

**PLAT RECORDING SHEET**

**PLAT NAME:** Stonecreek Estates Reserves

\_\_\_\_\_

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

**ACREAGE:** 42.71

\_\_\_\_\_

**LEAGUE:** Wiley Martin Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** A-56

\_\_\_\_\_

**NUMBER OF BLOCKS:** 3

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 4

\_\_\_\_\_

**OWNERS:** Dry Creek (Houston)ASLI VII, 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	CITY OF ROSENBERG, CITY LIMITS, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
WCID	N/A

**RESTRICTED RESERVE [A]**  
Restricted to  
Drainage and Open Space  
Purposes Only  
7.91 AC  
344,639 Sq. Ft.

**RESTRICTED RESERVE [B]**  
Restricted to  
Drainage and Open Space  
Purposes Only  
27.47 AC  
1,196,887 Sq. Ft.

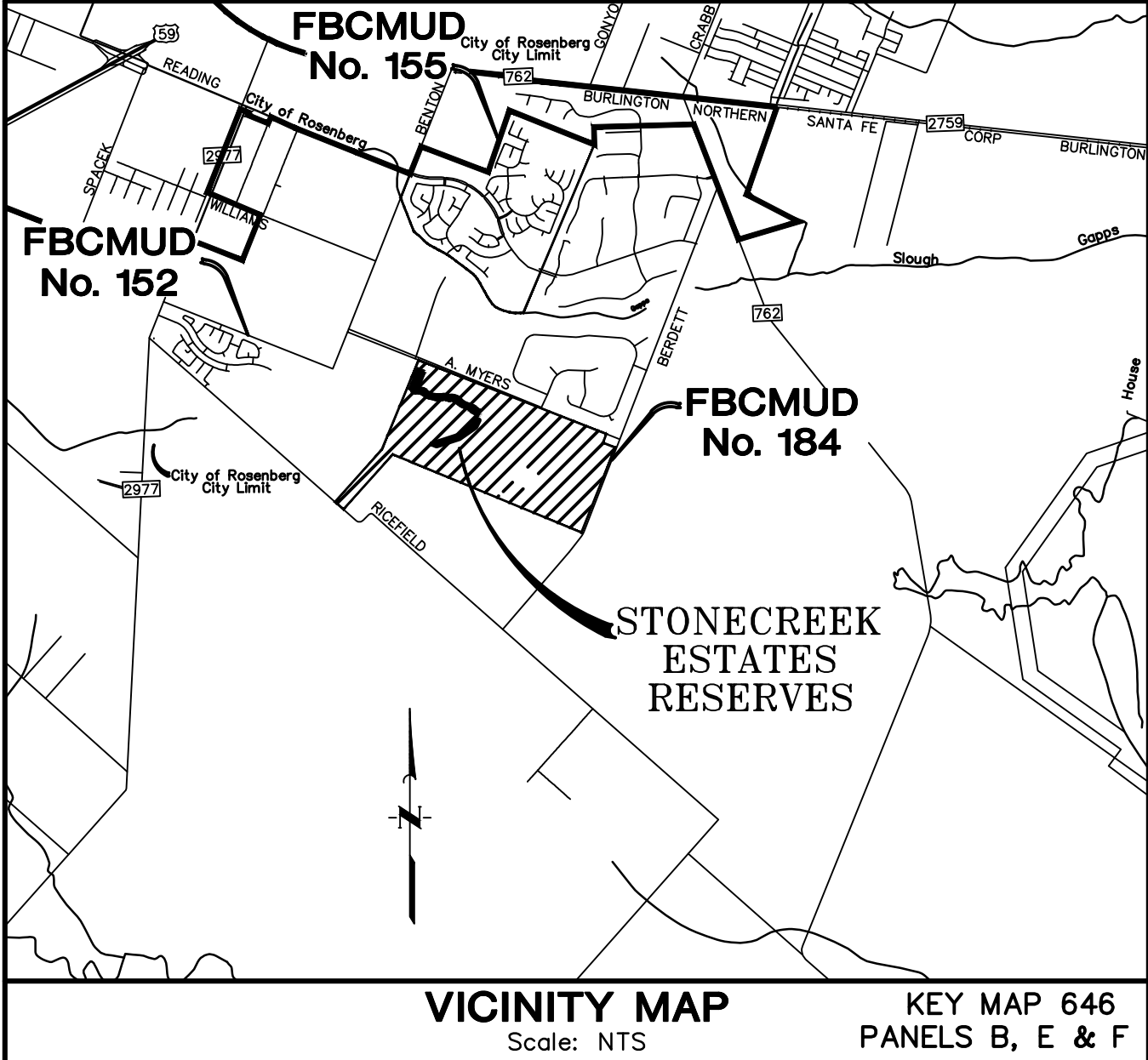
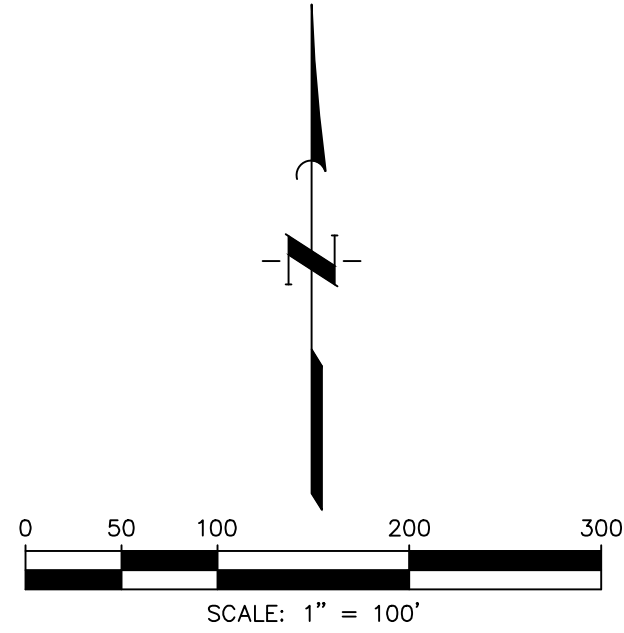
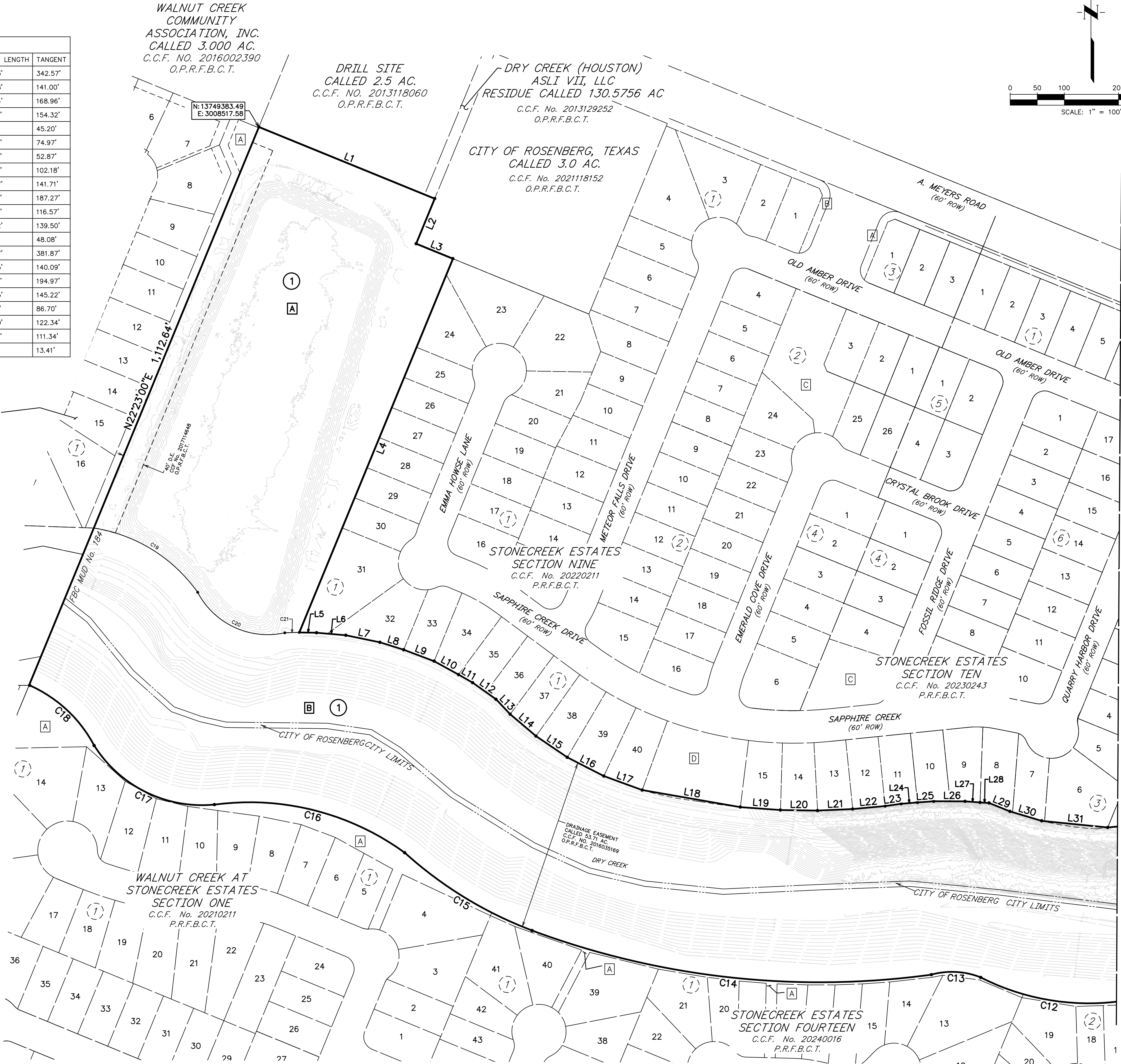
**RESTRICTED RESERVE [C]**  
Restricted to  
Drainage and Open Space  
Purposes Only  
2.81 AC  
122,361 Sq. Ft.

**RESTRICTED RESERVE [D]**  
Restricted to  
Drainage and Open Space  
Purposes Only  
4.52 AC  
196,942 Sq. Ft.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	633.37'	56°48'54"	628.05'	S68°05'33"E	602.63'
C2	582.51'	27°12'49"	276.67'	S57°00'22"E	274.08'
C3	2902.39'	6°39'49"	337.55'	S70°36'14"E	337.36'
C4	658.67'	26°22'21"	303.18'	S53°05'57"E	300.51'
C5	215.44'	23°41'50"	89.10'	S62°57'17"E	88.47'
C6	810.00'	10°34'33"	149.51'	N70°41'43"W	149.30'
C7	809.13'	7°28'38"	105.60'	N52°02'27"W	105.52'
C8	347.47'	32°46'28"	198.76'	N55°54'17"W	196.06'
C9	2066.95'	7°50'40"	282.99'	N67°33'14"W	282.77'
C10	1397.94'	15°15'35"	372.32'	N53°15'42"W	371.22'
C11	261.74'	48°00'53"	219.34'	N75°05'29"W	212.98'
C12	439.24'	35°14'26"	270.16'	N80°42'12"W	265.92'
C13	144.36'	36°50'27"	92.82'	N86°45'14"W	91.23'
C14	1521.83'	28°10'21"	748.29'	N83°41'35"W	740.77'
C15	736.78'	21°31'53"	276.88'	N58°34'52"W	275.25'
C16	485.71'	43°44'35"	370.82'	N75°49'18"W	361.88'
C17	234.95'	63°26'19"	260.14'	N63°50'22"W	247.05'
C18	248.38'	38°28'57"	166.83'	N47°06'35"W	163.71'
C19	288.89'	45°54'11"	231.45'	S58°14'45"E	225.30'
C20	146.00'	74°39'27"	190.24'	S65°05'45"E	177.06'
C21	593.25'	2°35'24"	26.82'	N88°42'32"E	26.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S67°49'44"E	349.97'
L2	S22°23'17"W	89.79'
L3	S67°49'42"E	73.24'
L4	S22°20'28"W	744.96'
L5	S88°57'34"E	31.86'
L6	S85°09'24"E	54.19'
L7	S78°13'44"E	64.06'
L8	S72°47'30"E	45.90'
L9	S69°22'06"E	60.02'
L10	S61°12'46"E	51.28'
L11	S60°12'51"E	30.11'
L12	S54°32'08"E	52.80'
L13	S43°35'28"E	37.87'
L14	S49°37'40"E	62.40'
L15	S55°54'40"E	69.77'
L16	S62°49'19"E	75.59'
L17	S70°00'12"E	75.46'
L18	S80°09'10"E	183.69'
L19	S85°48'32"E	74.10'
L20	S89°12'45"E	68.49'
L21	N87°36'16"E	64.86'
L22	N84°37'26"E	60.00'
L23	N81°57'03"E	30.02'
L25	N85°42'09"E	30.09'
L26	S89°48'43"E	57.78'
L27	S85°40'52"E	27.70'
L28	S86°50'34"E	16.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L29	S68°10'38"E	41.57'
L30	S73°19'13"E	61.00'
L31	S84°17'26"E	122.46'
L32	N14°01'01"E	329.94'
L33	N65°24'26"W	193.38'
L34	N26°16'22"E	19.98'
L35	S65°24'26"E	144.06'
L36	S26°16'22"W	333.00'
L37	S54°33'12"W	555.24'
L38	N35°21'20"W	144.00'
L39	N54°33'12"E	518.73'
L40	N26°16'22"E	292.49'
L41	S35°21'20"E	144.00'
L42	S54°33'12"W	254.31'
L43	S72°02'58"W	1051.05'
L44	N67°27'46"W	221.78'
L45	N72°02'58"E	1197.57'
L46	N54°33'12"E	232.38'



# STONECREEK ESTATES RESERVES

A SUBDIVISION OF 42.71 ACRES OF LAND  
OUT OF A CALLED 3718877 ACRE TRACT RECORDED UNDER C.C.F. NO. 2013131554, A CALLED 130.5756 ACRE TRACT RECORDED UNDER C.C.F. NO. 2013129252 AND A CALLED 35.00 ACRE TRACT RECORDED UNDER C.C.F. NO. 2021136589 IN THE WILEY MARTIN SURVEY, A-56 FORT BEND COUNTY, TEXAS

4 RESERVES 3 BLOCKS  
FEBRUARY 2025

**OWNER**  
DRY CREEK (HOUSTON) ASLI VII, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
9801 WESTHEIMER, SUITE 250  
HOUSTON, TEXAS 77042  
713.627.1015

**ENGINEER/PLANNER/SURVEYOR:**  
**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-22956 & 30045000  
2322 W. Grand Parkway North, Suite 150 #400, TX 77469 • 832.913.4000





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

We, DRY CREEK (HOUSTON) ASLI VII, LLC, a Delaware Limited Liability Company, Avanti Strategic Land Investors VI, L.L.L.P., a Delaware Limited Liability Partnership, its sole member, by Avanti Properties Group II, L.L.L.P., a Delaware Limited Liability Partnership, its managing General Partner, by Avanti Management Corporation, a Florida corporation, its sole general partner, acting by and through Andrew Dubil, Its Vice President, owners of the 42.71 acre tract described in the above and foregoing map of STONECREEK ESTATES RESERVES, 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 dedication and by these presents do dedicate to the use of the public for 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 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 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, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes 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 eights 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 or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plan sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining all 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, 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, I (or 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.

N. TESTIMONY WHEREOF, the DRY CREEK (HOUSTON) ASLI VII, LLC, a Delaware Limited Liability Company, by Avanti Strategic Land Investors VII, L.L.L.P., A Delaware Limited Liability Partnership, its sole Member, by Avanti Properties Group II, L.L.L.P., A Delaware Limited Liability Limited Partnership, its Managing General Partner, by Avanti Management Corporation, a Florida corporation, its sole general partner has caused these presents to be signed by Andrew Dubill, its Vice President, hereunto

authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

DRY CREEK (HOUSTON) ASLI VII, LLC  
a Delaware Limited Liability Company  
By: Avanti Strategic Land Investors VII, L.L.L.P.  
A Delaware Limited Liability Partnership,  
its sole Member  
By: Avanti Properties Group II, L.L.L.P.  
A Delaware Limited Liability Limited Partnership,  
its Managing General Partner  
By: Avanti Management Corporation,  
a Florida corporation,  
its sole General Partner  
By: \_\_\_\_\_  
Andrew Dubill, Vice President

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared Andrew Dubil, Vice President of Dry Creek (Houston) ASLI VIII, LLC, a Delaware 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 \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_  
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 RESERVES 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 \_\_\_\_.

Wayne Poldrack, Chairman  
Cecilia Moreno, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of STONECREEK ESTATES RESERVES 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 \_\_\_\_.

William Benton, 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, Christopher C. Jousan, 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.

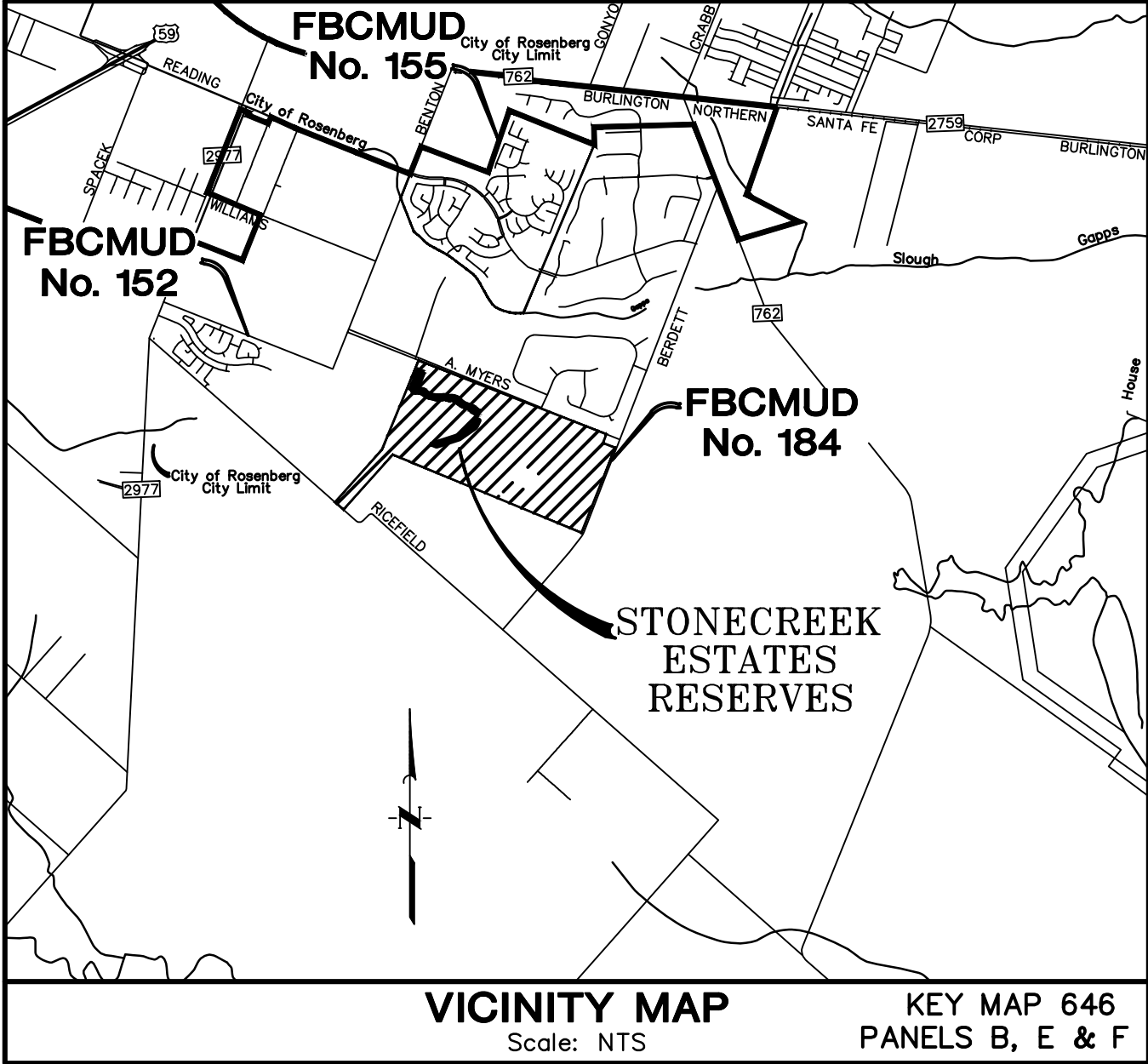
Christopher C. Jousan, P.E.  
Professional Engineer  
No. 111507

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, County Clerk  
Fort Bend County, Texas

By \_\_\_\_\_  
Deputy



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plot 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

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

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 RESERVES

A SUBDIVISION OF 42.71 ACRES OF LAND  
OUT OF A CALLED 371.8877 ACRE TRACT RECORDED UNDER C.C.F.  
NO. 2013131554, A CALLED 130.5756 ACRE TRACT RECORDED UNDER  
C.C.F. NO. 2013129252 AND A CALLED 35.00 ACRE TRACT RECORDED  
UNDER C.C.F. NO. 2021136589 IN THE WILEY MARTIN SURVEY, A-56  
FORT BEND COUNTY, TEXAS

4 RESERVES 3 BLOCKS  
FEBRUARY 2025

OWNER  
DRY CREEK (HOUSTON) ASLI VII, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
9801 WESTHEIMER, SUITE 250  
HOUSTON, TEXAS 77042  
713.627.1015

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors  
Registration Nos. F-22290 & 20040100  
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000

SHEET 3 OF 3