

PLAT RECORDING SHEET

PLAT NAME: Avalon at Riverstone Section Twenty-Three

PLAT NO: _____

ACREAGE: 15.5459

LEAGUE: William Little Survey

ABSTRACT NUMBER: 54

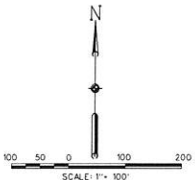
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 10

NUMBER OF RESERVES: 4

OWNERS: Taylor Morrison of Texas, Inc.

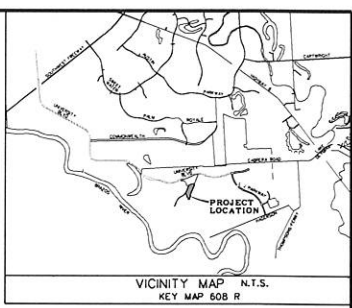
(DEPUTY CLERK)



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

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE / 5.00 ACRE SURFACE SITE	7.2847 ACRES
RESERVE "B"	LANDSCAPE / OPEN SPACE	6.1785 ACRES
RESERVE "C"	LANDSCAPE / OPEN SPACE	5.1643 ACRES
RESERVE "D"	DRAINAGE / ALCOHOL BAYOU	3.2713 ACRES
TOTAL		11.2993 ACRES



NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	209.65	1050.00	10.15	N25°43'59"E	203.33
C2	136.84	1142.00	10.15	N52°03'19"E	133.51
C3	557.77	2788.50	106°43'05"	N05°05'27"W	480.59
C4	156.34	125.00	84°29'33"	N05°03'32"W	153.51
C5	142.53	125.00	84°29'33"	S84°29'33"W	147.52
C6	244.79	125.00	84°29'33"	S15°07'46"E	49.94
C7	233.70	125.00	84°29'33"	N83°47'53"E	22.83
C8	18.56	125.00	84°29'33"	N04°03'15"E	18.50

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE
L1	N05°03'32"W	65.30
L2	N27°47'38"W	49.10
L3	N05°03'32"W	17.30
L4	N24°56'30"W	85.71
L5	N05°03'32"W	17.30
L6	N07°05'41"W	13.37
L7	N05°44'43"W	85.70
L8	S12°07'46"E	17.30
L9	S61°44'33"E	124.80
L10	S50°22'02"E	187.31

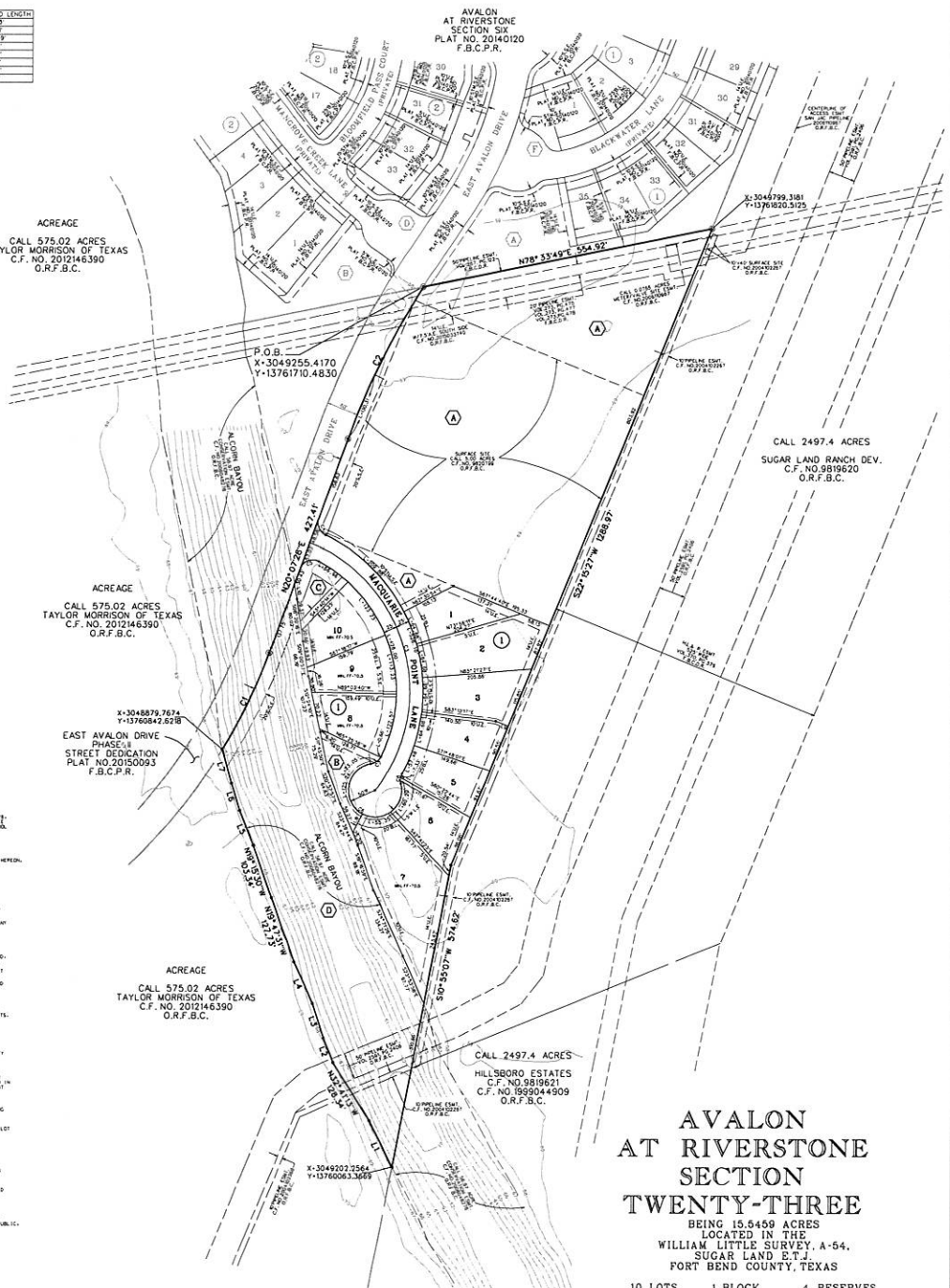
ACREAGE
CALL 575.02 ACRES
TAYLOR MORRISON OF TEXAS
C.F. NO. 2012146390
O.R.F.B.C.

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ACREAGE
CALL 575.02 ACRES
TAYLOR MORRISON OF TEXAS
C.F. NO. 2012146390
O.R.F.B.C.

CALL 2497.4 ACRES
HILLSBORO ESTATES
C.F. NO. 0890821
O.R.F.B.C.

CALL 2497.4 ACRES
SUGAR LAND RANCH DEV.
C.F. NO. 0819620
O.R.F.B.C.



1. UTILITIES LOCATED FOR ESTIMATING CONTAIN LINES ARE BASED ON RECORDS AND FIELD SURVEY. THE LOCATION OF UTILITIES IS NOT GUARANTEED BY THIS SURVEY.
2. TO CONFORM TO THE CITY OF SUGAR LAND, THE PLANNING AND DESIGN OF THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE CITY OF SUGAR LAND DEVELOPMENT CODE, CHAPTER 110, AND THE CITY OF SUGAR LAND ZONING ORDINANCE, CHAPTER 110.
3. THE PLANNING AND DESIGN OF THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE CITY OF SUGAR LAND DEVELOPMENT CODE, CHAPTER 110, AND THE CITY OF SUGAR LAND ZONING ORDINANCE, CHAPTER 110.
4. THIS PLAN HAS BEEN PREPARED FROM INFORMATION FURNISHED BY STREET TITLE AND HAS NOT BEEN VERIFIED BY THE SURVEYOR.
5. THIS PLAN HAS BEEN PREPARED FROM INFORMATION FURNISHED BY STREET TITLE AND HAS NOT BEEN VERIFIED BY THE SURVEYOR.
6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
8. ALL LANDSCAPING AND STRUCTURES INCLUDING EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF SUGAR LAND DEVELOPMENT CODE, CHAPTER 110.
9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
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AVALON AT RIVERSTONE SECTION TWENTY-THREE
BEING 15.5459 ACRES
LOCATED IN THE WILLIAM LITTLE SURVEY, A-54, SUGAR LAND E.T.J. FORT BEND COUNTY, TEXAS

10 LOTS 1 BLOCK 4 RESERVES
DATE: MAY, 2015

RIVERSTONE DEVELOPMENT

OWNER / DEVELOPER:
TAYLOR MORRISON OF TEXAS INC.

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
LONG PLANNING CONSULTANTS
63641 CINCO RANCH BLVD, SUITE A-280
KATE, TEXAS 77450
(832) 978-0340

ENGINEER/SURVEYOR:
COSTELLO
5933 P. SW HOUSTON PARKWAY S., STE. 150
HOUSTON, TEXAS 77056
PHONE: 781-958-9025

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
S.W.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
O.R.F.B.C.	OFFICIAL RECORDS FORT BEND COUNTY
Vol. PG.	VOLUME AND PAGE
ESW.	EASEMENT
P.O.B.	POINT OF BEGINNING
H.L. & P.	HOUSTON LIGHTING AND POWER
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
A.E.	ARCHAEOLOGICAL EASEMENT
WIN. FF.	WINDOW FINISH FLOOR