

PLAT RECORDING SHEET

PLAT NAME: Stonecreek Estates Section Fifteen

PLAT NO: _____

ACREAGE: 21.10

LEAGUE: Wiley Martin Survey

ABSTRACT NUMBER: A-56

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 95

NUMBER OF RESERVES: 1

OWNERS: PHHOU-SC 103, 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 FIFTEEN = 1.78 ACRES (6.25 ACRES x 95 UNITS x 3 PERSONS PER UNIT / 1000)	
TOTAL PARKLAND PROVIDED IN STONECREEK ESTATES SECTION FIFTEEN LANDSCAPE/OPEN SPACE = 0.32 ACRES @ 25% CREDIT = 0.08 ACRES	
TOTAL NEEDED AFTER SURPLUS APPLIED (1.78-0.08)= 1.70 ACRES	
MIN. 10% PARK FEE = 5 LOTS X \$200.00 = \$1,000	
100% PARK FEE = 90 LOTS X \$2,000 = \$180,000	TOTAL: \$181,000

RESTRICTED RESERVE [A]
Restricted to Drainage
Purposes Only
0.32 AC
14,047 Sq. Ft.

BLOCK SUMMARY

BLOCK 1		
LOT	LOT WIDTH	SQ. FT.
1	50'	8,664
2	50'	8,895
3	50'	8,895
4	50'	8,895
5	50'	8,885
6	50'	8,885
7	50'	8,885
8	53'	6,790
9	56'	8,266
10	54'	14,175
11	54'	8,512
12	52'	6,538
13	50'	6,630
14	50'	6,630
15	50'	6,630
16	50'	8,316

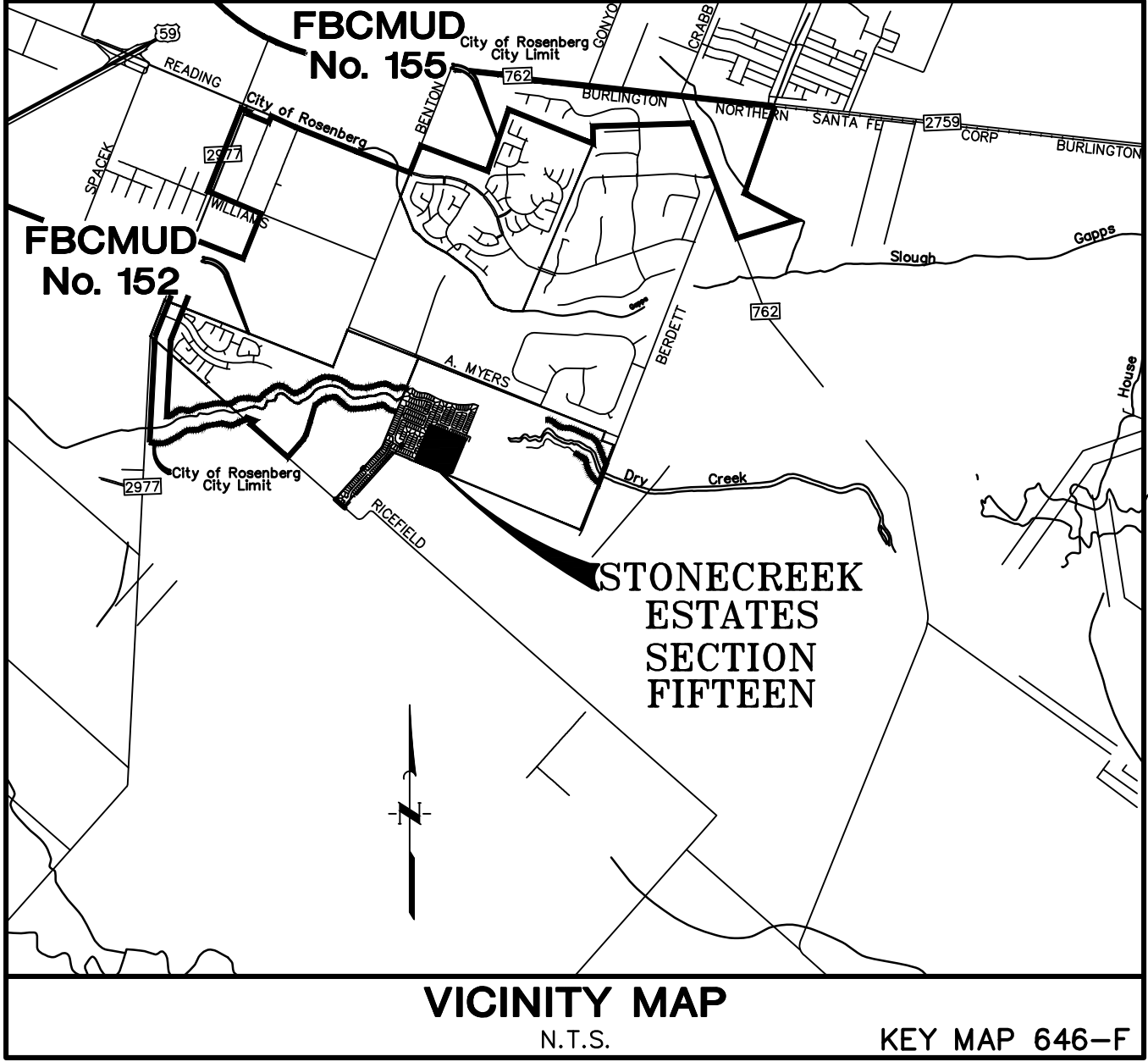
BLOCK 2		
LOT	LOT WIDTH	SQ. FT.
1	50'	8,316
2	50'	6,500
3	50'	6,500
4	50'	6,500
5	54'	6,515
6	51'	7,000
7	50'	12,260
8	50'	8,022
9	56'	6,530
10	50'	6,500
11	50'	6,500
12	50'	6,500
13	50'	7,893

BLOCK 3		
LOT	LOT WIDTH	SQ. FT.
1	50'	7,666
2	51'	6,500
3	51'	6,500
4	51'	6,500
5	51'	6,379
6	51'	6,601
7	51'	10,127
8	50'	8,251
9	58'	6,528
10	50'	6,524
11	50'	6,565
12	50'	6,556
13	50'	6,548
14	50'	6,539
15	50'	6,530
16	50'	6,522
17	50'	6,513
18	50'	6,505
19	50'	6,503
20	56'	6,590
21	55'	6,527
22	50'	10,492
23	50'	8,738
24	55'	6,503
25	50'	7,918

BLOCK 4		
LOT	LOT WIDTH	SQ. FT.
1	50'	8,215
2	50'	6,649
3	50'	6,647
4	50'	6,645
5	50'	6,643
6	50'	6,641
7	50'	6,639
8	58'	7,533
9	50'	8,269
10	50'	6,500
11	50'	6,500
12	50'	6,500
13	50'	6,500
14	50'	6,500
15	50'	6,500
16	50'	6,500
17	50'	6,500
18	50'	6,500
19	50'	8,316
20	58'	7,549
21	51'	6,652

BLOCK 4		
LOT	LOT WIDTH	SQ. FT.
22	51'	6,652
23	51'	6,652
24	51'	6,652
25	51'	6,652
26	51'	6,652
27	50'	8,215
28	50'	8,215
29	51	6,652
30	51'	6,652
31	51'	6,651
32	58'	6,778
33	50'	10,711
34	58'	12,439
35	58'	12,294
36	55'	10,975
37	55'	6,659
38	51'	6,651
39	51'	6,652
40	51'	6,652
41	50'	8,215

LOT SUMMARY TABLE		
TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT = 897,717 SF		
AVERAGE LOT SIZE WITHIN STONECREEK SECTION FIFTEEN = 7,344 SF		
50' LOTS = 95		
50' LOTS = 100%		



- General Notes
- 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.
 - Elevations 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 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 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 State Plane Coordinates, South Central Zone of 1983 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 FIFTEEN lies within Zone "X" 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 81.21 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. 1076602100156, Effective Date February 28, 2025. 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.
 - Reserve A is reserved for drainage purposes and is to be maintained by FBC MUD No. 184.
 - Tract is subject to Public Certification of OSF Requiring Maintenance recorded under C.C.F. No. 2014038129, O.P.R.F.B.C.T.
 - This tract is subject to property restrictions listed in Clerks File Nos. 2016023690, 2016024823, 2017012346, 2017118047, 2017139622, 2020003474, 2021108956, 202111627, 2021145443 and 2021168976, all of the O.P.R.F.B.C.T.
 - Tract is subject to Temporary access Easements recorded under C.C.F. No. 20216898, O.P.R.F.B.C.T.

T.W.DAVIS
RESIDUE CALLED 607.45 AC.
VOL. 64, PG. 109
D.R.F.B.C.T.

DRY CREEK (HOUSTON) ASLI VII, LLC
RESIDUE CALLED 371.8877 AC.
C.C.F. No. 2013131554
O.P.R.F.B.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S72°02'58"W	66.71'
L2	S67°36'54"E	165.00'
L3	N22°23'06"E	509.30'
L4	S25°06'45"E	18.29'
L5	S67°39'32"E	529.61'
L6	N22°20'28"E	160.00'
L7	S67°20'28"W	24.00'
L8	N67°39'32"W	160.00'
L9	N21°59'34"W	28.00'
L10	N71°47'05"E	33.00'
L11	S72°03'08"W	75.06'
L12	N67°27'46"W	907.91'
L13	N22°20'28"E	429.30'
L14	S67°39'32"E	579.69'
L15	N22°20'28"E	429.30'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	55.00'	89°57'22"	86.35'	S67°21'47"W	77.75'	54.96'
C2	55.00'	90°00'00"	86.39'	N22°39'32"W	77.78'	55.00'
C3	55.00'	90°00'00"	86.39'	N67°20'28"E	77.78'	55.00'
C4	55.00'	90°02'38"	86.44'	S22°38'13"E	77.81'	55.04'
C5	25.00'	90°00'00"	39.27'	N67°23'06"E	35.36'	25.00'
C6	25.00'	41°03'32"	17.92'	N00°58'22"E	17.53'	9.36'
C7	50.00'	168°28'31"	147.02'	S6°40'51"W	99.49'	495.47'
C8	25.00'	41°31'15"	18.12'	S51°50'32"E	17.72'	9.48'
C9	25.00'	90°00'00"	39.27'	N67°20'28"E	35.36'	25.00'
C10	25.00'	90°00'00"	39.27'	S22°39'32"E	35.36'	25.00'
C11	25.00'	45°53'35"	20.02'	S88°34'51"E	19.49'	10.58'
C12	50.00'	177°44'13"	155.10'	N22°39'32"W	99.98'	2531.56'
C13	25.00'	45°53'35"	20.02'	S43°15'47"W	19.49'	10.58'
C14	25.00'	90°00'00"	39.27'	S22°39'32"E	35.36'	25.00'
C15	25.00'	90°00'00"	39.27'	S67°20'28"W	35.36'	25.00'
C16	25.00'	48°56'57"	21.36'	S00°34'34"W	20.71'	11.38'
C17	50.00'	183°48'40"	160.41'	N68°00'26"E	99.94'	1502.79'
C18	25.00'	48°56'57"	21.36'	N44°33'43"W	20.71'	11.38'
C19	25.00'	45°16'11"	19.75'	S89°42'22"W	19.24'	10.42'
C20	50.00'	190°09'31"	165.94'	S17°50'58"E	99.61'	562.54'
C21	25.00'	54°50'41"	23.93'	N49°48'27"E	23.03'	12.97'
C22	25.00'	90°00'00"	39.27'	N22°36'54"W	35.36'	25.00'
C23	25.00'	90°00'00"	39.27'	S22°39'32"E	35.36'	25.00'
C24	25.00'	42°50'00"	18.69'	S43°45'28"W	18.26'	9.81'
C25	50.00'	265°40'01"	231.84'	N67°39'32"W	73.33'	53.93'
C26	25.00'	42°50'00"	18.69'	N00°55'28"E	18.26'	9.81'
C27	25.00'	90°00'00"	39.27'	N67°20'28"E	35.36'	25.00'

Plat Name	# of Lots	Parkland Required (calc)	Parkland Provided	Total Open Space Per Plat
Stonecreek Estates Sec 12	87	2	0	1.48
Stonecreek Estates Sec 13	78	1	3	4.01
Stonecreek Estates Sec 14	81	2	0	0.22
Stonecreek Estates Sec 15	96	2	0	0.34
Total Sec 12-15				6.05
Sec 16				1.82
Overall Total Sec 12-16				7.87

- Legend
- AC "Acres"
 - AE "Aerial Easement"
 - 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"
 - STM SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol - Pg "Volume and Page"
 - WLE "Waterline Easement"
 - [Symbol] "Street Name Break Graphic"
 - [Symbol] "Block Number"
 - [Symbol] "Set 3/4-inch Iron Rod with Cap Stamped ("QUIDDITY ENG. PROPERTY CORNER") as per certification"

STONECREEK ESTATES SECTION FIFTEEN

A SUBDIVISION OF 21.10 ACRES OF LAND
OUT OF THE WILEY MARTIN SURVEY, A-56
FORT BEND COUNTY, TEXAS

95 LOTS 1 RESERVE 4 BLOCKS
JANUARY 2025

OWNER
PHHOU-SC 103, LLC
a Texas Limited Liability Company
3200 Southwest Fwy, Ste. 2800
Houston, TX 77027
(713) 948-7883

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-2259 & 30040300
2322 W. Grand Parkway North, Suite 350 #400, TX 77469 • 832.913.4000