

PLAT RECORDING SHEET

PLAT NAME: Avalon at Riverstone, Section Seventeen

PLAT NO: _____

ACREAGE: 18.28

LEAGUE: William Little Survey

ABSTRACT NUMBER: 54

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 33

NUMBER OF RESERVES: 6

OWNERS: Taylor Morrison of Texas, Inc.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION, ACTING BY AND THROUGH ROBERT L. SKINNER, AUTHORIZED AGENT, BEING AN OFFICER OF TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION, HEREINAFTER REFERRED TO AS OWNERS OF THE 18.28 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF AVALON AT RIVERSTONE SECTION SEVENTEEN, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS AVALON AT RIVERSTONE SECTION SEVENTEEN, LOCATED IN THE WILLIAM LITTLE SURVEY, A-54, FORT BEND COUNTY TEXAS, AND HEREBY DEDICATES TO THE PUBLIC USE AS SUCH, ALL STREETS (EXCEPT STREETS DESIGNATED AS PRIVATE) AND EASEMENTS SHOWN HEREON FOREVER AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS DEDICATED OR OCCASIONED BY ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES, AND DOES HEREBY BIND ITSELF, AND ITS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND FOREVER THE TITLE TO THE LAND SO DEDICATED.

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, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF 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, TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT L. SKINNER, ITS AUTHORIZED AGENT

THIS _____ DAY OF _____, 2017.

TAYLOR MORRISON OF TEXAS, INC.
A TEXAS CORPORATION

BY: _____
ROBERT L. SKINNER, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. SKINNER, AUTHORIZED AGENT, OF TAYLOR MORRISON OF TEXAS, INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, HILLSBORO ESTATES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ARE THE OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS AVALON AT RIVERSTONE SECTION SEVENTEEN, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2012147313, OF THE OFFICIAL RECORDS OF THE FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

HILLSBORO ESTATES, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____ OF HILLSBORO ESTATES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, SUGAR LAND RANCH DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ARE THE OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS AVALON AT RIVERSTONE SECTION SEVENTEEN, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2012147313 OF THE OFFICIAL RECORDS OF THE FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

SUGAR LAND RANCH DEVELOPMENT, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____ OF SUGAR LAND RANCH DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, THE RIVERSTONE COMMUNITY SERVICES FOUNDATION, INC., ARE THE OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS AVALON AT RIVERSTONE SECTION SEVENTEEN, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2012147313, OF THE OFFICIAL RECORDS OF THE 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 HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THE RIVERSTONE COMMUNITY SERVICES FOUNDATION INC.

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____ OF THE RIVERSTONE COMMUNITY SERVICES FOUNDATION INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 _____, 2017.

NOTARY PUBLIC AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, MARK D. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTIONS; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP. THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

MARK D. ARMSTRONG, R.P.L.S.
TEXAS REGISTRATION NO. 5363

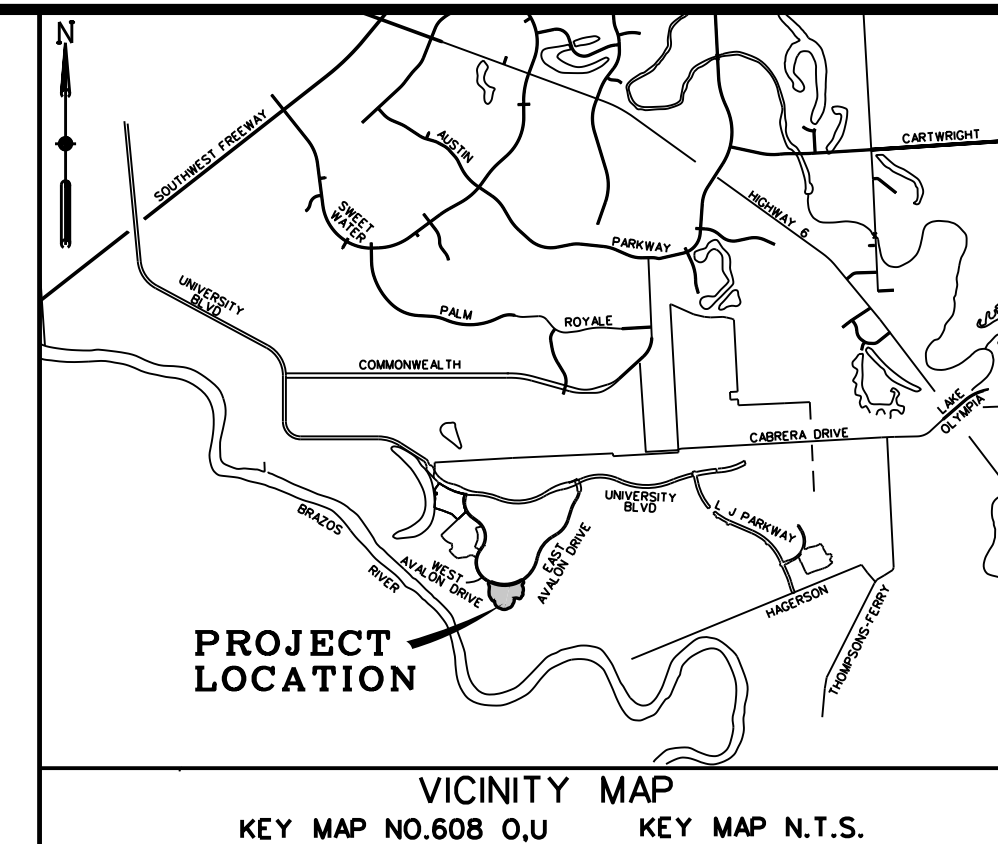
I, GUY L. HUMPHREY, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF SUGAR LAND.

GUY L. HUMPHREY
TEXAS LICENSE NO. 106072

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SUGAR LAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF AVALON AT RIVERSTONE SECTION SEVENTEEN, 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 _____, 2017.

BY: _____ BY: _____
KATHY HUEBNER, CHAIR GLENDA GUNDERMANN, CITY SECRETARY



I, RICHARD W. STOLLEIS, 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.

RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

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

THIS _____ DAY OF _____, 2017.

VINCENT M. MORALES JR.,
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT
COUNTY JUDGE

W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

JAMES PATTERSON
COMMISSIONER, PRECINCT 4

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

ON _____, 2017, AT _____ O'CLOCK _____ M., AND IN PLAT

NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

AVALON AT RIVERSTONE SECTION SEVENTEEN

BEING 18.28 ACRES
LOCATED IN THE
WILLIAM LITTLE SURVEY, A-54,
SUGAR LAND E.T.J.
FORT BEND COUNTY, TEXAS

33 LOTS 4 BLOCKS 6 RESERVES

DATE: NOVEMBER, 2017

RIVERSTONE DEVELOPMENT PREPARED BY:

OWNER / DEVELOPER:
TAYLOR MORRISON OF TEXAS INC.

ROBERT L. SKINNER, AUTHORIZED AGENT
5353 W. SAM HOUSTON PARKWAY N., STE. 190
HOUSTON, TEXAS 77041
PHONE: 281-598-3035



ENGINEER/SURVEYOR:
9990 RICHMOND AVENUE SUITE 450
NORTH BUILDING
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3586
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100498

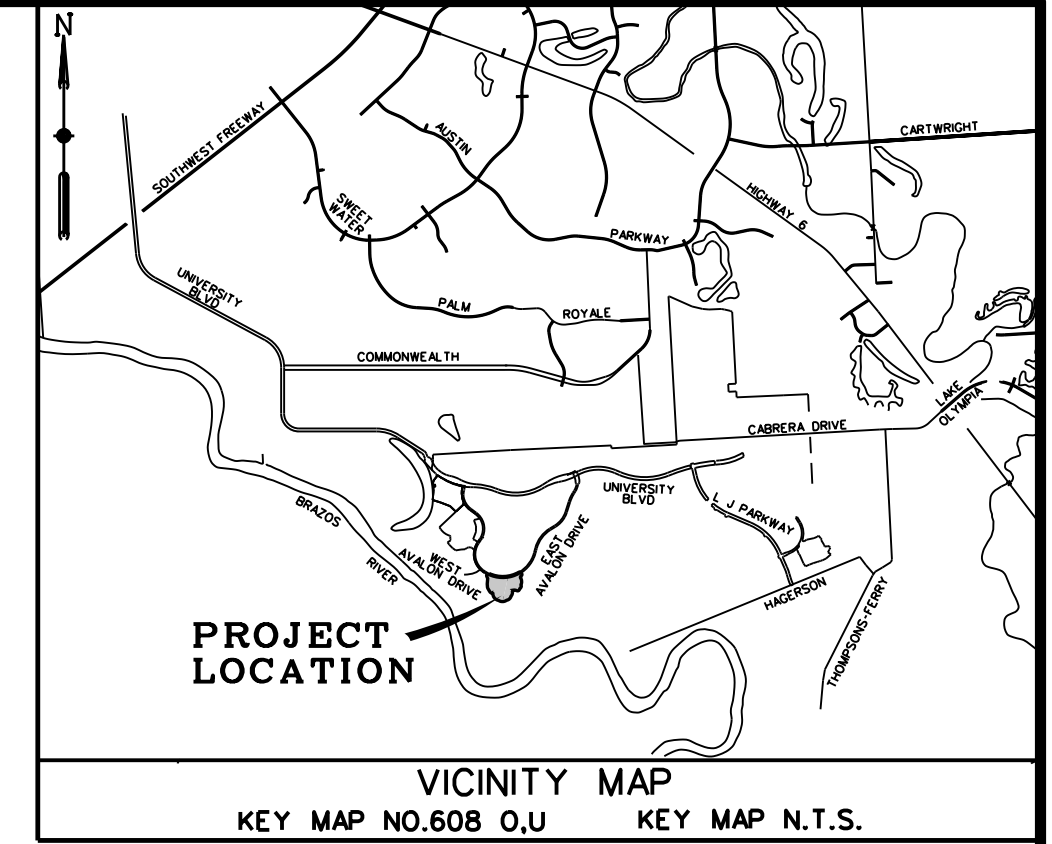
PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
23501 CINCO RANCH BLVD., SUITE A-250
KATY, TEXAS 77494
(281)-979-0340

MB* 1016-16
JOB NO.* 2015-245-008

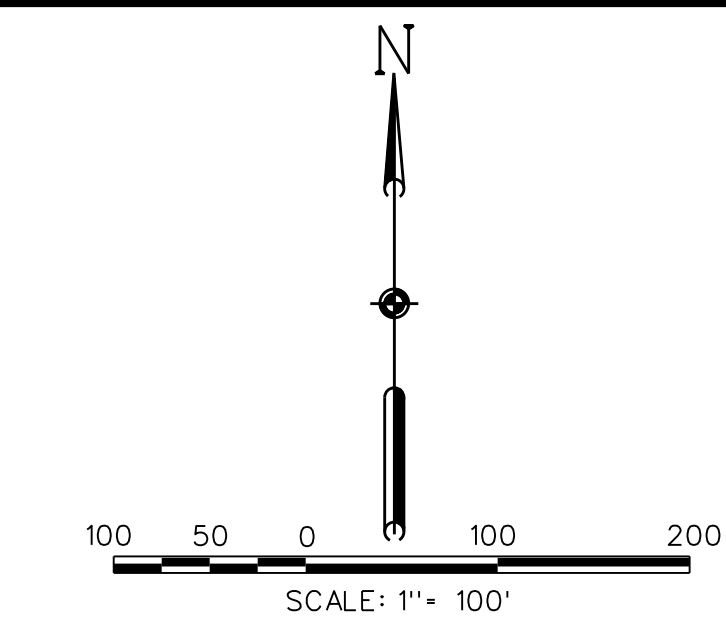
SHEET 1 OF 2

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.4971 ACRES
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.0746 ACRES
RESERVE "C"	LANDSCAPE / OPEN SPACE / RECREATION	0.7564 ACRES
RESERVE "D"	LANDSCAPE / OPEN SPACE	0.9773 ACRES
RESERVE "E"	LANDSCAPE / OPEN SPACE	0.1500 ACRES
RESERVE "F"	PRIVATE ACCESS / EMERGENCY ACCESS / PUBLIC UTILITIES	3.6511 ACRES
TOTAL:		6.1065 ACRES

LINE DATA TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S27°43'42"E	41.99
L2	S64°41'38"W	30.00
L3	S06°23'05"E	15.00
L4	S54°24'57"E	60.76
L5	N02°48'12"E	61.69
L6	N33°55'52"W	50.00
L7	N27°19'01"E	20.00
L8	N14°59'14"W	50.26
L9	S56°30'39"E	21.84
L10	N45°06'23"E	17.69
L11	S25°26'36"W	22.67
L12	S80°16'05"W	11.50
L13	N56°45'48"E	30.00
L14	N50°23'57"E	42.58
L15	N83°36'55"E	180.74
L16	N79°23'56"E	90.92
L17	S27°19'01"E	15.00
L18	S09°23'05"E	20.00
L19	S03°58'44"E	20.00



CURVE DATA TABLE		
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)
C1	1277.76	1330.00
C2	203.82	125.00
C3	184.60	180.00
C4	155.44	125.00
C5	183.77	290.00
C6	78.15	86.62
C7	111.93	130.00
C8	55.78	120.00
C9	138.62	130.00
C10	76.57	270.00
C11	220.50	205.00
C12	58.88	200.00
C13	280.66	200.00
C14	81.65	50.00
C15	74.79	475.00
C16	364.14	500.00
C17	250.54	900.00
C18	212.66	320.00
C19	392.70	125.00
C20	283.62	500.00
C21	214.03	685.00
C22	20.59	25.00
C23	22.91	25.00
C24	37.70	25.00
C25	37.70	25.00
C26	57.33	25.00
C27	222.93	50.00
C28	36.39	25.00
C29	34.78	25.00
C30	19.73	25.00
C31	22.54	25.00
C32	21.03	25.00
C33	21.03	25.00
C34	37.63	25.00
C35	41.79	25.00
C36	37.21	25.00
C37	36.73	25.00
C38	241.05	50.00
C39	241.09	25.00
C40	41.01	25.00
C41	41.79	25.00
C42	38.48	25.00
C43	37.43	25.00
C44	58.02	25.00
C45	49.94	60.00
C46	54.00	60.00
C47	67.58	925.00
C48	250.21	875.00
C49	19.76	350.00
C50	124.70	350.00



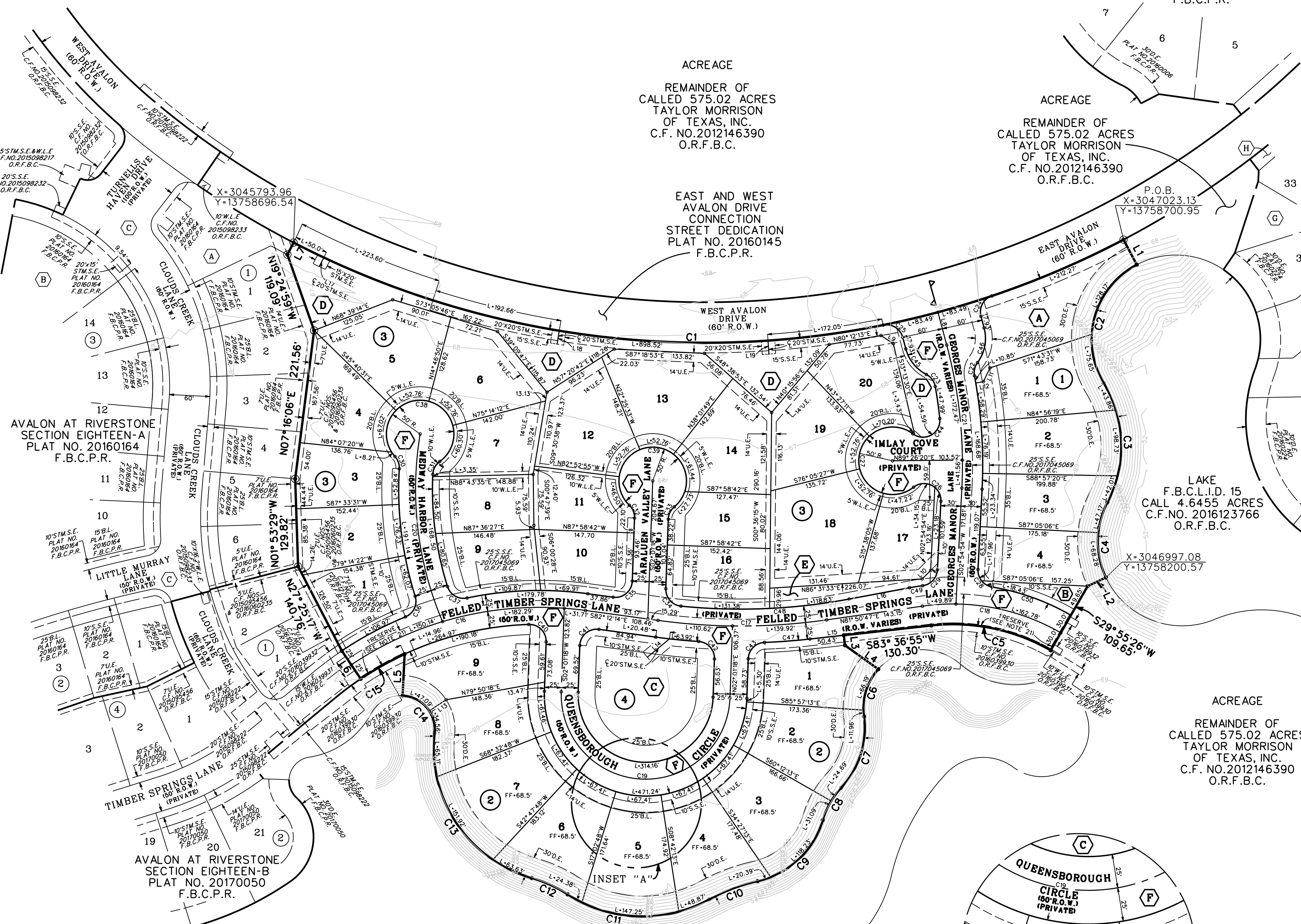
LEGEND

- SET 5/8" INCH IRON ROD WITH PLASTIC CAP STAMPED COSTELLO INC UNLESS OTHERWISE NOTED
- FOUND 5/8" INCH IRON ROD UNLESS OTHERWISE NOTED
- 1 - INDICATES LOT NUMBER
- ① - INDICATES BLOCK NUMBER
- A - INDICATES RESERVE
- INDICATES STREET NAME CHANGE

REAR LOT CORNER NOTE:
THE REAR LOT CORNERS OF LOTS 1-4 AND RESERVE "A" OF BLOCK 1 AND LOTS 1-9 OF BLOCK 2 ARE WITNESSED BY A 5/8-INCH IRON ROD WITH CAP STAMPED "WITNESS CORNER" SET AT THE INTERSECTION OF THE SIDE LOT LINE WITH THE 30' DRAINAGE EASEMENT. THE BEARING/DISTANCE SHOWN IS FOR THE ENTIRE SIDE LOT DIMENSION. NO MONUMENTS WERE SET AT THE REAR LOT CORNERS.

GENERAL NOTES:

- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGVD 1929 DATUM, 1973 ADJUSTMENT.
- SITE TBM "X" CUT IN CONCRETE AT SOUTH END OF MURRAY LANE 11.5' SOUTH OF CENTERLINE PAVING, 186 FEET WEST OF CENTERLINE OF CLOUDS CREEK LANE. ELEVATION: 65.86. NGVD 1929 DATUM, 1973 ADJUSTMENT.
- TO CONVERT TO NAVD 1983 DATUM, 2011 ADJUSTMENT SUBTRACT 1.23' AS ESTABLISHED BY CITY OF SUGAR LAND GEODETIC CONTROL STATION SGR-1 LOCATED AT THE INTERSECTION OF ELKINS ROAD AND SAGER RIVER ROAD.
- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE FILE NO. 121573160PL28, EFFECTIVE DATE NOVEMBER 07, 2017. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 128, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 15, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND INDEPENDENT SCHOOL DISTRICT AND THE ETJ OF THE CITY OF SUGAR LAND AND FORT BEND COUNTY.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHITO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 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 WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS: THE DRIVEWAY SHALL BE JOINED 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.
- WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 7.8 OF THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND. PRIOR TO THE CERTIFICATION OF COMPLIANCE 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. HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
- AVALON AT RIVERSTONE SECTION 17 LIES WITHIN SHADDED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, NUMBER 481570290L DATED APRIL 2, 2014.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF SUGAR LAND AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ONE-FOOT STRIP OF LAND RESERVED FOR BUFFER PURPOSES, AS A SEPARATION BETWEEN END OF PRIVATE STREETS WHERE SUCH PRIVATE STREETS ADJACENT UNPLATTED PROPERTY, PLATTED PRIVATE STREETS ADJACENT TO UNPLATTED PROPERTY SHALL NOT PROVIDE STREET ACCESS TO THE UNPLATTED PROPERTY, WITH THE EXCEPTION OF ESSENTIAL PROPERTY MAINTENANCE. WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, STREET ACCESS SHALL BE GRANTED FROM THE PRIVATE STREET TO THE ADJACENT PLATTED PROPERTY THROUGH AN APPROVED APPROACH WITH CURB CUT.
- ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO CHAPTER FIVE, ARTICLE VII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- ALL LAKE/RETENTION 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 IV, SECTION 5-34 OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- ALL LOTS AND RESERVES SHALL HAVE MINIMUM SIDE AND REAR BUILDING SETBACKS AS SPECIFIED IN CHAPTER FIVE, ARTICLE III, SECTION 5-22 BUILDING LINES OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- WITHIN SUGAR LANDS 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.
- PRIVATE STREET RESERVE "F" SHALL PROVIDE ACCESS TO POLICE, FIRE, EMERGENCY VEHICLES, UTILITY OPERATIONS AND MAINTENANCE, AND OTHER MUNICIPAL PERSONNEL AS NEEDED.
- ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE MINIMUM SLAB ELEVATION SHALL BE 68.5 FEET, ONE FOOT ABOVE TOP OF CURB, OR 1.5 FEET ABOVE NATURAL GROUND, WHICHEVER ELEVATION IS HIGHER. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT.
- THIS PLAT IS IN ACCORDANCE WITH THE AVALON AT RIVERSTONE PHASE II P.U.D. #2 APPROVED BY THE CITY OF SUGAR LAND CITY COUNCIL ON JUNE 03, 2014 AND RECORDED IN FILE NO. 2014084243 OF THE O.R.F.B.C.
- THE STREETS, SIDEWALKS, AND STREET LIGHTS WITHIN THIS SUBDIVISION ARE PRIVATE INFRASTRUCTURE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION. REQUIREMENTS FOR FUNDS, AUDITS, AND INFRASTRUCTURE ASSESSMENTS ARE ESTABLISHED IN THE APPROVED P.U.D. AND RECORDED COVENANTS AND RESTRICTIONS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.



LAKE
F.B.C.L.I.D. 15
CALL 8.8389 ACRES
C.F. NO. 2016123766
O.R.F.B.C.

ABBREVIATION LEGEND	
B.L.	BUILDING LINE
C.F. NO.	CLERKS FILE NUMBER
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
O.R.F.B.C.	OFFICIAL RECORDS FORT BEND COUNTY
ESMT.	EASEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
F.F.	FINISHED FLOOR ELEVATION
F.B.C.L.I.D.	FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT

AVALON AT RIVERSTONE SECTION SEVENTEEN

BEING 18.28 ACRES LOCATED IN THE WILLIAM LITTLE SURVEY, A-54, SUGAR LAND E.T.J. FORT BEND COUNTY, TEXAS

33 LOTS 4 BLOCKS 6 RESERVES
DATE: NOVEMBER, 2017

RIVERSTONE DEVELOPMENT PREPARED BY:
Costello
OWNER / DEVELOPER:
TAYLOR MORRISON OF TEXAS INC.
15011 KATY TEXAS 77449
PHONE: 281-598-3035

PLANNER:
KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
28601 CINCO RANCH BLVD., SUITE A-260
KATY, TEXAS 77454
(281)-579-0340

ENGINEER/SURVEYOR:
9900 RICHMOND AVENUE SUITE 450
NORTH BUILDING
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3560
TYPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 103486