

# PLAT RECORDING SHEET

**PLAT NAME:** Stonecreek Estates Section Ten

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

**ACREAGE:** 15.13

**LEAGUE:** Wiley Martin Survey

**ABSTRACT NUMBER:** A-56

**NUMBER OF BLOCKS:** 6

**NUMBER OF LOTS:** 53

**NUMBER OF RESERVES:** 3

**OWNERS:** CW-Stone Creek, LLC

\_\_\_\_\_  
**(DEPUTY CLERK)**

DISTRICT NAMES	
FBC ASSISTANCE	N/A
MUD	FBCMUD NO 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
WCID	N/A

PARK LAND DEDICATION TABLE	
TOTAL PARKLAND REQUIRED IN STONECREEK ESTATES SECTION TEN = 0.99 ACRES (6.25 ACRES x 53 UNITS x 3 PERSONS PER UNIT / 1000)	
TOTAL PARKLAND PROVIDED IN STONECREEK ESTATES SECTION TEN = 0.39	
DEDICATED PARKLAND = 0.34 ACRES @ 100% CREDIT = 0.34 ACRES	
LANDSCAPE/OPEN SPACE = 0.28 ACRES @ 10% CREDIT = 0.05 ACRES	
TOTAL: = 0.39	
MIN. 10% PARK FEE = 21 LOTS X \$170.00 = \$3,570.00	
100% PARK FEE = 32 LOTS X \$1,700.00 = \$54,400.00	
TOTAL: \$57,970.00	

RESTRICTED RESERVE A	RESTRICTED RESERVE B	RESTRICTED RESERVE C
Restricted to Landscape/Open Space, Purposes Only 0.14 AC 6,273 Sq. Ft.	Restricted to Landscape/Open Space, Purposes Only 0.13 AC 5,516 Sq. Ft.	Restricted to Dedicated Parkland Purposes Only 0.34 AC 14,857 Sq. Ft.

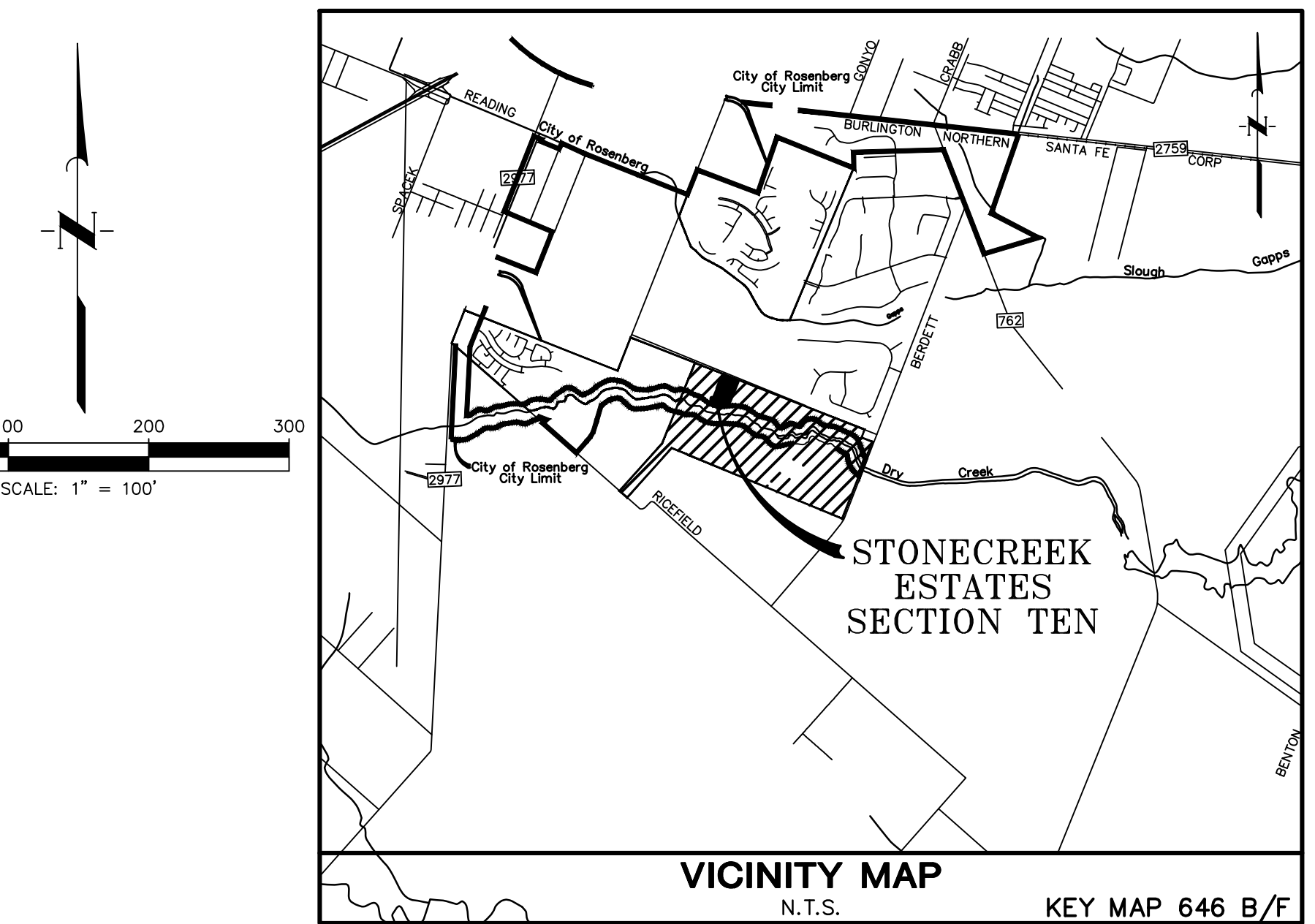
**LOT AREA SUMMARY**

BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5	
LOT	LOT WTH AT B.L.	LOT	LOT WTH AT B.L.	LOT	LOT WTH AT B.L.	LOT	LOT WTH AT B.L.	LOT	LOT WTH AT B.L.
1	60'	1	60'	1	70'	1	60'	1	60'
2	60'	2	60'	2	70'	2	60'	2	60'
3	60'	3	60'	3	60'	3	60'	3	60'
4	60'	4	60'	4	60'	4	60'	4	60'
5	60'	5	60'	5	60'	5	60'	5	60'
6	60'	6	60'	6	60'	6	60'	6	60'
7	60'	7	60'	7	60'	7	60'	7	60'

BLOCK 6		LOT SUMMARY TABLE	
LOT	LOT WTH AT B.L.	LOT	LOT WTH AT B.L.
1	60'	1	60'
2	60'	2	60'
3	60'	3	60'
4	60'	4	60'
5	60'	5	60'
6	60'	6	60'
7	60'	7	60'
8	60'	8	60'
9	60'	9	60'
10	60'	10	60'
11	60'	11	60'
12	60'	12	60'
13	60'	13	60'
14	60'	14	60'
15	60'	15	60'
16	60'	16	60'
17	60'	17	60'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S67°49'42"E	616.91'	L16	N07°20'25"E	183.83'	L31	N22°10'16"E	585.83'
L2	S22°10'16"W	965.28'	L17	N22°10'16"E	418.01'	L32	S67°49'44"E	135.00'
L3	N84°17'26"W	122.46'	L18	N67°49'44"W	15.00'	L33	S12°58'12"W	65.95'
L4	N73°19'13"W	61.00'	L19	N22°10'16"E	299.99'	L34	N22°10'16"E	494.99'
L5	N68°10'38"W	41.57'	L20	N67°49'42"W	5.00'	L35	S67°49'44"E	616.91'
L6	N86°50'34"W	16.63'	L21	N22°10'18"E	262.00'			
L7	N85°40'52"W	27.70'	L22	S67°49'44"E	425.97'			
L8	N89°48'43"W	57.78'	L23	S67°49'42"E	460.00'			
L9	S85°42'09"W	30.09'	L24	S22°10'18"W	718.72'			
L10	S85°27'38"W	30.01'	L25	S67°49'44"E	156.92'			
L11	S81°57'03"W	30.02'	L26	N16°25'37"W	23.53'			
L12	S84°37'26"W	60.00'	L27	N79°00'50"W	68.06'			
L13	S87°36'16"W	64.86'	L28	S84°09'46"W	252.55'			
L14	N89°12'45"W	68.49'	L29	N05°50'14"W	46.21'			
L15	N85°48'32"W	74.10'	L30	N67°49'44"W	165.00'			

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	620.00'	8°05'19"	87.53'	S87°00'15"E	87.46'	43.84'
C2	55.00'	78°48'52"	75.66'	S61°34'44"W	69.83'	45.19'
C3	200.00'	16°49'24"	58.72'	N87°25'32"W	58.51'	29.57'
C4	650.00'	12°52'39"	146.09'	N89°23'54"W	145.78'	73.35'
C5	125.00'	28°00'30"	61.10'	N08°10'01"E	60.50'	31.18'
C6	25.00'	90°00'00"	39.27'	N67°10'18"E	35.36'	25.00'
C7	30.00'	90°00'00"	47.12'	N22°49'42"W	42.43'	30.00'
C8	30.00'	90°00'00"	47.12'	S67°10'18"W	42.43'	30.00'
C9	25.00'	90°00'02"	39.27'	S22°49'43"E	35.36'	25.00'
C10	25.00'	89°59'58"	39.27'	S67°10'17"W	35.36'	25.00'
C11	25.00'	45°32'12"	19.87'	S07°50'13"W	19.35'	10.49'
C12	50.00'	173°25'43"	151.34'	N71°46'59"E	99.84'	870.94'
C13	25.00'	57°30'41"	25.09'	N50°15'30"W	24.05'	13.72'
C14	25.00'	87°12'07"	38.05'	N40°33'43"E	34.48'	23.81'
C15	25.00'	90°00'00"	39.27'	N22°49'44"W	35.36'	25.00'
C16	25.00'	90°00'00"	39.27'	N67°10'16"E	35.36'	25.00'
C17	25.00'	89°59'58"	39.27'	S22°49'43"E	35.36'	25.00'
C18	25.00'	90°00'02"	39.27'	N67°10'17"E	35.36'	25.00'
C19	25.00'	90°00'00"	39.27'	S22°49'42"E	35.36'	25.00'
C20	25.00'	78°48'52"	34.39'	N61°34'44"E	31.74'	20.54'
C21	25.00'	97°12'41"	42.42'	S47°13'53"E	37.51'	28.36'



- General Notes**
- BL - Building Line
  - CL - County Clerk File
  - DE - Drainage Easement
  - Eas - Easement
  - 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 - Volume and Page
  - WLE - Waterline Easement
  - ..... - Street Name Break Graphic
  - ..... - Set 3/4-inch Iron Rod With Cap Stamped "Quiddity"
  - ..... - Block Number

- One-foot reserve (1' reserve) dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the 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 dedicatory, his heirs, assigns or successors.
- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- There are no pipeline or 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.
- 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 on based upon GPS observations calibrated to the published values of HGCS2 71, and HGCS2 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 based on the 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 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 TEN lies within Unshaded Zone "A" 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 1, Elevation = 77.38' (NAVD88).
- The top of all floor slabs shall be a minimum of 81.17 feet above mean sea level (NAVD88 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 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. STONECREEK-10, Effective Date May 26, 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.
- Subject tract is located within tract referenced in Declaration of Covenant recorded under C.C.F. No. 2009097264, 201081917, 2012007608, 2012015477, 2018009744, and 2021136592 all of the O.P.R.F.B.C.T.

# STONECREEK ESTATES SECTION TEN

A SUBDIVISION OF 15.13 ACRES OF LAND  
OUT OF THE WILEY MARTIN SURVEY, A-56  
FORT BEND COUNTY, TEXAS

53 LOTS      3 RESERVES      6 BLOCKS  
AUGUST 2023

**OWNER**  
CW-STONE CREEK, LLC  
a Texas Limited Liability Company  
11375 W. SAM HOUSTON PKWY S. SUITE 100  
HOUSTON, TEXAS 77031  
281-561-7773

**ENGINEER/PLANNER/SURVEYOR:**  
**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration No. F-23290 & 10460300  
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033