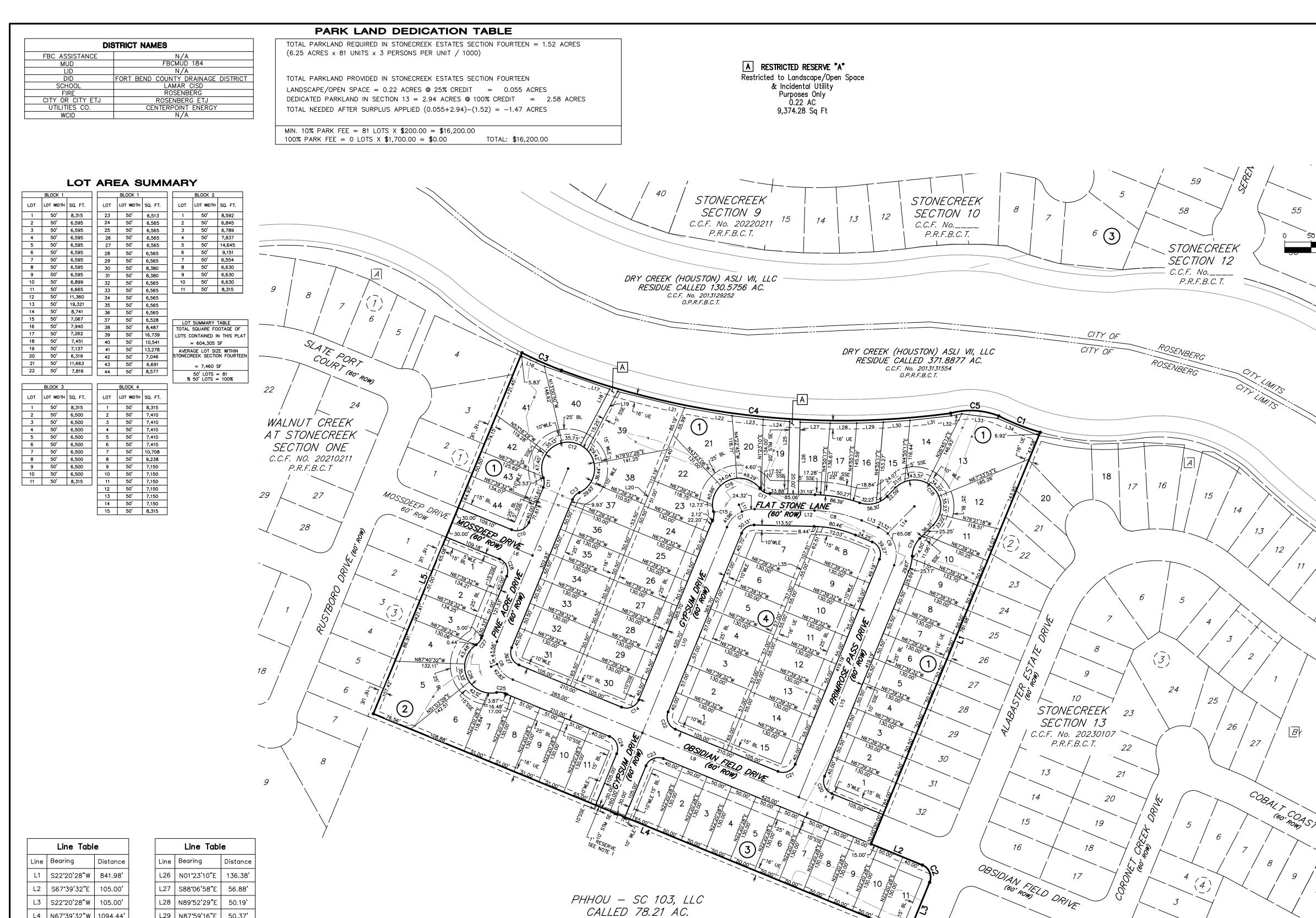
PLAT RECORDING SHEET

PLAT NAME:	Stonecreek Estates Section Fourteen
PLAT NO:	
ACREAGE:	18.73
HERENGE.	
LEAGUE:	Wiley Martin Survey
ABSTRACT NU	JMBER: A-56
NUMBER OF R	
NUMBER OF B	BLOCKS: 4
NUMBER OF L	
NIIMDED OF D	APGEDING 4
NUMBER OF R	RESERVES: 1
OWNERS: PH	IHOU – SC 103, LLC
(DEDITON OF EDIT)	
(DEPUTY CLERK)	



CALLED 78.21 AC.

C.C.F. NO. 2021168978

O.P.R.F.B.C.T.

STONECREEK **ESTATES** SECTION FOURTEEN \sim \sim **VICINITY MAP** KEY MAP: 646-F Scale: NTS "Building Line" ."County Clerk File" . ."Drainage Easement"

"Easement O.P.R.F.B.C.T.

General Notes

SCALE: 1" = 100'

"Official Public Records, Fort Bend County, Texas" "Plat Records, Fort Bend County, Texas

ROW . SSE . "Right-of-Way" "Sanitary Sewer Easement ."Square Feet" "Utility Easement" ."Volume and Page" ."Waterline Easement' "Street Name Break Graphic" ."Block Number" • "Set 3/4-inch Iron Rod with Cap Stamped Quiddity" as Per Certification"

2) 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 revest in the dedicator, 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. Elevation used for delineating contour lines are based upon U.S.C. & G.S. Datum, NVD-88 (1991 ADJ.)

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

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.

Elevations shown hereon on are based upon GPS observations calibrated to the published values of HGCSD 71, and HGCSD

11) 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.

12) 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

13) This plat lies within Fort Bend County Lighting Ordinance Zone No LZ2. 14) The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone of 1983 and may be brought to

surface by applying the following combined scale factor of 0.99986817.

15) 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

16) All property to drain into the drainage easements only through an approved drainage structure.
17) STONECREEK ESTATES SECTION FOURTEEN lies within Zone "X" as per Flood Insurance Rate Map, Community No 480228, Map No 48157C0265L, Panel 0265, Suffix "L" dated April 2, 2014.

18) This plat was prepared to meet City of Rosenberg and Fort Bend County Requirements. 19) All lots shall have a minimum of five (5) foot side building line.

20) 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.

21) 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). 22) The top of all floor slabs shall be a minimum of 81.10 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. 23) This plat was prepared from information furnished by Charter Title Company, G.F. No 1076602100156, Effective Date January 11, 2023. The Surveyor has not abstracted the above property.

24) A minimum distance of 10' shall be maintained between residential dwelling units. 25) 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. 26) 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. 27) Tract is subject to Designation of Drill Site and Waiver of Surface Rights recorded under C.C.F. No. 2013118060,

O.P.R.F.B.C.T., but drill site not located on tract. 28) Tract is subject to Public Certification of OSSF Requiring Maintenance recorded under C.C.F. NO. 2014038129, O.P.R.F.B.C.T. 29) Tract is subject to Temporary Access Easement Agreement recorded under C.C.F. No. 2021168980, O.P.R.F.B.C.T., but access

STONECREEK ESTATES

SECTION FOURTEEN

A SUBDIVISION OF 18.73 ACRES OF LAND OUT OF THE WILEY MARTIN SURVEY, A-56 FORT BEND COUNTY, TEXAS

81 LOTS

PHHOU — SC 103, LLC, a Texas Limited Liability Company

9000 GULF FREEWAY

HOUSTON, TEXAS 77017

1 RESERVES **AUGUST 2023**

4 BLOCKS

ENGINEER/PLANNER/SURVEYOR:



L1	S22°20'28"W	841.98'	L26	N01°23'10"E	136.38
L2	S67°39'32"E	105.00'	L27	S88*06'58"E	56.88
L3	S22°20'28"W	105.00'	L28	N89°52'29"E	50.19'
L4	N67°39'32"W	1,094.44	L29	N87*59'16"E	50.37
L5	N22°23'06"E	738.26'	L30	N86°05'36"E	50.60'
L6	N67°36'54"W	164.14	L31	N83°38'23"E	78.53
L7	N22°20'28"E	353.93'	L32	N79°00'57"E	20.36
L8	N66°57'42"E	12.40'	L33	S82*40'31"E	68.07
L9	N67°39'32"W	745.00'	L34	S67°16'25"E	84.69'
_10	N22°20'28"E	580.70'	L35	N22°20'28"E	457.51
L11	N23°57'08"W	14.17'			
_12	N88*36'50"W	113.52			

L13 N67°39'32"W 34.25'

L14 N44°32'52"E 72.00'

L15 | N22°20'28"E | 474.19'

L16 S65*53'15"E 48.97'

L17 | S70°36'52"E | 130.97' L18 | N27°37'05"E | 119.49'

L19 N27°37'05"E 124.85'

L20 N22°20'28"E | 568.89'

L21 S76°19'13"E 130.42'

L22 S80°29'01"E 91.42' | L23 | S83"18'32"E | 59.13'

L24 S85°21'29"E 50.08'

L25 N01°23'10"E 137.05'

	Curve Table					Curve Table							
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	439.24	11°00'49"	84.43'	S68°35'24"E	84.30'	42.35'	C11	25.00'	42°49'59"	18.69'	N00*55'27"E	18.26'	9.81'
C2	25.00'	90°00'00"	39.27	S22°39'32"E	35.36'	25.00'	C12	50.00'	265°40'01"	231.84'	N67°39'32"W	73.33'	53.93'
C3	736.78'	6°20'13"	81.49'	S66°10'42"E	81.44'	40.78'	C13	25.00'	42°50'00"	18.69'	N43°45'28"E	18.26	9.81'
C4	1,521.83	28°10'21"	748.29'	S83°41'35"E	740.77	381.87	C14	25.00'	90°00'00"	39.27	N67°20'28"E	35.36'	25.00'
C5	144.36'	36 ° 50'27"	92.82'	S86°45'14"E	91.23'	48.08'	C15	25.00'	38°20'39"	16.73'	N04°35'59"E	16.42'	8.69'
C6	55.00'	90°00'00"	86.39'	N22*39'32"W	77.78'	55.00'	C16	50.00'	156°40'29"	136.72'	N63°45'54"E	97.94'	242.24'
C7	55.00'	69°02'42"	66.28'	N56*51'49"E	62.34'	37.83'	C17	25.00'	50°42'59"	22.13'	N63°15'21"W	21.41'	11.85'
C8	250.00'	20*57'18"	91.43'	N78*08'11"W	90.93'	46.23'	C18	50.00'	180°00'00"	157.08'	N45°27'08"W	100.00'	INFINITY
С9	55.00'	90°00'00"	86.39'	N22*39'32"W	77.78'	55.00'	C19	50.00'	42°12'20"	36.83'	N23°26'43"E	36.00'	19.30'
C10	25.00'	90°02'38"	39.29'	N67°21'47"E	35.37'	25.02'	C20	25.00'	90°00'00"	39.27	N22°39'32"W	35.36'	25.00'

	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
	C21	25.00'	90°00'00"	39.27'	N67°20'28"E	35.36'	25.00'
	C22	25.00'	90°00'00"	39.27	N22°39'32"W	35.36'	25.00'
	C23	25.00'	90°00'00"	39.27	N67°20'28"E	35.36'	25.00'
	C24	25.00'	90°00'00"	39.27	N22*39'32"W	35.36'	25.00'
	C25	25.00'	36 ° 58'18"	16.13'	N83°31'59"W	15.85'	8.36'
	C26	50.00'	157 ° 57'40"	137.85'	N23°02'18"W	98.16'	256.76
	C27	25.00'	36°58'18"	16.13'	N37°27'24"E	15.85'	8.36'
	C28	25.00'	89°57'22"	39.25'	N22°38'13"W	35.34'	24.98'

Curve Table

K:\12268\12268-0041-01 Stonecreek Estates Section 14 - Paving &\2 Design Phase\Planning\PLAT_Stonecreek Sec 14.dwg Aug 01,2023 - 10:14am rv1

SHEET 1 OF 2

described in the above and foregoing map of STÖNECREEK ESTATES SECTION FOURTEEN, do heret development plat of said property according to all lines, dedications, restrictions and notations on the use of the public forever, all streets (except those streets designated as private streets), aller 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 perial easements. The aerial easements shall extend horizontally and additional eleven feet, six in ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements from a plane sixteen (16'0") perimeter ground easements, from a plane sixteen (16'0") above the group adjoining said public utility easement that are designated with aerial easements (U.E. and A.E.) as perial easements total twenty—one, six inches (21'6") in width. FURTHER, Owners have dedicated and by these present do dedicate to the use of the public for perial easements. The aerial easements shall extend horizontally and addition ten feet (10'0") easements, or eight feet (8'0") for fourteen feet (14'0") back—to—back ground easements, or eight feet (8'0") for fourteen feet (14'0") above ground level upward, located easements totals thirty feet (30'0") in width. FURTHER, We do hereby declare that all parcels of land designated as lots on this plat are interesidential dwelling units thereon and shall be restricted for same under the terms and conditions for the ground easements in any public or private street, road or alley or any drainage ditch, further, we do hereby dedicate to the public a strip of land twenty (20) feet wide on each side treeks, guillies, rovines, draws and drainage ditches located in said subdivision, as easements for distributed for some under the terms and conditions further, guily, creek or natural drainage way shall hereby be restricted to keep such drainage and foregoing subdivision to the operations and maintenance of this pasement, ditc	ry make and establish said subdivision and said maps or plat and hereby dedicate to vs, parks, water courses, drains, easements ereby bind ourselves, our heirs and assigns public utility purpose forever unobstructed ches (11'6") for ten feet (10'0") perimeter sements or five feet, six inches (5'6") for and level upward, located adjacent to and indicated and depicted hereon whereby the public utility purpose forever unobstructed for ten feet (10'0") back—to—back ground seven feet (7'0") for sixteen feet (16'0") adjacent to both sides and adjoining said and depicted hereon, whereby the aerial and depicted hereon, whereby the aerial anded for the construction of single family of such restrictions filed separately. This plat shall be restricted to prevent the either directly or indirectly. The of the center line of any and all bayous, rainage purposes. Fort Bend County or any mes for the purposes of construction and The subdivision and adjacent to any drainage mage ways and easements clear of fences, as drainage facility and that such abutting
We, PHHOU — SC 103, LLC, Texas Limited Liability Company, acting by and through Robert Moor described in the above and foregoing map of STONECREEK ESTATES SECTION FOURTEEN, do hered development plat of said property according to all lines, dedications, restrictions and notations on the use of the public forever, all streets (except those streets designated as private streets), alled to warrant and forever defend the title to the land so dedicated as private streets), alled 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 private assements. The aerial easements shall extend horizontally and additional eleven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements, from a plane sixteen (16'0") above the groundjoining said public utility easement that are designated with aerial easements (U.E. and A.E.) as perial easements total twenty—one, six inches (21'6") in width. FURTHER, Owners have dedicated and by these present do dedicate to the use of the public for perial easements. The aerial easements shall extend horizontally and addition ten feet (10'0") easements, or eight feet (8'0") for fourteen feet (14'0") back—to—back ground easements, or pack—to back ground easements, from a plane sixteen (16'0") above ground easements, or back—to back ground easements, from a plane sixteen (16'0") above ground easements, or back—to back ground easements, from a plane sixteen (16'0") above ground easements, or back—to back ground easements, from a plane sixteen (16'0") above ground easements, or back—to back ground easements, and the property within the boundaries of the property of the property development, located backeness to back ground easements and any all extend horizontally and addition ten feet (10'0") and the property within the boundaries of the draining of the property within the boundaries of the draining of the property within the boundaries of the draining endition of the proper	ry make and establish said subdivision and said maps or plat and hereby dedicate to vs, parks, water courses, drains, easements ereby bind ourselves, our heirs and assigns public utility purpose forever unobstructed ches (11'6") for ten feet (10'0") perimeter sements or five feet, six inches (5'6") for and level upward, located adjacent to and indicated and depicted hereon whereby the public utility purpose forever unobstructed for ten feet (10'0") back—to—back ground seven feet (7'0") for sixteen feet (16'0") adjacent to both sides and adjoining said and depicted hereon, whereby the aerial and depicted hereon, whereby the aerial anded for the construction of single family of such restrictions filed separately. This plat shall be restricted to prevent the either directly or indirectly. The of the center line of any and all bayous, rainage purposes. Fort Bend County or any mes for the purposes of construction and The subdivision and adjacent to any drainage mage ways and easements clear of fences, as drainage facility and that such abutting
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subdivision of STONECREEK ESTATES SECTION FOURTEEN where building setback lines or public utilities. The boundaries of the above and foregoing subdivision and do hereby make and establish all build	·
	y easements are to be established outside
FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by March 23, 2004, and any subsequent amendments.	in the Unincorporated Areas of Fort Bend Fort Bend County Commissioners Court on
N TESTIMONY WHEREOF, the PHHOU — SC 103, LLC, Texas Limited Liability Company, has caused SC 103, LLC,Texas limited liability company, acting by and through Robert Moore, its manager, here	
authorized, this day of, 2023.	
PHHOU — SC 103, LLC,	
a Texas Limited Liability Company	
By: Robert Moore	
Manager	
STATE OF FLORIDA §	
COUNTY OF ORANGE §	
BEFORE ME, the undersigned authority, on this day personally appeared Robert Moore, Senior Vi name is subscribed to the foregoing instrument and acknowledge to me that they executed th expressed.	ce President, known to me to be the person whose e same for the purposes and considerations therein
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of, 2023	•
Notary Public in and for the State	of Florida
D. I. I. I.	
Print Name My Commission expires:	
My Commission expires:	plat and subdivision of STONECREEK ESTATES
My Commission expires:	plat and subdivision of STONECREEK ESTATES
My Commission expires:	plat and subdivision of STONECREEK ESTATES
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This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this SECTION FOURTEEN in conformance with the laws of the State of Texas and the ordinances of the authorizes the recording of this plat this day of Pete Parlovsky, Chairman Wayne Poldrack, Secretary This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved this plat of the city of Rosenberg, Texas has approved the city of Rosen	plat and subdivision of STONECREEK ESTATES City of Rosenberg as shown hereon and — and subdivision of STONECREEK ESTATES SECTION
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STATE OF TEXAS

I, Chris D. Kalkomey, 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.



Chris D. Kalkomey Registered Professional Land Surveyor No. 5869

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.

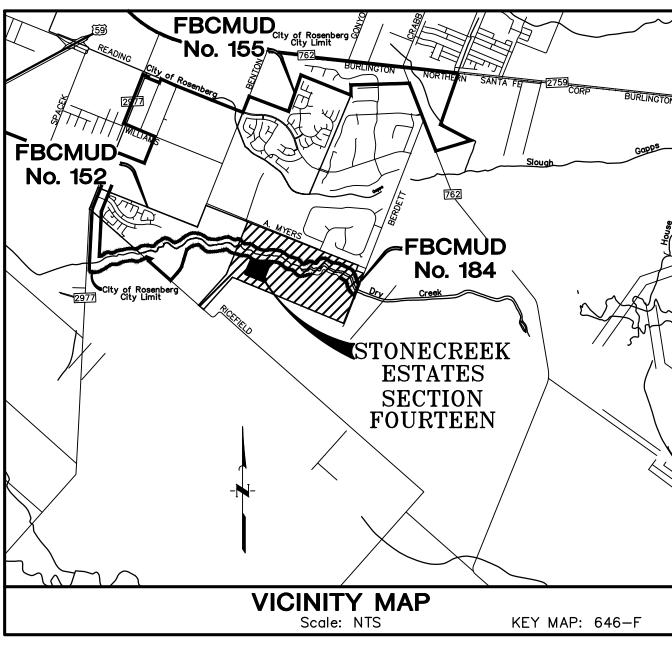
Justin M. Au, P.E. Professional Engineer No. 138409

I, 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 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



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.

cy Slawinski, P.E. end County Engineer	Date		
VED by the Commissioners' Co	ourt of Fort Bend County, Texas, th	nis day of	, 2023.
Vincent M. Morales, Jr. Commissioner, Precinct 1		Grady Prestage Commissioner, Precinct 2	
KP George County Judge			
W.A. "Andy" Meyers		Dexter L. McCoy	

Commissioner, Precinct 4

STONECREEK ESTATES

SECTION FOURTEEN

A SUBDIVISION OF 18.73 ACRES OF LAND OUT OF THE WILEY MARTIN SURVEY, A-56 FORT BEND COUNTY, TEXAS

81 LOTS 1 RESERVES AUGUST 2023

4 BLOCKS

ENGINEER/PLANNER/SURVEYOR:



OWNER:

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

Commissioner, Precinct 3