

PLAT RECORDING SHEET

PLAT NAME: Riverside Ranch Commercial, Sec. Two

PLAT NO: _____

ACREAGE: 12.1784

LEAGUE: William Andrews Survey

ABSTRACT NUMBER: 3

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 4

OWNERS: Houston Heritage, Ltd. and Lawrence K. Siller

(DEPUTY CLERK)

STATE OF TEXAS :
COUNTY OF FORT BEND:

We, Houston Heritage, LTD. acting by and through Lawrence K. Sillers, Secretary of Top Group, Inc., its general partner and Lawrence K. Siller, individual, hereinafter referred to as Owners of the 12.1784 acres shown hereon and described in the above and foregoing map of **RIVERSIDE RANCH COMMERCIAL SEC TWO**, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and do hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend 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. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals 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 feet (10' 0") for ten feet (10' 0") back-to-back ground easements or seven feet, six inches (7' 6") 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. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tank into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty (20' 0") feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Richmond, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby acknowledge the receipt of the "Orders for 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, Houston Heritage, LTD., has caused these presents to be signed by Lawrence K. Siller,
Secretary of Top Group, Inc., its general partner, thereunto authorized, this ____ day of _____, 201____.

Houston Heritage, LTD., a Texas Limited Partnership
Top Group, Inc., its general partner
BY: Lawrence K. Siller
Secretary

STATE OF TEXAS :
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared Lawrence K. Siller, Secretary of Top Group, Inc., general partner of Houston Heritage, LTD., 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 201____.

Notary Public in and for the State of Texas _____
My Commission Expires: _____

Witness my hand in the County of _____ this ____ day of _____, 201____.

BY: _____
Lawrence K. Siller, individually

STATE OF TEXAS :
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared Lawrence K. Siller, 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 individual.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 201____.

Notary Public in and for the State of Texas _____
My Commission Expires: _____

This Plat of **RIVERSIDE RANCH COMMERCIAL SEC TWO** is approved by the City Manager of the City of Richmond, Texas, this ____ day of _____, 201____.

Terri Vela, City Manager

This Plat of **RIVERSIDE RANCH COMMERCIAL SEC TWO** approved on _____ by the City of Richmond Commission and signed this ____ day of _____, 201____, provided, however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within six (6) months hereafter.

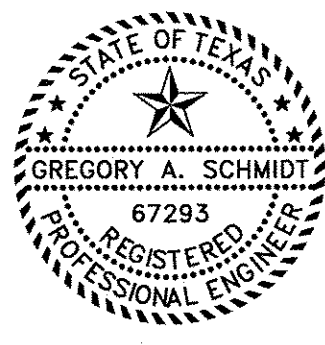
Evalyn W. Moore, Mayor _____
Laura Scariato, City Secretary _____

NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987504771.
- 2.) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 94.5 FEET ABOVE MEAN SEA LEVEL, OR 18 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. THE TOP OF SLAB ELEVATIONS SHALL BE NO LESS THAN 12" ABOVE EXTREME EVENT PONDING AND SHEET FLOW ELEVATIONS AS CALCULATED IN FUTURE SITE DESIGNS.
- 3.) BENCHMARK: NATIONAL GEODETIC SURVEY MARKER PID AW4893, DESIGNATED L 1212, IS A BENCHMARK DISK STAMPED "L 1212 1973" SET IN CONCRETE HEADWALL ON THE EAST SIDE OF FARM ROAD 723 APPROXIMATELY 4.05 MILES NORTH FROM ROSENBERG, TEXAS. ELEVATION=90.68'
- 4.) TEMPORARY BENCHMARK: BOX CUT ON THE NORTHWEST END OF A 24" RCP LOCATED NEAR THE SOUTHEAST CORNER OF THE SUBJECT TRACT, AS SHOWN HEREON. ELEVATION=90.08'
- 5.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF RICHMOND'S ETJ, AND FORT BEND COUNTY, TEXAS.
- 6.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 7.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 8.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 9.) THIS PLAT LIES IN LIGHTING ZONE 3 (L23).
- 10.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 49157-C-02353, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD ELEVATION FOR THIS SITE IS 93.0'
- 11.) SUBJECT TO TERM, CONDITIONS, AND STIPULATIONS SET FORTH IN FORT BEND COUNTY CLERK'S FILE NO. 2014056162.
- 12.) RESERVE "A" SHOWN HEREON WAS SUBMITTED TO THE CITY OF RICHMOND FOR REVIEW ON JANUARY 7, 2013, FOR PLATTING REVIEW AND IS GRANDFATHERED FOR THE RULES IN PLACE AT THAT TIME.
- 13.) NO PIPELINE OR PIPELINE EASEMENTS APPEAR IN THE CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY AND NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
- 14.) • - INDICATES A SET 5/8" IR W/ CAP STAMPED "TEAM 281-491-2525", UNLESS OTHERWISE NOTED.
- 16.) 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.
- 17.) RESERVE "D" DEDICATED HEREON SHALL BE RESTRICTED TO DRAINAGE PURPOSES. MAINTENANCE OF RESERVE "D" SHALL BE THE RESPONSIBILITY OF HOUSTON HERITAGE, LTD. AND IT'S SUCCESSORS AND/OR ASSIGNS; HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THIS RESERVE, IF NECESSARY.
- 18.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC", PER SECTION 4.5.201, WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- 19.) EACH RESERVE SHOWN HEREON MUST HAVE PLANS APPROVED BEFORE THE ISSUANCE OF ANY PERMIT IS GRANTED.

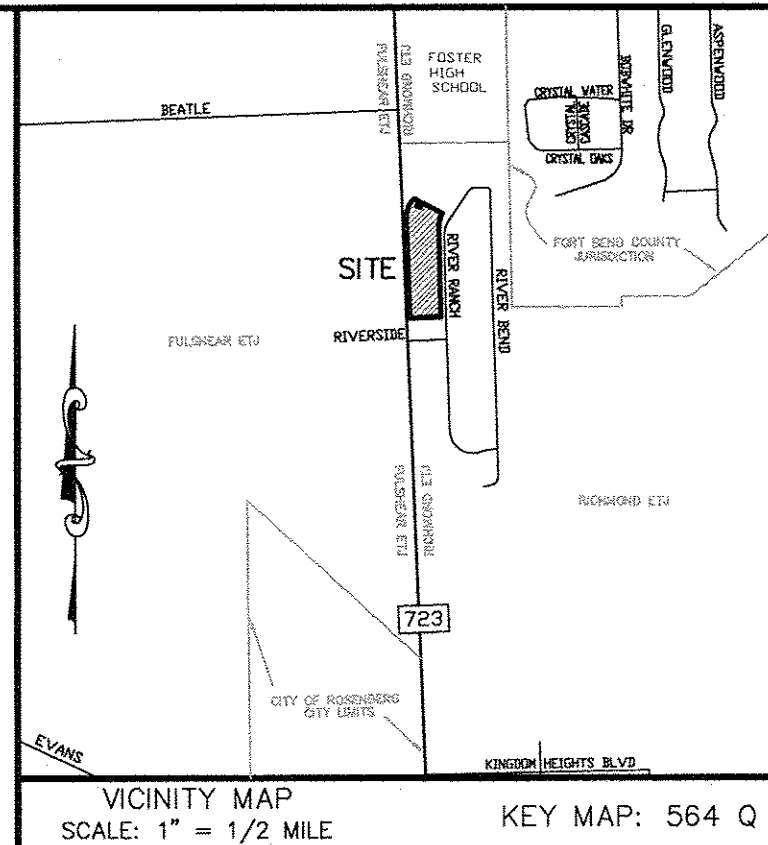
I, Gregory A. Schmidt, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

Gregory A. Schmidt, P.E.
Texas Registration No. 67293



I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of not less than three (3) feet unless otherwise noted hereon; and that the plat boundary corners have been tied to the nearest street intersection.

Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776



I, Richard W. Stolleis, P.E., 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 Commissioners' Court; however, 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 Commissioners' Court of Fort Bend County, Texas this ____ day of _____, 201____.

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, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 201____, AT ____ O'CLOCK ____M., IN PLAT NUMBER(S) _____ OF THE PLAT RECORDS OF SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.

BY: LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT OF RIVERSIDE RANCH COMMERCIAL SEC TWO

1 BLOCK - 4 RESERVES - 0 LOTS

A SUBDIVISION OF 12.1784 ACRES
IN THE WILLIAM ANDREWS SURVEY,
ABSTRACT NO. 3,
FORT BEND COUNTY, TEXAS

~ OWNERS ~
HOUSTON HERITAGE, LTD. AND LAWRENCE K. SILLER

5545 F.M. 359
Richmond, Texas 77406
PHONE: 281.342.5950

~ SURVEYOR/ENGINEER ~
TEXAS ENGINEERING AND MAPPING CO.

12718 Century Drive
Stafford, Texas 77477
Brian Nesvadba, R.P.L.S.
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2808
www.team-civil.com
1070-2

NOVEMBER 15, 2017

SHEET 1 OF 2

RESTRICTED RESERVE TABLE		
A	3.0000 ACRES	(130,680 SQ. FT.)
RESTRICTED TO COMMERCIAL/ INDUSTRIAL		
B	7.1383 ACRES	(310,946 SQ. FT.)
RESTRICTED TO COMMERCIAL/ INDUSTRIAL		
C	1.5882 ACRES	(69,182 SQ. FT.)
RESTRICTED TO COMMERCIAL/ INDUSTRIAL		
D	0.4518 ACRE	(19,680 SQ. FT.)
RESTRICTED TO DRAINAGE PURPOSES		

RESERVE "D"
0.4518 ACRE
(19,680 SQ. FT.)

LINE TABLE				
LINE	BEARING	DISTANCE		
L1	N 53°47'50" E	13.32'		
L2	S 62°40'53" E	60.15'		
L3	S 27°12'07" W	119.16'		
L4	S 78°41'59" E	124.59'		
L5	N 15°57'41" E	26.06'		
L6	N 62°26'22" W	48.42'		
L7	N 22°27'56" E	59.03'		
L8	N 15°59'24" E	41.47'		
L9	N 08°04'23" E	41.08'		
L10	N 27°00'24" E	53.30'		
L11	N 53°41'31" E	71.40'		

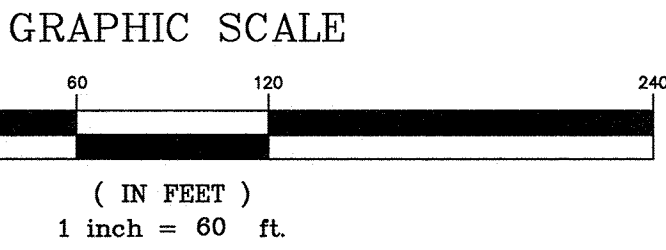
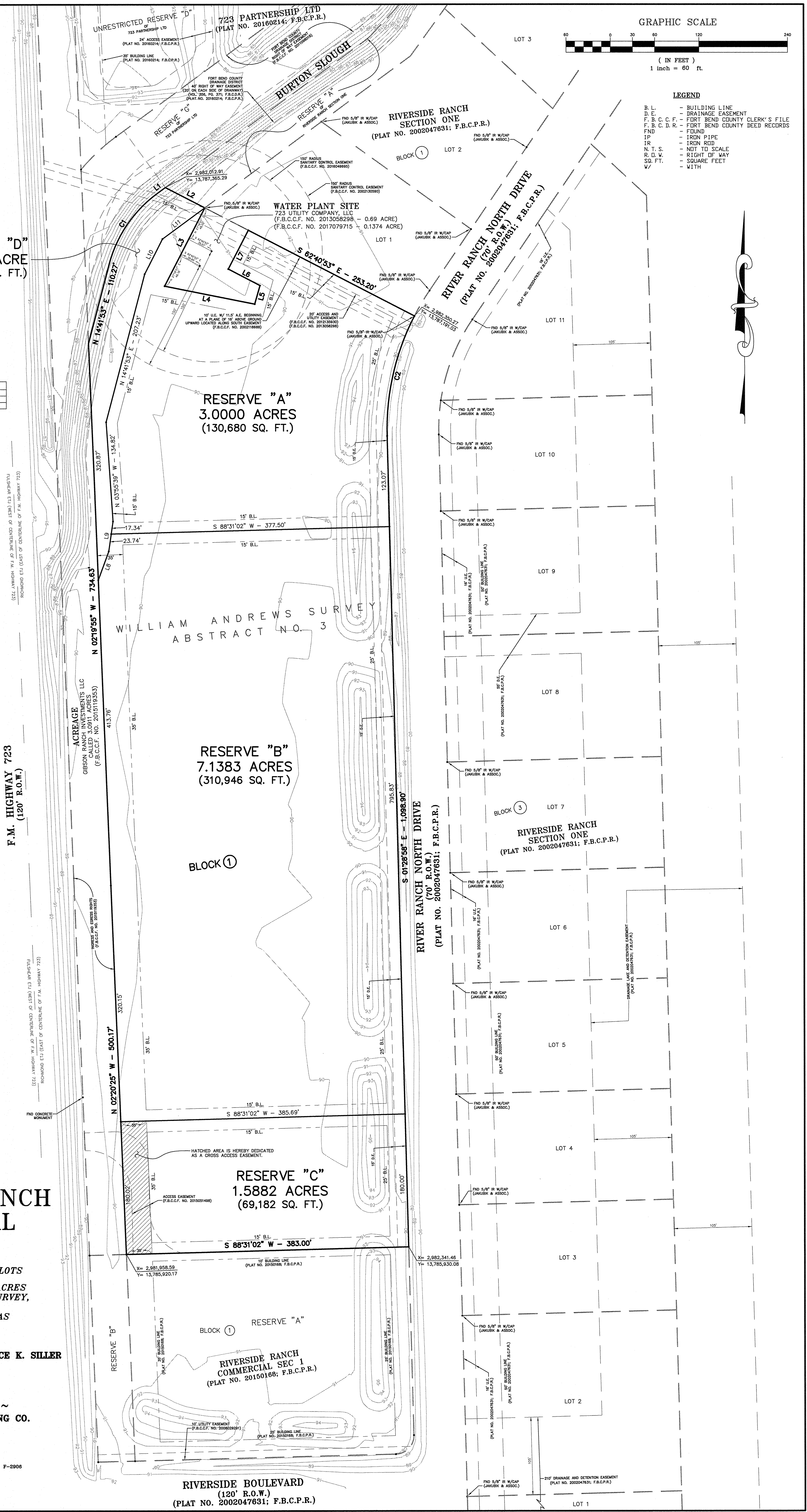
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	39°05'57"	175.00'	119.42'	N 34°14'51" E - 117.12'
C2	28°48'07"	335.00'	168.40'	S 12°55'05" W - 166.63'

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NOVEMBER 15, 2017



- LEGEND
- B.L. - BUILDING LINE
 - D.E. - DRAINAGE EASEMENT
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - N.T.S. - NOT TO SCALE
 - R.O.W. - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - W/ - WITH