

# PLAT RECORDING SHEET

**PLAT NAME:** Still Creek Ranch Section Five

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

**ACREAGE:** 29.09

**LEAGUE:** B.B.B. & C.R.R.CO. Survey No. 1

**ABSTRACT NUMBER:** A-127

**NUMBER OF BLOCKS:** 4

**NUMBER OF LOTS:** 99

**NUMBER OF RESERVES:** 14

**OWNERS:** Arenosa Development Powerline, LTD.,

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(DEPUTY CLERK)

H:\A JOB FOLDER\4186-05-STILL CREEK RANCH SEC 5 - FINAL 03-13-2025.DWG 3/28/25 Jan Camarillo

RESERVE AREAS		
RESERVE	USE	AREA
A	DRAINAGE/DETENTION	4.149 AC. ~ 180,735 SF
B	LIFT STATION	0.268 AC. ~ 11,668 SF
C	DRILL SITE	2.658 AC. ~ 115,789 SF
D	LANDSCAPE/OPEN SPACE	0.434 AC. ~ 18,898 SF
E	LANDSCAPE/OPEN SPACE	0.077 AC. ~ 3,342 SF
F	LANDSCAPE/OPEN SPACE	0.050 AC. ~ 2,180 SF
G	LANDSCAPE/OPEN SPACE	0.342 AC. ~ 14,919 SF
H	LANDSCAPE/OPEN SPACE	0.046 AC. ~ 2,001 SF
I	LANDSCAPE/OPEN SPACE	0.211 AC. ~ 9,183 SF
J	LANDSCAPE/OPEN SPACE	0.029 AC. ~ 1,259 SF
K	LANDSCAPE/OPEN SPACE	0.037 AC. ~ 1,631 SF
L	LANDSCAPE/OPEN SPACE	0.230 AC. ~ 10,007 SF
M	LANDSCAPE/OPEN SPACE	0.025 AC. ~ 1,110 SF
N	PRIVATE PARK	0.287 AC. ~ 12,494 SF
		8.843 AC. ~ 385,214 SF

LINE TABLE		
LINE	BEARING	LENGTH
L1	N47°50'58"W	121.66'
L2	N47°56'38"W	50.00'
L3	S42°03'22"W	6.21'
L4	N47°56'38"W	178.79'
L5	N47°56'38"W	50.00'
L6	N47°56'38"W	50.00'
L7	N52°24'30"W	102.55'
L8	N42°03'22"E	34.27'
L9	N87°03'22"E	21.21'
L10	N78°39'43"W	31.36'
L11	N27°14'23"W	24.87'
L12	N69°18'42"W	25.04'
L13	S08°47'02"E	40.32'
L14	N41°57'40"E	116.93'

LINE TABLE		
LINE	BEARING	LENGTH
L15	S02°53'02"E	56.42'
L16	S47°56'38"E	235.76'
L17	S47°56'38"E	230.00'
L18	N42°03'22"E	212.10'
L19	N42°03'22"E	118.26'
L20	N02°56'38"W	14.14'
L21	N79°51'40"E	23.17'
L22	S06°17'42"W	23.03'
L23	S45°32'04"E	63.06'
L24	S42°37'29"E	71.02'
L25	N41°54'14"E	90.00'
L26	N47°59'08"W	60.00'
L27	N87°03'22"E	14.14'
L28	N52°24'30"W	8.37'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	88°34'19"	38.65'	S86°20'31"W	34.91'
C2	475.00'	1°25'41"	11.84'	N48°39'29"W	11.84'
C3	25.00'	90°00'00"	39.27'	N02°56'38"W	35.36'
C4	25.00'	90°00'00"	39.27'	S87°03'22"W	35.36'
C5	25.00'	90°00'00"	39.27'	N02°56'38"W	35.36'
C6	25.00'	90°00'00"	39.27'	S87°03'22"W	35.36'
C7	325.00'	4°27'51"	25.32'	N50°10'34"W	25.32'
C8	275.00'	4°25'16"	21.22'	N50°11'52"W	21.21'
C9	1000.00'	2°51'53"	50.00'	N40°37'25"E	49.99'
C10	1000.00'	2°46'12"	48.34'	N40°34'34"E	48.34'
C11	790.00'	5°43'46"	79.00'	N45°04'45"E	78.97'
C12	790.00'	5°43'46"	79.00'	S45°04'45"E	78.97'
C13	50.00'	90°00'00"	78.54'	N02°56'38"W	70.71'
C14	975.00'	2°51'53"	48.75'	N40°37'25"E	48.74'
C15	25.00'	87°08'07"	38.02'	N04°22'35"W	34.46'
C16	25.00'	48°11'23"	21.03'	N72°02'20"W	20.41'
C17	50.00'	276°22'46"	241.19'	S42°03'22"W	66.67'
C18	25.00'	48°11'23"	21.03'	S23°50'57"E	20.41'
C19	25.00'	92°51'53"	40.52'	N85°37'25"E	36.23'
C20	1025.00'	2°46'12"	49.55'	S40°34'34"W	49.55'
C21	25.00'	89°54'18"	39.23'	N02°59'29"W	35.33'
C22	25.00'	48°11'23"	21.03'	N72°02'20"W	20.41'
C23	50.00'	276°22'46"	241.19'	S42°03'22"W	66.67'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C24	25.00'	48°11'23"	21.03'	N23°50'57"W	20.41'
C25	25.00'	90°05'42"	39.31'	N87°00'31"E	35.38'
C26	25.00'	89°54'18"	39.23'	S02°59'29"E	35.33'
C27	815.00'	5°43'46"	81.50'	N45°04'45"W	81.47'
C28	765.00'	5°43'46"	76.50'	S45°04'45"E	76.47'
C29	25.00'	30°27'58"	13.29'	S63°10'37"E	13.14'
C30	50.00'	150°55'56"	131.71'	N02°56'38"W	96.80'
C31	25.00'	30°27'58"	13.29'	S57°17'21"W	13.14'
C32	25.00'	90°00'00"	39.27'	N02°56'38"W	35.36'
C33	25.00'	90°00'00"	39.27'	S87°03'22"W	35.36'
C34	25.00'	90°00'00"	39.27'	N02°56'38"W	35.36'
C35	25.00'	48°11'23"	21.03'	N72°02'20"W	20.41'
C36	50.00'	276°22'46"	241.19'	S42°03'22"W	66.67'
C37	25.00'	48°11'23"	21.03'	S23°50'57"E	20.41'
C38	25.00'	90°00'00"	39.27'	N87°03'22"E	35.36'
C39	25.00'	90°00'00"	39.27'	N02°56'38"W	35.36'
C40	815.00'	5°43'46"	81.50'	S45°04'45"E	81.47'
C41	765.00'	5°43'46"	76.50'	N45°04'45"W	76.47'
C42	25.00'	90°05'42"	39.31'	N87°00'31"W	35.38'
C43	975.00'	2°46'12"	47.13'	S40°34'34"W	47.13'
C44	1025.00'	2°51'53"	51.25'	N40°37'25"E	51.24'
C45	330.00'	4°27'51"	25.71'	N50°10'34"W	25.71'

LEGEND	
AC.	= ACRE
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
CHB	= CHORD BEARING
CHD	= CHORD LENGTH
CIP	= CAPPED IRON ROD
D.E.	= DRAINAGE EASEMENT
E.E.	= ELECTRIC EASEMENT
ESMT	= EASEMENT
F.B.C.C.F.	= FORT BEND COUNTY CLERK'S FILE
F.B.C.D.D.	= FORT BEND COUNTY DRAINAGE DISTRICT
F.B.C.D.R.	= FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	= FORT BEND COUNTY MAP RECORDS
H.L.&P.	= HOUSTON LIGHTING AND POWER
I.R.	= IRON ROD
I.P.	= IRON PIPE
L	= LENGTH
L.E.	= LANDSCAPE EASEMENT
LTD.	= LIMITED
No.	= NUMBER
NR	= NON-RADIAL
P.N.	= PLAT NUMBER
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
PVT.	= PRIVATE
S.F.	= SQUARE FEET
SAN.S.E.	= SANITARY SEWER EASEMENT
STM.S.E.	= STORM SEWER EASEMENT
U.E.	= UTILITY EASEMENT
W.L.E.	= WATER LINE EASEMENT
X	= EASTING COORDINATE
Y	= NORTHING COORDINATE
—	= STREET NAME CHANGE
①	= BLOCK NUMBER
•	= SET 5/8-INCH IRON ROD W/MSG CAP (UNLESS OTHERWISE NOTED)
⊙	= FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
⬮	= BENCHMARK

LOT AREAS				
BLOCK-LOT	SQ. FT.	WIDTH AT B.L.	LOT DEPTH	
B1 - L1	7,217	55'	128'	
B1 - L2	7,329	55'	133'	
B1 - L3	7,329	55'	133'	
B1 - L4	7,329	55'	133'	
B1 - L5	7,329	55'	133'	
B1 - L6	7,329	55'	133'	
B1 - L7	7,329	55'	133'	
B1 - L8	7,329	55'	133'	
B1 - L9	7,329	55'	133'	
B1 - L10	7,213	60'	121'	
B1 - L11	8,356	70'	120'	
B1 - L12	6,948	62'	111'	
B1 - L13	6,209	60'	108'	
B1 - L14	6,600	55'	120'	
B1 - L15	6,600	55'	120'	
B1 - L16	6,600	55'	120'	
B1 - L17	6,600	55'	120'	
B1 - L18	6,600	55'	120'	
B1 - L19	6,600	55'	120'	
B1 - L20	6,600	55'	120'	

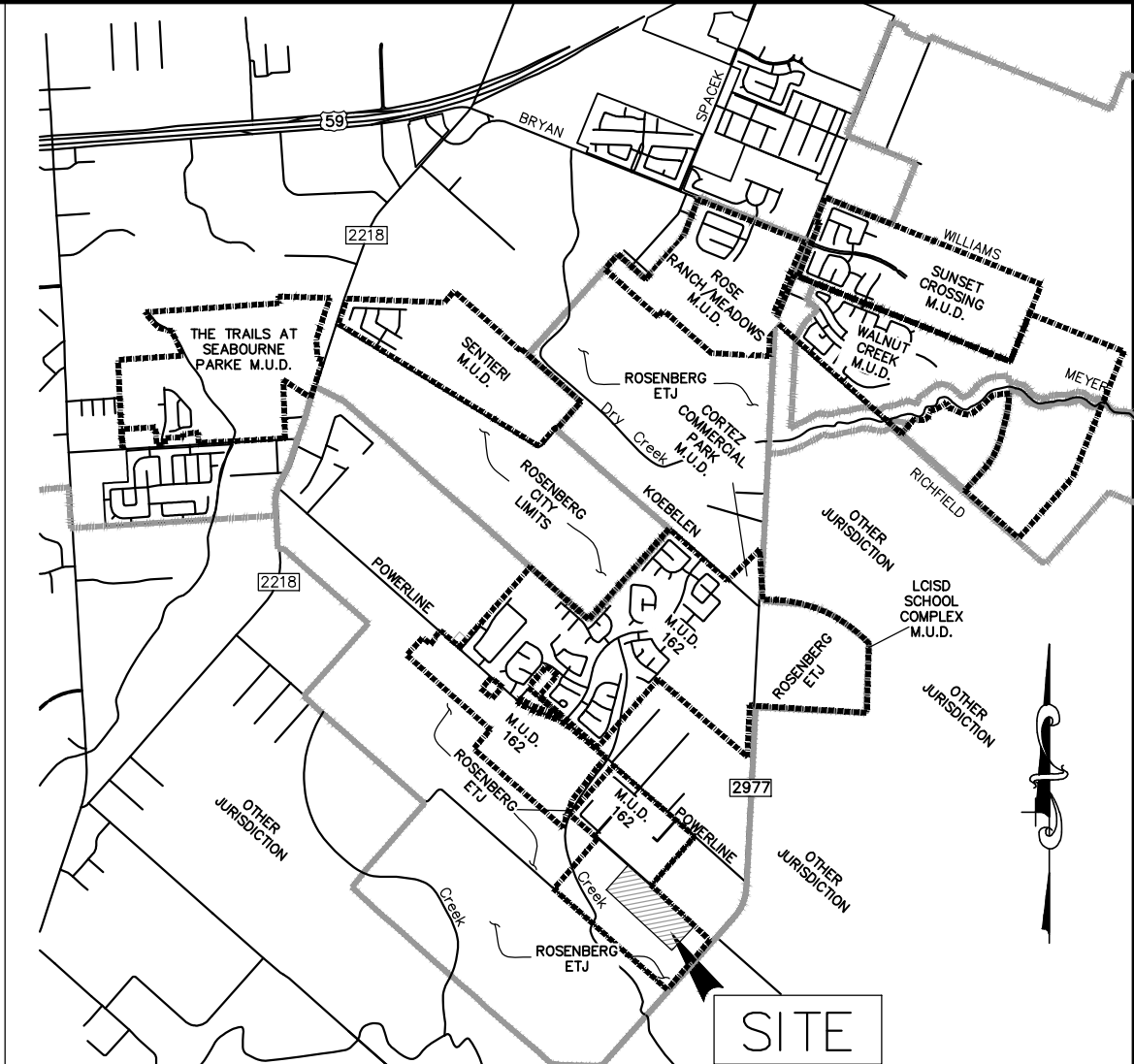
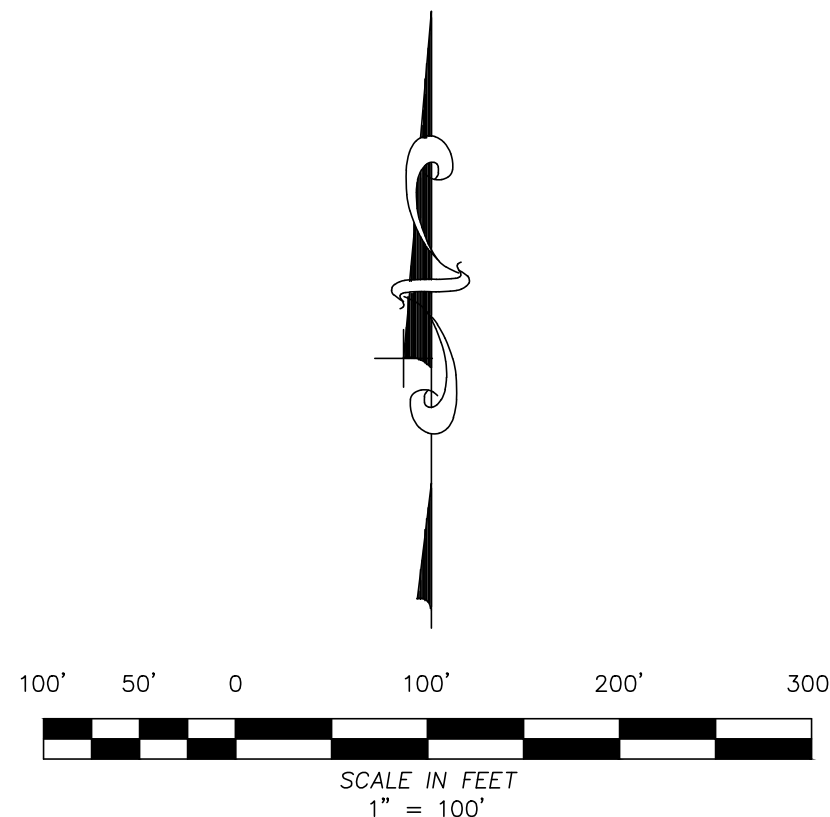
LOT AREAS				
BLOCK-LOT	SQ. FT.	WIDTH AT B.L.	LOT DEPTH	
B1 - L21	6,600	55'	120'	
B1 - L22	6,624	55'	120'	
B1 - L23	6,624	55'	120'	
B1 - L24	6,600	55'	120'	
B1 - L25	6,600	55'	120'	
B1 - L26	6,600	55'	120'	
B1 - L27	6,600	55'	120'	
B1 - L28	6,600	55'	120'	
B1 - L29	6,600	55'	120'	
B1 - L30	6,600	55'	120'	
B1 - L31	6,600	55'	120'	
B1 - L32	6,221	60'	108'	
B1 - L33	6,938	62'	111'	
B1 - L34	7,877	78'	108'	
B1 - L35	6,672	60'	109'	
B1 - L36	6,906	57'	121'	
B1 - L37	6,912	57'	121'	
B1 - L38	6,689	55'	121'	
B1 - L39	6,923	57'	121'	
B1 - L40	6,929	57'	122'	

LOT AREAS				
BLOCK-LOT	SQ. FT.	WIDTH AT B.L.	LOT DEPTH	
B1 - L41	6,934	57'	122'	
B1 - L42	6,940	57'	122'	
B1 - L43	6,946	57'	122'	
B1 - L44	6,690	55'	119'	
B2 - L1	7,255	65'	126'	
B2 - L2	7,329	55'	133'	
B2 - L3	7,329	55'	133'	
B2 - L4	7,329	55'	133'	
B2 - L5	7,329	55'	133'	
B2 - L6	7,619	60'	122'	
B2 - L7	7,196	65'	116'	
B2 - L8	6,092	63'	101'	
B2 - L9	6,514	60'	104'	
B2 - L10	6,113	55'	112'	
B2 - L11	6,108	55'	111'	
B2 - L12	6,108	55'	111'	
B2 - L13	6,108	55'	111'	
B2 - L14	6,084	55'	109'	
B2 - L15	6,084	55'	109'	
B2 - L16	6,108	55'	109'	

LOT AREAS				
BLOCK-LOT	SQ. FT.	WIDTH AT B.L.	LOT DEPTH	
B2 - L17	6,245	55'	111'	
B2 - L18	6,466	55'	114'	
B2 - L19	6,515	55'	118'	
B2 - L20	6,676	55'	120'	
B2 - L21	7,415	55'	120'	
B3 - L1	6,637	55'	120'	
B3 - L2	6,600	55'	120'	
B3 - L3	6,600	55'	120'	
B3 - L4	6,600	55'	120'	
B3 - L5	6,600	55'	120'	
B3 - L6	6,600	55'	120'	
B3 - L7	6,576	55'	120'	
B3 - L8	6,576	55'	120'	
B3 - L9	6,600	55'	120'	
B3 - L10	6,600	55'	120'	
B3 - L11	6,600	55'	120'	
B3 - L12	6,600	55'	120'	
B3 - L13	6,600	55'	120'	
B3 - L14	6,636	55'	120'	
B4 - L1	6,024	55'	109'	

LOT AREAS				
BLOCK-LOT	SQ. FT.	WIDTH AT B.L.	LOT DEPTH	
B4 - L2	6,335	61'	115'	
B4 - L3	6,911	57'	119'	
B4 - L4	6,802	55'	121'	
B4 - L5	6,636	55'	121'	
B4 - L6	6,641	55'	121'	
B4 - L7	6,646	55'	121'	
B4 - L8	6,651	55'	121'	
B4 - L9	6,657	55'	121'	
B4 - L10	6,662	55'	121'	
B4 - L11	6,550	59'	112'	
B4 - L12	11,624	61'	131'	
B4 - L13	13,373	55'	131'	
B4 - L14	6,549	55'	117'	
B4 - L15	6,719	55'	122'	
B4 - L16	6,714	55'	122'	
B4 - L17	6,709	55'	122'	
B4 - L18	6,704	55'	122'	
B4 - L19	6,699	55'	122'	
B4 - L20	6,693	55'	122'	

AVERAGE AREAS OF LOTS = 6,866 S.F.



VICINITY MAP  
NOT TO SCALE  
KEYMAP: 645 P/Q/T/U

PRIVATE PARK LAND DEDICATION TABLE	
RESTRICTED RESERVE	ACREAGE APPLIED TO PARK LAND DEDICATION
RESTRICTED RESERVE A	0.569 AC
RESTRICTED RESERVE B	0
RESTRICTED RESERVE C	0
RESTRICTED RESERVE D	0.109 AC
RESTRICTED RESERVE E	0.019 AC
RESTRICTED RESERVE F	0.013 AC
RESTRICTED RESERVE G	0.086 AC
RESTRICTED RESERVE H	0.012 AC
RESTRICTED RESERVE I	0.053 AC
RESTRICTED RESERVE J	0.007 AC
RESTRICTED RESERVE K	0.009 AC
RESTRICTED RESERVE L	0.058 AC
RESTRICTED RESERVE M	0.006 AC
RESTRICTED RESERVE N	0.072 AC
TOTAL PARKLAND PROVIDED	1.013 AC
PRIVATE PARK LAND FEE: 92 LOTS @ \$200 = \$18,400 + 7 LOTS @ \$2000 = \$14,000	
TOTAL = \$32,400	
REQUIRED PARK LAND: 99 LOTS/53.33' = 1.856 AC.	
PUBLIC PARKLAND DEDICATED = 0.00 AC.	
PRIVATE PARKLAND DEDICATED = 1.013 AC.	

LOT SUMMARY			
AVERAGE LOT SIZE	SQUARE FEET	QUANTITY	PERCENTAGE
55' X 120'	6,600	99	100%
AVERAGE LOT AREA	AVERAGE LOT WIDTH	AVERAGE LOT DEPTH	BLOCKS
6,866 SF	56.5'	120'	4

## STILL CREEK RANCH SECTION FIVE

A SUBDIVISION OF 29.09 ACRES LOCATED IN THE  
B.B.B. & C.R.R.CO. SURVEY No. 1, A-127  
FORT BEND COUNTY, TEXAS

DATE: FEBRUARY 7, 2025 SCALE: 1" = 100'

99 L



STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF ROSENBERG

ARENOSA DEVELOPMENT POWERLINE, LTD, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH RYAN NILES, PRESIDENT OF ARENOSA DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE 29.09 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF STILL CREEK RANCH SECTION FIVE, 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, 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, OWNER HAS 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 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 FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO 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 EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNER HAS 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 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 FEET (16'0") ABOVE THE 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 EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, I 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 (OR THE PLACEMENT OF MOBILE HOMES) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, I 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, I 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, I 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, I DO HEREBY CERTIFY THAT WE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF STILL CREEK RANCH SECTION FOUR 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 ADJACENT ACREAGE.

FURTHER, I 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.

IN TESTIMONY WHEREOF, ARENOSA DEVELOPMENT POWERLINE, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RYAN NILES, PRESIDENT OF ARENOSA DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, AND GENERAL PARTNER OF ARENOSA DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, HEREUNTO

AUTHORIZED, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ARENOSA DEVELOPMENT POWERLINE, LTD. A TEXAS LIMITED PARTNERSHIP  
BY: ARENOSA DEVELOPMENT LLC A TEXAS LIMITED LIABILITY COMPANY

RYAN NILES, PRESIDENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN NILES, PRESIDENT, ARENOSA DEVELOPMENT, LLC., 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 AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025

NOTARY PUBLIC IN AND FOR  
\_\_\_\_\_ COUNTY, TEXAS

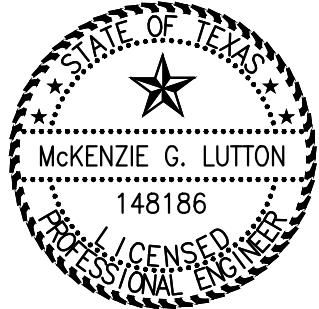
I, CAROLYN J. QUINN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES 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.

CAROLYN J. QUINN, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6033



I, McKENZIE G. LUTTON, 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.

McKENZIE G. LUTTON  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 148186



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF STILL CREEK RANCH SECTION FIVE 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 \_\_\_\_\_, 2025.

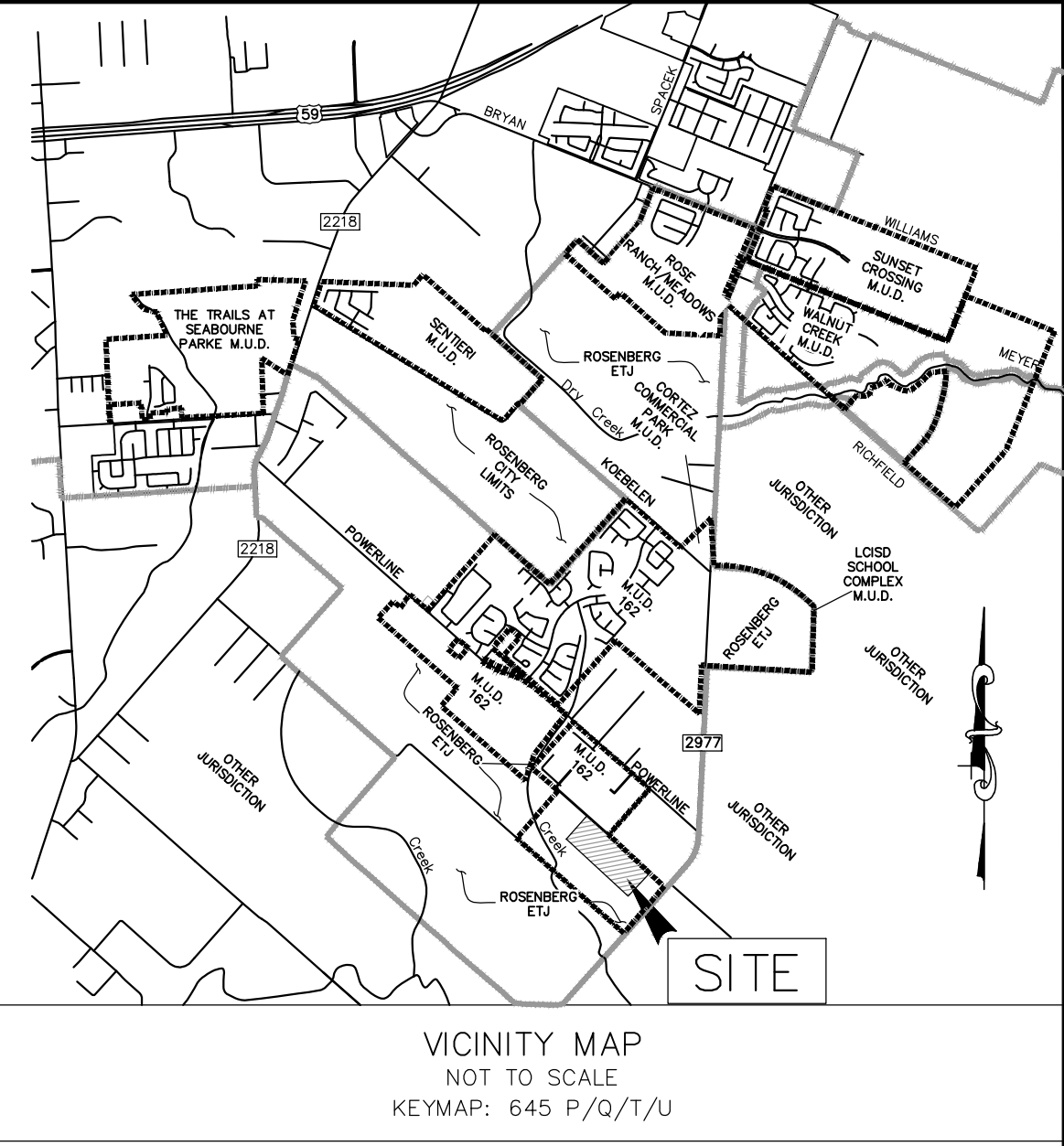
BY: WAYNE POLDRACK, CHAIRMAN  
BY: CECILIO MORENO, SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF STILL CREEK RANCH SECTION FIVE 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 \_\_\_\_\_, 2025.

BY: WILLIAM BENTON, MAYOR  
BY: DANYEL SWINT, CITY SECRETARY

NOTES:

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L.&P. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 80.70' FEET ABOVE MEAN SEA LEVEL (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.
- ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE SURFACE COORDINATES. TO CONVERT TO GRID MULTIPLY THE AVERAGE COMBINED SCALE FACTOR: 0.99996722843.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48157C0400M, REVISED DATE OF JANUARY 29, 2021, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162, COMMISSIONER PRECINCT 4, EMERGENCY SERVICE DISTRICT 06, FORT BEND COUNTY DRAINAGE DISTRICT, BRAZOS RIVER AUTHORITY, LAMAR CONSOLIDATED I.S.D., THE ETJ OF THE CITY OF ROSENBERG
- THIS PLAT LIES WITHIN LIGHT ZONE L22 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- 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.
- A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- ALL EXISTING PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION HAVE BEEN SHOWN.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEES AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT 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 DEDICATOR, HIS, ASSIGNS OR SUCCESSORS.
- RESTRICTED RESERVES "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", AND "N", WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS AND RESTRICTED RESERVE "A" AND "B" WILL BE MAINTAINED BY M.U.D. 162, RESERVE "C" WILL BE MAINTAINED BY KZ GLOBAL.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- FIVE-EIGHTHS INCH (5/8") IRON RODS 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.
- ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
- 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 EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- ALL DRAINAGE EASEMENTS TO 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 EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- PER DEVELOPER'S AGREEMENT, DEVELOPER IS OBLIGATED TO PROVIDE THE REQUIRED PARK LAND IN FUTURE SECTIONS.
- FORT BEND COUNTY LIDAR BENCHMARK No. 32: BEING A 60D NAIL AT THE WEST CORNER OF A CONCRETE PAD 81' WEST OF THE WEST RIGHT-OF-WAY LINE OF F.M. 2977 AND 28' NORTH OF THE NORTH RIGHT-OF-WAY LINE OF BRYAN ROAD. ELEVATION = 87.63' NAVD88, 2001 ADJUSTMENT
- TEMPORARY BENCHMARK (TBM) "A": BEING A BOX CUT ON THE SOUTHEAST END OF A 24" RCP AT THE INTERSECTION OF POWER LINE ROAD AND MORNING DOVE DRIVE. ELEVATION = 81.09' NAVD88, 2001 ADJUSTMENT
- TEMPORARY BENCHMARK (TBM) "B": BEING A BOX CUT ON THE SOUTHEAST END OF A 24" RCP AT THE INTERSECTION OF POWER LINE ROAD AND WHITE WING DRIVE. ELEVATION = 80.20' NAVD88, 2001 ADJUSTMENT
- TEMPORARY BENCHMARK (TBM) "C": BEING AN X CUT ON THE SOUTHEAST SIDE OF A DRIVEWAY TO CHURCH, SET AT THE EDGE OF CONCRETE. ELEVATION = 83.20' NAVD88, 2001 ADJUSTMENT
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY SELECT TITLE, G.F. NO. CS25212117574, EFFECTIVE DATE JANUARY 19, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- PROPERTY IS AFFECTED BY A BLANKET PIPELINE RIGHT-OF-WAY EASEMENT GRANTED TO GULF PIPE LINE COMPANY, AS SET OUT AND DEFINED BY INSTRUMENT RECORDED IN VOLUME 113, PAGE 145 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. BLANKET EASEMENT, UNABLE TO PLOT.



I, J. STACY SLAWSKI, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONER'S 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 ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWSKI, P.E.,  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

VINCENT M. MORALES, JR.  
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

W.A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY  
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

## STILL CREEK RANCH SECTION FIVE

A SUBDIVISION OF 29.09 ACRES LOCATED IN THE  
B.B.B. & C.R.R.CO. SURVEY No. 1, A-127  
FORT BEND COUNTY, TEXAS

DATE: FEBRUARY 7, 2025 SCALE: 1" = 100'  
99 LOTS 4 BLOCKS 14 RESERVES

OWNER:  
ARENOSA DEVELOPMENT POWERLINE, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
3004 PRECINCT LINE ROAD, FORT BEND COUNTY, TEXAS 77406  
(281)282-7515

ODYSSEY  
ENGINEERING GROUP

2500 Tanglewilde Street, Suite 300  
Houston, Texas 77063  
t: 281.306.0240 | www.odysseyeg.com  
TBPE No. F-17637

MillerSurvey

DCCM

Miller Survey | Firm Reg. No. 10047100  
1760 W. Sam Houston Pkwy N.  
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713.413.1900 | millersurvey.com