

**PLAT RECORDING SHEET**

**PLAT NAME:** East Avalon Drive Phase II Street Dedication

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

**ACREAGE:** 4.153

**LEAGUE:** William Little Survey

**ABSTRACT NUMBER:** 54

**NUMBER OF BLOCKS:** 0

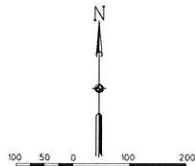
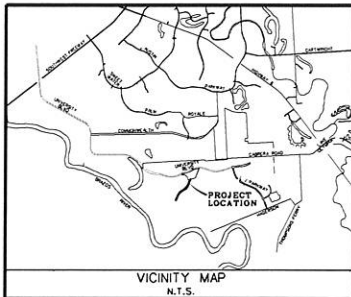
**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 0

**OWNERS:** Taylor Morrison of Texas Inc.

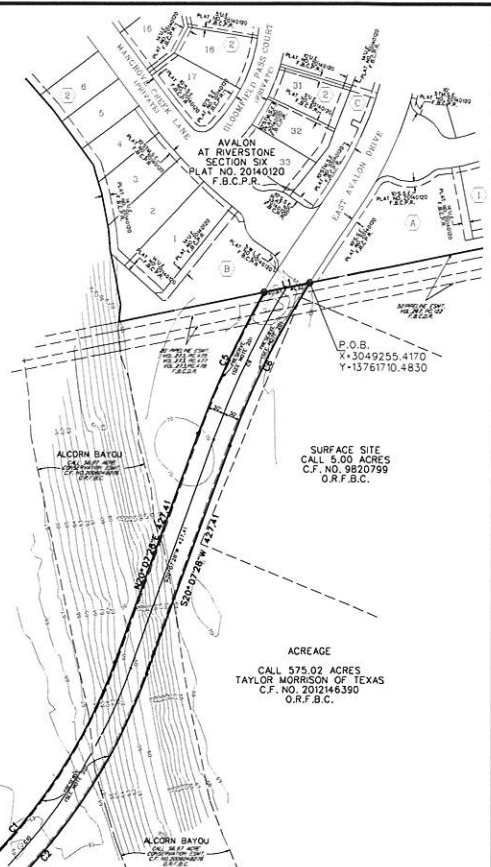
\_\_\_\_\_  
(DEPUTY CLERK)





- LEGEND**
- SET 5/8" INCH HIGH ROD WITH PLASTIC CAP STAMPED "OSTELLED INC" UNLESS OTHERWISE NOTED
  - ⊙ FOUND 5/8" INCH HIGH ROD UNLESS OTHERWISE NOTED

- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON 1988 DATUM. 1988 DATUM MEANS:
- TO CONVERT TO 1988 DATUM, 2001 ADJUSTMENT CONTRACT 128 AS ESTABLISHED BY CITY OF SUGAR LAND GEODETIC CONTROL STATION 128A LOCATED AT THE INTERSECTION OF EASTING ROAD AND SANDER RIVER ROAD.
- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- THIS PLAN WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY STEWART LITTLE, C.E.P., NO. 12123715000211; EFFECTIVE DATE MARCH 25, 2015. THE SURVEYOR WAS NOT NOTIFIED OF THE ABOVE PROPERTY.
- THIS PLAN LIES WHOLLY WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 128, FORT BEND COUNTY SEWER IMPROVEMENT DISTRICT NO. 128, FORT BEND SUBDIVISION DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND INDEPENDENT SCHOOL DISTRICT AND THE CITY OF SUGAR LAND AND FORT BEND COUNTY.
- APPROVAL OF THIS PLAN WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL, IF NOT RECEIVED ON THE REAL PROPERTY BEFORE THE EXPIRY OF THIS PLAN.
- THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION ARE AS SHOWN.
- ALL UNDERGROUND UTILITIES, INCLUDING EASEMENTS, AS INTERFERING, SHALL BE CONSIDERED TO BE AT THE CITY OF SUGAR LAND AND FORT BEND COUNTY DISTANCE REQUIREMENTS FOR RECORDS.
- NO OWNER OF THE 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 OVER THE EASEMENT WITHIN THE PARTS OF THE EASEMENT TO CROSS THE EASEMENT TO THE LAND SUBJECT TO THE EASEMENT, PROVIDED THAT THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THESE SHALL BE NO OBJECTION TO THE CITY OF SUGAR LAND OR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 7.8 OF THE CITY OF SUGAR LAND ORDINANCE, WITHIN THE CITY OF SUGAR LAND, WITHIN THE LIMITS OF THE SUBDIVISION. THE CITY OF SUGAR LAND SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL SIDEWALKS SUBJECT TO THE CITY OF SUGAR LAND. SIDEWALKS SHALL BE CONSTRUCTED ALONG STREETS ON WHICH HOME FRONT AND BACK STREETS ONE MILE-WIDE.
- EAST AVALON DRIVE LIES WITHIN THE LIMITS OF ZONE "A" AND ZONE "B" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 13030001000, DATED 04/11/2014.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF SUGAR LAND AND FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
- ONE-FOOT TRACT DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER ADJACENT PROPERTY TO THE SOUTH OF THE SUBDIVISION BEING PART OF THE ADJACENT PROPERTY IS IDENTIFIED BY A SHADOWED AREA. THE PUBLIC FOOT TRACT SHALL BE REMOVED, BECOME DEDICATED TO THE PUBLIC FOR THREE MONTHS AFTER THE COMMENCEMENT OF THE DEVELOPMENT, REVERT TO AND REMAIN IN THE POSSESSION OF THE PUBLIC, AT THE DISCRETION OF THE CITY OF SUGAR LAND.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING UTILITIES OR PROPOSED DRIVEWAYS, SHALL APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
- ALL DRAINAGE EASEMENTS TO BE FIRST CLASS OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.



**ABBREVIATION LEGEND**

B.L.	BUILDING LINE
C.F. NO.	CLERK'S FILE NO.
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STW.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
O.R.F.B.C.	OFFICIAL RECORDS FORT BEND COUNTY
VDL PG.	VOLUME AND PAGE
ESMT.	EASEMENT
P.D.B.	POINT OF BEGINNING
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS

**LINE DATA TABLE**

NUMBER	DESCRIPTION	DISTANCE
L1	N63°25'00"W	63.00
L2	N63°25'00"W	60.00
L3	N63°25'00"W	53.00

**CURVE DATA TABLE**

NUMBER	ARC LENGTH	TRADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	168.73	1970.00	140° 37' 21"	S40° 26' 08" E	875.41
C2	730.27	1030.00	170° 07' 31"	S40° 26' 08" E	718.07
C3	668.25	1080.00	153° 20' 28"	S39° 04' 34" E	645.34
C4	522.87	1220.00	134° 20' 28"	S39° 04' 34" W	500.03
C5	274.84	1230.00	100° 17' 48"	N25° 08' 31" E	274.87
C6	108.84	1140.00	71° 32' 38"	S19° 20' 17" W	108.91
C7	203.33	1270.00	56° 10' 24"	N21° 59' 32" E	203.32
C8	172.84	1330.00	46° 10' 24"	S19° 59' 32" W	172.77
C9	128.85	1330.00	10° 19' 52"	S25° 41' 24" W	128.97
C10	100.00	1000.00	14° 37' 11"	N40° 26' 08" E	100.00
C11	145.87	1030.00	13° 20' 29"	N39° 04' 34" E	145.88
C12	108.84	1000.00	10° 19' 52"	N21° 59' 32" E	108.92

# EAST AVALON DRIVE PHASE II STREET DEDICATION

BEING 4.1530 ACRES  
LOCATED IN THE  
WILLIAM LITTLE SURVEY, A-54,  
CITY OF SUGAR LAND E.T.J.,  
FORT BEND COUNTY, TEXAS

0 LOTS 0 BLOCKS 0 RESERVES

SCALE: 1"=100' DATE: FEBRUARY, 2015

RIVERSTONE DEVELOPMENT

OWNER & DEVELOPER:  
TAYLOR MORRISON OF TEXAS INC.  
GRANT GRIMS, VICE PRESIDENT  
6353 W. SAM HOUSTON PARKWAY N., STE. 150  
HOUSTON, TEXAS 77041  
PHONE: 281-598-3035

PREPARED BY:  
**Costello**  
Engineering and Surveying  
5650 Richmond Avenue, Suite 450 N  
Houston, Texas 77042  
(713) 763-7188 / (713) 763-0360, Fax  
TPE FIRM REG. NO. 280  
TPELS FIRM REG. NO. 100486

PLANNER:  
KERRY R. GILBERT & ASSOCIATES, INC.  
Land Planning Consultants  
28001 CINCO BAYOU, SUITE A-200  
HOUSTON, TEXAS 77058  
PHONE: (281) 879-1000  
FAX: (281) 879-8828