

PLAT RECORDING SHEET

PLAT NAME: Ivory Ridge at Riverstone Section One Partial Replat No. 1

PLAT NO: _____

ACREAGE: 1.8747

LEAGUE: William Little Survey

ABSTRACT NUMBER: 89

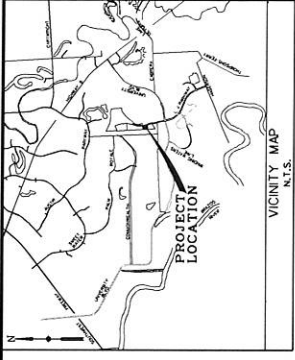
NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 3

NUMBER OF RESERVES: 2

OWNERS: Meritage Homes of Texas, LLC

(DEPUTY CLERK)



RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.2148 ACRES
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.6485 ACRES
	TOTAL	0.8633 ACRES

ACREAGE
 REMAINDER OF ACRES 2497.4 ACRES
 FILE NO. 98198215
 C.F. NO. 98198215
 O.R.F. B.C.

IVORY RIDGE AT RIVERSTONE SECTION ONE PARTIAL REPLAT NO.1

BEING 1.8747 ACRES
 LOCATED IN THE
 WILLIAM LITTLE SURVEY, A-89,
 SUGAR LAND E.T.J.,
 FORT BEND COUNTY, TEXAS

ALSO BEING A REPLAT OF
 LOTS 30 - 35, BLOCK I, OF
 IVORY RIDGE AT RIVERSTONE
 RECORDED IN PLAT NO. 20140080
 FORT BEND COUNTY PLAT RECORDS

3 LOTS 2 RESERVES
 REASON FOR PARTIAL REPLAT:
 (ADD RIGHT-OF-WAY)

DATE: JUNE, 2015
 RIVERSTONE DEVELOPMENT



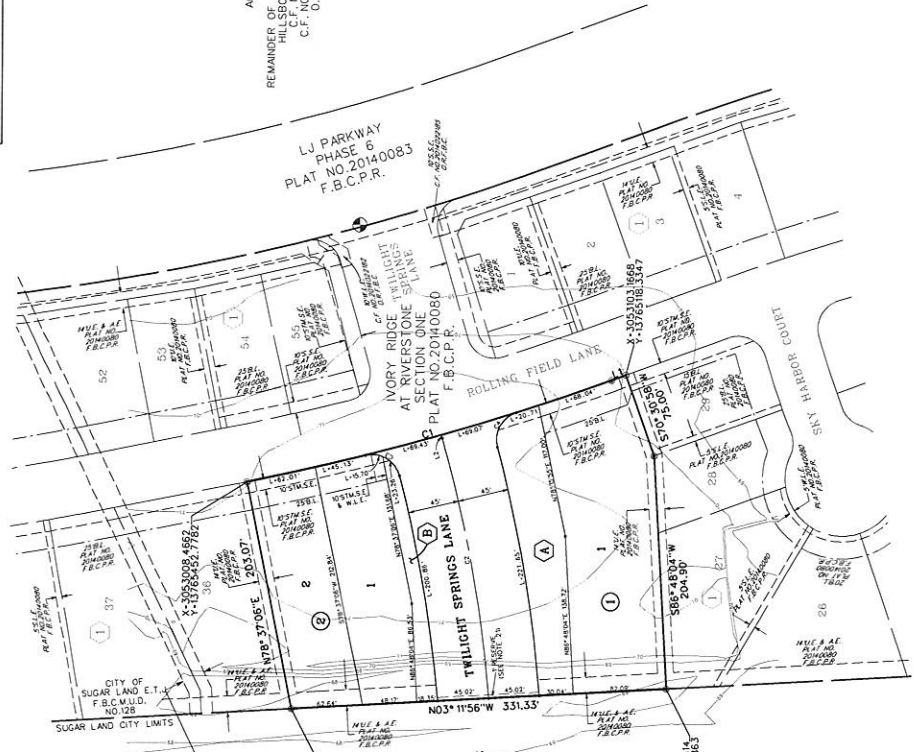
OWNER / DEVELOPER:
 MERITAGE HOMES OF TEXAS, LLC
 2001 W. SAM HOUSTON BLVD., SUITE 6250
 HOUSTON, TEXAS 77043
 PHONE: (713) 351-1106

PLANNER:
 KERRY R. GILBERT & ASSOCIATES, INC.
 12001 CINCO RANCHO BLVD., SUITE 1-200
 FORT WORTH, TEXAS 76155
 PHONE: (817) 591-0040
 FAX: (817) 591-0040

PREPARED BY:
 Costello
 Engineering and Surveying
 9990 Richmond Avenue, Suite 450 N
 Houston, Texas 77042
 (713) 783-7788 (713) 783-3880, Fax
 (713) 783-3880
 TEXAS PROFESSIONAL REG. NO. 008496
 TERS APPROVAL NO. 008496

JOB NO. 7, 2014-361-006
 DATE: JUNE, 2015

SHEET 2 OF 2



- LEGEND**
- SET 5/8" HIGH IRON ROD WITH PLASTIC CAP STIMMED
 - ⊗ TONGUE 5/8" HIGH IRON ROD UNLESS OTHERWISE NOTED
 - ⊙ 6" OR 6 1/2" WELL LOCATION



LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE
1	S 87° 14' 00" W	1.054
2	S 74° 07' 00" W	3.000

CURVE DATA TABLE

NUMBER	ARC LENGTH	DELTA ANGLE	CURVE DIRECTION	CHORD LENGTH
1	1.53149	23° 27' 30"	S 87° 14' 00" W	1.53149
2	1.5971423	10° 54'	S 74° 07' 00" W	1.5971423
3	58.866	89° 17' 30"	N 03° 11' 56" W	58.866
4	158.09	87° 17' 43"	S 87° 17' 29" E	158.09

ACREAGE
 MERITAGE HOMES OF TEXAS
 C.F. NO. 2015001869
 O.R.F. B.C.

ACREAGE
 REMAINDER OF ACRES 2497.4 ACRES
 FILE NO. 98198215
 C.F. NO. 98198215
 O.R.F. B.C.

ACREAGE
 CITY OF SUGAR LAND E.T.J.
 F.B.C. M.U.D. NO. 128

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ABBREVIATION LEGEND

B.L.	BUILDING LINE
C.F. NO.	COMMISSIONER'S FILE NO.
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
L.L.	LOT LINE EASEMENT
S.L.E.	STREET LIGHT EASEMENT
S.W.S.E.	STORM SEWER EASEMENT
S.W.S.L.	STORM SEWER EASEMENT
S.W.S.L.C.	STORM SEWER EASEMENT
P.O.B.	POINT OF BEGINNING
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
M.U.D.	MUNICIPAL UTILITY DISTRICT
S.L.E.	STREET LIGHT EASEMENT
R.E.	REPLAT EASEMENT

1. ALL INFORMATION ON THIS PLAT IS BASED ON THE SURVEY AND RECORDS OF THE CITY OF SUGAR LAND, TEXAS, AND THE RECORDS OF THE COUNTY OF FORT BEND, TEXAS.
2. THE SURVEY WAS MADE BY THE ENGINEER AND SURVEYOR, COSTELLO ENGINEERING AND SURVEYING, INC., ON THE DATE INDICATED ON THE PLAT.
3. THE ENGINEER AND SURVEYOR HAS REVIEWED THE RECORDS OF THE CITY OF SUGAR LAND, TEXAS, AND THE RECORDS OF THE COUNTY OF FORT BEND, TEXAS, AND HAS FOUND THEM TO BE CORRECT AND COMPLETE.
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