

PLAT RECORDING SHEET

PLAT NAME: LJ Parkway Street Dedication Plat Phase Six

PLAT NO: _____

ACREAGE: 6.9387

LEAGUE: William Stafford Survey, William Little Survey

ABSTRACT NUMBER: 89, 54

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: Community Development Capital Group LLC, a Delaware Limited Liability Company, and Hillsboro Estates L.L.C.

(DEPUTY CLERK)

[illegible]

further, concepts have developed and by these presents do not have the same meaning as they had in the past. The present authors have conducted a series of experiments with the small external horizontal elements. The results of these experiments are given in Table I. The results show that the small elements, when used in a horizontal position, are not effective in reducing the ground reaction force. The results also show that the small elements, when used in a vertical position, are effective in reducing the ground reaction force. The results of these experiments are given in Table I.

IN TESTIMONY WHEREOF, COMMUNITY DEVELOPMENT CAPITAL GROUP, LLC, a DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED AGENT COCO ASSET MANAGEMENT, LLC AN ARIZONA LIMITED LIABILITY COMPANY BY STEVEN S. BENSON, ITS MANAGER

 DAY OF _____, 2014.

BEFORE ME: THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY INTERVIEWED _____, KNOWN TO ME TO BE THE PERSON
NAMED IN THE ABOVE ENTITLED MATTER, AND HEARING HIM, I HAVE
HEREBY MADE THIS AFFIDAVIT OF HIS STATUS AND OF THE FACTS
HEREIN SET FORTH AND IN THE CAPACITY HEREIN AND HEREIN SET FORTH, AND AS THE
SAME ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAY OF _____, 1944.

JURY UNDER NO. 140, AND SEAL OF OFFICE. 1415

IN TESTIMONY WHEREOF HILLSBORO STATES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LARRY O. JOHNSON, ITS MANAGER, AND P.W. REICHERT III, ITS VICE-PRESIDENT, THE AFORESAID AUTHORIZED.

 DAY OF _____, 2014.

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

[illegible]

MECA INTERNATIONAL COMMERCIAL BANK CO., LTD
NEW YORK BRANCH

MARK D. BRODIE, R-2-L-5.
TEXAS REGISTRATION NO. 5365

B-1 _____
KATHY REUBNER, CHAIR

B-2 _____
GLINDA GARDENHANN, CITY SECRETARY

B-3 _____
JANICE L. STUBBS, THE LEAD HELD PARTY CHAIRMAN. HE
SHEED CERTAIN THAT THE PART OF THE SUBDIVISION WITH
THE "L" SHAPED LOT WAS BEING REGULARIZED. THIS OFFICE HAS
NOT YET REVIEWED THE RECORDS OF THIS OFFICE. NO
CERTIFICATION IS NEEDED SINCE AS TO THE EFFECT OF CHANGE FROM
ONE ZONING DISTRICT TO ANOTHER, THERE IS NO CHANGE IN
LAND USE OR IN ANY OTHER AREA OR JURISDICTION WITHIN THE WATERSHED.

B-4 _____
JOHN R. CROLEY, JR.
CITY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS
THIS _____ DAY OF _____, 2014.

STATE OF TEXAS
COUNTY OF FORT BEND
I, DIANE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO
HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH THIS CERTIFICATE OF
AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE
ON 10/14/2014, A.D., AT 6:00 O'CLOCK P.M. OR
IN PLAT NUMBER 153 OF THE PLAT RECORDS OF SAID COUNTY
AT RICHTON, TEXAS. THE DAY AND DATE LAST
STATED HAVE BEEN RECORDED IN MY HAND AND SEAL.

STANLEY WILSON, CLERK OF THE COUNTY
OF BEND COUNTY, TEXAS

LJ PARKWAY
STREET DEDICATION PLAT
PHASE SIX

LOCATED IN THE
WILLIAM STAFFORD SURVEY, A-89,
AND THE WILLIAM LITTLE SURVEY, A-54
SUGAR LAND E.T.J.
FORT BEND COUNTY, TEXAS
RIVERSTONE DEVELOPMENT

0 LOTS 0 BLOCKS 0 RESERVES
DATE FEBRUARY, 2014

HILLSBORO ESTATES, L.L.C.
 10000 W. 10th Avenue, Suite 100
 P.O. Box 10000, Littleton, CO 80120
 (303) 741-1111
 FAX (303) 741-1112

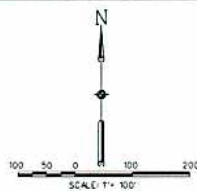
OWNER / DEVELOPER
 COMMUNITY DEVELOPMENT CAPITAL GROUP LLC
 A DELAWARE LIMITED LIABILITY COMPANY

PREPARED BY:
 JUDY S. MOORE, MEMBER
 FIRM W. L. HARRIS & CO., AIA

PLANNER:
MERRY R. GILBERT & ASSOCIATES, INC.,
Land Planning Consultants
2500 University Avenue, Suite 100
La Jolla, CA 92037
714/940-9500

ENGINEER/SURVEYOR:
Cosibello, Inc.
10000 San Diego Avenue, Suite 100
San Diego, CA 92126
619/591-1100

DATE: 11/14/2013
TIME: 14:40:10
PAGE: 14



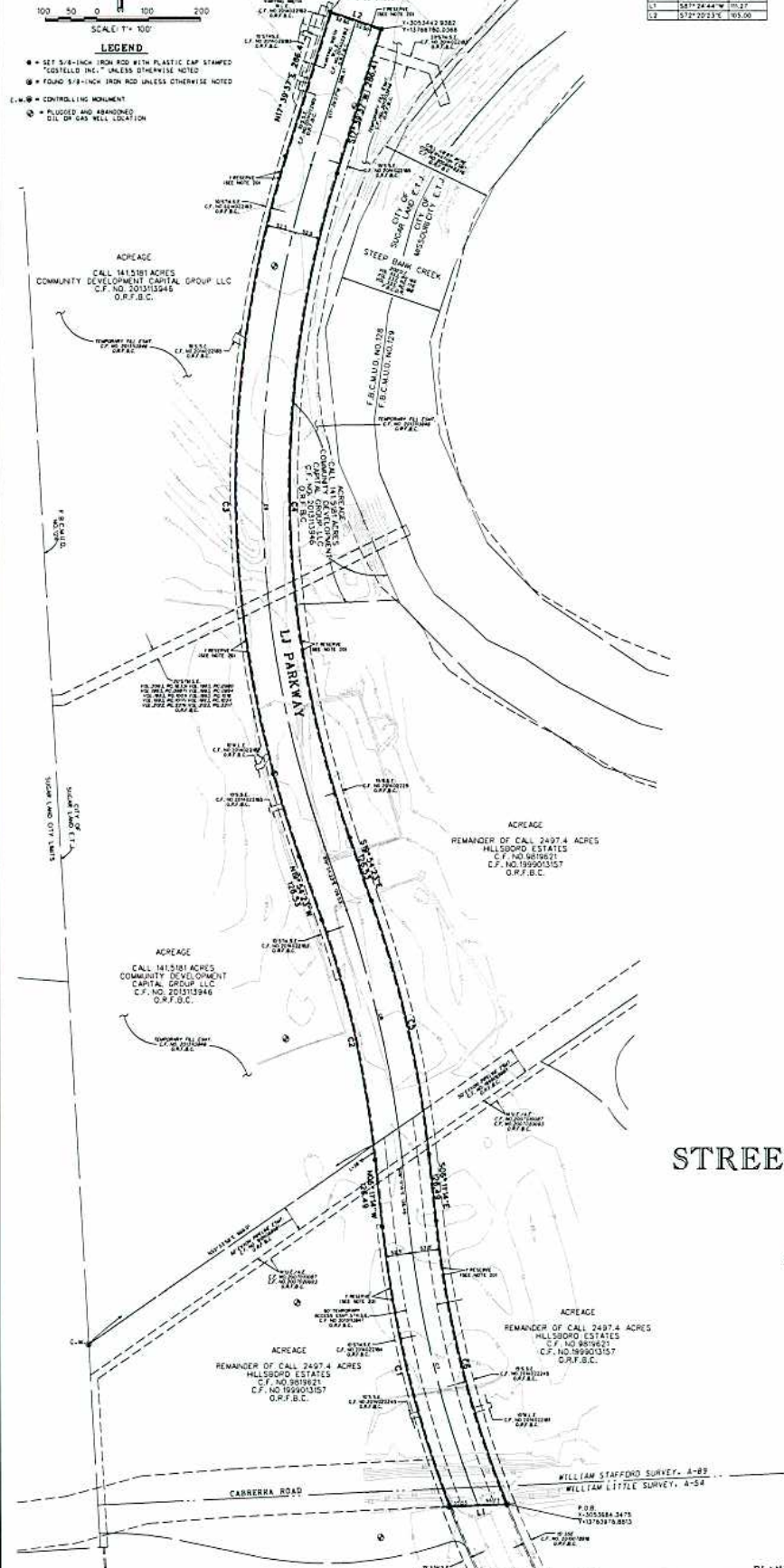
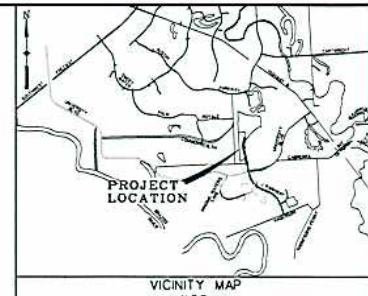
- LEGEND**
- SET 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "SUGARLAND INC." UNLESS OTHERWISE NOTED
 - FOUND 5/8-INCH IRON ROD UNLESS OTHERWISE NOTED
 - CONTROLLING MONUMENT
 - PLUGGED AND ABANDONED OIL OR GAS WELL LOCATION

CURVE TABLE

NUMBER	DELTA ANGLE	ARC LENGTH	RADIUS	CURVE DIRECTION	CHORD LENGTH
1	117° 17' 48"	344.35	2002.50	13° 47' 18" W	343.35
2	13° 47' 18"	468.32	1347.50	13° 02' 21" W	465.21
3	33° 34' 00"	1348.15	2002.50	01° 07' 33" W	1331.11
4	27° 54' 00"	1278.50	1847.50	01° 07' 33" E	1254.15
5	13° 47' 08"	481.46	2002.50	13° 02' 48" E	480.28
6	13° 47' 08"	552.46	1847.50	14° 18' 13" E	551.10
7	13° 47' 12"	548.33	2002.50	14° 03' 00" E	547.21
8	13° 01' 33"	493.28	2002.50	13° 50' 33" W	492.48
9	13° 54' 00"	1311.33	2002.50	01° 07' 33" W	1281.76

LINE TABLE

NUMBER	DIRECTION	DISTANCE
1	S87° 24' 44" W	10.27
2	S72° 22' 23" E	103.00



ABBREVIATION LEGEND

E.F. NO.	CLERKS FILE NO.
D.R.F.B.C.	OFFICIAL RECORDS FORT BEND COUNTY
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
S.D.E.	SANITARY SEWER EASEMENT
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
ESEM.	EASEMENT
C.M.	CONTROLLING MONUMENT
VOL. PG.	VOLUME AND PAGE
P.D.B.	POINT OF BEGINNING
M.L.E.	WATER LINE EASEMENT
S.W.S.E.	STORM SEWER EASEMENT
E.T.J.	EXTINGUISHED JURISDICTION
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
D.E.	DRAINAGE EASEMENT

LJ PARKWAY STREET DEDICATION PLAT PHASE SIX

BEING 8.9387 ACRES
LOCATED IN THE
WILLIAM STAFFORD SURVEY, A-89,
AND THE WILLIAM LITTLE SURVEY, A-54
SUGAR LAND E.T.J.
FORT BEND COUNTY, TEXAS

RIVERSTONE DEVELOPMENT
0 LOTS 0 BLOCKS 0 RESERVES

DATE: FEBRUARY, 2014
OWNER / DEVELOPER:
COMMUNITY DEVELOPMENT CAPITAL GROUP LLC
A DELAWARE LIMITED LIABILITY COMPANY

STEVEN S. BENSON, MANAGER
2960 N. LITCHFIELD RD., SUITE 110
GIDDYMAN, ARIZONA 85375

OWNER:
HILLSBORO ESTATES L.L.C.
LARRY JOHNSON, MANAGER
P.W. REICHERT III, VICE-PRESIDENT
5005 RIVERWAY, SUITE 110
HOUSTON, TEXAS 77056

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
22001 CINCO RANCH BLVD., SUITE A-250
KATY, TEXAS 77454
PHONE: (281) 579-0240
FAX: (281) 579-0212

PREPARED BY:
Ci
Costello, Inc.
ENGINEER/SURVEYOR:
ENGINEERING AND SURVEYING
6800 RICHMOND AVE., SUITE 400
HOUSTON, TEXAS 77056
(713) 782-7700 FAX: (713) 782-7800
TEXAS PE MEAS. P&S
REGISTRATION NO. 280

