

\*CITY ORDINANCES  
 \*\*RESTRICTIVE COVENANTS  
 \*\*\*BUILDER GUIDELINES  
 ( ) RECORD INFORMATION

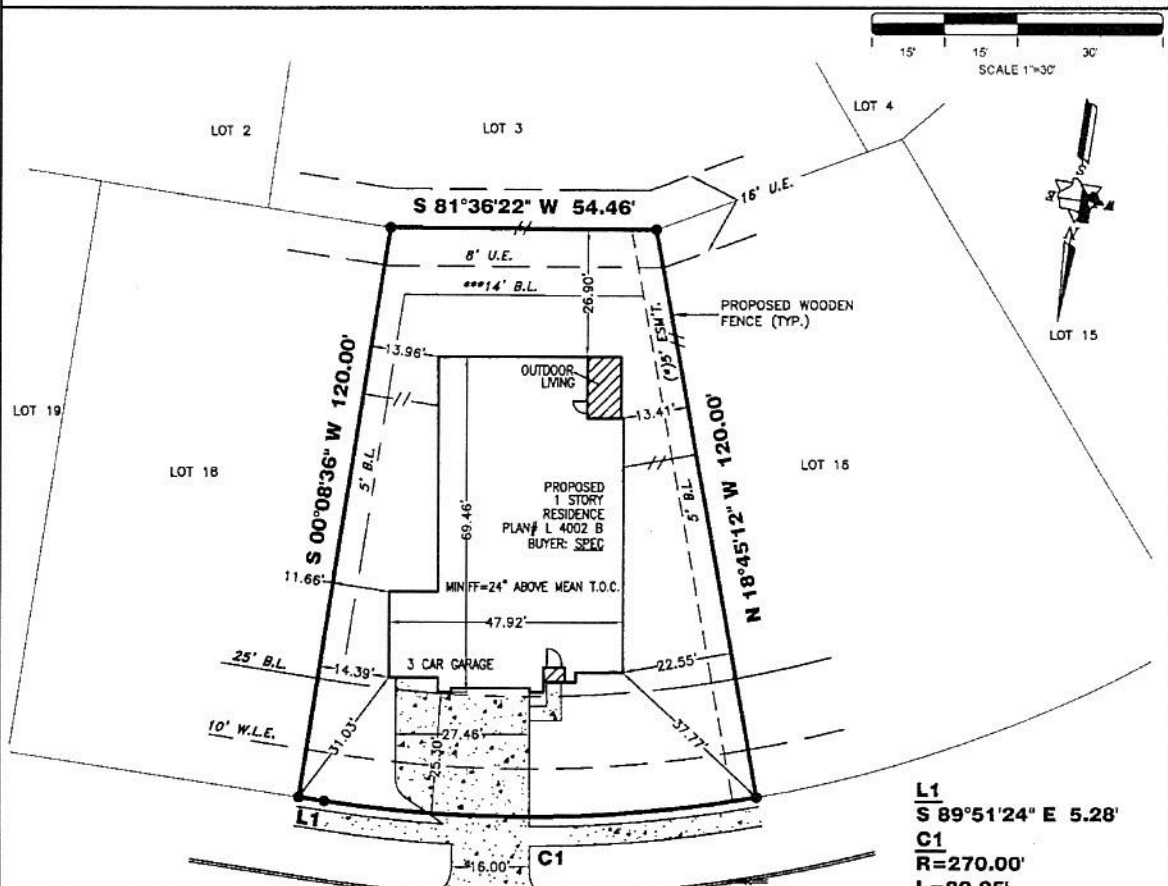
I.R. = IRON ROD  
 I.P. = IRON PIPE  
 P.L. = PROPERTY LINE  
 U.E. = UTILITY EASEMENT

FND. = FOUND  
 FNC. = FENCE  
 P.U.E. = PUBLIC UTILITY ESMT.  
 P.A.E. = PERMANENT ACCESS ESMT.

**LEGEND**

M.U.E. = MUNICIPAL UTILITY ESMT.  
 S.S.E. = SANITARY SEWER ESMT.  
 W.L.E. = WATERLINE EASEMENT  
 R.O.W. = RIGHT-OF-WAY

// = WOOD FENCE  
 -I- = IRON FENCE  
 -B.L. = BUILDING LINE (B.L.)  
 -E. = EASEMENT LINE  
 -A.E. = AERIAL EASEMENT (A.E.)



(\*)5' C.P.E. ESMT # 16061711100

**GRANITE PARK LANE  
(60' R.O.W.)**

**L1**  
**S 89°51'24" E 5.28'**  
**C1**  
**R=270.00'**  
**L=89.05'**  
**C=88.64'**  
**CB=N 80°41'42" E**

SOD	
FRONT YARD=	392 SQ.YD.
REAR YARD=	223 SQ.YD.
SOD IN ROW=	107 SQ.YD.
<b>TOTAL SOD AREA=</b>	<b>722 SQ.YD.</b>

FENCE	
FRONT LIN. FT.=	30 LIN. FT.
RIGHT LIN. FT.=	48 LIN. FT.
LEFT LIN. FT.=	35 LIN. FT.
REAR LIN. FT.=	54 LIN. FT.
<b>TOTAL FENCE=</b>	<b>167 LIN. FT.</b>

**CONSTRUCTION NOTES:**

MASONRY MATERIALS (STONE, STUCCO, BRICK) VARY BY COMMUNITY PLEASE VERIFY WITH BUILDER PRIOR TO CONSTRUCTION.

CONSTRUCTION APPROVAL: \_\_\_\_\_  
 SALES APPROVAL: \_\_\_\_\_  
 BUYER APPROVAL: \_\_\_\_\_

FLATWORK/LOT COVERAGE	
10 X 10 PATIO =	XXX SQ.FT.
DRIVE=	726 SQ.FT.
IN TURN =	274 SQ.FT.
FRONT WALK=	35 SQ.FT.
PUBLIC WALKS=	315 SQ.FT.
A/C PAD =	32 SQ.FT.
BREEZEWAY=	XXXX SQ.FT.
<b>TOTAL=</b>	<b>1382 SQ.FT.</b>
<b>LOT=</b>	<b>9032 SQ.FT.</b>
<b>COVERAGE=</b>	<b>9 %</b>

**PROPERTY INFORMATION**

LOT 17 BLOCK 8

SUBDIVISION:  
STONECREEK ESTATES SECTION ONE

RECORDING INFO:  
PLAT NO. 20160245, PLAT RECORDS,  
FORT BEND COUNTY, TEXAS

**PLAN INFORMATION**

PLAN NUMBER L 4002 B

PLAN OPTIONS:

- 3 SIDES BRICK 1st FLOOR
- 3 CAR ATTACHED GARAGE
- OUTDOOR LIVING 1 7X13

**FLOOD INFORMATION**

F.I.R.M. NO: 48157C PANEL: 0265L  
 REVISED DATE: 04-02-14 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY. FLOOD INFORMATION IS SUBJECT TO LETTER OF MAP CHANGES.

**NOTES:**

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20160245, PARAGRAPH 19, F.B.C. FILE NO. 20160245-000.

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

OWNER/BUILDER MUST VERIFY MINIMUM PROPOSED FINISHED FLOOR REQUIREMENTS OF F.E.A. AND/OR LOCAL GOVERNMENT AUTHORITIES INCLUDING APPLICABLE BENCHMARK DATUM AND ADJUSTMENT, PRIOR TO PLANNING AND/OR CONSTRUCTION.

ALL BUILDING LINES, RECORDED EASEMENTS, UNRECORDED EASEMENTS, BUILDING RESTRICTIONS (B.S.R.), RESTRICTIONS, ETC. AND ZONING ORDINANCES (INCLUDING CITY OF ROSENBERG) IF ANY, THAT AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED.

THIS SURVEY DOES NOT ADDRESS ANY LEAVES, GUTTERS OR OTHER OVERHANGING STRUCTURE FEATURES, WHICH MAY PROTRUDE OVER BOUNDARY, EASEMENT AND/OR BUILDING LINES UNLESS OTHERWISE SHOWN HEREON.

THIS PLOT PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AT THE REQUEST OF HERITAGE CORPORATION/RESIDENTS & HOMEOWNERS HOMES. AND MAY NOT SHOW ALL ENCUMBRANCES OF RECORD. THE BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, RESTRICTIONS AND ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY PRIOR TO STARTING CONSTRUCTION. THIS PLOT PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SURVEYOR RECOMMENDED A CURRENT TITLE REPORT SHOULD HAVE BEEN OBTAINED.

(W) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 8.5 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN 18 INCHES ABOVE FINISHED GROUND OR 12 INCHES ABOVE TOP OF CURB AT THE BOUNDARY OF THE LOT WHOSE ELEVATION IS HIGHER PER RECORDED PLAT NOTE # 12.

A GROUND AND/OR AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EXISTING UTILITY. OWNER AND BUILDERS SHOULD VERIFY WITH APPLICABLE UTILITY COMPANIES PRIOR TO PLANNING OR CONSTRUCTION.

THE SURVEY COMPANY IS NOT RESPONSIBLE OR LIABLE FOR ANY CONSTRUCTION COST OR REAMBLEMENT TO BUILDER FOR ADDITIONAL IMPROVEMENTS SHOWN OR NOT SHOWN ON SAID PLOT PLAN. THE MAIN PURPOSE OF A PLOT PLAN IS TO ESTABLISH PLACEMENT OF THE DWELING ON THE SUBJECT PROPERTY TO AVOID ENCROACHMENTS. BUILDER SHOULD VERIFY ALL QUANTITIES AND PLACEMENT OF ALL IMPROVEMENTS.

*Xamanda Zullis*

**DRAWING INFORMATION**

ADDRESS: 2115 GRANITE PARK LANE  
 TRI-TECH JOB NO: L15265-16  
 CLIENT JOB NO: 65144850126  
 DRAWN BY: NS  
 BEARING BASE: REFERRED TO PLAT NORTH  
 FIELD DATE: 01-30-17

**REVISIONS**

NO.	DATE	REASON	BY

**Meritage Homes**

**PLOT PLAN**  
THIS IS NOT A BOUNDARY SURVEY

**TRI-TECH SURVEYING CO., L.P.**

WWW.SURVEYINGCOMPANY.COM  
 10401 Westoffice Drive Phone: (713) 667-0800  
 Houston Texas, 77042 Fax: (713) 667-4610  
 TPLS #10115900  
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## Stone Creek Estates Rosenberg, TX

### PUBLIC SCHOOLS:

- Thomas Elementary School – (832) 223-4600
- Ryon Middle School – (832) 223-4500
- Reading Junior High – (832) 223-4400
- George Ranch High School – (832) 223-4200

### COLLEGES/UNIVERSITIES:

- U of H - Sugar Land – (281) 275-3300

### STONE CREEK ESTATES COMMUNITY:

- Lead Association Management – (281) 857-6027
- Annual Dues: \$750

### IMPORTANT NUMBERS:

- Voter Registration – (281) 341-8670
- Driver's License – (281) 517-1630
- Vehicle Registration – (281) 341-3709
- Fort Bend County Tax Office – (281) 341-3710
- U.S. Post Office/77469 – (281) 633-0386

### ESTIMATED TAXES:

- Lamar CISD – 1.39
- Ft. Bend Co Gen – 0.47
- Ft. Bend Drainage – 0.02
- Ft. Bend MUD #184 – 1.50

Total: 3.38

### LOCAL UTILITIES:

- Power to Choose (Electric) – (866) 797-4839
- Reliant – (888) 890-1536  
Promotion Code: MD2747
- Centerpoint Energy (Gas) – (713) 659-2111
- Fort Bend Garbage (Trash) – (281) 342-8178
- Comcast – (800) 951-0260
- MUD 184 water – (281) 290-6500

### MEDICAL FACILITIES:

- Memorial Hermann Sugar Land – (281) 725-5000
- Methodist Sugar Land Hospital – (281) 274-7000
- OakBend Medical Center – (281) 341-3000

### PUBLIC FACILITIES:

- Emergency – 911
- Fort Bend Sheriff's Department – (281) 341-4665
- Fort Bend Fire Department – (832) 595-3630
- Fort Bend Animal Control – (281) 342-1512
- Poison Control Center – (800) 222-1222

*X Amanda K Willis*

Revised: 10/9/17





## StoneCreek Estates 60s | Estate Features

### Included Features

A Meyers Rd and Berdett Rd.  
Rosenberg, TX 77469

#### Exterior Design

- Fiber cement siding
- 3 sides brick - first floor
- Three-tone exterior paint schemes
- Exterior lighting at front and rear door with coach lamp at garage (per plan)
- 8' Therma-Tru® fiberglass front door w/satin nickel "Dakota" handleset (per plan)
- Kwikset® "satin nickel" deadbolt locks - exterior doors
- Fully fenced back yard with 6ft. privacy fence
- Fully sodded front and side yards to fence with front landscape package
- Cast stone engraved address block
- Insulated garage door with opener
- 3 exterior hose bibs
- Dimensional shingles
- 10'x10' patio (per plan)
- 8' Therma-Tru® full lite exterior back door (per plan)

#### Interior Design

- Low VOC Sherwin-Williams® paint in choice of 3 colors with Pure White ceilings and trim
- Stained oak stair handrails and newel posts with iron spindles up to the second floor (per plan)
- 8' Rockport interior doors with Kwikset® satin nickel "Cove" doorknobs on first floor (per plan)
- Ceramic tile flooring in entry and utility room (Group 1)
- 25 oz. Shaw® carpet with 3/8" carpet pad
- Direct vent fireplace, tile hearth and wood mantle
- Rounded sheetrock corners in accent areas
- Light fixtures in brushed nickel finish or recessed can (per plan)
- Decora light switches throughout the home
- Granite vanities at secondary baths with undermount oval china bowl (Group 1)

#### Exquisite Master Suites

- Timberlake® flat panel cabinets
- Moen® "Brantford" chrome fixtures
- Separate garden tub w/ceramic tile skirt and shower with ceramic tile surround to ceiling (per plan)
- Granite master bath vanity w/undermount oval china bowl (Group 1)
- Ceramic tile flooring in entire master bath (Group 1)
- Light fixtures in brushed nickel finish
- Hi/Hi vanity cabinets

#### Spacious Kitchens

- 42" Timberlake® flat panel cabinets
- Ceramic tile backsplash laid straight
- DuPure water filtration system at kitchen sink
- Ceramic tile flooring in kitchen and breakfast (Group 1)
- Granite countertops with undermount sink Moen® "Camerist" chrome faucet (Group 1)
- 1/3 HP garbage disposal
- Recessed can lighting (per plan)
- Stainless steel Whirlpool® appliances: o 30" electric oven with self-clean feature o Multi-cycle dishwasher o Over the range microwave with turntable, vented to outside o 30" 4-burner gas cooktop

#### Superior Construction

- Code certified windstorm bracing
- Composite shingles w/30 year limited warranty
- Trane® up to 16 SEER HVAC system w/ gas furnace and 410A refrigerant
- R-21 roof deck open cell foam insulation
- R-13 foam walls
- R-6 ductwork with mastic seal
- Single 40 gal. electric water heater up to 2.5 baths, two 40 gal. electric water heater with 3+ baths
- DuPont® Tyvek® HomeWrap® for protection against water and moisture
- Engineered post tension designed foundation
- Electric dryer connections
- Block and wire all bedrooms, family room, and game room for ceiling fans (per plan)
- Sill seal barrier at exterior perimeter
- 10 year limited structural warranty
- 1-2 year builder warranty
- Borate termite preventative treatment by HomeTeam Pest Defense®
- HomeTeam Pest Defense® with Taexx® built-in pest control system

#### Health, Comfort and Energy Savings

- CFL/LED Lighting
- Conditioned attics
- Dual-actuated toilets
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- Minimum MERV 8 HVAC filtration
- PEX® plumbing
- Spray Foam Insulation
- Water-efficient faucets

X Amanda A. Miller

Home, features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Additionally, deviations and variations may exist in any constructed home, including, without limitation: (i) substitution of materials and equipment of substantially equal or better quality; (ii) minor style, lot orientation, and color changes; (iii) minor variances in square footage and in room and space dimensions, and in window, door, utility outlet, and other improvement locations; (iv) changes as may be required by any state, federal, county, or local governmental authority in order to accommodate requested selections and/or options; and (v) value engineering and field changes. Actual features included in any home are limited in all events to the specific terms set forth in the contract for such home. Any square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. All promotional, marketing, and advertising estimates and claims related to energy savings or performance are created exclusively by third party suppliers, rating services, utility companies, and/or certified auditors, based on U.S. Department of Energy methodology and average energy use and scores. Actual energy savings and performance of any home or any of its features may vary widely, and may be more or less than indicated savings and performance, depending on the personal energy consumption choices of the occupants and changes in energy provider rates and programs. See sales associate for additional details. Meritage Homes® is a registered trademark of Meritage Homes Corporation. ©2017 Meritage Homes Corporation. All rights reserved. Revised 5/19/2017.



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# StoneCreek Estates

The Walnut 4002

2,038 sq. ft. | 3 Bed | 2 Bath | 2 Garage | 1 Story

6107 Cobalt Ridge Court

Richmond, TX 77469

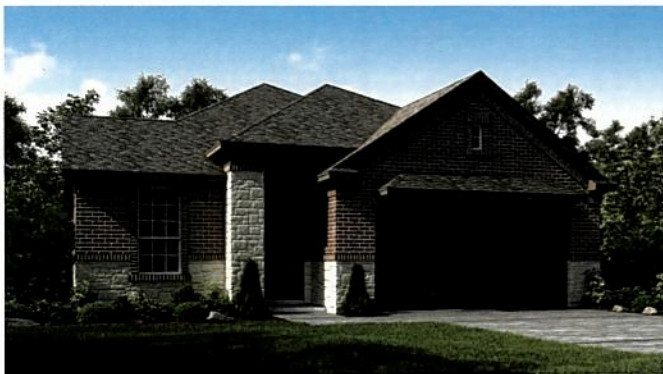
877-275-6374



Elevation A | 2,038 sq. ft.



Elevation B | 2,038 sq. ft.

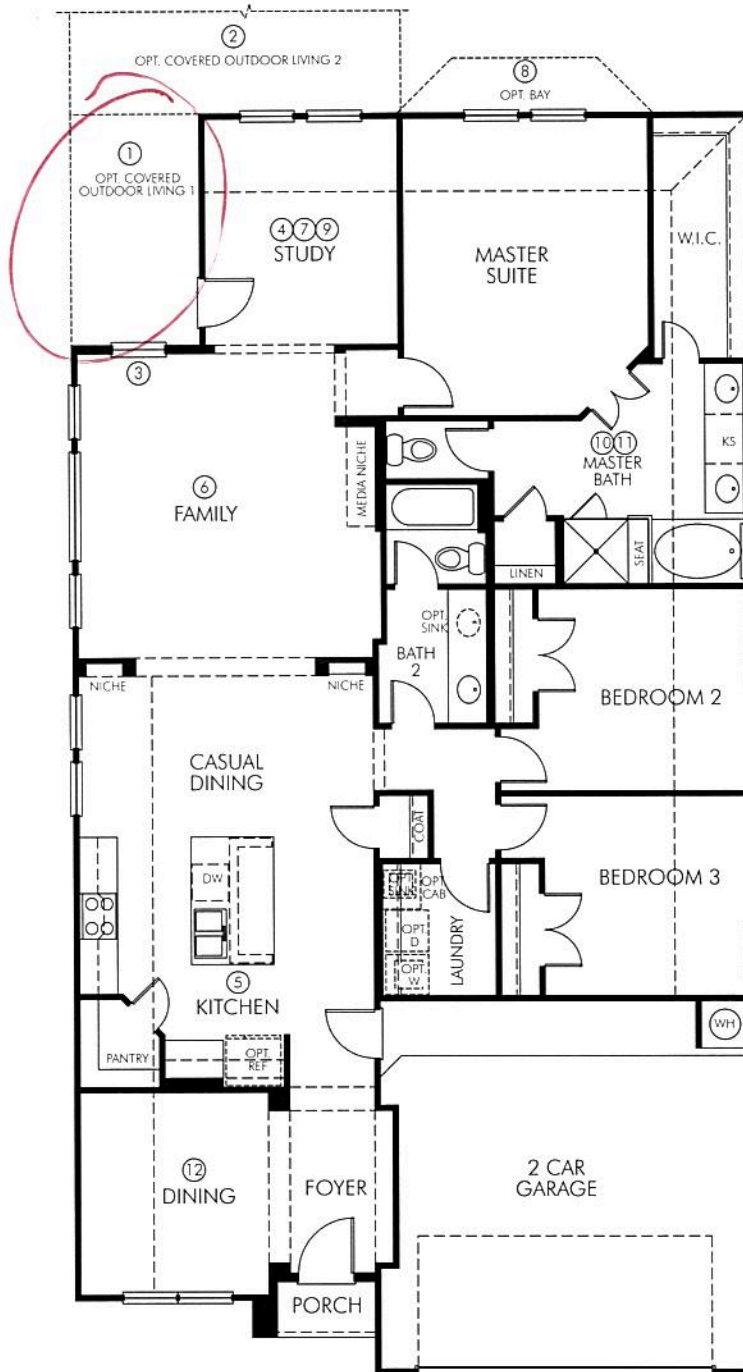


Elevation C | 2,038 sq. ft.



Elevation E | 2,041 sq. ft.

*X Amanda Willis*



**StoneCreek Estates**

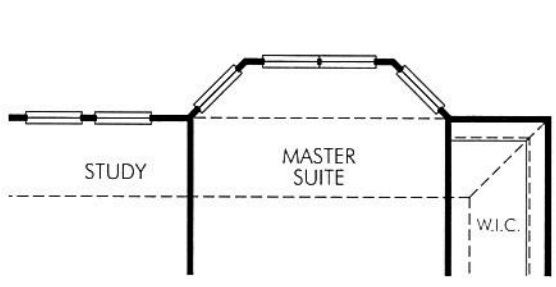
The Walnut 4002 First Floor

2,038 sq. ft. | 3 Bed | 2 Bath | 2 Garage | 1 Story

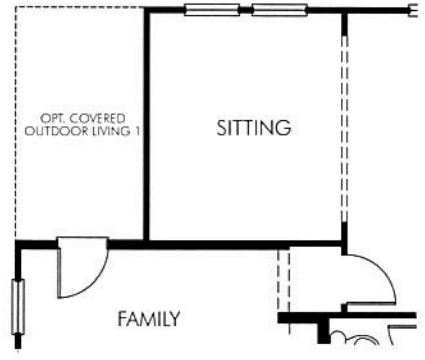
*X Amanda H. Miller*

**FLEX LIVING OPTIONS:** Master Bath 2. Master Bath 3. Fireplace. Master Bay. Sliding Door. Built-in Kitchen. Outdoor Living 1. Outdoor Living 2. Master Sitting. Study at Dining.

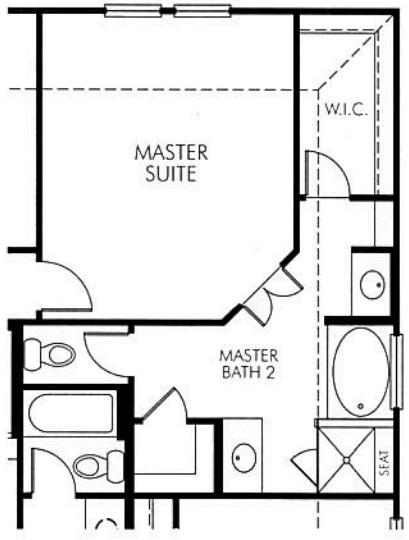




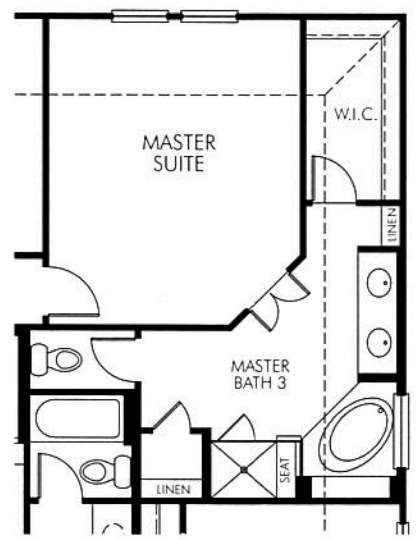
⑧ OPT. MASTER BAY  
BAY0005



⑨ OPT. MASTER SITTING ROOM  
RM00023



⑩ OPT. MASTER BATH 2  
BTH0105



⑪ OPT. MASTER BATH 3  
BTH0104



⑫ OPT. STUDY AT DINING  
RM00015

*X Amanda K Miller*

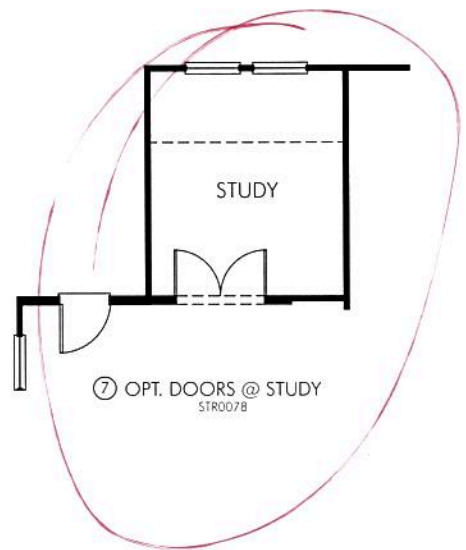
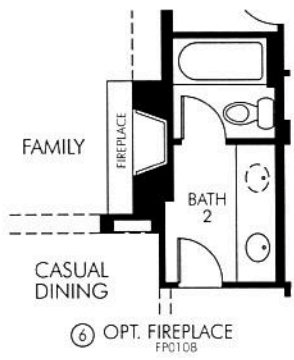
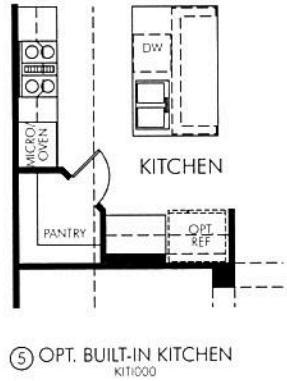
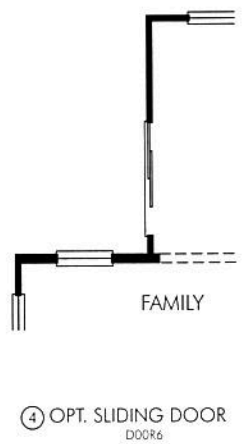
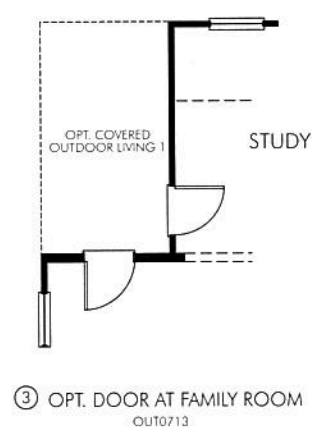
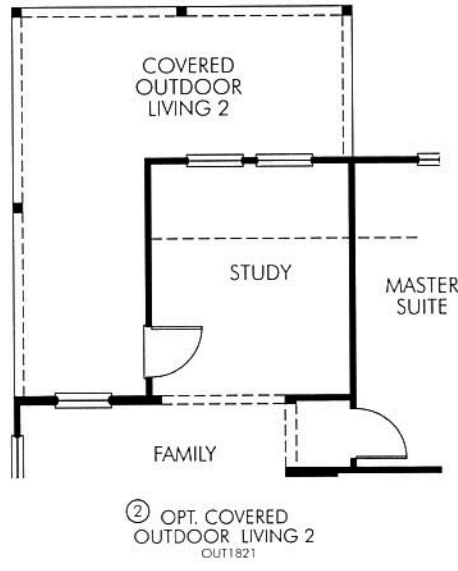
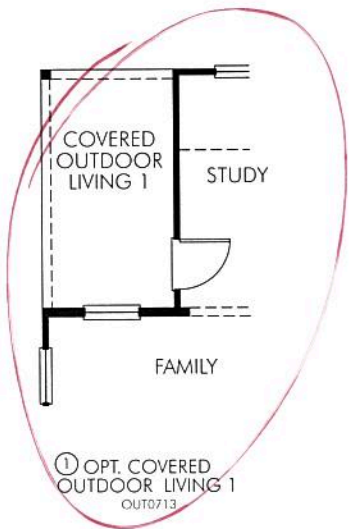
# StoneCreek Estates

## The Walnut 4002 Options

2,038 sq. ft. | 3 Bed | 2 Bath | 2 Garage | 1 Story

Any floor plan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping, and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Any provided dimensions are approximate and actual dimensions may vary. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of Meritage and/or others and cannot be reproduced or copied without Meritage's prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Additionally, deviations and variations may exist in any constructed home, including, without limitation: (i) substitution of materials and equipment of substantially equal or better quality; (ii) minor style, lot, orientation, and color changes; (iii) minor variances in square footage and in room and space dimensions; and in window, door, utility outlet, and other improvement locations; (iv) changes as may be required by any state, federal, county, or local governmental authority in order to accommodate requested selections and/or options; and (v) value engineering and field changes.





*X Amarda Willis*

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2,038 sq. ft. | 3 Bed | 2 Bath | 2 Garage | 1 Story

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