

PLAT RECORDING SHEET

PLAT NAME: Stonecreek Estates Section Fourteen

PLAT NO: _____

ACREAGE: 18.73

LEAGUE: Wiley Martin Survey

ABSTRACT NUMBER: A-56

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 81

NUMBER OF RESERVES: 1

OWNERS: PHHOU – SC 103, LLC

(DEPUTY CLERK)

DISTRICT NAMES		
FBC ASSISTANCE		N/A
MUD		FBCMUD 184
LID		N/A
SCHOOL		FORT BEND COUNTY DRAINAGE DISTRICT
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 FOURTEEN = 1.52 ACRES
(6.25 ACRES x 81 UNITS x 3 PERSONS PER UNIT / 1000)

TOTAL PARKLAND PROVIDED IN STONECREEK ESTATES SECTION FOURTEEN
LANDSCAPE/OPEN SPACE = 0.22 ACRES @ 25% CREDIT = 0.055 ACRES
DEDICATED PARKLAND IN SECTION 13 = 2.94 ACRES @ 100% CREDIT = 2.98 ACRES
TOTAL NEEDED AFTER SURPLUS APPLIED (0.055+2.94)-(1.52) = -1.47 ACRES

MIN. 10% PARK FEE = 81 LOTS X \$200.00 = \$16,200.00
100% PARK FEE = 0 LOTS X \$1,700.00 = \$0.00
TOTAL: \$16,200.00

A RESTRICTED RESERVE "A"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.22 AC
9,374.28 Sq Ft

LOT AREA SUMMARY

BLOCK 1			BLOCK 2			BLOCK 3		
LOT	LOT WIDTH	SQ. FT.	LOT	LOT WIDTH	SQ. FT.	LOT	LOT WIDTH	SQ. FT.
1	50'	8,315	23	50'	8,513	1	50'	8,592
2	50'	6,595	24	50'	6,565	2	50'	6,845
3	50'	6,595	25	50'	6,565	3	50'	6,789
4	50'	6,595	26	50'	6,565	4	50'	7,837
5	50'	6,595	27	50'	6,565	5	50'	14,645
6	50'	6,595	28	50'	6,565	6	50'	8,151
7	50'	6,595	29	50'	6,565	7	50'	6,554
8	50'	6,595	30	50'	6,380	8	50'	6,630
9	50'	6,595	31	50'	6,380	9	50'	6,630
10	50'	6,899	32	50'	6,565	10	50'	6,630
11	50'	6,665	33	50'	6,565	11	50'	8,315
12	50'	11,360	34	50'	6,565			
13	50'	18,321	35	50'	6,565			
14	50'	8,741	36	50'	6,565			
15	50'	7,067	37	50'	6,528			
16	50'	7,940	38	50'	6,487			
17	50'	7,292	39	50'	16,739			
18	50'	7,451	40	50'	10,541			
19	50'	7,137	41	50'	13,278			
20	50'	6,319	42	50'	7,046			
21	50'	11,663	43	50'	6,691			
22	50'	7,816	44	50'	6,577			

LOT SUMMARY TABLE		
TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT = 604,305 SF		
AVERAGE LOT SIZE WITHIN STONECREEK SECTION FOURTEEN = 7,460 SF		
50' LOTS = 81 % 50' LOTS = 100%		

BLOCK 3			BLOCK 4		
LOT	LOT WIDTH	SQ. FT.	LOT	LOT WIDTH	SQ. FT.
1	50'	8,315	1	50'	8,315
2	50'	6,500	2	50'	7,410
3	50'	6,500	3	50'	7,410
4	50'	6,500	4	50'	7,410
5	50'	6,500	5	50'	7,410
6	50'	6,500	6	50'	7,410
7	50'	6,500	7	50'	10,708
8	50'	6,500	8	50'	9,238
9	50'	6,500	9	50'	7,150
10	50'	6,500	10	50'	7,150
11	50'	8,315	11	50'	7,150
12	50'	7,150	12	50'	7,150
13	50'	7,150	13	50'	7,150
14	50'	7,150	14	50'	7,150
15	50'	8,315	15	50'	8,315

Line Table		
Line	Bearing	Distance
L1	S22°20'28"W	841.98'
L2	S67°39'32"E	105.00'
L3	S22°20'28"W	105.00'
L4	N67°39'32"W	1,094.44'
L5	N22°23'06"E	738.26'
L6	N67°36'54"W	164.14'
L7	N22°20'28"E	353.93'
L8	N66°57'42"E	12.40'
L9	N67°39'32"W	745.00'
L10	N22°20'28"E	580.70'
L11	N23°57'08"W	14.17'
L12	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°33'15"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'

Line Table		
Line	Bearing	Distance
L26	N01°23'10"E	136.38'
L27	S88°06'58"E	56.88'
L28	N89°52'29"E	50.19'
L29	N87°59'16"E	50.37'
L30	N86°05'36"E	50.60'
L31	N83°38'23"E	78.53'
L32	N79°00'57"E	20.36'
L33	S82°40'31"E	68.07'
L34	S67°16'25"E	84.69'
L35	N22°20'28"E	457.51'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	439.24'	11°00'49"	84.43'	S68°35'24"E	84.30'
C2	25.00'	90°00'00"	39.27'	S22°39'32"W	35.36'
C3	736.78'	6°20'13"	81.49'	S66°10'42"E	81.44'
C4	1521.83'	28°10'21"	748.29'	S83°41'35"E	740.77'
C5	144.36'	36°50'27"	92.82'	S86°45'14"E	91.23'
C6	55.00'	90°00'00"	86.39'	N22°39'32"W	77.78'
C7	55.00'	69°02'42"	66.28'	N56°51'49"E	62.34'
C8	250.00'	20°57'18"	91.43'	N78°08'11"W	90.93'
C9	55.00'	90°00'00"	86.39'	N22°39'32"W	77.78'
C10	25.00'	90°02'38"	39.29'	N67°21'47"E	35.37'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	25.00'	42°49'59"	18.69'	N00°55'27"E	18.26'
C12	50.00'	265°40'01"	231.84'	N67°39'32"W	73.33'
C13	25.00'	42°50'00"	18.69'	N43°45'28"E	18.26'
C14	25.00'	90°00'00"	39.27'	N67°20'28"E	35.36'
C15	25.00'	38°20'39"	16.73'	N04°35'59"E	16.42'
C16	50.00'	156°40'29"	136.72'	N63°45'54"E	97.94'
C17	25.00'	50°42'59"	22.13'	N63°51'21"W	21.41'
C18	50.00'	180°00'00"	157.08'	N45°27'08"W	100.00'
C19	50.00'	42°12'20"	36.83'	N23°26'43"E	36.00'
C20	25.00'	90°00'00"	39.27'	N22°39'32"W	35.36'

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

STONECREEK ESTATES SECTION FOURTEEN

A SUBDIVISION OF 1873 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

Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. P-22390 & S0060500
1229 Corporate Drive • Rosenberg, Texas 77471 • (281) 342-1033

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 manager, owners of the 18.73 tract described in the above and foregoing map of STONECREEK ESTATES SECTION FOURTEEN, do hereby make and establish said subdivision and development plot 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, 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 and 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 (16'0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon whereby the aerial 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 public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally and addition 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 (16'0") above 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 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 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 FOURTEEN 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 manager, hereunto

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 Vice President, 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 Florida

Print Name

My Commission expires:

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of STONECREEK ESTATES SECTION FOURTEEN 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 _____, 20 _____.

Pete Parlovsky, 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 STONECREEK ESTATES SECTION FOURTEEN 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 _____, 20 _____.

Kevin Raines, Mayor

Danyel Swint, City Secretary

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.

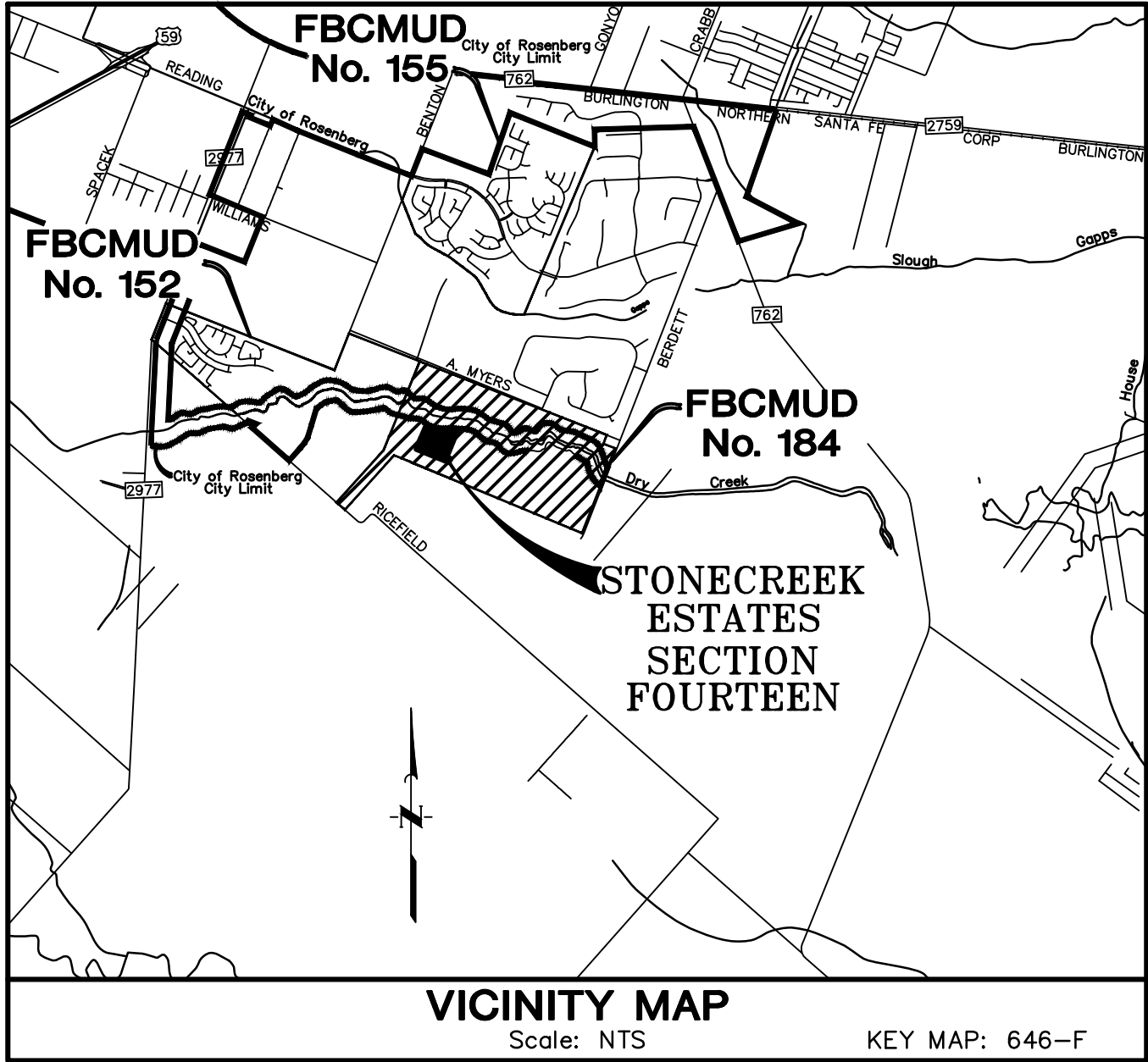
Justin M. Au, P.E.
Professional Engineer
No. 138409

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.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

Date

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

STONECREEK ESTATES SECTION FOURTEEN

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

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1 RESERVES
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OWNER:

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

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & L20063200
12201 Corporate Drive #400B, Houston, Texas 77057-4352, 281.332.2033

SHEET 2 OF 2