

PLAT RECORDING SHEET

PLAT NAME: Stonecreek Estates Section Ten Amending Plat No. 1

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: Ashton Houston Residential L.L.C.

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §
CITY OF ROSENBERG §

We, Ashton Houston Residential, L.L.C., a Texas Limited Liability Company, acting by and through Chris Chew, its Authorized Representative, owners of the 15.13 tract described in the above and foregoing map of STONECREEK ESTATES SECTION TEN AMENDING PLAT NO 1, 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, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & 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 easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (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. & 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 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 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 Ashton Houston Residential, L.L.C., a Texas Limited Liability Company, has caused these presents to be signed by Chris Chew, its Authorized Representative hereunto authorized, this 11th day of July, 2024.

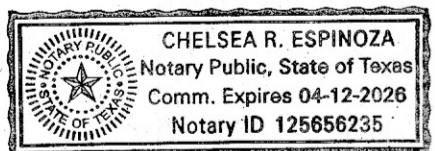
Ashton Houston Residential, L.L.C.,
a Texas Limited Liability Company

By: Chris Chew
Chris Chew
Authorized Representative

STATE OF TEXAS §
COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Chew, Authorized Representative, of Ashton Houston Residential, L.L.C., a Texas Limited Liability Company 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 11th day of July, 2024.



Chelsea R. Espinoza
Notary Public in and for the State of Texas
Chelsea R. Espinoza
Print Name
My Commission expires: 04-12-2026

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
Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of STONECREEK ESTATES SECTION TEN AMENDING PLAT NO 1 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 17th day of July, 2024

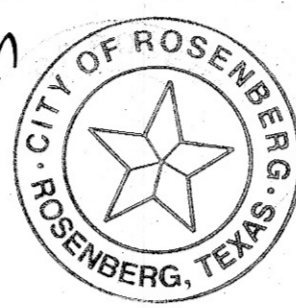
Cecilio Moreno
Cecilio Moreno, Secretary

Wayne Pollock
Wayne Pollock, Secretary Chairman

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of STONECREEK ESTATES SECTION TEN AMENDING PLAT NO 1 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

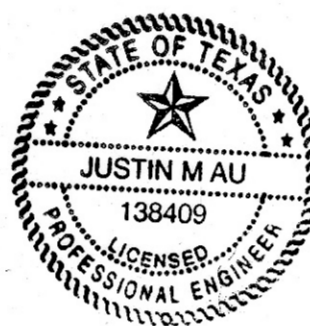
plat this 17th day of July, 2024

William Benton
William Benton, Mayor



Danyel Swint
Danyel Swint, City Secretary

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.



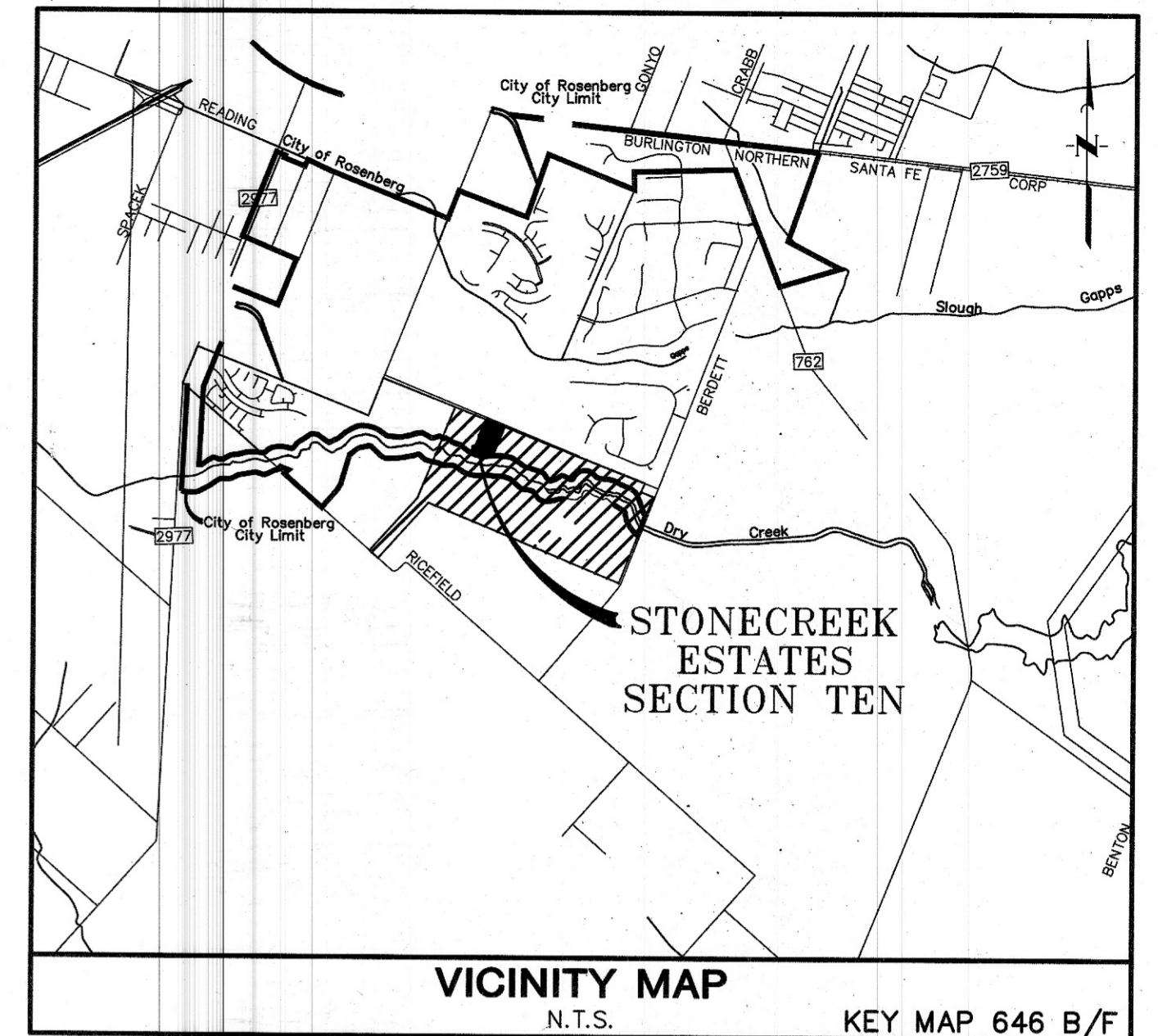
Justin M. Au
Justin M. Au, P.E.
Professional Engineer
No. 138409

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 _____, 2024, 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
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
J. Stacy Slawinski, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2024.

Vincent M. Morales, Jr.
Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Grady Prestage
Commissioner, Precinct 2

KP George
KP George
County Judge

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

Dexter L. McCoy
Dexter L. McCoy
Commissioner, Precinct 4

STONECREEK ESTATES

SECTION TEN

AMENDING PLAT NO. 1

AN AMENDING PLAT OF 15.13 ACRES OF LAND
OUT OF THE STONECREEK ESTATES SECTION TEN,
RECORDED IN C.C.F. No. 20230243 P.R.F.B.C.T.
OUT OF THE WILEY MARTIN SURVEY, A-56
CITY OF ROSENBERG ETJ, FORT BEND COUNTY, TEXAS

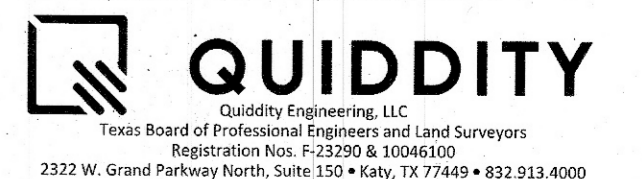
53 LOTS 3 RESERVES 6 BLOCKS

JULY 2024

REASON FOR AMENDING PLAT:
TO CORRECT A SCRIVENER ERROR IN THE AERIAL EASEMENT DEDICATION

OWNER
ASHTON HOUSTON RESIDENTIAL L.L.C.,
a Texas Limited Liability Company
4920 Westway Park Blvd, Suite 125
Houston, Texas 77041
832.225.3593

ENGINEER/PLANNER/SURVEYOR:



Quiddity Engineering, LLC
Quality Engineering and Land Surveyors
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-33290 & T0046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77459 • 832.913.4000

DISTRICT NAMES	
FBC ASSISTANCE	N/A
MUD	FBCMUD NO 184
LID	N/A
DD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR OSD
FIRE	ROSENBERG
CITY OR CITY ETJ	ROSENBERG ETJ
UTILITIES CO.	CENTERPOINT ENERGY
WCD	N/A

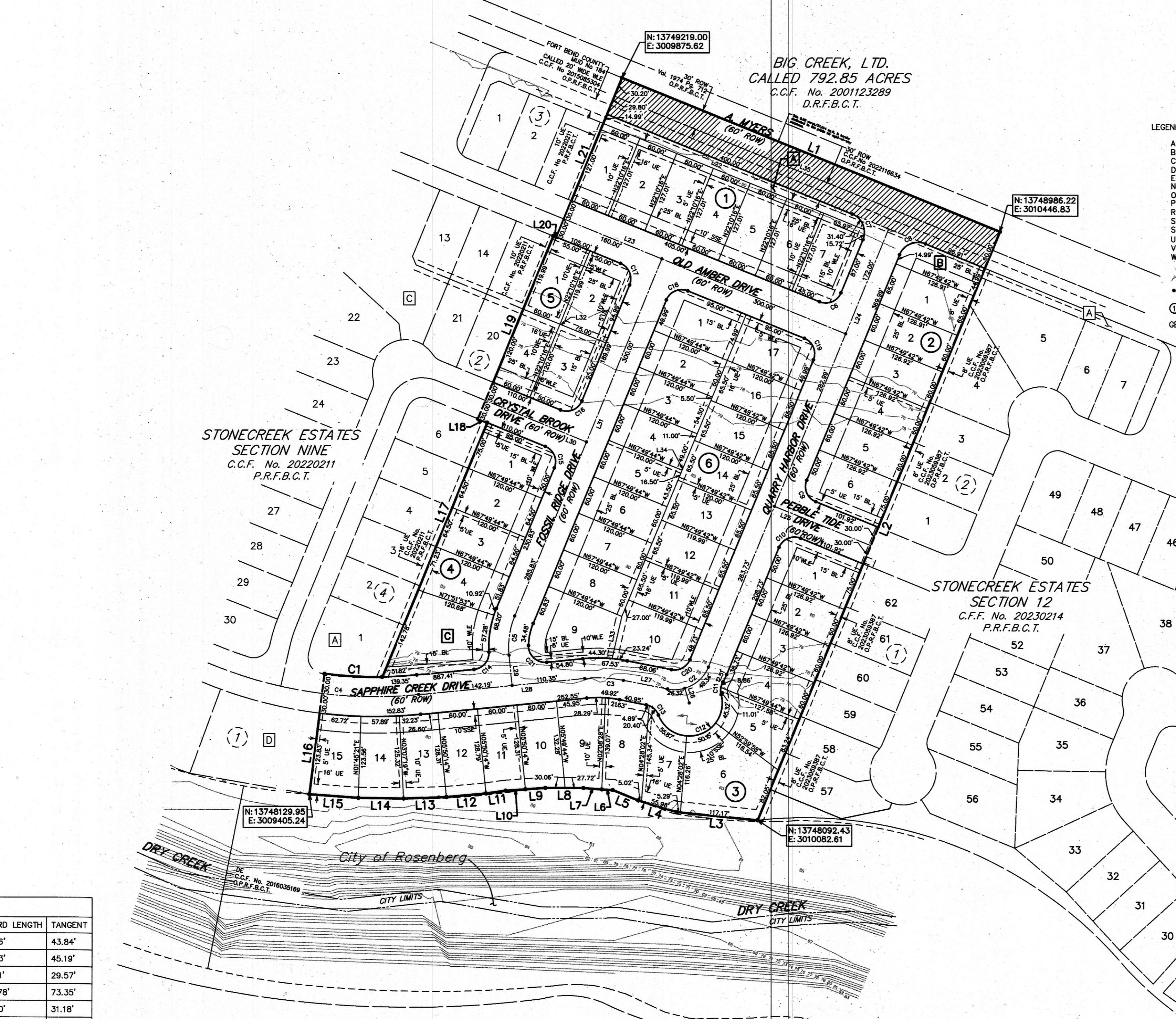
PARK LAND DEDICATION TABLE	
TOTAL PARKLAND REQUIRED IN STONECREEK ESTATES SECTION TEN = 0.99 ACRES (6.25 ACRES x 53 UNITS x 3 PERSONS PER UNIT / 1000)	
TOTAL PARKLAND PROVIDED IN STONECREEK ESTATES SECTION TEN = 0.39	
DEDICATED PARKLAND = 0.34 ACRES @ 100% CREDIT = 0.34 ACRES	
LANDSCAPE/OPEN SPACE = 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	

LOT AREA SUMMARY		
BLOCK 1	BLOCK 2	BLOCK 3
LOT NO.	LOT NO.	LOT NO.
AT BL.	AT BL.	AT BL.
SQ. FT.	SQ. FT.	SQ. FT.
1 80' 7,200	1 80' 8,288	1 70' 9,420
2 80' 7,850	2 80' 7,850	2 70' 7,850
3 80' 7,850	3 80' 7,850	3 80' 7,850
4 80' 7,850	4 80' 7,850	4 80' 7,850
5 80' 7,850	5 80' 7,850	5 80' 7,850
6 80' 7,850	6 80' 7,850	6 80' 7,850
7 80' 8,749	7 80' 7,789	7 80' 8,887
8 80' 8,887	8 80' 8,887	8 80' 8,887
9 80' 8,887	9 80' 8,887	9 80' 8,887
10 80' 8,887	10 80' 8,887	10 80' 8,887
11 80' 8,887	11 80' 8,887	11 80' 8,887
12 80' 8,887	12 80' 8,887	12 80' 8,887
13 80' 8,887	13 80' 8,887	13 80' 8,887
14 80' 8,887	14 80' 8,887	14 80' 8,887
15 80' 8,887	15 80' 8,887	15 80' 8,887

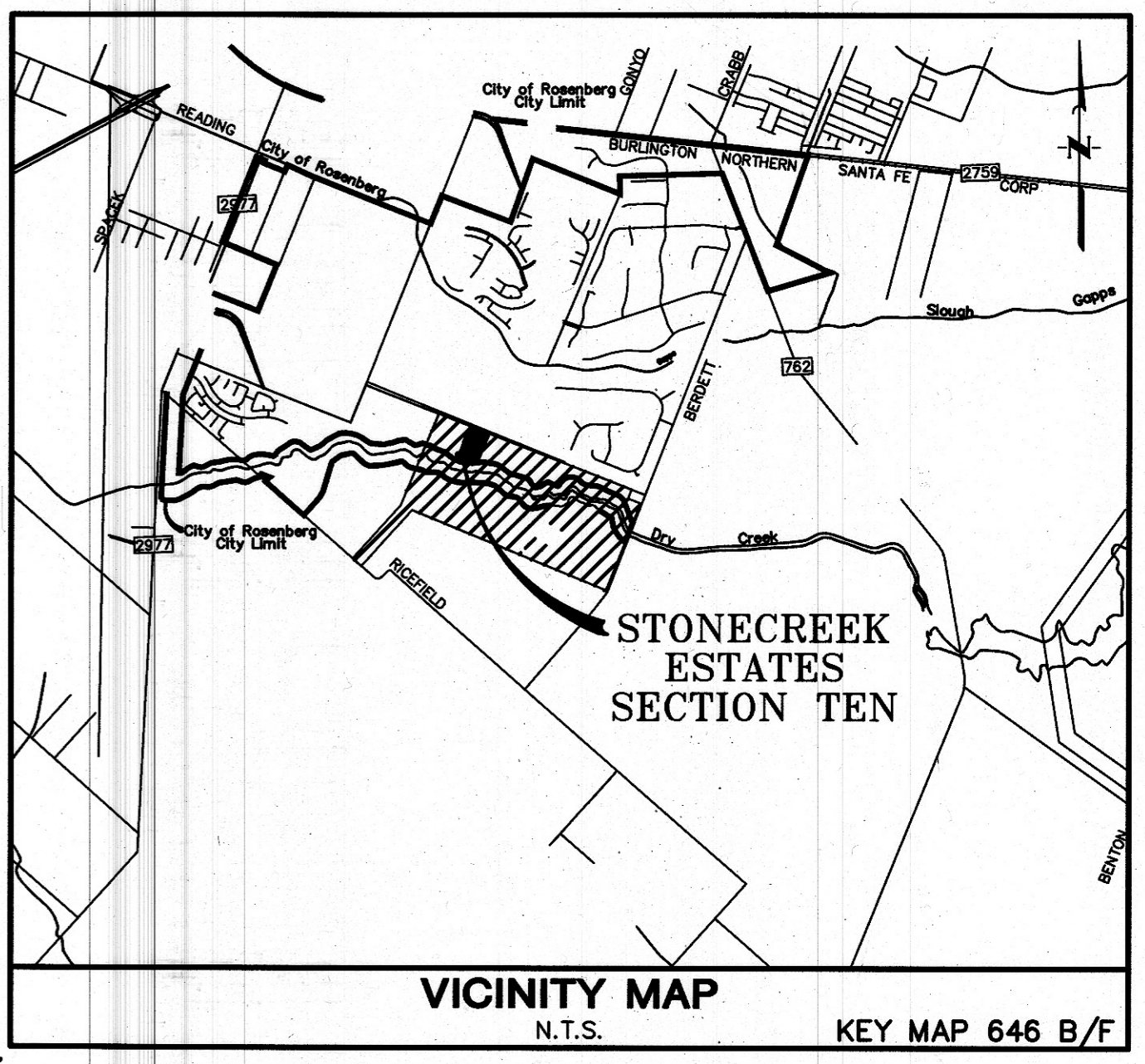
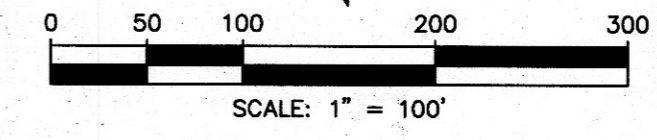
LOT SUMMARY TABLE	
TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT = 431,404 SF	
AVERAGE LOT SIZE WITHIN STONECREEK ESTATES SECTION TEN = 8,139 SF	
60' LOTS = 53	
8' SQ. LOTS = 100	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67°49'42"E	616.91'
L2	S22°10'16"W	965.28'
L3	N84°17'26"W	122.46'
L4	N73°19'13"W	61.00'
L5	N68°10'38"W	41.57'
L6	N86°50'34"W	16.63'
L7	N85°40'52"W	27.70'
L8	N89°48'43"W	57.78'
L9	S85°42'09"W	30.09'
L10	S85°27'38"W	30.01'
L11	S81°57'03"W	30.02'
L12	S84°37'26"W	60.00'
L13	S87°36'16"W	64.86'
L14	N89°12'45"W	68.49'
L15	N85°48'32"W	74.10'
L16	N07°02'25"E	183.83'
L17	N22°10'16"E	418.01'
L18	N67°49'44"W	15.00'
L19	N22°10'16"E	299.99'
L20	N67°49'42"W	5.00'
L21	N22°10'18"E	262.00'
L22	S67°49'44"E	425.97'

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



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



- LEGEND**
- AC "Acres"
 - BL "Building Line"
 - C.C.F. "County Clerk File"
 - DE "Drainage Easement"
 - Esm "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 - Pg "Volume and Page"
 - WLE "Waterline Easement"
 - "Street Name Break Graphic"
 - Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification
 - "Block Number"
- GENERAL NOTES**
- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - 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 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.
 - Elevations shown hereon are 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.
 - 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 "X" as per Flood Insurance Rate Map, Community No. 480228, Map No. 4815700265L, 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 = 77.36' (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 March 20, 2024. 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, 2011081917, 2012007608, 2012015477, 2018009744, and 2021136592 all of the O.P.R.F.B.C.T.
 - Tract is subject to Temporary Access Easement recorded under C.C.F. No. 2021136590, O.P.R.F.B.C.T.
 - Tract is subject to On-Site Sewage Facility recorded under C.C.F. No. 2014038129, O.P.R.F.B.C.T.

STONECREEK ESTATES SECTION TEN

AMENDING PLAT NO. 1

AN AMENDING PLAT OF 15.13 ACRES OF LAND
 OUT OF THE STONECREEK ESTATES SECTION TEN,
 RECORDED IN C.C.F. No. 20230243 P.R.F.B.C.T.
 OUT OF THE WILEY MARTIN SURVEY, A-56
 CITY OF ROSENBERG ETJ, FORT BEND COUNTY, TEXAS
 53 LOTS 3 RESERVES 6 BLOCKS

JULY 2024

REASON FOR AMENDING PLAT:
 TO CORRECT A SCRIVENER ERROR IN THE AERIAL EASEMENT DEDICATION

OWNER
 ASHTON HOUSTON RESIDENTIAL L.L.C.,
 a Texas Limited Liability Company
 4920 Westway Park Blvd, Suite 125
 Houston, Texas 77041
 832.225.3593

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
 Quality Engineers, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration Nos. F-23290 & L0046200
 2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000