RESERVE B	0.019
RESTRICTED RESERVE C	0.017
RESTRICTED RESERVE D	0.181
RESTRICTED RESERVE E	0.049
RESTRICTED RESERVE F	0.075
TOTAL	1.911
PRIVATE PARK LAND FEE: 85 LOTS @ \$200 = \$17,000	
REQUIRED PARK LAND: 85 LOTS/53.33 = 1.59	

Line Table		
Line	Length	Direction
L1	147.50	S47°59'08"E
L2	95.00	N42°00'52"E
L3	50.00	S47°59'08"E
L4	3.43	S47°59'08"E
L5	50.00	N42°00'52"E
L6	3.43	N47°59'08"W
L7	95.00	N42°00'52"E
L8	95.02	N41°57'40"E
L9	50.00	S48°02'20"E
L10	17.20	N41°57'40"E
L11	120.00	S48°02'20"E
L12	95.02	S47°59'08"E
L13	1.94	S41°57'40"W
L14	50.00	S48°02'20"E
L15	131.92	S61°28'38"E
L16	148.40	N47°59'08"W
L17	120.00	N42°00'52"E
L18	94.98	S41°57'40"W
L19	120.00	N48°02'20"W
L20	120.00	N48°02'20"W
L21	10.12	N47°59'08"W

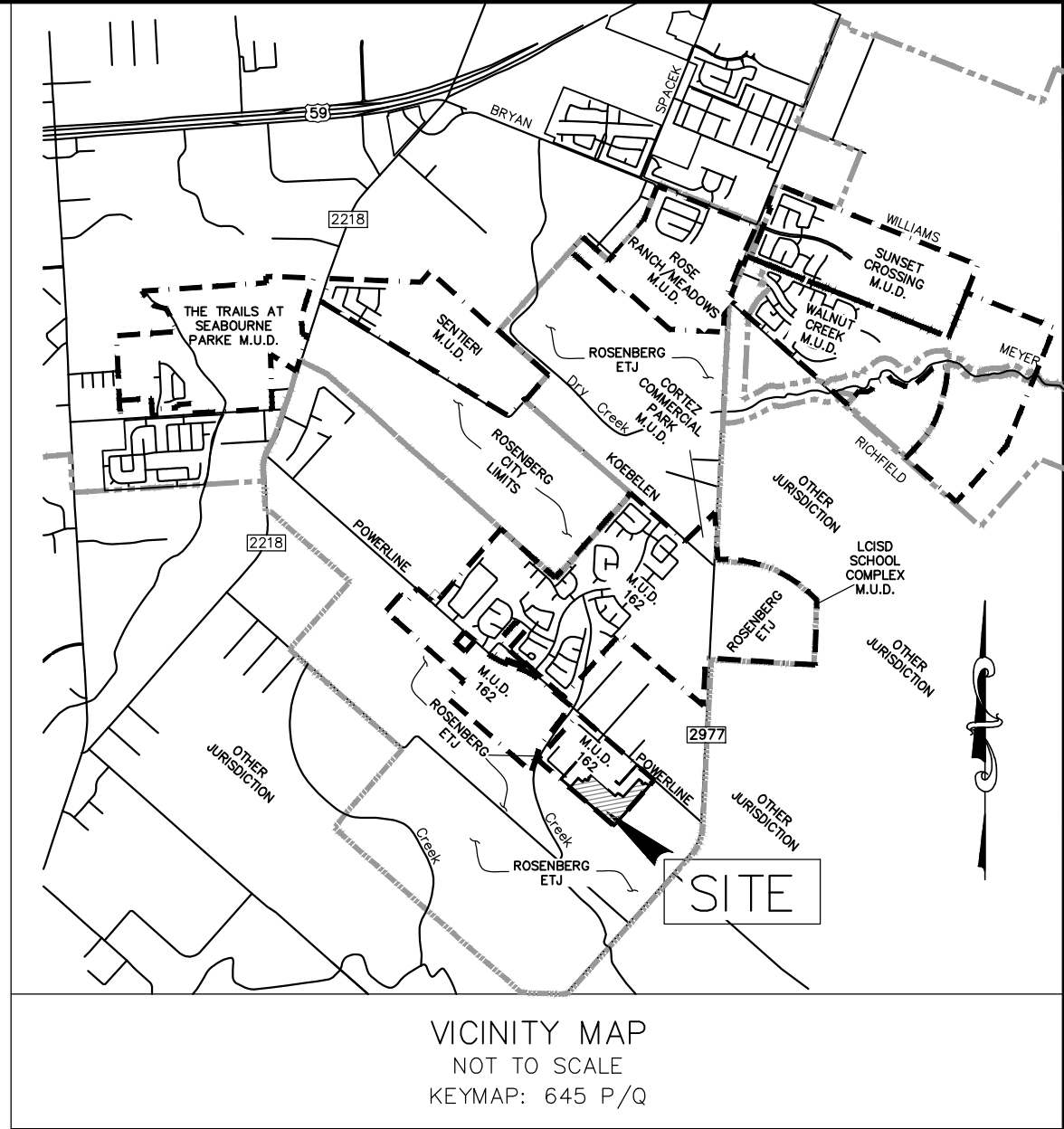
Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	39.27	25.00	90°00'00"	N87°00'52"E	35.36
C2	39.27	25.00	90°00'00"	N02°59'08"W	35.36
C3	39.25	25.00	89°56'48"	S03°00'44"E	35.34
C4	15.09	25.00	34°35'05"	N59°15'12"E	14.86
C5	41.91	50.00	48°01'23"	N52°32'03"E	40.69
C6	39.27	25.00	90°00'00"	S02°59'08"E	35.36
C7	21.03	25.00	48°11'23"	S72°04'49"E	20.41
C8	241.19	50.00	276°22'46"	N42°00'52"E	66.67
C9	21.03	25.00	48°11'23"	N23°53'26"W	20.41
C10	39.27	25.00	90°00'00"	S87°00'52"W	35.36
C11	39.29	25.00	90°03'12"	N86°59'16"E	35.37
C12	39.25	25.00	89°56'48"	S03°00'44"E	35.34
C13	39.29	25.00	90°03'12"	N86°59'16"E	35.37
C14	39.25	25.00	89°56'48"	N03°00'44"W	35.34

Lot Area Table	
Block - Lot	SQ.FT
B1 - L1	6,600
B1 - L2	6,600
B1 - L3	6,600
B1 - L4	6,600
B1 - L5	6,600
B1 - L6	6,600
B1 - L7	6,600
B1 - L8	6,600
B1 - L9	6,600
B1 - L10	6,600
B1 - L11	6,600
B1 - L12	6,600
B1 - L13	6,600
B1 - L14	6,600
B2 - L1	6,600
B2 - L2	6,600
B2 - L3	6,600
B2 - L4	6,600
B2 - L5	7,958
B2 - L6	6,600
B2 - L7	6,600
B2 - L8	6,600
B2 - L9	6,600
B2 - L10	6,600
B2 - L11	6,600

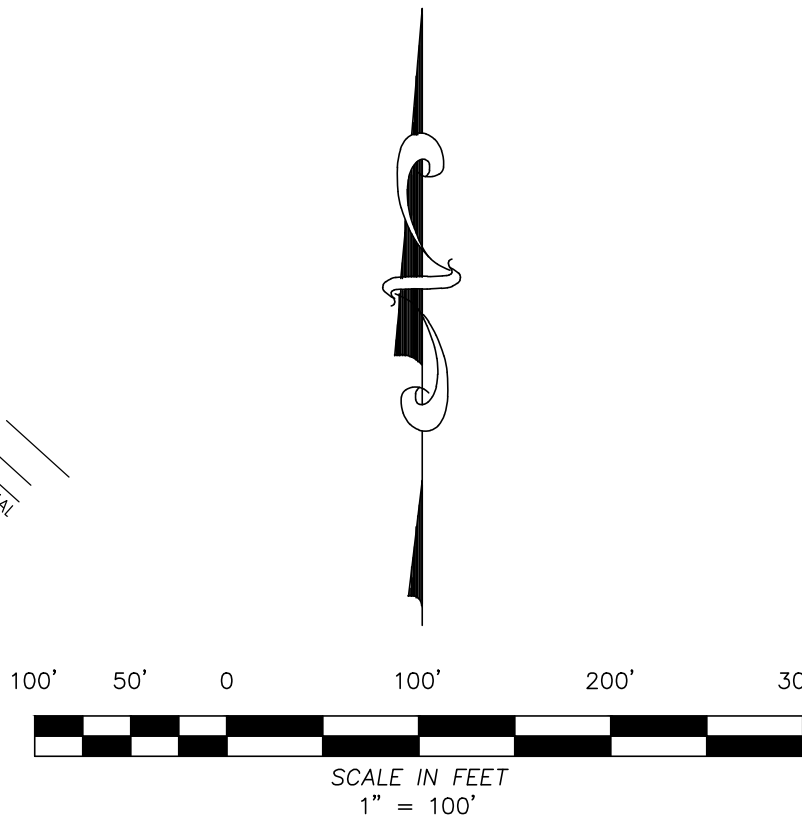
Lot Area Table	
Block - Lot	SQ.FT
B3 - L9	6,600
B3 - L10	6,600
B3 - L11	6,600
B3 - L12	6,600
B3 - L13	6,600
B3 - L14	6,600
B3 - L15	6,600
B3 - L16	7,800
B3 - L17	6,600
B3 - L18	6,600
B3 - L19	6,600
B3 - L20	6,600
B3 - L21	6,600
B3 - L22	6,600
B3 - L23	6,600
B3 - L24	7,801
B3 - L25	7,799
B3 - L26	7,268
B3 - L27	7,268
B3 - L28	7,268
B3 - L29	7,659
B3 - L30	9,406
B3 - L31	6,600

Lot Area Table	
Block - Lot	SQ.FT
B4 - L10	6,600
B4 - L11	6,600
B4 - L12	6,600
B4 - L13	7,666
B4 - L14	8,423
B4 - L15	7,241
B4 - L16	7,241
B4 - L17	7,241
B4 - L18	6,890
B4 - L19	9,430
B4 - L20	9,461
B4 - L21	6,908
B4 - L22	7,259
B4 - L23	7,262
B4 - L24	7,265
B4 - L25	8,850
B4 - L26	8,112
B4 - L27	8,112
B4 - L28	8,112
B4 - L29	8,112

Lot Area Table	
Block - Lot	SQ.FT
B5 - L1	6,600
B5 - L2	8,112
B5 - L3	8,112
B5 - L4	8,112



VICINITY MAP  
NOT TO SCALE  
KEYMAP: 645 P/Q



## STILL CREEK RANCH SECTION FOUR

A SUBDIVISION OF 25.30 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: APRIL 3, 2023 SCALE: 1" = 100'

85 LOTS 5 BLOCKS 6 RESERVES

OWNER:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY  
(281) 874-8486

681 GREENS PARKWAY, SUITE 220  
HOUSTON, TEXAS 77067

**ODYSSEY**  
ENGINEERING GROUP

www.odysseyeng.com  
2500 TANGLEWILDE STREET, SUITE 480 HOUSTON, TEXAS 77063  
OFFICE: 281-306-0240 X 101  
CELL: 713-252-6421 TPOE NO. F-17637  
JUSTIN R. RING, P.E.

**MILLER SURVEY**

**DCCM**

Miller Survey | Firm Reg. No. 10047100  
1760 W. Sam Houston Pkwy N.  
Houston, TX 77043  
713.413.1900 | millersurvey.com



H:\A JOB FOLDER\4186-04-STILL CREEK RANCH SEC 4\PLATING\2-SUB\FINAL\04-26-2023 - FOR TAX CERT\4186-04-STILL CREEK RANCH-SECTION 4 - 04/20/2023 - FINAL-180525.DWG 4/22/23 John Camarillo

STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF ROSENBERG

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY BY U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER, ACTING BY AND THROUGH MICHAEL REAMER, VICE PRESIDENT OF U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER, OWNER OF THE 25.30 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF STILL CREEK RANCH SECTION FOUR, 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, 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, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK TO BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

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 DWELLINGS 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, 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 SHALL ADHERENT 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 WE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF STILL CREEK RANCH SECTION FOUR 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 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.

IN TESTIMONY WHEREOF, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, DBA FRIENDSWOOD DEVELOPMENT COMPANY, BY U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL REAMER, VICE PRESIDENT OF U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER, HEREUNTO AUTHORIZED BY ITS COMMON SEAL.

HEREUNTO AFFIXED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY

BY: U.S. HOME CORPORATION,  
A DELAWARE CORPORATION,  
ITS GENERAL PARTNER

MICHAEL REAMER, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL REAMER, VICE PRESIDENT FOR U.S. HOME CORPORATION, A DELAWARE CORPORATION, BY LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, ITS GENERAL PARTNER 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 AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
\_\_\_\_\_, COUNTY, TEXAS

I, CAROLYN J. QUINN, AM AUTHORIZED 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, ANGLES 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT.

FOR REVIEW: 04/03/2023

CAROLYN J. QUINN, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6033

I, MARK C. HODGES, 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.

MARK C. HODGES  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 133425

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF STILL CREEK RANCH SECTION FOUR 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

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
PETE PAVLOVSKY, CHAIRMAN WAYNE POLDRACK, SECRETARY

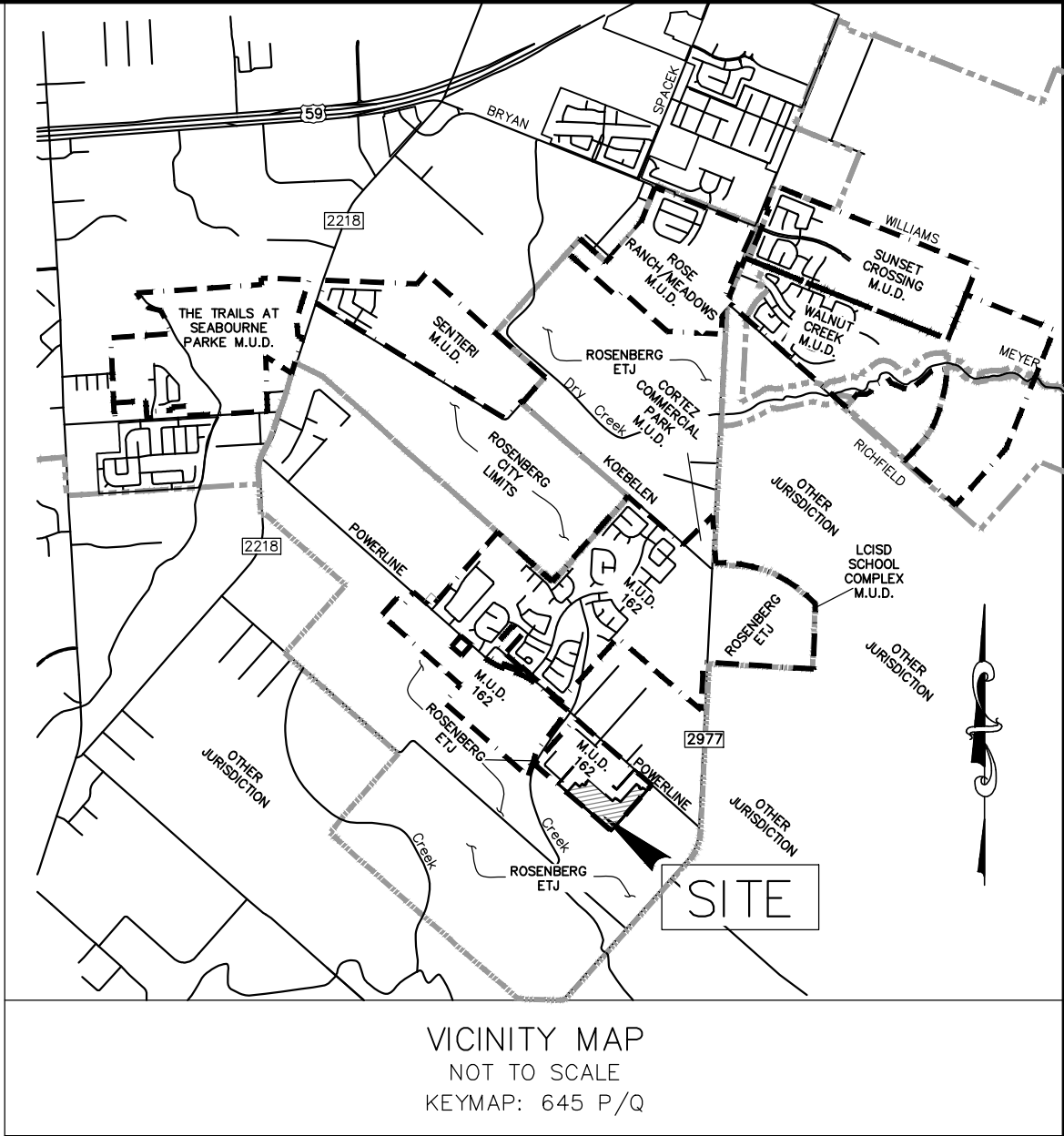
THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF STILL CREEK RANCH SECTION FOUR IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
KEVIN RAINES, MAYOR DANYEL SWINT, CITY SECRETARY

NOTES:

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L.&P. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 81.2' FEET ABOVE MEAN SEA LEVEL (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 RESTRAINT, WHICHEVER IS HIGHER.
- ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE NO. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE SURFACE COORDINATES. TO CONVERT TO GRID MULTIPLY THE AVERAGE COMBINED SCALE FACTOR: 0.99986722843.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48157C0400M, REVISED DATE OF JANUARY 29, 2021, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), 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
- THIS PLAT LIES WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 162, COMMISSIONER PRECINCT 1, EMERGENCY SERVICE DISTRICT 06, FORT BEND COUNTY DRAINAGE DISTRICT, BRAZOS RIVER AUTHORITY, LAMAR CONSOLIDATED I.S.D., THE ETJ OF THE CITY OF ROSENBERG
- THIS PLAT LIES WITHIN LIGHT ZONE L22 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- 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.
- A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- ALL EXISTING PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION HAVE BEEN SHOWN.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEES AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS, ASSIGNS OR SUCCESSORS.
- RESTRICTED RESERVES "B", "C", AND "D", WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS AND RESTRICTED RESERVE "A" WILL BE MAINTAINED BY M.U.D. 162.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- FIVE-EIGHTHS INCH (5/8") IRON RODS 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.
- ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- ALL DRAINAGE EASEMENTS TO 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 EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- PER DEVELOPER'S AGREEMENT, DEVELOPER IS OBLIGATED TO PROVIDE THE REQUIRED PARK LAND IN FUTURE SECTIONS.
- FORT BEND COUNTY LIDAR BENCHMARK NO. 32: BEING A 60D NAIL AT THE WEST CORNER OF A CONCRETE PAD 81' WEST OF THE WEST RIGHT-OF-WAY LINE OF F.M. 2977 AND 28' NORTH OF THE NORTH RIGHT-OF-WAY LINE OF BRYAN ROAD. ELEVATION = 87.63' NAVD88, 2001 ADJUSTMENT
- TEMPORARY BENCHMARK (TBM) "A": BEING A BOX CUT ON THE SOUTHEAST END OF A 24" RCP AT THE INTERSECTION OF POWER LINE ROAD AND MORNING DOVE DRIVE. ELEVATION = 81.09' NAVD88, 2001 ADJUSTMENT
- TEMPORARY BENCHMARK (TBM) "B": BEING A BOX CUT ON THE SOUTHEAST END OF A 24" RCP AT THE INTERSECTION OF POWER LINE ROAD AND WHITE WING DRIVE. ELEVATION = 80.20' NAVD88, 2001 ADJUSTMENT
- TEMPORARY BENCHMARK (TBM) "C": BEING AN X CUT ON THE SOUTHEAST SIDE OF A DRIVEWAY TO CHURCH, SET AT THE EDGE OF CONCRETE. ELEVATION = 83.20' NAVD88, 2001 ADJUSTMENT
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY SELECT TITLE, C.F. NO. CS21212117148, EFFECTIVE DATE MARCH 16, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- PROPERTY SUBJECT TO SUBSURFACE EASEMENT GRANTED TO CHEVRON, USA, INC., FILED UNDER FORT BEND COUNTY CLERK'S FILE NO. 9019132.
- PROPERTY SUBJECT TO A BLANKET PIPELINE RIGHT-OF-WAY EASEMENT GRANTED TO GULF PIPE LINE COMPANY, AS SET OUT AND DEFINED BY INSTRUMENT RECORDED IN VOLUME 113, PAGE 143 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.
- PROPERTY SUBJECT TO AFFIDAVIT TO THE PUBLIC EXECUTED BY NEW WINE CHAPEL FOR ON-SITE WASTE WATER SYSTEM, AS EVIDENCED BY INSTRUMENT RECORDED UNDER FILE NO. 2017122357 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.



I, J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER, DO HERE CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONER'S 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 ON 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 \_\_\_\_\_, 2023.

VINCENT M. MORALES, JR.  
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

W.A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY  
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_ O'CLOCK \_\_M., IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

## STILL CREEK RANCH SECTION FOUR

A SUBDIVISION OF 25.30 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: APRIL 3, 2023 SCALE: 1" = 100'

85 LOTS 5 BLOCKS 6 RESERVES

OWNER:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY  
(281) 874-8486

681 GREENS PARKWAY, SUITE 220  
HOUSTON, TEXAS 77067

**ODYSSEY**  
ENGINEERING GROUP

www.odysseyeg.com  
2500 TANGLEWILDE STREET, SUITE 480 HOUSTON, TEXAS 77063  
OFFICE: 281-306-0240 X-101  
CELL: 713-252-6421 TBP# NO. F-17637  
JUSTIN R. RING, P.E.

**MILLER SURVEY**

**DCCM**

Miller Survey | Firm Reg. No. 10047100  
1760 W. Sam Houston Pkwy N.  
Houston, TX 77043  
713.413.1900 | millersurvey.com