PLAT RECORDING SHEET

PLAT NAME: Senova at Riverstone, Section 2

PLAT NO:

ACREAGE: 11.7356

LEAGUE: William Little Survey

ABSTRACT NUMBER: 54

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 41

NUMBER OF RESERVES: 2

OWNERS: Sugar Land Ranch Development II Corp.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, SUGAR LAND RANCH DEVELOPMENT II INC., A TEXAS CORPORATION, ACTING BY AND THROUGH LARRY JOHNSON, PRESIDENT, AND TOM P. WILCOX, VICE PRESIDENT,BEING OFFICERS OF SUGAR LAND RANCH DEVELOPMENT II CORP., A TEXAS CORPORATION, HEREINAFTER REFERRED TO AS THE OWNERS OF THE 11.7356 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SENOVA AT RIVERSTONE SECTION 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID 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, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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 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. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL 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 (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 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 EASEMENTS TOTAL THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF SENOVA AT RIVERSTONE SECTION 2, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OOF THE "ORDERS OF REGULATION FOR THE 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, SUGAR LAND RANCH DEVELOPMENT II, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LARRY JOHNSON, ITS PRESIDENT AND TOM P. WILCOX, ITS VICE PRESIDENT.

THIS 7 DAY OF JUNE, 2010.

SUGAR LAND RANCH DEVELOPMENT II, INC.
A TEXAS CORPORATION

BY: _____ LARRY JOHNSON, PRESIDENT

ATTEST BY: _____ TOM P. WILCOX, VICE PESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY JOHNSON, PRESIDENT, OF SUGAR LAND RANCH DEVELOPMENT II, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4 DAY OF JUNE, 2010.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: May 5, 2014

JODY S WONG
My Commission Expires
May 5, 2014

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOM P. WILCOX, VICE-PRESIDENT, OF SUGAR LAND RANCH DEVELOPMENT II, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 7 DAY OF JUNE, 2010.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: FEBRUARY 6, 2014

CHERIE L. LOREN
MY COMMISSION EXPIRES
FEBRUARY 6, 2014

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, WOODFOREST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, ARE THE OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SENOVA AT RIVERSTONE SECTION 2, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE 2006092800, AS MODIFIED BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER 2010046719, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IM SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

WOODFOREST NATIONAL BANK
A NATIONAL BANKING ASSOCIATION

BY: _____

NAME: Joanie Bly

TITLE: Assistant Vice President

STATE OF Texas
COUNTY OF Montgomery

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joanie Bly, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8 DAY OF June, 2010.

_____
NOTARY PUBLIC IN AND
FOR THE STATE OF Texas
MY COMMISSION EXPIRES: 11-17-2011

LEANNE
MY COMMISSION EXPIRES
November 17, 2011

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, RIVERSTONE FUNDING CORPORATION, A TEXAS CORPORATION, ARE THE OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SENOVA AT RIVERSTONE SECTION 2, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBERS 2010046721, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

RIVERSTONE FUNDING CORPORATION
A TEXAS CORPORATION

BY: _____

NAME: LARRY WONG

TITLE: PRES.

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY WONG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 7 DAY OF JUNE, 2010.

CHERIE L. LOREN
NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: FEBRUARY 6, 2014

CHERIE L. LOREN
MY COMMISSION EXPIRES
FEBRUARY 6, 2014

I, MARK D. ARMSTRONG, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND 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; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTS INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

_____
MARK D. ARMSTRONG
TEXAS REGISTRATION NO. 5363

STATE OF TEXAS
MARK D. ARMSTRONG
5363
REGISTERED
PROFESSIONAL
LAND SURVEYOR

06/08/2010

I, CHAD HABLINSKI, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF MISSOURI CITY EXCEPT FOR APPROVED VARIANCES.

_____ 6/8/2010
CHAD HABLINSKI
TEXAS LICENSE NO. 85466

STATE OF TEXAS
CHAD HABLINSKI
85466
LICENSED
PROFESSIONAL ENGINEER

CITY PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SENOVA AT RIVERSTONE SECTION 2, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT.

THIS 9TH DAY OF JUNE, 2010.

BY: _____ RON LEE, CHAIRMAN

BY: _____ SONYA BROWN MARSHALL, VICE CHAIRMAN

I, D. JESSE HEGEMIER, THE 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 COMMISSIONER'S COURT. 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.

_____
D. JESSE HEGEMIER, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS

THIS _____ DAY OF _____, 2010.

_____ RICHARD MORRISON, COMMISSIONER, PRECINCT 1

_____ GRADY PRESTAGE, COMMISSIONER, PRECINCT 2

_____ ROBERT E. HEBERT, COUNTY JUDGE

_____ W.A. "ANDY" MEYERS, COMMISSIONER, PRECINCT 3

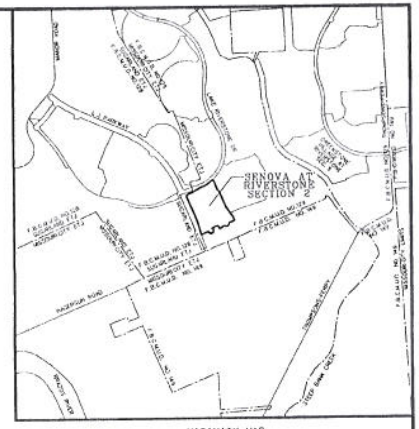
_____ JAMES PATTERSON, COMMISSIONER, PRECINCT 4

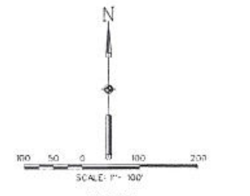
I, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE

ON _____, 2010, AT ____O'CLOCK _____, AND IN PLAT NUMBER _____ OF THE MAP RECORDS OF FORT BEND COUNTY FOR SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

_____
DIANNE WILSON, CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY


SENOVA AT RIVERSTONE SECTION 2
ALLEYWAY
FAIRHAVEN
FAIRHAVEN DR
FAIRHAVEN MEADOW DR
FAIRHAVEN MEADOW DR
FAIRHAVEN MEADOW



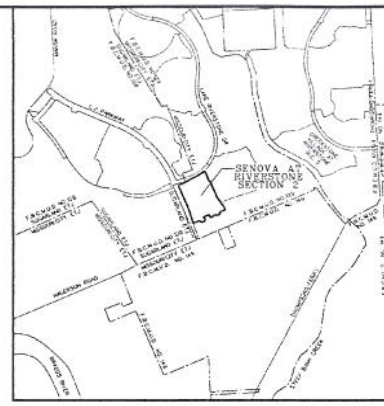
LEGEND

● - SET 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED

⊛ - FOUND 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	384.44	16° 11'47"	1360.00	S 60° 37'02" W	383.16
C2	254.86	10° 44'13"	1360.00	S 57° 53'15" W	254.49
C3	66.61	76° 19'41"	50.00	S 14° 21'10" W	61.79
C4	129.58	05° 27'33"	1360.00	S 65° 59'09" W	129.54
C5	37.59	86° 08'40"	25.00	S 23° 07'08" W	34.15
C6	39.27	90° 00'00"	25.00	S 68° 48'32" E	35.36
C7	23.18	53° 07'48"	25.00	N 22° 45'22" E	22.36
C8	240.82	275° 57'49"	50.00	S 71° 20'22" W	66.94
C9	18.69	42° 50'00"	25.00	S 45° 13'33" E	18.25
C10	33.30	76° 19'41"	25.00	N 14° 21'18" E	30.90
C11	196.47	08° 25'08"	1335.00	N 56° 44'07" E	196.29
C12	41.56	95° 14'23"	25.00	N 71° 25'44" W	36.93
C13	220.35	08° 51'35"	1425.00	S 28° 14'20" E	220.13
C14	20.54	47° 04'32"	25.00	N 29° 07'51" W	19.97
C15	241.17	276° 27'32"	50.00	N 56° 13'38" E	66.68
C16	21.54	49° 21'55"	25.00	N 57° 18'10" W	20.88
C17	210.65	08° 46'40"	1375.00	S 28° 11'53" E	210.45
C18	38.90	89° 09'28"	25.00	N 20° 45'42" E	35.09
C19	78.83	03° 22'59"	1335.00	N 67° 01'28" E	78.82
C20	378.68	15° 39'56"	1385.00	S 60° 52'58" W	377.50
C21	15.68	35° 56'44"	25.00	N 71° 07'22" E	15.43
C22	130.61	149° 40'20"	50.00	S 14° 09'34" W	96.52
C23	16.09	36° 52'03"	25.00	N 42° 14'34" W	15.81
C24	39.27	90° 00'00"	25.00	N 21° 11'28" E	35.36
C25	39.63	90° 48'55"	25.00	S 68° 24'05" E	35.61
C26	16.59	00° 42'43"	1335.00	N 69° 04'17" E	16.59
C27	5.22	11° 57'19"	25.00	S 60° 39'53" E	5.21
C28	54.98	89° 59'51"	35.00	N 21° 11'22" E	49.50
C29	271.42	11° 06'28"	1400.00	S 29° 29'47" E	270.99

NUMBER	DIRECTION	DISTANCE
L1	N 21° 11'28" E	21.21
L2	N 68° 48'42" W	21.22
L3	S 68° 11'28" W	5.00
L4	N 75° 58'49" W	0.64
L5	S 24° 28'52" E	11.21
L6	N 70° 08'14" E	37.52
L7	S 47° 56'05" E	48.24
L8	N 24° 28'52" W	75.02
L9	S 60° 11'20" W	148.38
L10	N 66° 11'18" E	80.79



VICINITY MAP
1"=1200'
KEY MAP 609 T

NOTES:

1. CONTROL BENCHMARK: CITY OF MISSOURI CITY SURVEY MARKER #8040 LOCATED AT THE NOSE OF SOUTH MEDIAN AT THE INTERSECTION OF L.J. PARKWAY AND LAKE RIVERSTONE DRIVE. ELEV. 66.76, NAVD '88, 2001 ADJ: ELEV. 68.06 NGVD '29-73 ADJ.

2. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM 68.50 FEET ABOVE SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.

3. THE CONTOURS AND SLAB ELEVATIONS SHOWN HEREON ARE BASED ON THE VERTICAL DATUM OF NGVD 29, 1973 ADJ. TO CONVERT TO THE DATUM NAVD 1988, 2001 ADJ., SUBTRACT 1.30 FEET FROM 1973 ELEVATIONS.

4. THIS PROPERTY LIES WITHIN THE LIMITS OF SHADED ZONE "X" AS PER THE LOMR FILED IN CASE NUMBER 10-06-0050P ISSUED DATE: NOVEMBER 17, 2009. EFFECTIVE DATE: APRIL 2, 2010.

5. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 129, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NUMBER 15, FORT BEND INDEPENDENT SCHOOL DISTRICT AND THE CITY OF MISSOURI CITY ETJ.

6. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES AND SIDEWALKS.

7. THERE ARE NO EXISTING PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.

8. SIDEWALKS AND TRAILS. SEC. 82-164 .

a) IN GENERAL. PAVEMENT MARKINGS, SEPARATORS, SIGNAGE, FENCING AND LANDSCAPING MAY ALSO BE REQUIRED WHERE NECESSARY TO PROMOTE CIRCULATION, SCREENING, BUFFERING AND SAFETY.

b) SIDEWALKS. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

c) TRAILS. TRAILS MAY BE INSTALLED IN A VARIETY OF AREAS INCLUDING FEE STRIPS AS WELL AS ON ADJACENT LEVEES, WITHIN DRAINAGE EASEMENTS AND PIPELINE EASEMENTS, ALONG ROAD RIGHT-OF-WAY AND IN ANY OTHER LOCATION AND MANNER CONSISTENT WITH THE CITY PARK AND RECREATION MASTER PLAN AND CITY TRAIL PLAN.

9. THE FOLLOWING UTILITY COMPANIES HAVE BEEN CONTACTED AND THE EASEMENTS SHOWN HEREON CONSTITUTE ALL THE EASEMENTS REQUESTED BY THE UTILITY COMPANIES AT THIS TIME.

VERIZON	CENTERPOINT ENERGY
FORT BEND COUNTY C.A.D.	COMCAST CABLE
FME DRAINAGE DISTRICT	CENTERPOINT GAS
FORT BEND COUNTY M.U.D. No. 129	FORT BEND COUNTY L.I.D. No. 15
SIENERGY, L.P.	

10. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.

11. B.L. INDICATES BUILDING SETBACK LINE, STM.S.E. INDICATES STORM SEWER EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L.E INDICATES WATER LINE EASEMENT, U.E. INDICATES UTILITY EASEMENT, UE/AE INDICATES UTILITY EASEMENT WITH AERIAL EASEMENT, C.P.E. INDICATES CENTERPOINT ENERGY EASEMENT, L.I.D. INDICATES LEVEE IMPROVEMENT DISTRICT, M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT.

12. ALL BEARINGS ARE REFERENCED TO THE CITY OF MISSOURI CITY G.P.S. MONUMENTATION PROGRAM, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), USING CITY SURVEY MARKER NO. 7056 AND 7076.

13. RECORDED IN PLAT NUMBER 20090046 OF THE FORT BEND COUNTY PLAT RECORDS.

14. IN ACCORDANCE WITH CENTERPOINT ENERGY SERVICES STANDARDS, ARTICLE 404.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL 281-561-2999.

15. RECORDED IN THE PLAT OF SANDERS GLEN AT RIVERSTONE AS RECORDED UNDER PLAT NUMBER 20080200 OF THE FORT BEND COUNTY PLAT RECORDS.

16. TEMPORARY UTILITY EASEMENT AUTOMATICALLY TERMINATES WHEN ADJACENT PROPERTY IS PLATTED.

17. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISION OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

18. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS THE PAYMENT OF MONEY IN LIEU OF PARK LAND REQUIRED UNDER THE PROVISIONS OF SUBSECTION (C) OF SECTION 82-176 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY.

19. A ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED 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 AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.

20. PIPELINES CONSTRUCTED WITHIN THE SIENERGY, L.P., GAS EASEMENT TO BE BURIED WITH A COVER OF AT LEAST 36 INCHES FROM THE TOP OF PIPE TO THE SURFACE OF THE GROUND.

21. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

22. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

23. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

24. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER PREPARED BY LANDAMERICA / CHARTER TITLE COMPANY, ISSUED DATE 2010, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.

25. THIS PLAT LIES WITHIN ZONE "LZ2" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONES, DATED JUNE, 2004.

26. RECORDED IN THE PLAT OF SENOVA AT RIVERSTONE AS RECORDED UNDER PLAT NUMBER 20070190 OF THE FORT BEND COUNTY PLAT RECORDS.

27. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

28. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

29. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.

30. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97 (11).

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.5494 AC. / 23.930 SQ.FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.2300 AC. / 10.017 SQ.FT.
	TOTAL:	0.7794 AC. / 33.974 SQ.FT.

SENOVA AT RIVERSTONE SECTION 2

BEING 11.7356 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
MISSOURI CITY,
FORT BEND COUNTY, TEXAS

41 LOTS 4 BLOCKS 2 RESERVES

SCALE: 1"=100' DATE: JUNE, 2010

OWNER:
SUGAR LAND RANCH DEVELOPMENT II CORP.
LARRY JOHNSON, PRESIDENT
TOM P. WILCOX, VICE-PRESIDENT
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
(281) 499-8700 FAX: (281) 499-8704

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
23501 CINCO RANCH BLVD.,
SUITE A-250
KATY, TEXAS 77494
(281)-579-0340

ENGINEER/SURVEYOR:
Costello, Inc.
ENGINEERING AND SURVEYING
9990 RICHMOND AVENUE SUITE 450
NORTH BUILDING
HOUSTON, TEXAS 77042
(713) 783-7788 FAX 783-3580

MISSOURI CITY
TEXAS

MARK D. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER - 5363

CHAD HABLINSKI
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NUMBER 85466

JOB NO.: 2007183-010 DWG. NO.: S:/NEW/RIVERSTONE/2007183/010/18301CPLAT.DGN