PLAT RECORDING SHEET

PLAT NAME: Silver Grove at Riverstone

PLAT NO:

ACREAGE: 10.53

LEAGUE: William Little Survey

ABSTRACT NUMBER: 54

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 20

NUMBER OF RESERVES: 5

OWNERS: Sugar Land Ranch Development II Corp.

(DEPUTY CLERK)

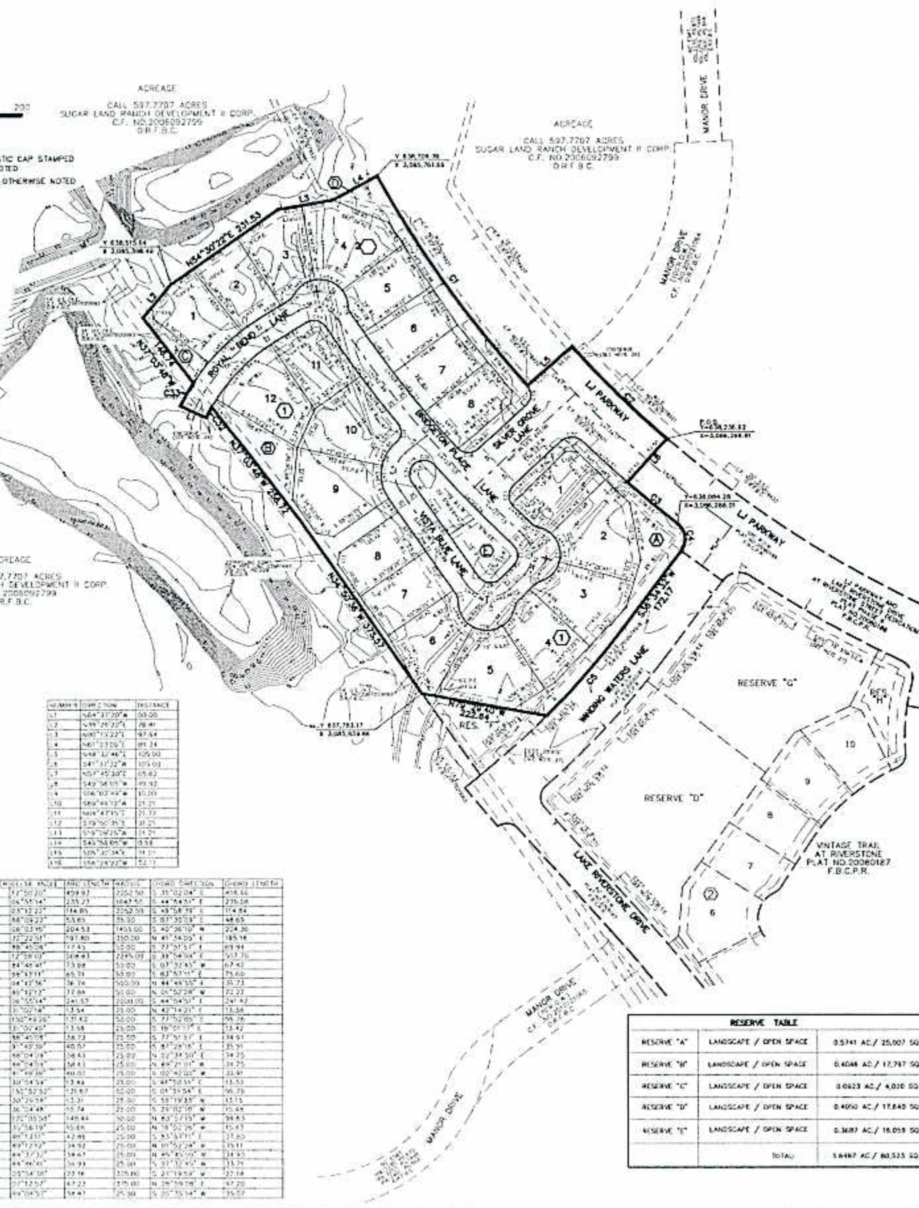
SCALE: 1" = 100'

100 50 0 100 200

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	DIRECTION	DISTANCE
L1	N64°37'20"W	50.00
L2	S39°29'22"E	78.41
L3	N80°15'22"E	97.64
L4	N61°23'09"E	89.24
L5	N48°32'46"E	105.00
L6	S41°37'32"W	105.00
L7	N57°45'30"E	65.82
L8	S49°56'05"W	89.92
L9	S06°03'49"W	10.00
L10	S89°49'12"W	21.21
L11	N48°43'15"E	21.77
L12	S79°50'35"E	31.21
L13	S19°09'25"W	21.21
L14	S49°56'05"W	0.58
L15	S05°30'38"E	21.21
L16	S56°29'22"W	52.11

NUMBER	DELTA ANGLE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	12°50'20"	459.97	2052.50	S 35°02'04" E	458.66
C2	06°55'14"	235.27	1947.50	S 44°54'51" E	235.08
C3	03°12'22"	114.85	2052.50	S 49°58'39" E	114.84
C4	88°09'22"	53.85	35.00	S 07°35'03" E	48.69
C5	08°03'45"	204.53	1455.00	S 40°36'10" W	204.36
C6	32°22'51"	197.80	350.00	N 41°34'05" E	195.18
C7	98°45'08"	77.45	50.00	S 77°51'57" E	69.94
C8	12°59'10"	508.43	2245.00	S 38°56'04" E	507.76
C9	84°48'41"	73.98	50.00	S 07°32'45" W	67.42
C10	99°53'11"	65.21	50.00	S 83°57'11" E	75.60
C11	04°12'36"	36.74	500.00	N 44°48'55" E	36.73
C12	85°12'12"	77.84	50.00	N 06°52'28" W	72.23
C13	06°55'14"	241.57	2000.00	S 44°54'51" E	241.42
C14	31°02'18"	13.54	25.00	N 42°14'21" E	13.38
C15	150°49'26"	131.62	50.00	S 77°52'05" E	96.76
C16	31°07'49"	13.58	25.00	S 16°01'17" E	13.42
C17	98°45'08"	38.73	25.00	S 77°51'57" E	34.97
C18	91°49'38"	40.07	25.00	S 87°28'18" E	35.91
C19	88°04'08"	38.43	25.00	N 02°34'50" E	34.75
C20	88°04'08"	38.43	25.00	N 89°21'01" W	34.75
C21	91°49'38"	40.07	25.00	S 00°42'05" W	35.91
C22	30°54'59"	13.49	25.00	S 41°50'55" E	13.33
C23	150°52'52"	131.67	50.00	S 01°31'54" E	96.79
C24	30°29'58"	13.31	25.00	S 58°19'35" W	13.15
C25	36°04'48"	15.74	25.00	S 29°02'10" W	15.49
C26	170°05'58"	148.44	50.00	N 83°57'15" W	99.63
C27	35°58'19"	15.69	25.00	N 18°52'25" W	15.43
C28	98°13'17"	42.85	25.00	S 53°53'11" E	37.80
C29	89°12'32"	38.92	25.00	N 01°52'28" W	35.11
C30	88°27'32"	38.67	25.00	N 85°45'10" W	34.93
C31	88°46'43"	38.91	25.00	S 37°32'45" W	35.29
C32	03°54'38"	22.18	325.00	S 21°19'59" W	22.18
C33	07°12'57"	47.23	375.00	N 29°59'08" E	47.20
C34	89°04'57"	38.87	25.00	S 35°35'54" W	35.07

RESERVE TABLE

RESERVE "A"	LANDSCAPE / OPEN SPACE	0.5741 AC./ 25,007 SQ.FT.
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.4048 AC./ 17,797 SQ.FT.
RESERVE "C"	LANDSCAPE / OPEN SPACE	0.0923 AC./ 4,020 SQ.FT.
RESERVE "D"	LANDSCAPE / OPEN SPACE	0.4050 AC./ 17,640 SQ.FT.
RESERVE "E"	LANDSCAPE / OPEN SPACE	0.3687 AC./ 16,059 SQ.FT.
	TOTAL	1.8487 AC./ 80,523 SQ.FT.

NOTES:

1. 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; A.E. INDICATES AERIAL EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE; C.F. NO. INDICATES CLERK'S FILE NUMBER; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; O.R.F.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; L.S.E. INDICATES LANDSCAPE EASEMENT; C.P.E. INDICATES CENTERPOINT EASEMENT.
2. CONTROL BENCHMARK: U.S.C. & G.S. MONUMENT STAMPED "SUGARLAND 1942-1" ELEVATION 71.83, N.G.V.D. 29, 1973 ADJUSTMENT.
   SITE TBM – 7/0001 DISC IN CONCRETE, SOUTHWEST CORNER OF BRIDGE ON OILFIELD ROAD AT STEEP BANK CREEK, ELEVATION 72.94, 1973 ADJUSTMENT.
3. CONTOURS SHOWN ON PLAT ARE BASED UPON U.S.C. & G.S. 1929 M.S.L. DATUM, 1973 ADJUSTMENT.
4. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
5. THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, CERTIFICATE NUMBER ITC073299, DATE OF DECEMBER 13, 2010, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
7. THIS PLAT LIES WITHIN THE CITY OF SUGAR LAND ETJ, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 15, FORT BEND INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 124, AND FORT BEND COUNTY, TEXAS.
8. THIS PROPERTY LIES WITHIN THE LIMITS OF SHADED ZONE "X" AS PER THE LOMR FILED IN CASE NUMBER 09-06-0987P ISSUED DATE: NOVEMBER 23, 2009, EFFECTIVE DATE: APRIL 9, 2010.
9. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF FORT BEND COUNTY.
10. PIPELINES OR PIPELINES EASEMENTS ARE SHOWN WITHIN THE LIMITS OF THIS SUBDIVISION.
11. THE MINIMUM SLAB ELEVATION SHALL BE 67.00 OR ONE FOOT ABOVE TOP OF CURB, OR 1.5 FEET ABOVE NATURAL GROUND, WHICHEVER ELEVATION IS HIGHER. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO THE DEVELOPMENT OF THE TRACT.
12. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO DISTANCE REQUIREMENTS FOR MOTORISTS.
13. WOOD SHINGLES OR SHAKES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
14. 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.
15. ALL BUILDING LINES TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITIONS OCCURS.
    ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE YARDS OR MEET SECTIONS 5-23(E)(4)(C), OR (D) AS APPLICABLE TO NONRESIDENTIAL AND MULTI-FAMILY IN THE ETJ.
    WITHIN SUGAR LAND'S ETJ, ALL GARAGES SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM THE STREET RIGHT-OF-WAY ON CORNER LOTS WHEN SAID LOT IS A SIDE LOADING LOT. A SIDE LOADING LOT IS A CORNER LOT WITH A SIDE LOADING GARAGE OR CARPORT.
16. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
17. NO OWNER OF LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS. AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
18. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 7.8 OF THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND. PRIOR TO THE APPROVAL OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF SUGAR LAND, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES WILL NOT FRONT OR SIDE. (DOES NOT APPLY WITH U.S. 59 AND GRAND PARKWAY). HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOME'S SIDE. (BEFORE CERTIFICATES OF OCCUPANCY WILL BE ISSUED, IF INSIDE THE CITY LIMITS.)

VICINITY MAP
1"=1200'
KEY MAP 609 T

19. ALL SURFACE IMPROVEMENTS (SIDEWALKS, DRIVEWAYS, DRIVE LANES, AND LANDSCAPING) WITHIN THE EMERGENCY ACCESS EASEMENTS OR COMMON AREAS ARE THE PROPERTY OF THE HOMEOWNERS ASSOCIATION.
20. THE CITY OF SUGAR LAND IS NOT RESPONSIBLE FOR THE COST OF REMOVAL OR REPLACEMENT OF ANY SURFACE IMPROVEMENT DAMAGED DURING THE COURSE OF OPERATION, MAINTENANCE OR REPAIR OF THE PUBLIC UTILITY SYSTEM WITHIN A EASEMENT OR COMMON AREA. THE CITY SHALL BE REIMBURSED FOR ITS COST BY THE APPROPRIATE PROPERTY OWNER ASSOCIATION FOR SUCH REMOVAL/REPLACEMENT.
21. FIVE-EIGHTS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS UNLESS OTHERWISE NOTED.
22. PRIOR TO ANY CONSTRUCTION ON SUBJECT LOTS OR NON-RESIDENTIAL TRACTS, THE CITY OF SUGARLAND SHALL REVIEW AND APPROVE DRAINAGE CALCULATIONS PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER.
23. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO CHAPTER FIVE, ARTICLE VIII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
24. STREET LIGHT DESIGN PLANS, IN ACCORDANCE WITH THE CITY OF SUGAR LAND DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY OF SUGAR LAND FOR STAFF REVIEW AND APPROVAL PRIOR TO INSTALLATION OF STREET LIGHTS.
25. ALL LAKE/DETENTION TRACTS, EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, LEVEE IMPROVEMENT DISTRICT, OR OTHER PERPETUAL PRIVATE ENTITY. HOMEOWNERS' ASSOCIATIONS SHALL BE ESTABLISHED IN ACCORDANCE WITH CHAPTER FIVE, ARTICLE III, SECTION 5-34 OF THE DEVELOPMENT CODE OF CITY OF SUGAR LAND.
26. 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.
27. BUILDING LINES, UTILITY EASEMENTS, STORM SEWER EASEMENTS, SANITARY SEWER EASEMENTS AND WATER LINE EASEMENTS RECORDED IN THE PLAT OF VINTAGE TRAIL AT RIVERSTONE, PLAT NO. 20080187, FORT BEND COUNTY PLAT RECORDS.

SILVER GROVE AT RIVERSTONE

BEING 11.0851 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
FORT BEND COUNTY, TEXAS

20 LOTS 2 BLOCKS 5 RESERVES

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

OWNER:

SUGAR LAND RANCH DEVELOPMENT II CORP.
LARRY JOHNSON, PRESIDENT
TOM P. WILCOX, VICE-PRESIDENT
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
PHONE: (713) 960-9977
FAX: (713) 960-8978

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
23501 CINCO RANCH BLVD., SUITE A-250
KATY, TEXAS 77494
PHONE: (281) 579-0340
FAX: (281) 579-8212

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

JOB NO.# 2005-114-C10

DWG. NO.: S:/NEW/RIVERSTONE/2005114/010/11401OPLAT.DGN

SHEET 2 OF 2

STATE OF TEXAS
COUNTY OF FORT BEND

WE, SUGAR LAND RANCH DEVELOPMENT II CORP, 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 11.0851 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SILVER GROVE AT RIVERSTONE, 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 SILVER GROVE AT RIVERSTONE, 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 CORP., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LARRY JOHNSON, PRESIDENT AND TOM P. WILCOX, ITS VICE PRESIDENT

AND THIS _____DAY OF _____2010.

SUGAR LAND RANCH DEVELOPMENT II CORP.
A TEXAS CORPORATION

BY: _____ ATTEST BY: _____
LARRY JOHNSON, PRESIDENT TOM P. WILCOX, VICE -PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY JOHNSON, PRESIDENT, AND TOM P. WILCOX, VICE -PRESIDENT, OF SUGAR LAND RANCH DEVELOPMENT II CORP, A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 _____DAY OF _____, 2010

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

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 SILVER GROVE AT RIVERSTONE, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE 2006092969, 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 IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREON 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: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF WOODFOREST NATIONAL BANK, 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 _____DAY OF _____, 2010.

_____
NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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 SILVER GROVE AT RIVERSTONE, 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 HEREON 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: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ OF RIVERSTONE FUNDING CORPORATION A TEXAS CORPORATION, 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 _____DAY OF _____, 2010.

_____
NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, MARK D. ARMSTRONG, 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, THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTH INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

_____
MARK D. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.5363

I, CHAD E. HABLINSKI, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF SUGAR LAND AND FORT BEND COUNTY.

_____
CHAD E. HABLINSKI
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 85466

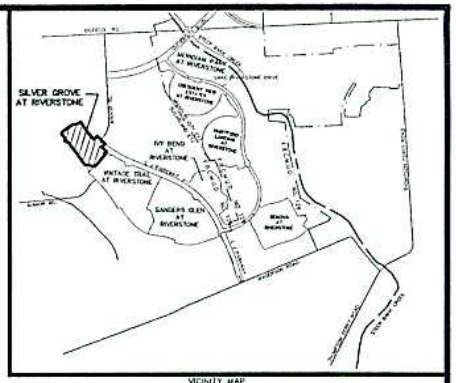
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SUGAR LAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SILVER GROVE AT RIVERSTONE, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SUGAR LAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT.

THIS _____DAY OF _____, 2010.

BY: _____ BY: _____
BRIDGET YEUNG, CHAIRMAN GLENDA CUNDERMANN, CITY SECRETARY

I, D. JESSE HEGEMER, 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 HEGEMER, P.E.
FORT BEND COUNTY ENGINEER



VICINITY MAP
1"=1200'
KEY MAP 609 T

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

THIS _____DAY OF _____, 2010.

_____ _____
RICHARD MORRISON GRADY PRESTAGE
COMMISSIONER, PRECINCT 1 COMMISSIONER, PRECINCT 2

_____
ROBERT E. HEBERT
COUNTY JUDGE

_____ _____
W.A. "ANDY" MEYERS JAMES PATTERSON
COMMISSIONER, PRECINCT 3 COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF FORT BEND

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

ON _____2010, A.D., AT _____, O'CLOCK (A.M. OR P.M.),

IN PLAT NUMBER (S) _____ OF THE PLAT RECORDS OF 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

SILVER GROVE AT RIVERSTONE

BEING 11.0851 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
FORT BEND COUNTY, TEXAS

20 LOTS 2 BLOCKS 5 RESERVES

DATE: DECEMBER, 2010

OWNER:
SUGAR LAND RANCH DEVELOPMENT II CORP.
LARRY JOHNSON, PRESIDENT
TOM P. WILCOX, VICE-PRESIDENT
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
PHONE: (713) 960-9977
FAX: (713) 960-9978

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
23501 CINCO RANCH BLVD., SUITE A-250
KATY, TEXAS 77494
PHONE: (281) 579-0340
FAX: (281) 579-8212

ENGINEER/SURVEYOR:
Costello
ENGINEERING AND SURVEYING
8868 RICHMOND AVENUE SUITE 450
NORTH BUILDING
HOUSTON, TEXAS 77063
(713) 783-7788 FAX: 783-2560

JOB NO # 2008-114-010 DWG. NO.: S:/NEW/RIVERSTONE/2008114/010/114010PLAT.DGN