

PLAT RECORDING SHEET

PLAT NAME: Stonecreek Estates Section Twelve

PLAT NO: _____

ACREAGE: 25.74

LEAGUE: Wiley Martin Survey

ABSTRACT NUMBER: A-56

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 87

NUMBER OF RESERVES: 5

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	ROSENBERG
FIRE	ROSENBERG
CITY OR CITY ETJ	ROSENBERG ETJ
UTILITIES CO.	CENTERPOINT ENERGY
WCD	N/A

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4		
LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.	LOT	LOT WIDTH AT B.L.	SQ. FT.
1	60'	8,220	22	60'	13,368	43	60'	8,032	1	60'	8,850
2	60'	8,220	23	60'	16,888	44	60'	8,032	2	60'	7,988
3	60'	8,220	24	60'	7,440	45	60'	8,032	3	60'	7,988
4	60'	8,220	25	60'	8,220	46	60'	13,991	4	60'	7,988
5	60'	8,220	26	60'	8,214	47	60'	8,032	5	60'	7,988
6	60'	8,220	27	60'	8,774	48	60'	8,032	6	60'	7,988
7	60'	8,220	28	60'	8,951	49	60'	8,816	7	60'	7,999
8	60'	8,220	29	60'	8,214	50	60'	8,450	8	60'	11,380
9	60'	8,220	30	60'	8,808	51	60'	7,800	9	60'	10,009
10	60'	8,088	31	60'	8,220	52	60'	7,800	10	60'	7,988
11	60'	8,807	32	60'	8,220	53	60'	7,800	11	60'	7,988
12	60'	25,427	33	60'	11,821	54	60'	7,800	12	60'	7,988
13	60'	9,153	34	60'	11,821	55	60'	8,428	13	60'	7,988
14	60'	8,420	35	60'	10,037	56	60'	12,450	14	60'	7,988
15	60'	8,420	36	60'	8,291	57	60'	8,383	15	60'	7,988
16	60'	8,420	37	60'	10,848	58	60'	7,863	16	60'	8,820
17	60'	8,420	38	60'	13,888	59	60'	7,832			
18	60'	8,420	39	60'	8,602	60	60'	7,837			
19	60'	8,420	40	60'	8,032	61	60'	8,826			
20	60'	8,420	41	60'	8,816	62	60'	8,808			
21	60'	9,202	42	60'	9,816						

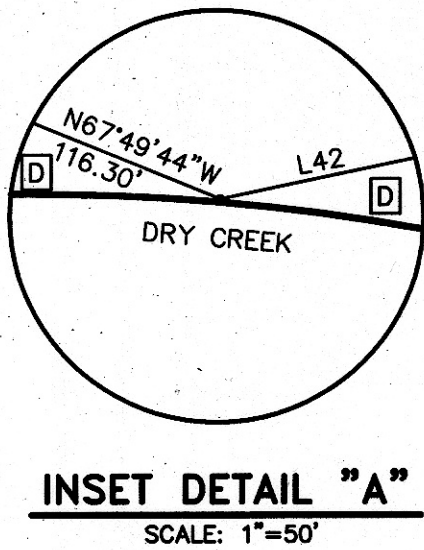
Line Table		
Line	Bearing	Distance
L1	N22°10'16"E	182.01'
L2	N67°49'44"W	790.71'
L3	N19°04'52"W	20.83'
L4	N22°10'16"E	517.16'
L5	N67°49'44"W	160.60'
L6	N67°49'44"W	15.00'
L7	N67°10'26"E	25.62'
L8	N22°10'16"E	468.92'
L9	N21°56'14"W	29.90'
L10	N71°52'29"W	148.26'
L11	N42°27'09"W	150.90'
L12	N22°10'16"E	39.70'
L13	N22°49'44"W	15.00'
L14	N67°49'44"W	205.71'
L15	N22°10'16"E	443.67'
L16	N67°49'42"W	812.01'
L17	N67°49'42"W	179.80'
L18	N71°52'29"W	120.00'
L19	N71°52'29"W	59.96'

Line Table		
Line	Bearing	Distance
L20	N69°37'49"W	71.14'
L21	N62°24'43"W	74.77'
L22	N54°51'15"W	79.72'
L23	N45°00'36"W	71.92'
L24	N42°27'09"W	120.00'
L25	N49°49'52"W	101.67'
L26	N2°02'24"E	159.46'
L27	N22°10'16"E	3,05.00'
L28	N67°49'44"W	520.71'
L29	N33°15'17"W	25.00'
L30	N20°04'00"E	9.36'
L31	N82°01'44"E	22.52'
L32	N67°49'42"W	290.74'
L33	N67°49'44"W	73.11'
L34	N59°00'57"W	50.72'
L35	N18°25'21"W	15.19'
L36	N22°10'16"E	526.41'
L37	N67°49'42"W	1,248.31'
L38	N41°26'56"E	137.00'

Line Table		
Line	Bearing	Distance
L39	N41°26'56"E	137.47'
L40	N67°49'42"W	157.00'
L41	N67°49'42"W	157.00'
L42	N78°09'57"E	74.39'

STONECREEK ESTATES
SECTION TEN
C.C.F. No. 201168978
O.P.R.F.B.C.T.

Curve Table					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING
C1	3°26'36"	658.67'	39.58'	19.80'	N64°33'49"W
C2	6°39'49"	2902.39'	337.55'	168.96'	N70°36'14"W
C3	27°12'49"	582.51'	276.67'	141.00'	N57°00'22"W
C4	56°48'54"	633.37'	628.05'	342.57'	N68°05'33"W
C5	90°00'00"	55.00'	86.39'	55.00'	N67°10'16"E
C6	90°00'00"	55.00'	86.39'	55.00'	N22°49'44"W
C7	85°57'15"	55.00'	82.51'	51.25'	N65°08'53"E
C8	29°25'20"	400.00'	205.41'	105.02'	N57°09'49"W
C9	20°27'44"	370.00'	132.14'	66.78'	N32°24'08"E
C10	64°37'24"	80.00'	90.23'	50.60'	N10°08'26"W
C11	90°00'00"	55.00'	86.39'	55.00'	N67°10'16"E
C12	89°59'58"	30.00'	47.12'	30.00'	N22°49'43"W
C13	90°00'00"	25.00'	39.27'	25.00'	N67°10'16"E
C14	45°02'46"	25.00'	19.66'	10.37'	N45°18'21"W
C15	172°38'39"	50.00'	150.66'	777.86'	N70°53'42"E
C16	43°28'07"	25.00'	18.97'	9.97'	N67°10'26"E
C17	90°00'00"	25.00'	39.27'	25.00'	N67°10'16"E
C18	90°00'00"	25.00'	39.27'	25.00'	N22°49'44"W
C19	21°02'22"	25.00'	9.18'	4.64'	N32°41'27"E
C20	258°48'31"	50.00'	225.85'	60.86'	N86°11'37"W
C21	57°46'09"	25.00'	25.21'	13.79'	N6°42'48"W
C22	90°00'00"	25.00'	39.27'	25.00'	N22°49'44"W
C23	90°00'00"	25.00'	39.27'	25.00'	N67°10'16"E
C24	38°59'18"	25.00'	17.01'	8.85'	N50°57'00"W
C25	162°44'46"	50.00'	142.02'	329.56'	N67°10'16"E
C26	38°59'18"	25.00'	17.01'	8.85'	N51°7'32"E
C27	53°06'22"	25.00'	23.17'	12.49'	N45°9'18"W
C28	186°27'58"	50.00'	162.72'	885.15'	N67°59'54"E
C29	50°23'59"	25.00'	21.99'	11.76'	N0°02'05"W
C30	47°07'40"	25.00'	20.56'	10.90'	N43°43'24"E
C31	180°13'37"	50.00'	157.28'	25,241.37'	N22°49'34"W
C32	47°07'40"	25.00'	20.56'	10.90'	N89°22'33"W
C33	90°00'00"	25.00'	39.27'	25.00'	N22°49'44"W
C34	90°00'02"	30.00'	47.12'	30.00'	N67°10'17"E
C35	90°00'00"	25.00'	39.27'	25.00'	N22°49'44"W
C36	105°08'45"	25.00'	45.88'	32.67'	N84°58'29"E
C37	90°00'00"	25.00'	39.27'	25.00'	N67°10'16"E
C38	94°09'31"	25.00'	41.08'	26.88'	N12°54'37"W



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

PHHOU-SC 103, LLC
CALLED 78.21 AC.
C.C.F. NO. 2021168978
O.P.R.F.B.C.T.

PARK LAND DEDICATION TABLE

TOTAL PARKLAND REQUIRED IN STONECREEK ESTATES SECTION TWELVE = 1.63 ACRES
(6.25 ACRES x 87 UNITS x 3 PERSONS PER UNIT / 1000)
TOTAL PARKLAND PROVIDED IN STONECREEK ESTATES SECTION TWELVE = 0.37
DEDICATED PARKLAND = 0.00 ACRES @ 100% CREDIT = 0.00 ACRES
LANDSCAPE/OPEN SPACE = 1.48 ACRES @ 25% CREDIT = 0.37 ACRES
TOTAL = 0.37
MIN. 10% PARK FEE = 20 LOTS X \$200.00 = \$4,000.00
100% PARK FEE = 67 LOTS X \$1,700.00 = \$113,900.00
TOTAL: \$117,900.00

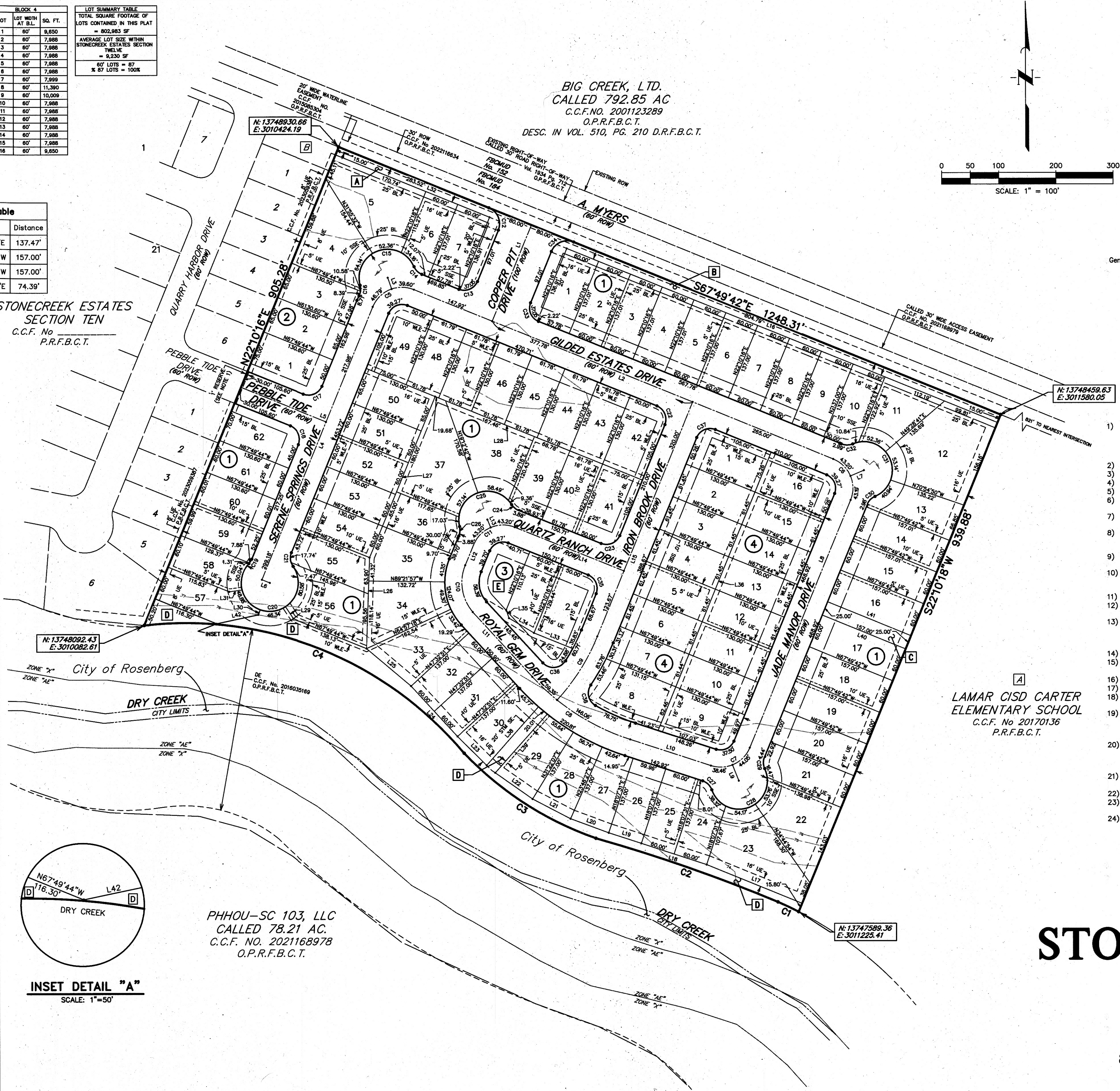
A RESTRICTED RESERVE "A"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.17 AC
7,497 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.35 AC
15,316 Sq Ft

C RESTRICTED RESERVE "C"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.09 AC
3,925 Sq Ft

D RESTRICTED RESERVE "D"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.62 AC
27,088 Sq Ft

E RESTRICTED RESERVE "E"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.25 AC
10,809 Sq Ft



General Notes

- BL "Building Line"
- C.C.F. "County Clerk File"
- DE "Drainage Easement"
- Esm "Easement"
- FND "Found 3/4" IR w/cap stamped "Cotton Surveying"
- IRF "Found 3/4" IR w/cap stamped "Jones/Carter"
- 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 - Pg "Volume and Page"
- WLE "Waterline Easement"
- "Street Name Break Graphic"
- "Block Number"
- Set 3/4-inch Iron Rod with Cap Stamped
- "Quidity" 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 subdivision plots 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 dedicatior, his heirs, assigns or successors.
- 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') unless otherwise noted.
- There are no pipeline nor pipeline easements within the limits of the subdivision.
- All easements are centered on the line 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 "Quidity" 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 shown hereon are on based upon GPS observations calibrated to the published values of HGCSO 71, and HGCSO 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.
- The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone and may be brought to surface by applying the following combined scale factor of 0.99986817.
- The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County Drainage Criteria Manual which allows street parking during rain 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 TWELVE lies within Unshaded Zone "X" as per Flood Insurance Rate Map, Community No. 480228, Map No 481570265L, 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 Subdivision District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the incorporated limits 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 1, Elevation = 77.38' (NAVD88).
- The top of all floor slabs shall be a minimum of 80.79 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 restraint, whichever is higher.
- This plat was prepared from information furnished by Charter Title Company, G.F. No. 1076602100156, Effective Date 12/28/2022. 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.
- 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 TWELVE

A SUBDIVISION OF 25.74 ACRES OF LAND
OUT OF THE WILEY MARTIN SURVEY, A-56
FORT BEND COUNTY, TEXAS

87 LOTS

5 RESERVES
AUGUST 2023

4 BLOCKS

OWNER:
PHHOU - SC 103, LLC,
a Texas Limited Liability Company
9000 GULF FREEWAY
HOUSTON, TEXAS 77017



QUIDITY

Quidity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 19045300
1229 Corporate Drive, Rosenberg, Texas 77471, 281.341.2033

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF ROSENBERG

We, PHHOU — SC 103, LLC, Texas Limited Liability Company, acting by and through Robert Moore, its Senior Vice President, owners of the 25.74 tract described in the above and foregoing map of STONECREEK ESTATES SECTION TWELVE, 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 (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 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 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 We are the owner(s) of all property immediately adjacent to the boundaries of the above and foregoing subdivision of STONECREEK ESTATES SECTION TWELVE 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 and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the PHHOU — SC 103, LLC, Texas Limited Liability Company, has caused these presents to be signed by PHHOU — SC 103, LLC, Texas limited liability company, acting by and through Robert Moore, its Senior Vice President, hereunto

authorized, this 1st day of AUGUST, 2023.

PHHOU — SC 103, LLC, Texas Limited Liability Company

By: [Signature]
Robert Moore
Senior Vice President of Development

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Robert Moore, 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 _____ day of _____, 2023.

Notary Public in and for the State of _____

Print Name
My Commission expires: _____

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.

Justin M. Au, P.E.
Professional Engineer
No. 138409



I, Martin G Hicks, 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]
Martin G. Hicks
Registered Professional Land Surveyor
No. 4387

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of STONECREEK ESTATES SECTION TWELVE 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 16th day of August, 2023.

[Signature]
Pete Pavlovsky, Chairman

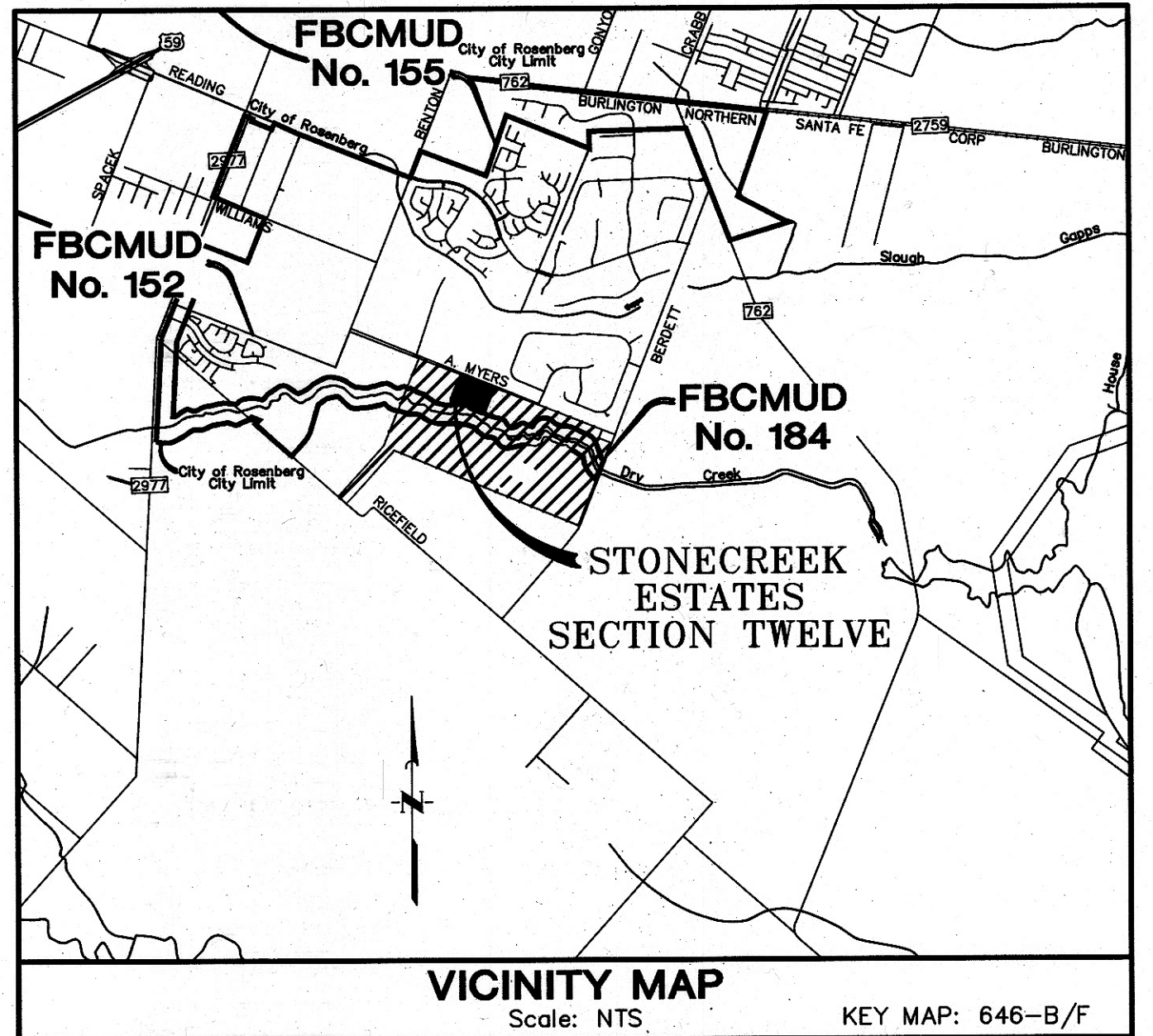
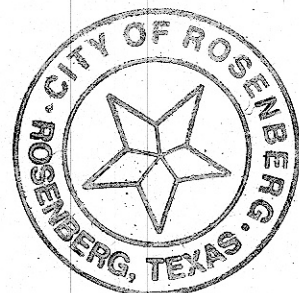
[Signature]
Wagner Tolpach
Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of STONECREEK ESTATES SECTION TWELVE 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 8th day of August, 2023.

[Signature]
Kevin Raines, Mayor

[Signature]
Danyel Swint, City Secretary



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat 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.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2023.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

W.A. "Andy" Meyers
Commissioner, Precinct 3

Dexter L. McCoy
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 _____, 2023, at _____ o'clock _____ in _____ in Plat 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

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OUT OF THE WILEY MARTIN SURVEY, A-56
FORT BEND COUNTY, TEXAS

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5 RESERVES
AUGUST 2023

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HOUSTON, TEXAS 77017

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Quidity Engineering, LLC
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